CITY OF DANIA BEACH CITY COMMISSION MEETING
APRIL 27, 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 Ordinance 2021-012, adopted February 9, 2021, 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
April 27, 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/1487821332

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: 148-782-1332

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, APRIL 27, 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. Brief County update by Broward County Commissioner Tim Ryan
2. Presentation on Summer Job Program by Latema King, CareerSource Broward
3. Mobility Study presentation by Dr. Fred Bloetscher, FAU, and Kimley-Horn
4. Introduction of new Human Resources Specialist and key HR Initiatives by Linda Gonzalez, Director of Human Resources

5. Special Event request from Mr. Leroy Green to have a "Fruit & Vegetable Stand" every Friday and Saturday beginning April 30, 2021 at the vacant lot located on the corner of NW 5 Avenue and NW 1 Street, from 9:00 a.m. - 5:00 p.m. *(Community Development)*

4. PROCLAMATIONS

1. Global Love 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 April 13, 2021 Virtual City Commission Meeting
   Approve Minutes of April 15, 2021 Virtual Strategic Plan Session

2. Travel Requests: None

3. RESOLUTION NO. 2021-054

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING THE MOBILITY PLAN PREPARED BY FLORIDA ATLANTIC UNIVERSITY IN PARTNERSHIP WITH KIMLEY-HORN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

4. RESOLUTION NO. 2021-055

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PAYMENT OF THIRTY-NINE THOUSAND EIGHT HUNDRED DOLLARS ($39,800.00) TO DECOTA CONSTRUCTION INC. FOR THE INSTALLATION OF A LAKE PERIMETER FENCE AROUND THE MEADOWBROOK LAKE VIEW CONDOMINIUM PROPERTY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

5. RESOLUTION NO. 2021-056

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC., THE HIGHEST RANKED ENGINEERING DESIGN FIRM FOR THE DESIGN OF (9) SEWER LIFT STATIONS AND EMERGENCY BACK UP GENERATORS IN THE AMOUNT OF FOUR HUNDRED NINETY-NINE THOUSAND EIGHT HUNDRED DOLLARS ($499,800.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

6. RESOLUTION NO. 2021-057

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A MID-YEAR BUDGET AMENDMENT BY THE PUBLIC SERVICES DEPARTMENT TO FUND REPAIRS IN SEVERAL PARKS AND RECREATION FACILITIES IN AN AMOUNT NOT TO EXCEED SIXTY-FIVE THOUSAND DOLLARS ($65,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RECREATION DEPARTMENT'S APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7. ORDINANCE NO. 2021-015

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 20, ENTITLED "POLICE" OF THE CITY'S CODE OF ORDINANCES, ARTICLE IV, ENTITLED "WRECKER AND TOWING SERVICES," TO AMEND AND UPDATE THE TOWING CODE REQUIREMENTS TO BE CONSISTENT WITH STATE AND COUNTY REQUIREMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(City Attorney)*

8. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2021-058

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RANKING OF CONSULTING FIRMS THAT RESPONDED TO REQUEST FOR QUALIFICATIONS ("RFQ") NO. 21-001 "PROFESSIONAL ARCHITECTURAL SERVICES FOR THE HISTORIC NYBERG-SWANSON HOUSE AND THE WOMAN'S CLUB" AND SELECTING BENDER AND ASSOCIATES ARCHITECTS, P.A. AS THE FIRST RANKED FIRM;

PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2021-016

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA , APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-10-21) SUBMITTED BY LAWRENCE KRAMER, ON BEHALF OF THE PROPERTY OWNER, 800 OLD GRIFFIN, LLC., FOR THE PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH, RESPECTIVELY, AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST, RESPECTIVELY, WHICH RIGHT OF WAY IS CONTAINED WITHIN THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS BOOK FOR BROWARD COUNTY, WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS "NORTHWEST 3RD PLACE," AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, WHICH RIGHT OF WAY IS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

2. RESOLUTION NO. 2021-059

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUESTS FOR A SITE PLAN (SP-087-20), DESIGN EXCEPTION (OT-012-21) AND VARIANCES (VA-006-21, VA-007-21, VA-008-21 AND VA-009-21) SUBMITTED BY LAWRENCE KRAMER ON BEHALF OF 800 OLD GRIFFIN, LLC., FOR THE PROPERTY AT 800 OLD GRIFFIN ROAD, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

3. RESOLUTION NO. 2021-060

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE FOLLOWING REQUESTS FOR SITE PLAN (SP-38-08MOD2), TWO VARIANCES (VA-005-20 AND VA-006-20), SPECIAL EXCEPTION (SE-008-20), AND PUBLIC ART WAIVER (OT-024-21) APPROVAL,

AS SUBMITTED BY BRAUSER MAIMONIDES ACADEMY, FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A" ("PROPERTY"), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

4. RESOLUTION NO. 2021-061

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DELEGATION REQUESTS FOR THE AMENDMENT OF THE LOCATION FOR A NON-VEHICULAR ACCESS LINE (NVAL) (DR-95-20) AND A PLAT NOTE AMENDMENT RELATING TO THE TOTAL SQUARE FEET OF SCHOOL USE (DR-98-20), SUBMITTED BY CYNTHIA A. PASCH, AICP, ON BEHALF OF THE PROPERTY OWNER, MAIMONIDES-SHALOM ACADEMY, INC., FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

5. RESOLUTION NO. 2021-027

   A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPEAL REQUEST FOR APPLICATIONS SP-007-20 (SITE PLAN) AND VA-078-20 (VARIANCE) SUBMITTED BY B&B INVESTMENT SOLUTIONS LLC, OWNER OF 3321 SW 44TH STREET, DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from February 23, 2021 & March 23, 2021)*** *(Community Development)*

10. DISCUSSION AND POSSIBLE ACTION

1. Covid update - Commissioner Odman

2. Utilities delinquency update - Frank DiPaolo, Director of Finance

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

2. Creative Arts Council Advisory Board
   Commissioner Davis - 1 appointment

3. Education Advisory Board
   Commissioner Davis - 1 appointment
   Commissioner Odman - 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

6. Marine Advisory Board
   Mayor James - 1 appointment
   Commissioner Davis - 1 appointment

7. Parks, Recreation and Community Affairs Advisory Board
   Commissioner Lewellen - 1 appointment

13. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders

Tuesday, May 11, 2021 - 5:30 p.m.	CRA Board Meeting
Tuesday, May 11, 2021 - 7:00 p.m.	City Commission Meeting
Thursday, May 13, 2021 - 4:30 p.m.	CRA Board Workshop
Tuesday, May 18, 2021 - 5:00 p.m.	Parks Master Plan Workshop
Tuesday, May 25, 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)
Deny Special Event request from Mr. Leroy Green to have a "Fruit & Vegetable Stand" every Friday and Saturday beginning April 30, 2021 at the vacant lot located on the corner of NW 5 Avenue and NW 1 Street, from 9:00 a.m. - 5:00 p.m.

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

Fiscal Impact/Cost Summary

Exhibits Attached
Special Event Memo - Mr. Green Fruit and Vegetable Sale, Mr. Greens Fruit & Vegetable Sale - Special Event Application, Department Comments for Mr. Green, donation letter

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: April 27th, 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 Digitally signed by Candido Sosa-Cruz DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, ou=City Manager, email=csosacruz@daniabeachfl.gov, c=US Date: 2021.04.21 11:50:35 -04'00'

Eleanor Norena Digitally signed by Eleanor Norena DN: cn=Eleanor Norena, o=Community Development, ou, email=enorena@daniabeachfl.gov, c=US Date: 2021.04.21 11:40:08 -04'00'

RE: Special Events Application Request from Mr. Leroy Green to have a "Fruit & Vegetable Stand" every Friday and Saturday beginning April 30th

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Request

A Special Event approval is being requested by Leroy Green to have a "Fruit & Vegetable Stand" every Friday and Saturday beginning April 30th, 2021, from 9am until 5pm.

Background

The requested event will be held at the vacant lot located on the corner of NW 5 Ave & NW 1 ST. The property owner Milton Jones has provided a letter of authorization for Mr. Leroy Green to sell fruits and vegetables on his vacant property. Mr. Green has also provided a letter from Greater Mount Pleasant African Methodist Episcopal Church located at 2341 Freedom Street, Hollywood, FL 33020, verifying his contributions to a charitable organization.

Sec. 675-20. - Temporary uses authorized.

(A) All temporary uses or special events must be located on developed property with an active business tax receipt issued by the City, or upon city property as authorized in accordance with this article, and must meet one of the following criteria:

(1) The temporary use or special event must benefit a business currently licensed and occupying a permanent place of business in the City; or

(2) The temporary use or special event must benefit a not-for-profit entity or charitable organization; or

(3) The temporary use or special event must be organized and operated solely for charitable purposes; or

(4) The temporary use or special event must be a private gathering.

This section does not to apply to local shows or amusements held in theaters, auditoriums or permanent buildings designed and permitted for assembly uses.

City sponsored events and any single day event associated with a place of worship located within the city are exempt from this requirement.

Budgetary Impact

The special events application fee for this event is $300.

Recommendation

The Department is recommending denial of this event application as it does not meet the City's code for special events as stated in Sec. 675-20, as the proposed event is not located on developed property with an active business tax receipt issued by the City, nor being held upon City owned property, nor associated with a place of worship. Additionally, this event is requesting to be held for profit competing with business in the city that have applied and paid for business tax and associated permits.

CITY OF DANIA BEACH
SPECIAL EVENT APPLICATION

Submit a **COMPLETED APPLICATION**, SITE PLAN AND SITE PLAN NARRATIVE by email. Please make sure all sections are completed and all pages are initialed by the applicant. Incomplete application will be returned to applicant. After you submit the application with your fee, you will be contacted by the Special Event Coordinator to review and further process your application. The Special Event Coordinator will contact you once the review is complete to provide conditions or comments and the next available date for City Commission approval (if required).

PART I: EVENT REQUEST

Event Name: Mr. Green Fruit & Vegetable Sales

Type of Event:
- Minor Event - less than 500 people, single day event, no road closures
- Major Event - more than 500 people, consecutive multi-day event, road closures (major event requires Commission approval)
- Wedding

Is your event located in a public park or City property? ___ Yes X No

Is your event located on the beach? ___ Yes X No

Location: NW 5 Ave & NW 1 Street (Vacant Lot)

Expected maximum attendance 5-10 Expected sustained attendance 1

Has this event been held in the past? X Yes ___ No

If yes, please list the past dates, locations and attendance Last 2 years

Detailed Description: (Activities, Vendors, Entertainment, etc.)

Fruit and Vegetables Sales 9-5 times weekly

Date and Time:	**DATE**	**DAY**	**BEGIN**	**END**	**Attendance**
SETUP:			9 AM/PM	5 AM/PM	
EVENT DAY 1:	4/16/21	Friday	9 AM/PM	5 AM/PM	
EVENT DAY 2:	4/17/21	Saturday	AM/PM	AM/PM	
EVENT DAY 3:			AM/PM	AM/PM	
BREAKDOWN:			AM/PM	AM/PM	

PART II: APPLICANT

Organization Name _____ Name of Authorized Signatory _____
For-Profit Non-Profit Private (as registered in Sunbiz)

Address: NW 5 Avenue (vacant lot) City, State, Zip: Dania Beach, FL 33004

Date of registration: _____ State registered in: _____ Federal ID #_____

Email Address: _____ Phone: _____

Event Coordinator Name Mr. Green Phone: 954-629-2905

Title: _____ Phone: _____ Cell: 954-629-2905

Email address: _____ Fax: _____

Additional Contact Name N/A Will you be on site? ____ Yes ____ No

Title: _____ Phone: _____ Cell: _____

Email address: _____ Fax: _____

Event Production Company (if other than applicant) N/A

Address: _____ City, State, Zip: _____

Contact Name: _____ Title: _____

Phone (day) _____ (night) _____ Cell: _____

Email address: _____ Fax: _____

PART III: EVENT INFORMATION

All City permits must be obtained through the City's Building Division using the Building Permit Application form. Apply and pay for the permits at least 30 days before the event. Contact the Building Division at (954) 924-6805 with any questions.

Admission/Registration ____ Yes X No If yes, how much? $_____

Alcohol for Sale ____ Yes N No **Alcohol for Fee** ____ Yes ____ No

If yes, how will the beverages be controlled and served? (Draft truck, bar tender, beer tub, etc.)

N/A

Provide State of Florida alcohol licenses and $500,000 of Liquor Liability insurance 30 days before event.

Amusement Ride ____ Yes N No
If yes, name a contact of company: _____
What type of rides are you planning? N/A

Florida Bureau of Fair Rides, Ron Jacobs (850) 921-1530 must be contacted 30 days before the event to schedule inspections and final approval of all vendors and rides prior to use.

Electricity ____ Yes X No **Generator** ____ Yes X No **Amount of Kilowatts** _____
Events requiring electricity must be permitted.
Company: N/A License #:_____

Name of Electrician: _____ Phone: _____

Entertainment ____ Yes X No
If yes, what type of entertainment will be there? Any notable documents?

Fencing or Barricades ____ Yes X No
Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects ____ Yes X No
Name & Contact of Company conducting the show: N/A
A permit and Fire Watch is required for all pyrotechnics displays.

Food Vendors _____ Yes ____ No **Food Trucks** _____ Yes ____ No
Cooking Appliance Types (charcoal grills gas grills, deep fryers, etc.) _____
State Health Dept. Tara Palmer at (594) 397-9366 must be notified 10 days prior to event. All Food Vendors must be inspected by BSO Fire to ensure compliance prior to serving food. A fire extinguisher is required for each food booth. If a propane tank is used for a fuel source, it must be secured on the outside of the booth. LP Gas permits may be required.

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

If so, indicate the type of appliance(s) to be used and the number of each applicant to be used:
N/A Electric Grill(s) #___ Gas Grill(s) #___ Charcoal Grill(s) #___ Smoker Grill(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 X 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 X No
Please Note – Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands of bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

Food Truck and vendors that are participating at the event.

1. Fire Safety Inspection is required the day of the event.
2. Certified Gas Company to inspect the food trucks and any vendor that is cooking with gas prior to cooking for the opening of the event. (Leak detection test).
3. Food trucks that are participating must have an approved and updated fire suppression extinguishing system.
4. Food trucks are to be 10 feet apart from other food trucks. Vendors that are cooking outside in separated booths must be 10 feet apart from other vendors that are cooking.
5. All vendors that are cooking must have the proper fire extinguisher to extinguish their product.

Music ____ Yes X No
If yes, what music format(s) will be used? (Amplified, acoustic, recorded, live, MC, DJ, etc.):

_____

List the type of equipment you will use (speakers, amplifier, drums, etc.):

_____

Stages _____ Yes X No Type (wood, metal, trailer stage, etc.)_____
Stages may require permits.

Days and times music will be played: N/A

How close is the event to the nearest residence? _____
It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact ____ Yes X No If yes, lot location(s)? N/A

Date(s) of Closure _____ Time(s) of Closure _____
All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

Road Closings _____ Yes X No If yes, define Closure(s) N/A

Date(s) of Closure _____ Time(s) of Closure _____

Sanitation & Waste
Will the event encourage Recycling and Sustainability? ____ Yes X No
Recycling must be provided at all City events, facilities & parks. All dumpsters must be removed at the end of the event.

Company Name _____ Contact _____ Phone_____
All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police ___ Yes X No

Name _____Phone N/A
Security companies and their plans must be approved, and you may still be required to hire BSO Police.

Security Company _____ Contact _____ Phone_____

Tents or Canopies ____ Yes X No
No penetration of ground spike is allowed. All structures must be water-weighted. Tents larger than 10 x 10 require a permit.

Quantity and size of each? N/A

Company Name _____ Contact _____ Phone_____
A detailed Site Plan showing the locations and size of each canopy or tent is required. A permit and final inspection is required if there are multiple canopies, if they are going to be used for cooking or if there are tents with walls. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for filed testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. Participating vendors must be separated by a minimum of 3 feet regardless with usage of a tent or a canopy classification.

Toilets ____ Yes X No
All toilets must be removed within 24 hours. Portable Toilets are regulated by Broward County. Please contact the Environmental Manager at (954) 412-7334.

Transportation Plan ____ Yes X No
Any events larger than $5,000 people must have an approved Transportation Plan.

PART IV: SECURITY AND EMERGENCY SERVICES

Your Event may require Security and Emergency Services which will be determined using this application, your Site Plan and Narrative. MOT, transportation plan and any additional information requested during your Special Events meeting. The hourly rate and costs for services will be quoted on the "Cost Estimate" worksheet developed at the meeting and provided to the organizer. The cost may change after the meeting.

POLICE

Your event may require security services based on expected attendance and other risk factors such as alcohol, time, day, location, event type of weather. Depending on your event, it may be possible to supplement some of the Police services with a private third-party security company if their security plan is approved by the BSO Police Department. If you want to use a private security company, their proposed security plan must be presented along with their business license and contact information with this event application. The Police will review the plan and inform you if it meets City requirements.

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/or 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 and/or fire inspector:

> 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, an 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) - $17.00 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 up 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.

PART V: APPLICANT ACCEPTANCE

The information I have provided on this application is true and complete to the best of my knowledge. If I have not submitted my application with the necessary plans, within the deadline and according to the rules outlined in the Special Events Ordinance, it may be denied.

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars ($1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in

the amount of five hundred thousand dollars ($500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

I understand that the City of Dania Beach sponsored activities have precedence over the event requested above and I will be notified if any conflicts arise.

I understand that the BSO Police Department will determine all security requirements and that the BSO Fire Rescue will determine all fire and Emergency Medical Services requirements.

I understand that any cancellations for City scheduled services must be made by phone to each department representative at least 24 hours before the scheduled event time or the organizer will be liable for any associated fees.

I understand that the City has a noise ordinance that my event must follow. I agree to abide by all provisions of the noise control ordinance and understand that my failure to do so may result in a civil citation, a physical arrest, or the shutting down of the event. If at any time during the event it is determined by law enforcement personnel, code enforcement personnel, parks and recreation personnel, or any other City representative that the entertainment or music is causing a noise disturbance, I will be directed to lower the volume to an acceptable level as determined by City staff. If a second noise disturbance arises during the event, I may be directed to shut down the music or entertainment for the remainder of the event.

PART VI: SUBMISSION

Email application and plans to: specialeventapplication@daniabeachfl.gov

Site Plan must include the following with application:

1. ALL events – Event Site Plan & Narrative – show stages, restrooms, fencing, tents, etc.
2. Closed Roads – Maintenance of Traffic Plan – show barricades, directions, cones, etc.
3. Transportation Plan – show transportation options for attendees.
4. Security needs – Security Plan – detail how event coordinator will manager security.

Mail application fee (payable to the City of Dania Beach) to: Attend: Shanesa Mykoo, Special Event Coordinator 100 West Dania Beach Boulevard, Dania Beach, Florida 33004

LeRoy J. Haleck

Event Coordinator Signature

04/08/2021

Date

LOCATION MAP:

Folio #: 504234011120

MILTON L. JONES
Nine Northwest 4th Avenue, Suite A
Dania, Florida 33004
954.927.5285
Facsimile 954.920.1799

April 5, 2021

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

Re: North west corner of NW 5th Avenue and NW 1st Street, Dania Beach, Florida
Property ID# 5042 34 01 1110 and 5042 34 01 1120

Ladies and Gentlemen

I am the owner of property situated at the north west corner of N. W. 5th Avenue and N. W. 1st Street, Dania Beach, Florida with the property ID referenced above. This correspondence is sent to inform the City of Dania Beach that Mr. Leroy Green has my authorization to sell fruits and vegetables on the property referenced above. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Milton Jones

Milton L. Jones

Special Event Checklist

- ☐ Fire
- ☐ BSO
- ☐ Planning & Zoning/ Richard Lorber
- ☐ Building Dept/ Jack Fisher
- ☐ City Attorney/ Tom Ansbro
- ☐ HR/ Linda Gonzalez, Bendra Casanueve
- ☐ Parks & Rec/ Eric Brown
- ☐ Code Compliance/ Eric Walton
- ☐ Public Services/ Eng

Mykoo, Shanesa

From: Dave Zipoli
Sent: Monday, April 12, 2021 9:17 AM
To: Mykoo, Shanesa
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

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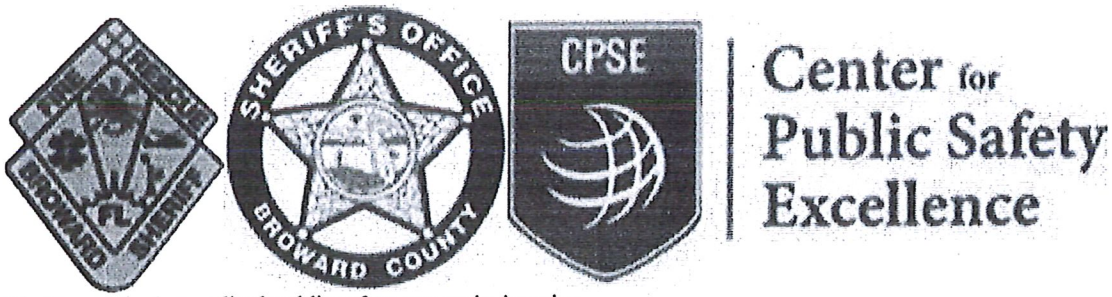
Good Morning Shanesa,

BSO Fire has no issues with this event.

David

David Zipoli
Fire Prevention Officer, Dania Beach
Fire Inspector
Fire Investigator
Fire Plans Examiner
Broward Sheriff Fire Rescue & Emergency Services Dept.
Fire Prevention Bureau--Dania Beach District
103 W Dania Beach Blvd.
Dania Beach, FL 33004
Tel: 954-342-4262
Fax: 954-342-4265
david_zipoli@sheriff.org
www.sheriff.org



The largest dual accredited public safety agency in America.

Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

From: Mykoo, Shanesa [mailto:smykoo@daniabeachfl.gov]
Sent: Thursday, April 8, 2021 3:27 PM
To: Special Event
Cc: Norena, Eleanor; Nicasio, Melissa; James, Tammie
Subject: Special Event- Mr. Greens Fruit & Vegetable Sale

Mykoo, Shanesa

From: Lorber, Richard
Sent: Friday, April 9, 2021 10:56 AM
To: Mykoo, Shanesa
Cc: Norena, Eleanor; Lajoie, Corinne
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

Dear Shanesa,
Planning & Zoning comments as follows:

1. Section 675-20 of the Temporary Use and Special Events Permit regulations limits these activities to a developed property with an active business tax receipt issued by the City, or upon city property.
2. Events approved under this provision must meet one of the following criteria:
   (1) must benefit a business currently licensed and occupying a permanent place of business in the City; or
   (2) must benefit a not-for-profit entity or charitable organization; or
   (3) must be organized and operated solely for charitable purposes; or
   (4) must be a private gathering.

No other comments or concerns.

Richard Lorber

Richard G. Lorber, AICP
Planning & Zoning Manager | City of Dania Beach
rlorber@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-289-4379 **| Fax:** 954-922-2687

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

From: Mykoo, Shanesa <smykoo@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 3:27 PM
To: Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>
Subject: Special Event- Mr. Greens Fruit & Vegetable Sale

Good afternoon All:

Please review the attached Special Event Application for " Mr. Greens Fruit & Vegetable Sale" scheduled for Friday, April 16th and Saturday April 17th , 2021. Located at NW 5 AVE & NW 1 ST. (vacant lot)

Please note this will be a reoccurring event however, an anticipated end date has not been provided as of yet.

The attachments consists of the following for your review:

Mykoo, Shanesa

From: Fisher, Jack
Sent: Friday, April 9, 2021 7:56 AM
To: Mykoo, Shanesa; Special Event
Cc: Norena, Eleanor; Nicasio, Melissa; James, Tammie
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

Building Permits are not required, no issues

Jack Fisher, CBO
Building Official| City of Dania Beach
jfisher@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6805 ext. 3650 | **Fax:** 954-922-2687

Web: daniabeachfl.gov | **FB:** cityofdaniabeach | **Twitter:** @DaniaBeachFL
Enews: /enews | **Emergency Notifications:** CodeRED

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From: Mykoo, Shanesa <smykoo@daniabeachfl.gov>
Sent: Thursday, April 08, 2021 3:27 PM
To: Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>
Subject: Special Event- Mr. Greens Fruit & Vegetable Sale

Good afternoon All:

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The attachments consists of the following for your review:

- Special Event Application
- Consent letter from establishment/ organization/ owner
- All supporting documents

Should you have any further questions or concerns, please do not hesitate to contact me.

Thank you

Mykoo, Shanesa

From: Rodriguez, Fernando J.
Sent: Thursday, April 8, 2021 7:04 PM
To: Ansbro, Tom; Mykoo, Shanesa; Special Event; Lorber, Richard
Cc: Norena, Eleanor; Nicasio, Melissa; James, Tammie; Lajoie, Corinne
Subject: Re: Special Event- Mr. Greens Fruit & Vegetable Sale

No issues for PSD.

Thank you.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

Fernando Rodriguez
Public Services Director| City of Dania Beach
frodriguez@daniabeachfl.gov | daniabeachfl.gov
1201 Stirling Road | Dania Beach, FL, 33004
Phone:954-924-6800 x3740

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From: Lorber, Richard <rlorber@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 4:48:43 PM
To: Ansbro, Tom <tansbro@daniabeachfl.gov>; Mykoo, Shanesa <smykoo@daniabeachfl.gov>; Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>
Subject: Re: Special Event- Mr. Greens Fruit & Vegetable Sale

Sec. 110-160. - Outdoor produce sales.

Adopted 9/14/2010

Get Outlook for iOS

From: Ansbro, Tom <tansbro@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 4:42:10 PM
To: Mykoo, Shanesa <smykoo@daniabeachfl.gov>; Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

Does this comply with Zoning regulations? I recall an outdoor sales regulation adopted about 8-10 years ago that had restrictions. It was designed to allow a stand to be located at the convenience store sited at the southwest corner of NE

Mykoo, Shanesa

From: Walton, Eric
Sent: Thursday, April 8, 2021 4:34 PM
To: Mykoo, Shanesa; Special Event
Cc: Norena, Eleanor; Nicasio, Melissa; James, Tammie
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

I not have any comments.

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Eric Walton
Manager Code Compliance and Parking Enforcement| City of Dania Beach
ewalton@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd | Dania Beach, FL, 33004
Phone:954-924-6810 x3703

Web: daniabeachfl.gov | **App:**AskDaniaBeach
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From: Mykoo, Shanesa <smykoo@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 3:27 PM
To: Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>
Subject: Special Event- Mr. Greens Fruit & Vegetable Sale

Good afternoon All:

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Should you have any further questions or concerns, please do not hesitate to contact me.

Thank you

Mykoo, Shanesa

From: Jason Tarala
Sent: Thursday, April 8, 2021 3:38 PM
To: Mykoo, Shanesa; Special Event
Cc: Norena, Eleanor; Nicasio, Melissa; James, Tammie
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

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BSO has no issues

From: Mykoo, Shanesa [mailto:smykoo@daniabeachfl.gov]
Sent: Thursday, April 8, 2021 3:27 PM
To: Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>
Subject: Special Event- Mr. Greens Fruit & Vegetable Sale

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Good afternoon All:

Please review the attached Special Event Application for " Mr. Greens Fruit & Vegetable Sale" scheduled for Friday, April 16th and Saturday April 17th , 2021. Located at NW 5 AVE & NW 1 ST. (vacant lot)

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- Consent letter from establishment/ organization/ owner
- All supporting documents

Should you have any further questions or concerns, please do not hesitate to contact me.

Thank you

Mykoo, Shanesa

From: Brown, Eric
Sent: Thursday, April 8, 2021 3:28 PM
To: Mykoo, Shanesa; Special Event
Cc: Norena, Eleanor; Nicasio, Melissa; James, Tammie
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

Hello
No issues from Parks

Eric Brown
Director of Parks and Recreation
ebrown@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 **ext.** 3730 | **Fax:** 954-924-3669
Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Follow us on Facebook
www.facebook.com/daniabeachparksandrec/

Eric Brown
Director of Parks & Recreation | City of Dania Beach
ebrown@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd | Dania Beach, FL, 33004
Phone:954-924-6800 x3730

Web: daniabeachfl.gov | **App:**AskDaniaBeach
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From: Mykoo, Shanesa <smykoo@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 3:27 PM
To: Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>
Subject: Special Event- Mr. Greens Fruit & Vegetable Sale

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The attachments consists of the following for your review:

- Special Event Application

Mykoo, Shanesa

From: Caseneuve, Bendra
Sent: Monday, April 12, 2021 10:02 AM
To: Mykoo, Shanesa
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

Not applicable. 😊

Warm Regards,

DANIA BEACH
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Bendra Caseneuve
Risk Management & Benefits Specialist| City of Dania Beach
bcaseneuve@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd | Dania Beach, FL, 33004
Phone:954-924-6800 x3630

Web: daniabeachfl.gov | **App:**AskDaniaBeach
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From: Mykoo, Shanesa <smykoo@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 3:27 PM
To: Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>
Subject: Special Event- Mr. Greens Fruit & Vegetable Sale

Good afternoon All:

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- Consent letter from establishment/ organization/ owner
- All supporting documents

Should you have any further questions or concerns, please do not hesitate to contact me.

Thank you

Sabino, Deborah E.

Subject: FW: Special Event- Mr. Greens Fruit & Vegetable Sale

From: Ansbro, Tom
Sent: Thursday, April 8, 2021 5:02 PM
To: Mykoo, Shanesa <smykoo@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>; Lorber, Richard <rlorber@daniabeachfl.gov>; Boutsis, Eve A. <eboutsis@daniabeachfl.gov>
Subject: FW: Special Event- Mr. Greens Fruit & Vegetable Sale

This is not a permitted use.

Tom Ansbro
City Attorney| City of Dania Beach
tansbro@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL, 33004
Phone:954-924-6800 x3632

Web: daniabeachfl.gov | **App:**AskDaniaBeach
RISE - Respect, Integrity, Standard of Excellence

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

From: Lorber, Richard <rlorber@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 4:57 PM
To: Ansbro, Tom <tansbro@daniabeachfl.gov>
Cc: Sosa-Cruz, Candido <csosacruz@daniabeachfl.gov>; Norena, Eleanor <enorena@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

Tom,
Section 110-160 is written to permit Outdoor Produce Sales as an accessory use to a retail food store.
This proposal is stand-alone, on an unimproved vacant lot.
So technically this would not comply with that section of the code.

Richard

From: Ansbro, Tom <tansbro@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 4:50 PM
To: Lorber, Richard <rlorber@daniabeachfl.gov>
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

Will this comply?

Tom Ansbro
City Attorney| City of Dania Beach
tansbro@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL, 33004
Phone:954-924-6800 x3632

Web: daniabeachfl.gov | **App:**AskDaniaBeach
RISE - Respect, Integrity, Standard of Excellence

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From: Lorber, Richard <rlorber@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 4:49 PM
To: Ansbro, Tom <tansbro@daniabeachfl.gov>; Mykoo, Shanesa <smykoo@daniabeachfl.gov>; Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>
Subject: Re: Special Event- Mr. Greens Fruit & Vegetable Sale

Sec. 110-160. - Outdoor produce sales.

Adopted 9/14/2010

Get Outlook for iOS

From: Ansbro, Tom <tansbro@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 4:42:10 PM
To: Mykoo, Shanesa <smykoo@daniabeachfl.gov>; Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>
Subject: RE: Special Event- Mr. Greens Fruit & Vegetable Sale

Does this comply with Zoning regulations? I recall an outdoor sales regulation adopted about 8-10 years ago that had restrictions. It was designed to allow a stand to be located at the convenience store sited at the southwest corner of NE 5th Ave and E. Dania Beach Blvd., outside the building., as an outparcel of the Publix shopping center. Corrine, do you recall that former CD Director Larry Leeds wrote the regulation/ordinance, I think?

DANIA BEACH
SEE IT. LIVE IT. LOVE IT.

Tom Ansbro
City Attorney| City of Dania Beach
tansbro@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL, 33004
Phone:954-924-6800 x3632

Web: daniabeachfl.gov | **App:**AskDaniaBeach
RISE - Respect, Integrity, Standard of Excellence

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

From: Mykoo, Shanesa <smykoo@daniabeachfl.gov>
Sent: Thursday, April 8, 2021 3:27 PM
To: Special Event <SpecialEvent@daniabeachfl.gov>
Cc: Norena, Eleanor <enorena@daniabeachfl.gov>; Nicasio, Melissa <mnicasio@daniabeachfl.gov>; James, Tammie <tjames@daniabeachfl.gov>
Subject: Special Event- Mr. Greens Fruit & Vegetable Sale

Good afternoon All:

Please review the attached Special Event Application for " Mr. Greens Fruit & Vegetable Sale" scheduled for Friday, April 16th and Saturday April 17th , 2021. Located at NW 5 AVE & NW 1 ST. (vacant lot)

Please note this will be a reoccurring event however, an anticipated end date has not been provided as of yet.

The attachments consists of the following for your review:

- Special Event Application
- Consent letter from establishment/ organization/ owner
- All supporting documents

Should you have any further questions or concerns, please do not hesitate to contact me.

Thank you

Shanesa Mykoo
Permitting Office Supervisor | City of Dania Beach
smykoo@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6805 ext. 3751 | **Fax:** 954-922-2687
Web: daniabeachfl.gov | **FB:** cityofdaniabeach

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Shanesa Mykoo
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Greater Mount Pleasant African Methodist Episcopal Church
2341 Freedom Street, Hollywood, FL 33020
954-921-5756****Telephone

"A Church Where God's Love Abides in Abundance!"

April 20th, 2021 **Reverend Curtis Randolph, Pastor**

Re: Mr. Leroy Green
326 SW 16th Street
Dania Beach, FL 33004
954-629-2905

To Whom it may Concern:

Brother Leroy is a faithful member at Greater Mount Pleasant African Methodist Episcopal Church. He not only an excellent member, but a tither/giver of his offerings and finance.

In God we Trust,

Rose M. Lester, Class Leader/Trustee Protem

Rev. Curtis Randolph, Pastor

Proclamation

OFFICE OF THE MAYOR · CITY OF DANIA BEACH, FLORIDA

WHEREAS, The Love Foundation, Inc., a non-profit organization, has announced **GLOBAL LOVE DAY** to facilitate in establishing love and peace on our planet; and

WHEREAS, GLOBAL LOVE DAY will establish a worldwide focus towards "unconditionally loving each other as we love ourselves"; and

WHEREAS, we are one humanity on this planet; and

WHEREAS, all life is interconnected and interdependent; and

WHEREAS, all share in the universal bond of love; and

WHEREAS, love begins with self-acceptance and forgiveness; and

WHEREAS, with respect and compassion, we embrace diversity; and

WHEREAS, together we make a difference through love; and

WHEREAS, The Love Foundation, Inc. invites mankind to declare May 1, 2021 as **GLOBAL LOVE DAY**, a day of forgiveness and unconditional love. **GLOBAL LOVE DAY** will act as a model for all of us to follow, each and every day.

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby proclaim May 1, 2021 as

GLOBAL LOVE DAY

in the City of Dania Beach and invite all citizens to observe this day, which honors the public cause for Global Love, World Peace, and Universal Joy.

ATTEST:

DANIA BEACH · ESTABLISHED 1904 ·

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

MINUTES OF VIRTUAL REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, APRIL 13, 2021 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

Mayor:	Tamara James
Vice-Mayor:	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 for former Mayor Pat Flury and Congressman Alcee Hastings, followed by the Pledge of Allegiance to the United States Flag.

3. Presentations and Special Event Approvals

3.1 Summer Job Program - requested by Mayor James

Mayor James noted she spoke to CareerSource Broward about a turnkey program, and she met with City Manager Garcia about this. For $3,000 per student, it would include staff to follow the kids around and help them with anything they need to prepare for the jobs, including training. As of today, 26 students from Dania Beach have applied for the program. A random selection was made and only 19 Dania Beach students would be accepted. She asked that the City fund the additional seven students, which would be $3,000 per student. For next year, we could come up with a program to do a 50/50 until we can do the program ourselves.

Commissioner Davis confirmed it would be $21,000 for seven children.

Mayor James said yes. This would be administered by CareerSource Broward and would be an 8-week program. She provided further details of the program.

Commissioner Davis noted it sounded a little expensive; there are other programs that are similar.

Mayor James noted we would not be duplicating but joining in with something that is very popular and investing in a program that already exists.

Commissioner Davis said she would like to get information on other programs and make comparisons.

Commissioner Lewellen questioned the age group, where the money would come from, and if we have jobs in the City for this program.

City Manager Garcia explained the age group would be 16-18 years old; the funding would come from Commission contingency and CareerSource would place the kids with the jobs. She noted the City departments do not have a need presently.

Vice-Mayor Salvino asked how CareerSource gets the businesses to place kids there.

Mayor James noted they have a list of businesses that want to be a part of the program.

Vice-Mayor Salvino questioned whether the kids are being placed because they can do the job or are they just being placed.

City Manager Garcia said we do not know which businesses they are, but perhaps CRA Director Chen could provide information on the businesses.

Mayor James noted she would invite Latema King from CareerSource Broward to the next meeting to make a presentation so the Commission can decide on this sooner than later.

3.2 Memorial Tree Program presentation by Fernando J. Rodriguez, Public Services Director

Public Services Director Rodriguez gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Mayor James asked why we did not include our other parks that have facilities.

Public Services Director Rodriguez explained we would like to plant in all the parks; however, the Parks Master Plan must be taken into consideration since it may impact the parks where planting would be done. It is an evolving location map.

Mayor James questioned the total cost for planting a tree with a plaque.

Public Services Director Rodriguez responded the range would be $400-750; maintenance of the plaques would be done by the person requesting the tree.

Mayor James felt we should let the applicant know who is responsible for the plaque as we have a lot of storms. She asked if any of the trees are messy.

Public Services Director Rodriguez said no, not like a Black Olive tree. The trees shed leaves, but there is no mess like a Royal Poinciana.

Mayor James noted she supports the program.

Commissioner Odman felt we might benefit if we have a more comprehensive program that could include a park bench, water fountains, utilizing the artificial reef, or bricks. She asked if this is a program we could build on to memorialize loved ones and whether a large program was investigated.

Public Services Director Rodriguez said the idea was to start out with a simple program and we could build on it.

City Manager Garcia thanked Commissioner Odman for meeting with her; pavers were discussed, and we could expand and build on this program.

Commissioner Lewellen thanked Public Services Director Rodriguez and his team for putting this together. She said IT Parker already has memorial bricks and this program could be expanded. She hopes the tree program can be launched soon.

3.3 Presentation on 2021 High School Voter Registration Drive by Joe Scott, Broward County Supervisor of Elections

Mr. Scott noted the high school voter registration drive would be held April 21-30, 2021 and he reviewed the informational handout, provided earlier to the Commission, which is attached to and incorporated into these minutes. He asked the City to help get the word out.

Mayor James asked the City Manager to promote this in the City's social media, as well as the CRA's.

4. Proclamations

4.1 Earth Day - Mayor James

Commissioner Davis read the proclamation for Earth Day.

4.2 World Autism Awareness Month & Day - Mayor James

Mayor James read the proclamation for World Autism Awareness Month & Day.

5. Citizen Comments

Jame Gonzalez, 8535 NW 32nd Court, Miami, spoke about organizing a beach cleanup in Dania Beach and asked if the Special Event fee could be waived.

City Manager Garcia noted we can waive fees for community-oriented projects. We have Commission Davis' cleanup scheduled April 22nd and Commissioner Odman's scheduled for May. She encouraged Ms. Gonzalez to reach out to her office or to Parks and Recreation to schedule a meeting.

Jeremy Katzman, 3404 Washington Lane, Cooper City, candidate for Florida House District 99, introduced himself and explained why he wants to represent the district.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, reported on recent arrests and criminal activity in the City, the Traffic Enforcement Unit, the Homeless Outreach Team, and food distribution to residents. He noted on April 17th from 10:00 a.m.-12:00 p.m., a painting event for children with Autism will be held and on April 24th, the Drug Takeback Day event will be held at Walmart on Sheridan Street.

Captain Sergio Pellecer, BSO District Fire Chief, gave an update on departmental activities, noting that Station 1 is the busiest station in the County. He provided call statistics and noted Dania Pointe generated only 32 calls this past month. They are currently working on the CEMP and vulnerable population training. He advised the termite issue at Station 1 was taken care of very quickly and the department has acquired new iPads. The bicycle safety classes start tomorrow; free helmets will be distributed upon completion of the class.

7. Consent Agenda

7.1 Minutes:
Approve Minutes of March 23, 2021 Virtual City Commission Meeting

7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #2021-044

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR SERVICES TO BE PURCHASED FROM CHEN MOORE AND ASSOCIATES FOR PROFESSIONAL PLANNING, DESIGNING, BIDDING ASSISTANCE AND CONSTRUCTION ENGINEERING SERVICES IN THE AMOUNT OF ONE HUNDRED TWENTY-TWO THOUSAND SEVEN HUNDRED FORTY DOLLARS ($122,740.00) FOR THE SOUTHWEST 54th COURT DRAINAGE IMPROVEMENT PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.4 RESOLUTION #2021-045

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING CONSTRUCTION ENGINEERING SERVICES AND BIDDING ASSISTANCE TO BE PROVIDED BY CHEN MOORE AND ASSOCIATES (CMA) FOR THE SOUTHWEST 52ND STREET DRAINAGE PROJECT IN THE AMOUNT OF FORTY SEVEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS ($47,750.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.5 RESOLUTION #2021-046

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE USE OF A SOLE SOURCE VENDOR, WAPRO, INC., FOR PURCHASING WASTOP BACKFLOW PREVENTION VALVES IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS ($500,000.00) AND TO EXCEED THE CITY'S ANNUAL VENDOR PURCHASING THRESHOLD AMOUNT OF TWENTY FIVE THOUSAND ($25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.6 RESOLUTION #2021-047

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PUBLIC SERVICES DEPARTMENT TO WAIVE THE FORMAL BID PROCESS TO UTILIZE THE CITY OF BOCA RATON CONTRACT NO. 2016-008 WITH GARDENING ANGEL NURSERY, INC. FOR CITY-WIDE TREE PROVISION AND PLANTING SERVICES, WHICH PURCHASES WILL EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.7 RESOLUTION #2021-048

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ESTABLISHING A SCHEDULE OF FEES FOR THE PARKS AND RECREATION DEPARTMENT FOR THE SUMMER CAMP PROGRAM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks & Recreation)*

7.8 RESOLUTION #2021-049

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A FOURTH AMENDMENT TO THE LOAN AGREEMENT EXISTING BETWEEN THE CITY OF DANIA BEACH, COMMUNITY REDEVELOPMENT AGENCY (CRA) AND BROWARD COUNTY, FLORIDA ("COUNTY" OR "LENDER") TO INCREASE THE TIME FOR CALCULATING THE COUNTY'S SHARE OF THE NET INCREASE IN THE TAX BASE DUE TO SPECIFIC REDEVELOPMENT PROJECT(S), FOR PURPOSES OF CONVERTING THE TERM OF THE LOAN TO A GRANT, FROM TWENTY (20) TO THIRTY (30) YEARS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Manager)*

Vice-Mayor Salvino motioned to adopt the Consent Agenda; seconded by Commissioner Lewellen. The motion carried unanimously.

8. Bids and Requests for Proposals

8.1 RESOLUTION #2021-050

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID ("ITB") NO. 21-003 OCEAN PARK INTERIM DRAINAGE IMPROVEMENTS PROJECT TO A.D.A. ENGINEERING, INC. IN THE AMOUNT OF TWO HUNDRED FIFTY-THREE THOUSAND SEVEN HUNDRED FORTY-EIGHT DOLLARS AND FORTY-FOUR CENTS ($253,748.44); AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A CONTRACT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Ansbro read the title of Resolution #2021-050.

Commissioner Lewellen motioned to adopt Resolution #2021-050; seconded by Vice-Mayor Salvino. The motion carried unanimously.

8.2 RESOLUTION #2021-051

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID ("ITB") 21-002 CITYWIDE SPEED HUMP IMPROVEMENT PROJECT– PHASE I TO MIGUEL LOPEZ JR., INC. IN THE AMOUNT OF ONE HUNDRED THIRTY-SEVEN THOUSAND FOURTEEN DOLLARS ($137,014.00); AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A CONTRACT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Ansbro read the title of Resolution #2021-051.

Mayor James asked how much Phase 1 covers.

Fernando Rodriguez, Director of Public Services, responded half of the project will be covered, which is 30-40 speed humps and will take about eight months to complete.

Mayor James asked if we communicated to residents who have submitted requests.

Public Services Director Rodriguez noted we are notifying the residents and explained it is more difficult for those that were submitted several years ago.

Commissioner Lewellen motioned to adopt Resolution #2021-051; seconded by Vice-Mayor Salvino. The motion carried unanimously.

8.3 RESOLUTION #2021-052

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID ("ITB") NO. 21-005 DANIA COVE/SOUTHWEST 25TH TERRACE DRAINAGE IMPROVEMENTS PROJECT TO MIGUEL LOPEZ JR, INC. IN THE AMOUNT OF ONE HUNDRED SEVENTY-ONE THOUSAND TWO HUNDRED TWELVE DOLLARS AND SEVENTY-FIVE CENTS ($171,212.75); AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A CONTRACT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Ansbro read the title of Resolution #2021-052.

Commissioner Lewellen motioned to adopt Resolution #2021-052; seconded by Vice-Mayor Salvino. The motion carried unanimously.

8.4 RESOLUTION #2021-053

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO RANK DESIGN CONSULTANTS FOR A REQUEST FOR QUALIFICATIONS PROCESS ("RFQ") NO. 20-008 FOR ENGINEERING CONSULTING SERVICES FOR DESIGNING OF (9) SEWER LIFT STATIONS AND EMERGENCY BACK UP GENERATORS AND AUTHORIZE CONTRACT NEGOTIATIONS TO BEGIN WITH THE TOP RANKED CONSULTANT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Ansbro read the title of Resolution #2021-053.

Commissioner Lewellen motioned to adopt Resolution #2021-053; seconded by Vice-Mayor Salvino. The motion carried unanimously.

9. Public Hearings and Site Plans

There were no public hearings on this agenda.

10. Discussion and Possible Action

10.1 Homelessness initiative - Commissioner Lewellen

Commissioner Lewellen noted she worked with the homeless while in law school and she has done further research on how we can handle the problem. She has been reaching out to other resources, such as Sheriff Tony, Hollywood, and Hallandale Beach on a homelessness initiative. She wanted to make sure the Commission is on the same page and allows her to be liaison with the other cities.

The Commission consensus was in support of Commissioner Lewellen moving forward as lead of this homelessness initiative.

10.2 Possible park land acquisition - Commissioner Lewellen

Commissioner Lewellen stated we all know we have had a lot of development in our City and she would like to work on a balance. She met with the City Manager regarding improvements to strategically plan how the City could balance development with green space and what properties in the City we may be able to purchase that are not quite developable.

City Manager Garcia noted we have been looking at opportunities with our existing green spaces, land, and possible foreclosures to put the City in the best position for the budget workshop. The idea is to look at property that could be good for housing, green space for parks or even to sell, but to basically have an assessment of all land that belongs to us and to look at land out there that could possibly be purchased.

Commissioner Lewellen stated we as a City would have control on how this is done to have a balance in the City. She noted she is not asking for anything, but just making the Commission

aware. When we get to the budget workshop, she would like to see if we can put money in for possible acquisition of properties. She wants to see what properties are out there first and determine how much money we could put aside.

Mayor James said we have money for land acquisition in the CRA budget; it would be beneficial to reach out to CRA Director Chen since that is what that money is for, to acquire more spaces and make unique types of spaces. She is not sure if Commissioner Lewellen wants to get with CRA Director Chen because she has not heard of a project yet to come from that. We need to be one of the competitors in this time of development as people will need somewhere to go and will need recreation. She sees something more unique; CRA Director Chen should be consulted to see if this opportunity exists in the CRA area since funding for it already exists.

Commissioner Lewellen noted she wants to look at the entire City; there are a lot of properties out west for opportunities. They are still doing an assessment as far as available properties; since this is not budgeted, she does not want money coming out of reserves. She would like to look at going forward with this as a part of the budget process for a citywide acquisition.

Mayor James said money is already available in the CRA. She does not see any harm in starting in one area while the assessment is finalized; we can do two things at once.

Commissioner Lewellen felt certain the City Manager spoke to CRA Director Chen already as this has been an ongoing assessment throughout the City.

City Manager Garcia noted she met with CRA Director Chen yesterday and they are going to look at all the properties to see what the possible opportunities are, both for the City and CRA.

The Commission consensus was to move forward with an assessment of properties in the City.

11. Commission Comments

11.1 Commissioner Davis

Commissioner Davis spoke about recent events she attended and upcoming events she plans to attend. She noted she is excited about Earth Day on April 22nd and the beach cleanup event scheduled in the evening.

11.2 Commissioner Lewellen

Commissioner Lewellen thanked Public Services for paving SE 4th Terrace. She attended the MPO meeting last week and there is a lot of money coming in for a variety of infrastructure projects. They approved an ad hoc committee on infrastructure and attainable housing; former Commissioner Harris and Finance Director DiPaolo are members of the committee.

Commissioner Lewellen provided an update on the Maritime Job Pilot Program.

Commissioner Lewellen addressed virtual meetings and noted the warnings from the CDC; she is more concerned about the public as she does not want to give the perception that we are saying it is safe. We need to give everyone an opportunity to get vaccinated.

Mayor James said with the number of events going on in our City, she feels we need to go back to in-person meetings if we have the distance guidelines and limited number of public. We could have people join virtually. She is ready to go back to in-person meetings.

Commissioner Davis noted she is personally anxious to go back to in-person meetings, but she wants to do what is best and safest for the public. She is fine with waiting a meeting or two; she is willing to wait, depending on what the numbers say.

Commissioner Odman said since there has been an upswing due the variants over the last 14 days in Florida, we could look at the data at the next virtual meeting and look at coming back at the first meeting in May. She noted you really need two-week data to look at.

Vice-Mayor Salvino agreed with Commissioner Odman; we should evaluate at the next meeting. We should evaluate at each meeting. He is ready to return to in-person, but at the next meeting, someone should provide a report and at that time we can evaluate whether to return.

Mayor James felt we should follow Commissioner Odman's lead to provide the report since she is a medical person.

Commissioner Odman said she would have the data to provide at the next meeting.

11.3 Commissioner Odman

Commissioner Odman noted she met with Stacey Brown, 1000 Mermaids, regarding various dates for events coming up. April 17th is a WMODA Earth day event, and a beach cleanup date will be coming forward as well. The ribbon cutting and deployment will be determined as we get closer as those dates are weather-dependent, but there is anticipation for May or June, and she will keep the Commission updated for those events.

11.4 Vice-Mayor Salvino

Vice-Mayor Salvino noted on September 11th, at 5:00 p.m., the Dania Beach Lions Club will hold an event at Dania Pointe to benefit the Nichols James Castello Foundation.

Vice Mayor Salvino said he is excited about the Pristine Beach cleanup; he has had many calls on this from community groups.

Vice-Mayor Salvino noted Cobra Joe with the Lions Club wants to put on an Italian/American festival and he recommended to them using the City Hall area like Dania After Dark. He will likely put it on the agenda for approval for use of City Hall for this event planned for October. By that time, we should know where we are with the CDC and Covid. He added no City money would be involved as they will independently fund the event.

Vice Mayor Salvino felt we need to start posting on the website our plan for Phase II of the beach plan and possible purchase of land from FDOT, the revisions and ideas for the Dania Beach Grill, and the new restaurant. He would like this to be posted in the next 30-60 days for the residents, so they know we are working on this as we need to be more transparent, with possibly itemizing the step processes.

11.5 Mayor James

Mayor James noted we are being transparent at the Commission meetings regarding the beach plan. She addressed what is being done and added we are not building high rises. She suggested posting a rendering of what we are doing. She noted she needs to be updated regarding the RFP and she will put pressure on staff to move forward.

City Manager Garcia said the City Attorney sent out the LOI to purchase the property last week and we have put together a City team to release the RPF by May 28th. We are working with signage with Parks and Public Services to include all the projects moving forward. There will be informative signage at the old Grill site, in addition to having a landing page on our website to communicate to the residents everything we are doing. Until we can build a parking garage, the Master Plan will have some projects we can move forward with and some we cannot since we are not removing parking spaces. Within next month, the RFP will be out; all these conversations have created a lot of interest for a very exciting time in our City. It is taking this amount of time not only because of Covid, but we are dealing with multiple agencies to bring this multi-agency project to fruition. You will be seeing signage wrapped around the Grill and a landing page on our website. There is no holdup on the RFP; it consists of a lot of elements at play, and it is a very intricate process to put the RFP together because there are a lot of questions we anticipate.

Mayor James noted she would hold the City Manager to the May 28th date.

City Manager Garcia said this RFP will be issued no later than May 28th. Staff has been working every week to put this complex project together.

Mayor James noted she would love to see some of our Youth Advisory Council members at the Pristine Beach cleanup next week.

Eric Brown, Parks & Recreation Director, responded the Youth Advisory Council will be a part of the event.

Vice-Mayor Salvino asked if parking spots could be blocked off for the groups participating.

Parks & Recreation Director Brown said he spoke to Eric Walton, Code Compliance and Parking Manager, regarding parking passes; at the next walk-through, they will look at blocking spaces.

Mayor James noted that FEC or Brightline is closing crossings randomly and are not providing closure information ahead of time. They need to better communicate with the City; it must be mandatory that there is law enforcement there.

City Manager Garcia said she and Dincer Ozaydin, Deputy Public Services Director, have reached out and noted their communication to them is to send us the information as soon as possible to ensure someone from BSO or another agency is present as a preventative measure.

12. Appointments

12.1 Broward League of Cities 2021-2022 Director Appointments
Director – Mayor James
Alternate – Commissioner Davis
Second Alternate – Commissioner Lewellen

12.2 Airport Advisory Board

Commissioner Davis appointed: Mario A. Callejas, Jr.

12.3 Creative Arts Council Advisory Board – no appointments

12.4 Education Advisory Board – no appointments

12.5 General Employees Pension Board – no appointments

12.6 Green Advisory Board – no appointments

12.7 Marine Advisory Board – no appointments

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

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

13. Administrative Reports

13.1 City Manager

City Manager Garcia reported the Letter of Intent has been sent to the Department of Transportation for the purchase of the 1.4-acre parcel of land at the beach.

City Manager Garcia noted the RFP for the Dania Beach Grill will be out by May 28th.

City Manager Garcia spoke about the kick-off of the RISE initiative held today.

City Manager Garcia noted Earth Week will be a very busy one; we will continue to do this every year. Earth Week will commence on April 20th or 21st with a ribbon cutting at the east cemetery for the 50 oak trees, depending upon the availability of the Commission.

Mayor James asked if it could be held on April 22nd.

Discussion ensued.

The Commission agreed to the tentative date of Tuesday, April 20th at 5:00 p.m.

City Manager Garcia spoke of the Dania Beach Pristine event on April 22nd at 5:00 p.m. and noted on Friday, April 23rd, from 9:00 a.m. to noon, there will be planting project for the residents for the relocation of the butterfly garden on Sheridan and SE 5th Avenue. If the Commission cannot participate during this time, we have designated a 1:00 p.m. - 4:00 p.m. time slot where all the elected officials can officially plant a small tree or bush. Executive Assistant Chris Lottier will be coordinating with the Commission.

City Manager Garcia said we are working with the Human Resources Director to have a monthly theme; every month we will be creating both a community and employee theme.

City Manager Garcia noted on Thursday, April 15th, the final Strategic Plan session with the Commission would be held.

City Manager Garcia reported the Finance Director is preparing the budget schedule for Fiscal Year 2022 and we will send that scheduling information out.

City Manager Garcia also reported Parks & Recreation Director Brown reached out to consultants B&A to schedule a Parks Master Plan workshop. They have given us three dates from 5:00 p.m. – 7:00 p.m.; May 18, 19, or 20, as possible dates for the workshop.

A brief discussion ensued.

The Commission agreed on May 18th at 5:00 p.m. to hold a Parks Master Plan workshop.

13.2 City Attorney

City Attorney Ansbro spoke of former Mayor Pat Flury and her recent passing.

13.3 City Clerk - Reminders

Thursday, April 15, 2021 - 5:30 p.m.	Strategic Plan Session
Tuesday, April 27, 2021 - 7:00 p.m.	City Commission Meeting
Tuesday, May 11, 2021 - 5:30 p.m.	CRA Board Meeting
Tuesday, May 11, 2021 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 9:16 p.m.

ATTEST:

CITY OF DANIA BEACH

_____
THOMAS SCHNEIDER, CMC
CITY CLERK

_____
TAMARA JAMES
MAYOR

MINUTES OF MEETING
DANIA BEACH CITY COMMISSION
VIRTUAL STRATEGIC PLAN SESSION
THURSDAY, APRIL 15, 2021 – 5:30 PM

1. Call to Order/Roll Call

Mayor James called the meeting to order at 5:30 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. Strategic Plan Session

City Manager Garcia noted she is excited to be taking these steps toward a strategic plan for the City.

Lyle Sumek, Lyle Sumek Associates, Inc., outlined the elements of today's strategic plan session.

Mr. Sumek and the Commission discussed Section 11 of the updated working document and reviewed the action items (projects and timelines) and prioritized goals.

At the conclusion of the session, the Commission thanked Mr. Sumek and City Manager Garcia for the opportunity to participate in this process to formulate a strategic plan for the City.

3. Adjournment

Mayor James adjourned the meeting at 7:24 p.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 ADOPTING THE MOBILITY PLAN PREPARED BY FLORIDA ATLANTIC UNIVERSITY IN PARTNERSHIP WITH KIMLEY-HORN

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM Mobility Study Results, SR Mobility Study Results, R-2021- Adopting the Mobility Plan, Dania Beach Mobility Study_final

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

Candido Sosa-Cruz — Digitally signed by Candido Sosa-Cruz DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, ou=City Manager, email=csosacruz@daniabeachfl.gov, c=US Date: 2021.03.31 16:25:03 -04'00'

Eleanor Norena

Corinne Lajoie — Digitally signed by Corinne Lajoie DN: cn=Corinne Lajoie, o=City of Dania Beach, ou=Community Development, email=clajoie@daniabeachfl.gov, c=US Date: 2021.03.26 12:54:39 -04'00'

SUBJECT: Approve the Mobility Study prepared by Florida Atlantic University, in partnership with Kimley-Horn.

Background

At the March 12, 2019 City Commission meeting, the City adopted Resolution No. R-2019-022 approving a Master Sponsored Research Agreement with Florida Atlantic University (FAU), in collaboration with Kimley-Horn, providing for the services related to the City's Mobility Study.

The purpose of the study was to analyze the City's transportation facilities, services and conditions, conduct public meetings and prepare a plan with a capital improvement program for multimodal transportation solutions that will provide residents, businesses, and visitors with a full range of options for safe and improved mobility.

The Master Sponsored Research Agreement for the Mobility Study with FAU was fully executed and signed on July 5, 2019.

Budgetary Impact

The Capital Improvement Recommendations resulting from the Mobility Study will allow the City to response to grant proposals in a timely manner, having already conducted the field study and public outreach. The Capital Improvement Recommendations can also be utilized to identify and prioritize projects in collaboration with outside agencies such as Broward County, the Metropolitan Planning Organization (MPO) and Florida Department of Transportation (FDOT).

Recommendation

Approve the resolution identifying the Mobility Study findings and recommendations.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: April 27, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistance Director

Candido Sosa-Cruz
Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, ou=City Manager, email=csosacruz@daniabeachfl.gov, c=US
Date: 2021.03.31 16:24:25 -04'00'

Eleanor Norena

Corinne Lajoie
Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach, ou=Community Development, email=clajoie@daniabeachfl.gov, c=US
Date: 2021.03.26 12:55:22 -04'00'

SUBJECT: Approve the Mobility Study prepared by Florida Atlantic University, in partnership with Kimley-Horn.

Request

The City contracted with Florida Atlantic University (FAU), in collaboration with Kimley-Horn, to create a Mobility Study for the City of Dania Beach. The purpose of the study was to analyze the City's transportation facilities, services and conditions, conduct public meetings and prepare a plan with a capital improvement program for multimodal transportation solutions that will provide residents, businesses, and visitors with a full range of options for safe and improved mobility.

The Master Sponsored Research Agreement for the Mobility Study with FAU was fully executed and signed on July 5, 2019. Field studies to determine existing conditions and needs assessments were conducted in 2019. Activity on the project came to a brief halt during 2020 in response to COVID-19. By the Fall of 2020 staff and the consultant were re-engaged and community outreach efforts were underway. Our consultants met with City staff from the City Manager's Office, Community Development and Public Services to share their findings and information as it relates to intermodal transportation efforts underway throughout the City.

PUBLIC ENGAGEMENT PROCESS

In December 2020, the Kimley-Horn and staff held virtual meetings with each of the City Commissioners to present the existing conditions and initial capital improvement recommendations. Dialogue included transportation impact on the natural and build environments and specific community concerns.

Additionally, two (2) virtual open houses were held on February 1, 2021; one in the afternoon and one in the evening. This provided the opportunity for greater participation by offering different times to accommodate people with varying schedules.

Finally, a Mobility Survey was launched on the City's Web site for three (3) weeks during February, 2021. The survey was developed for the community to gauge individual views and experiences of the current transportation system, needs, and priorities. The information obtained from the survey is identified in the Mobility Study report.

Budgetary Impact

The Capital Improvement Recommendations resulting from the Mobility Study will allow the City to response to grant proposals in a timely manner, having already conducted the field study and public outreach. The Capital Improvement Recommendations can also be utilized to identify and prioritize projects in collaboration with outside agencies such as Broward County, the Metropolitan Planning Organization (MPO) and Florida Department of Transportation (FDOT).

CITY COMMISSION PREVIOUS ACTION

At the March 12, 2019 City Commission meeting, the City adopted Resolution No. R-2019-022 approving a Master Sponsored Research Agreement with Florida Atlantic University (FAU), in collaboration with Kimley-Horn, providing for the services related to the City's Mobility Study.

Recommendation

Approve the resolution identifying the Mobility Study findings and recommendations.

RESOLUTION NO. 2021-054

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING THE MOBILITY PLAN PREPARED BY FLORIDA ATLANTIC UNIVERSITY IN PARTNERSHIP WITH KIMLEY-HORN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach and Florida Atlantic University entered into a Master Sponsored Research Agreement on July 5, 2019 pursuant to Resolution No. 2019-022 in order to provide the City with a Mobility Plan and project list; and

WHEREAS, the Mobility Study resulted in a plan for the City of Dania Beach identifying future improvements to transportation facilities, programs and services; and

WHEREAS, City staff recommends acceptance of the Mobility Study findings and associated Projects List which is attached as Exhibit "A" and is 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 above "Whereas" clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2 That the City Commission accepts the Mobility Study and associated Projects List as shown in Exhibit "A".

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 take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on April 27, 2021.

ATTEST:

_____
THOMAS SCHNEIDER, CMC
CITY CLERK

_____
TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Welcome to Broward's First City

SEA IT. LIVE IT. LOVE IT.

Dania Beach Mobility Study

March 2021

Prepared For:

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Prepared By:

FAU
FLORIDA ATLANTIC UNIVERSITY

Kimley»Horn

TABLE OF CONTENTS

CHAPTER 1. MOBILITY MATTERS 1

CHAPTER 2. MOBILITY VISIONS 27

CHAPTER 3. MOBILITY STRATEGY 33

CHAPTER 4. MOBILITY PLAN 49

CHAPTER

1 MOBILITY MATTERS

Introduction
Our Community
Existing Conditions Assessment

MOBILITY MATTERS

INTRODUCTION

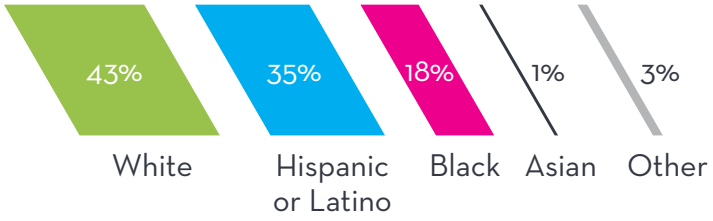
The City of Dania Beach was incorporated under the laws of the State of Florida in 1904. It is the oldest incorporated City in Broward County. The City of Dania Beach is located on the coast of southeastern Broward County. It is also one of South Florida's best connected municipality because of the existing roadway network, Fort Lauderdale-Hollywood International Airport, Port Everglades, and the two railroad lines, Florida East Coast (FEC) Railway and CSX. The City has recently annexed several large areas and doubled its area to over 6 square miles, and increased its population to more than 30,000 people, from 13,700 persons in 1995. The community is primarily residential, with small concentrations of light industry, shopping, offices and some beachfront property within the municipal limits. A small industrial sector was added in the most recent annexation, but none of the industries would be considered "intensive." Most of the annexed area is served with water and sewer by Broward County, but the City inherited responsibilities for stormwater, road maintenance, parks and other services in the annexed area.

The purpose of the City of Dania Beach Mobility Study is to evaluate transportation conditions and define improvements and programs that will manage traffic congestion, improve safety, encourage alternate modes of transportation, and support the City's related plans, programs, and policies. The implementation of the capital improvement program for multimodal transportation solutions will provide residents, businesses, and visitors with a full range of options for safe and improved mobility.

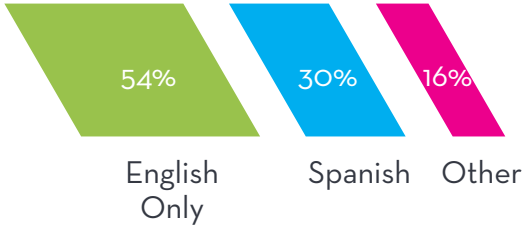
Create an efficient, usable, multimodal transportation system that supports economic vitality, decreases traffic congestion, and creates vibrant urban and neighborhood environments.

OUR COMMUNITY

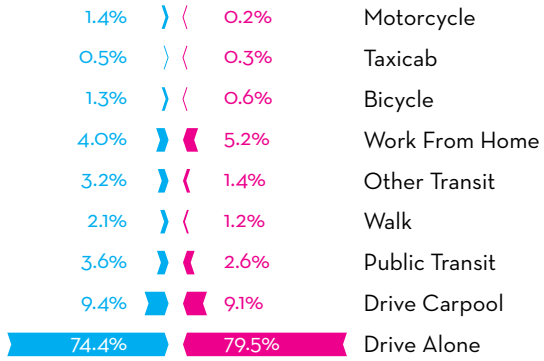
Race/Ethnicity



Language Spoke at Home

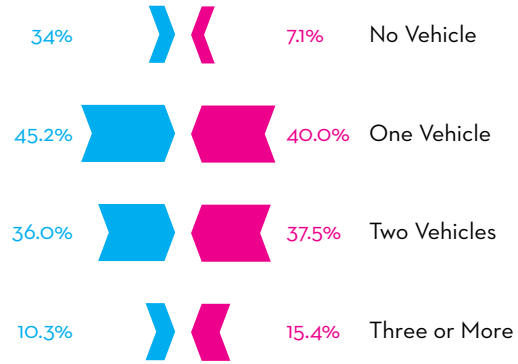


Mode of Travel to Work



Vehicles Available

Per Occupied Housing Unit



Median Age

40.1
Years

Total Population

32,008
People

Sex

51.31
Female

48.69
Male

Median Household Income

$59,547
Broward County, FL

$47,135
Dania Beach, FL

Households Below Poverty Level

12.84%
Broward County, FL

16.74%
Dania Beach, FL

US Census American Community Survey (ACS) 5-year estimates

EXISTING CONDITIONS ASSESSMENT

Map Series

An existing conditions map series was created to display information related to transportation facilities in Dania Beach using geographic information systems (GIS). This map series is used as the basis for the multimodal mobility assessment to follow in the Mobility Study.

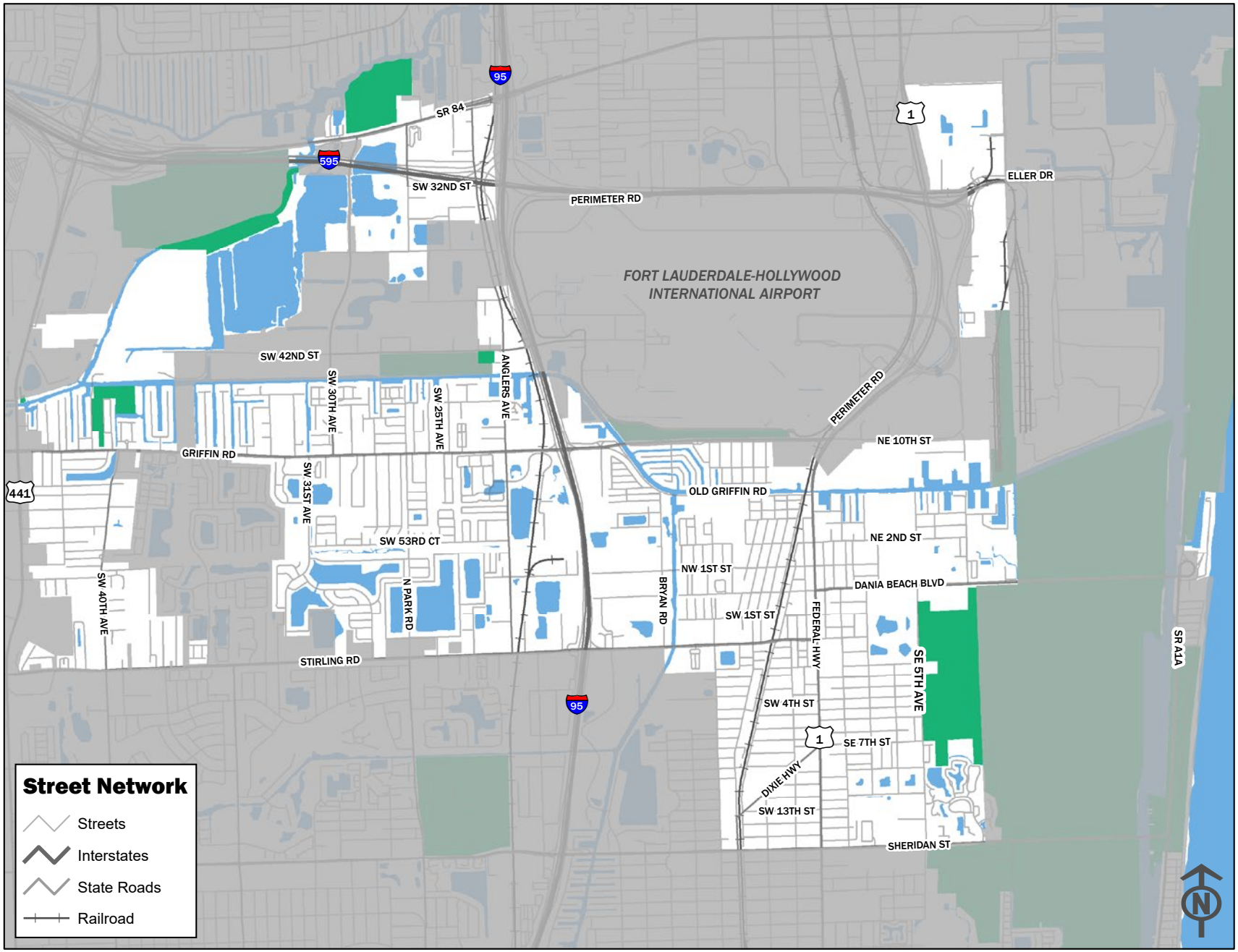


Figure 1. City of Dania Beach Street Network

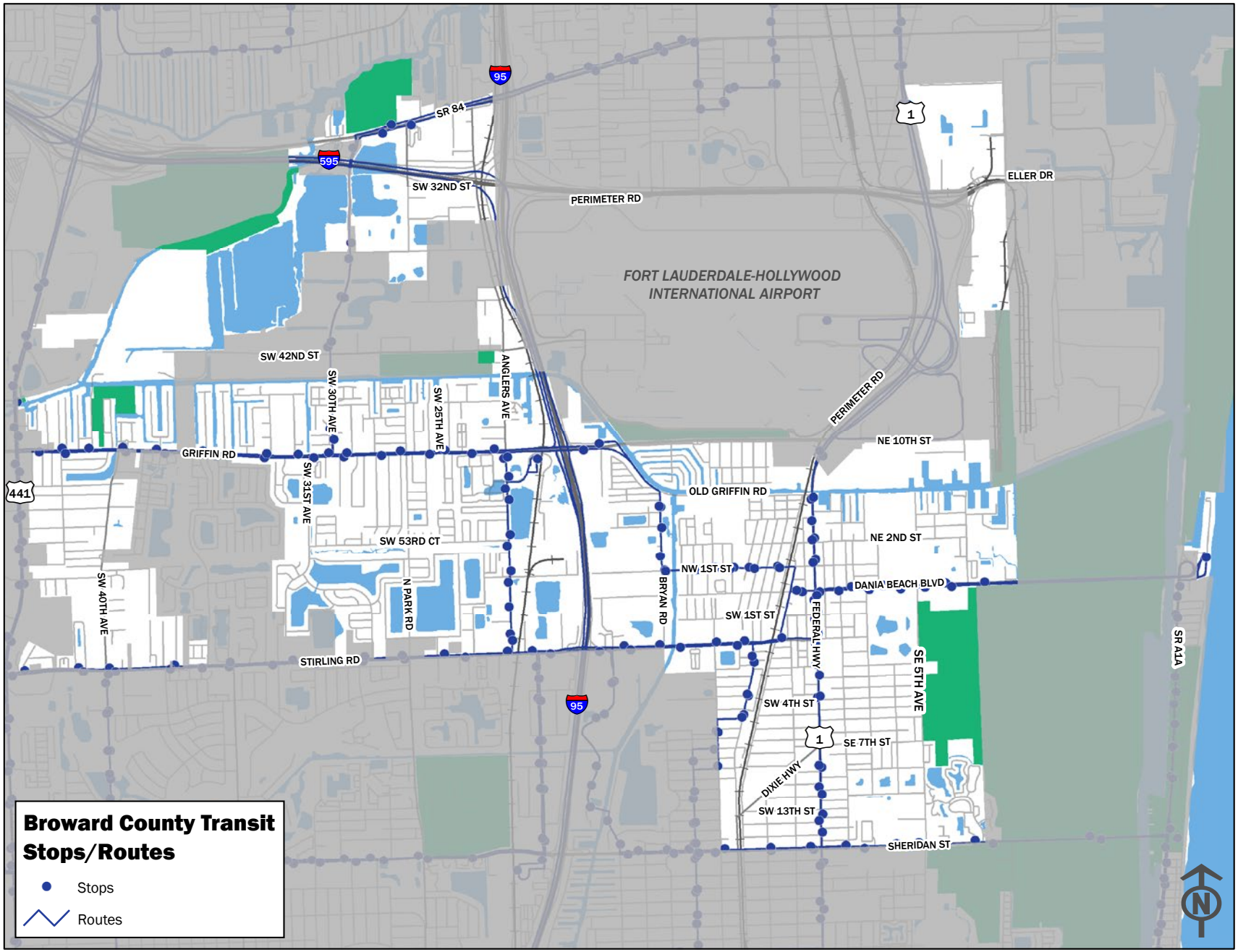


Figure 2. Broward County Transit Stops/Routes

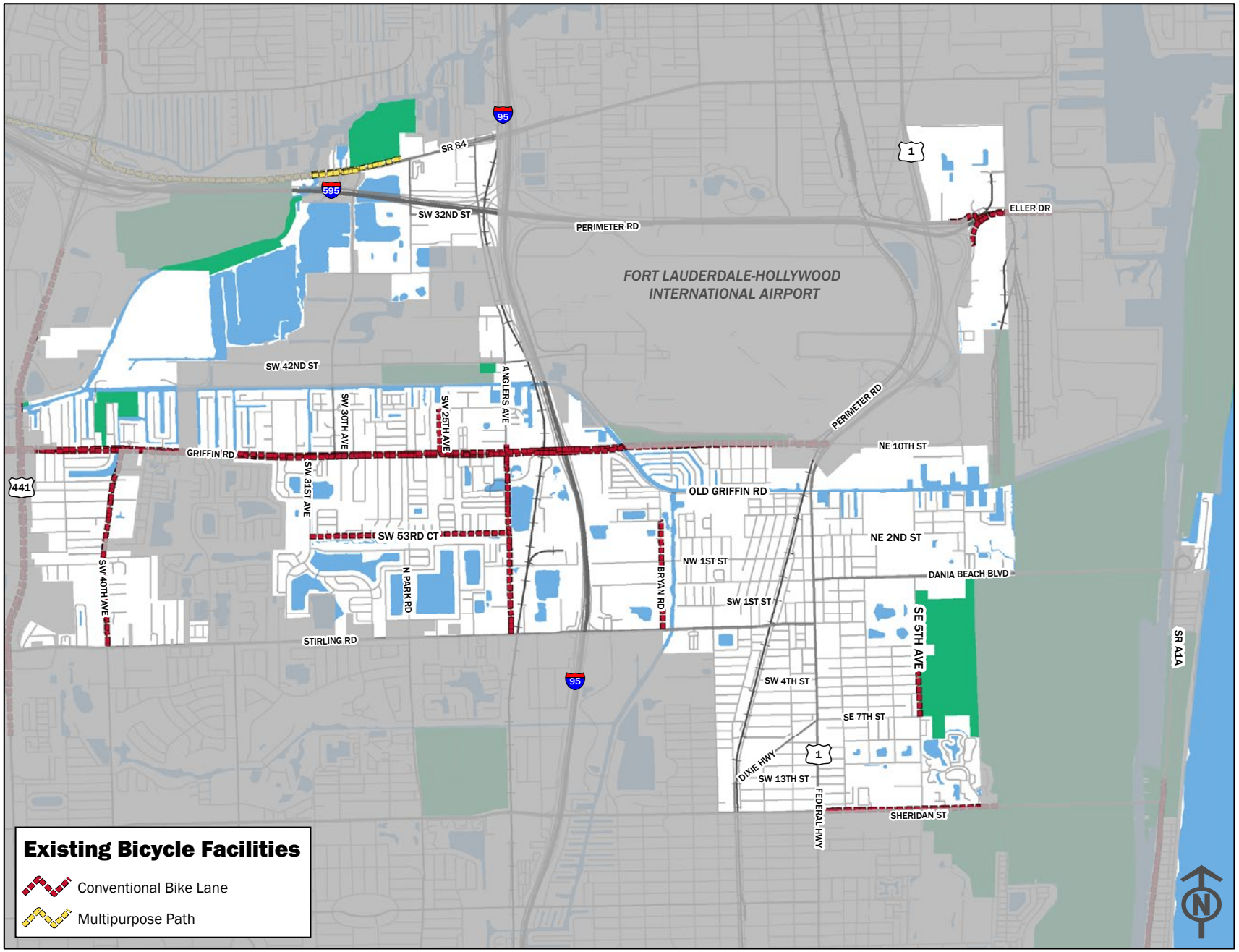


Figure 3. Existing Bicycle Facilities

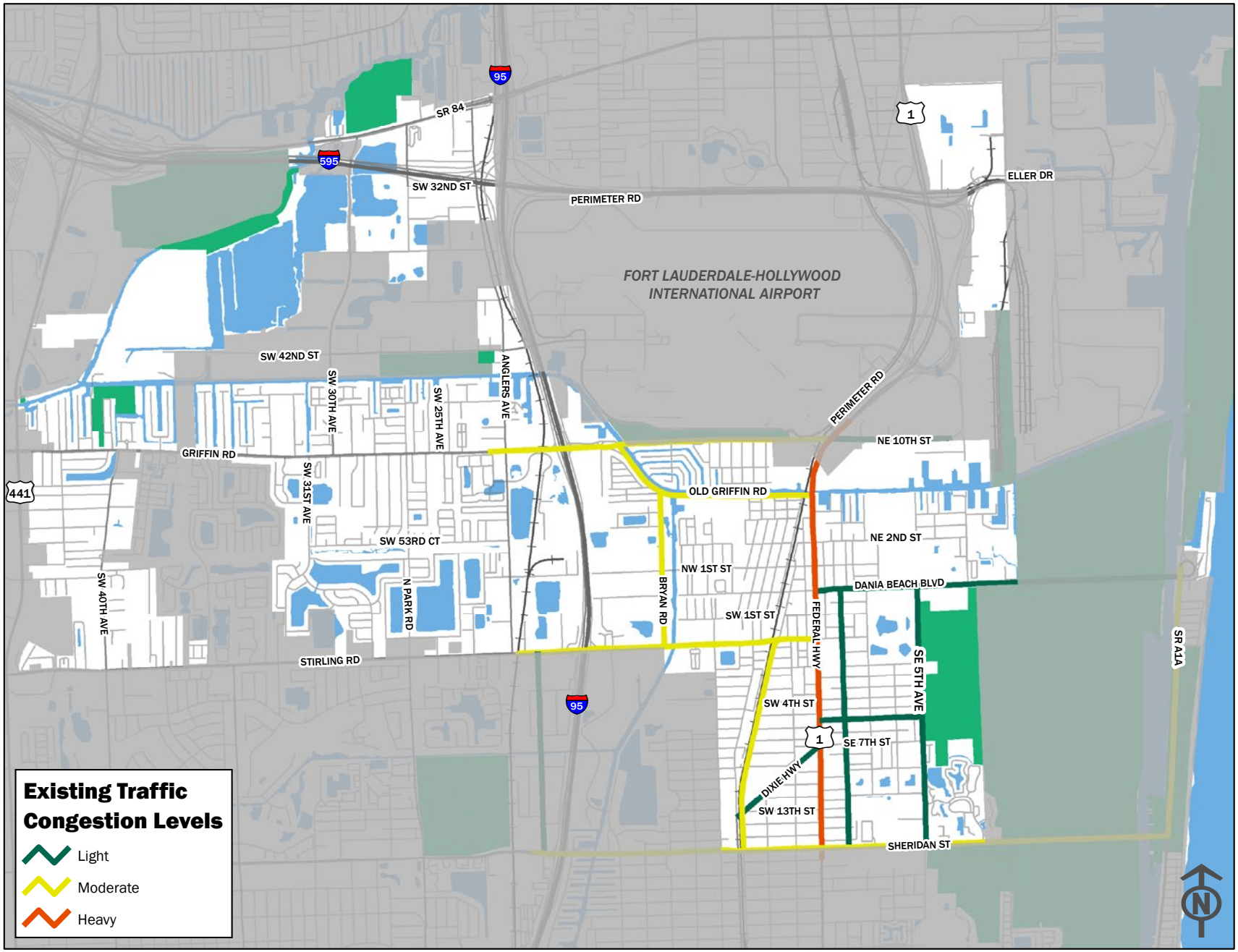


Figure 4. Traffic Congestion Levels

Field Review

Field reviews were conducted to observe transportation conditions, the interaction between transportation facilities and land use, multimodal transportation concerns, and traffic flow. The field reviews supplement the technical analysis conducted as part of the Mobility Study.

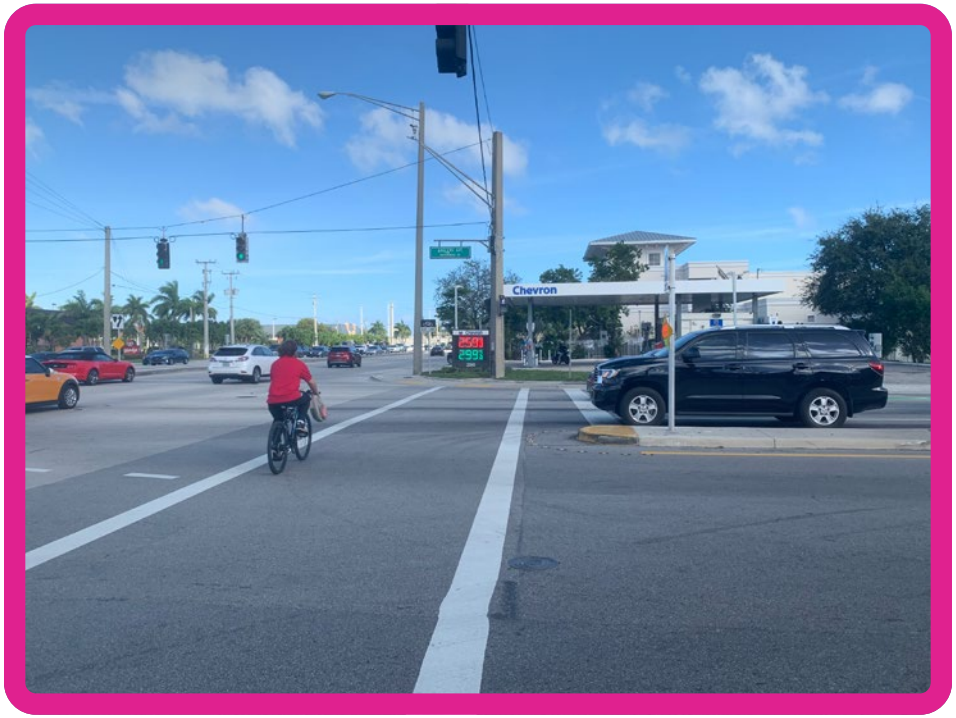
Griffin Road

Southwest corner of Griffin Road and Anglers Avenue

Northwest corner of Griffin Road and Anglers Avenue

Griffin Road

West leg of Griffin Road and Anglers Avenue



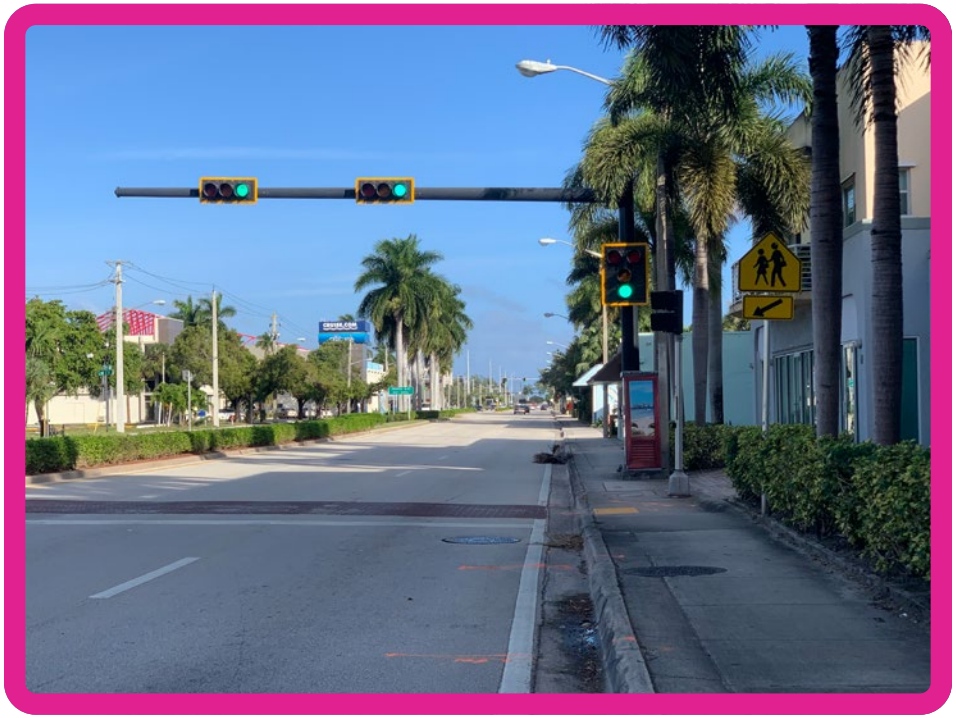
Across the south leg of Griffin Road and Anglers Avenue

Downtown US-1

US-1 SB north of Dania Beach Boulevard

West leg of US-1 and Dania Beach Boulevard

Downtown US-1



Midblock crosswalk with a Pedestrian Hybrid Beacon (PHB) east of SE 2nd Avenue along Dania Beach Boulevard

Dania Beach Boulevard west of US-1

Downtown US-1

West side of US-1 north Stirling Road

North leg of US-1 and Stirling Road

Downtown US-1

West leg of US-1 and Stirling Road

Southwest corner of US-1 and Stirling Road

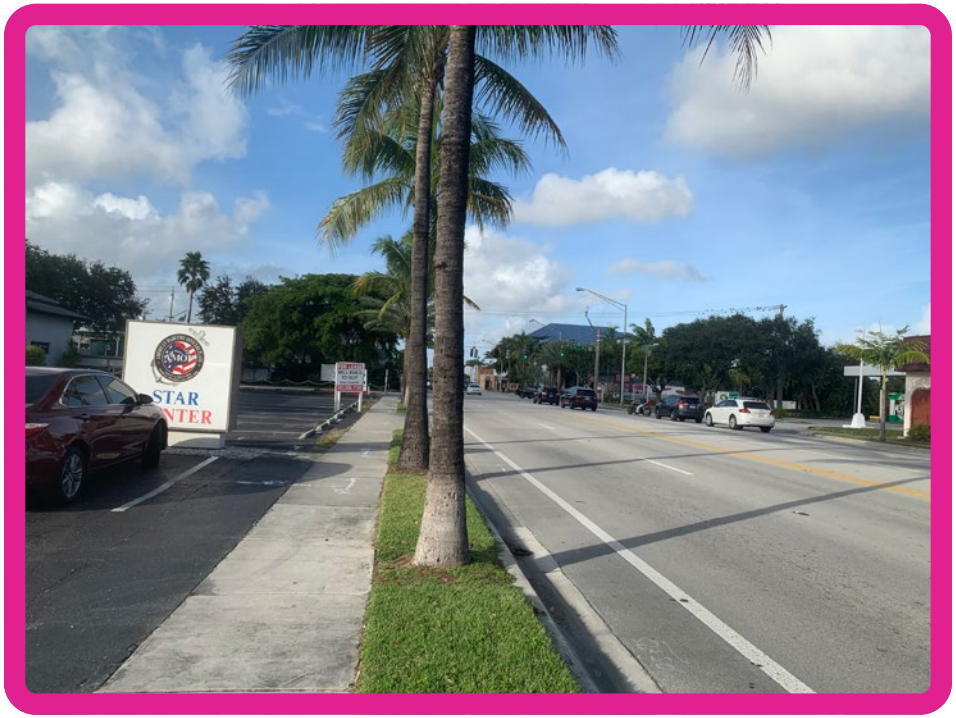
Dixie Highway

West leg of US-1 and Dixie Highway

SE 7th Street east of US-1

Dixie Highway

East side of US-1 north of Dixie Highway/SE 7th Street



West side of US-1 south of Dixie Highway

Stirling Road

S Compass Way north of Stirling Road (entrance to Dania Pointe)

Bryan Road north of Stirling Road

Stirling Road

Northwest corner of Stirling Road at Anglers Avenue

West side of Anglers Avenue north of Stirling Road

Stirling Road

East side of Anglers Avenue north of Stirling Road

North side of Stirling Road east of Anglers Avenue

Environmental Review

Hazardous Materials

Potential environmental risks were evaluated based on an online assessment from environmental records from the following sources as shown in **Table 1**. The online records were accessed December 9 through 11, 2019.

Table 1. Environmental Record

SOURCE	WEBSITE
Broward County Contaminated Sites Map	http://bcgis.maps.arcgis.com/
Florida Department of Environmental Protection (FDEP) Contaminated Site and Solid Waste data layers	https://ca.dep.state.fl.us/mapdirect/

The contaminated sites were determined using the addresses and contaminated site maps of the aforementioned databases as shown in **Figure 5**. **Table 2** is a summary of the types of contaminated sites identified based on known contaminants.

Table 2. Contaminant Type

CONTAMINANT TYPE	NUMBER OF SITES IDENTIFIED
Petroleum	26
Metals, including arsenic	8
Solid Waste and Former Dumps/Landfills	12
Chlorinated Solvent	4
Phenols	1
Pesticide	1
Unknown or Multiple Contaminants	11

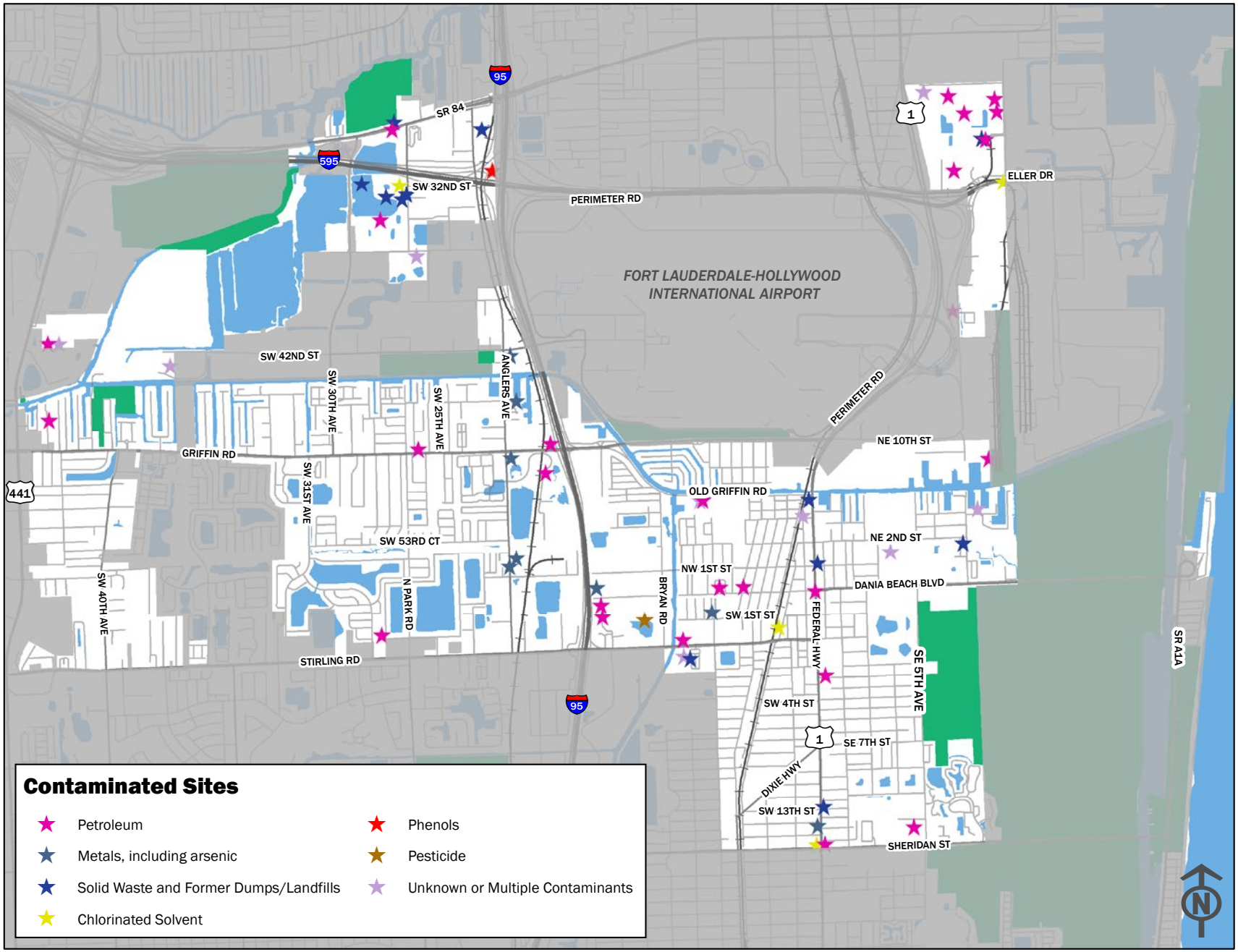


Figure 5. Contaminated Sites

Environmentally Sensitive Lands

Environmentally sensitive lands are described as real property and related water resources that may be determined to contain naturally occurring and relatively unaltered flora, fauna, or geologic conditions, the preservation of which promotes natural, scientific, aesthetic, historical, cultural, wildlife, and other values contributing to public enjoyment and biological diversity. A review of available Geographic Information Systems (GIS) from the Broward County Environmentally Sensitive Lands (ESL) database was conducted in order to identify ESL-designated sites within the City of Dania Beach.

Ten (10) ESL sites were identified, covering approximately 214 acres of land, as shown in **Figure 6**.

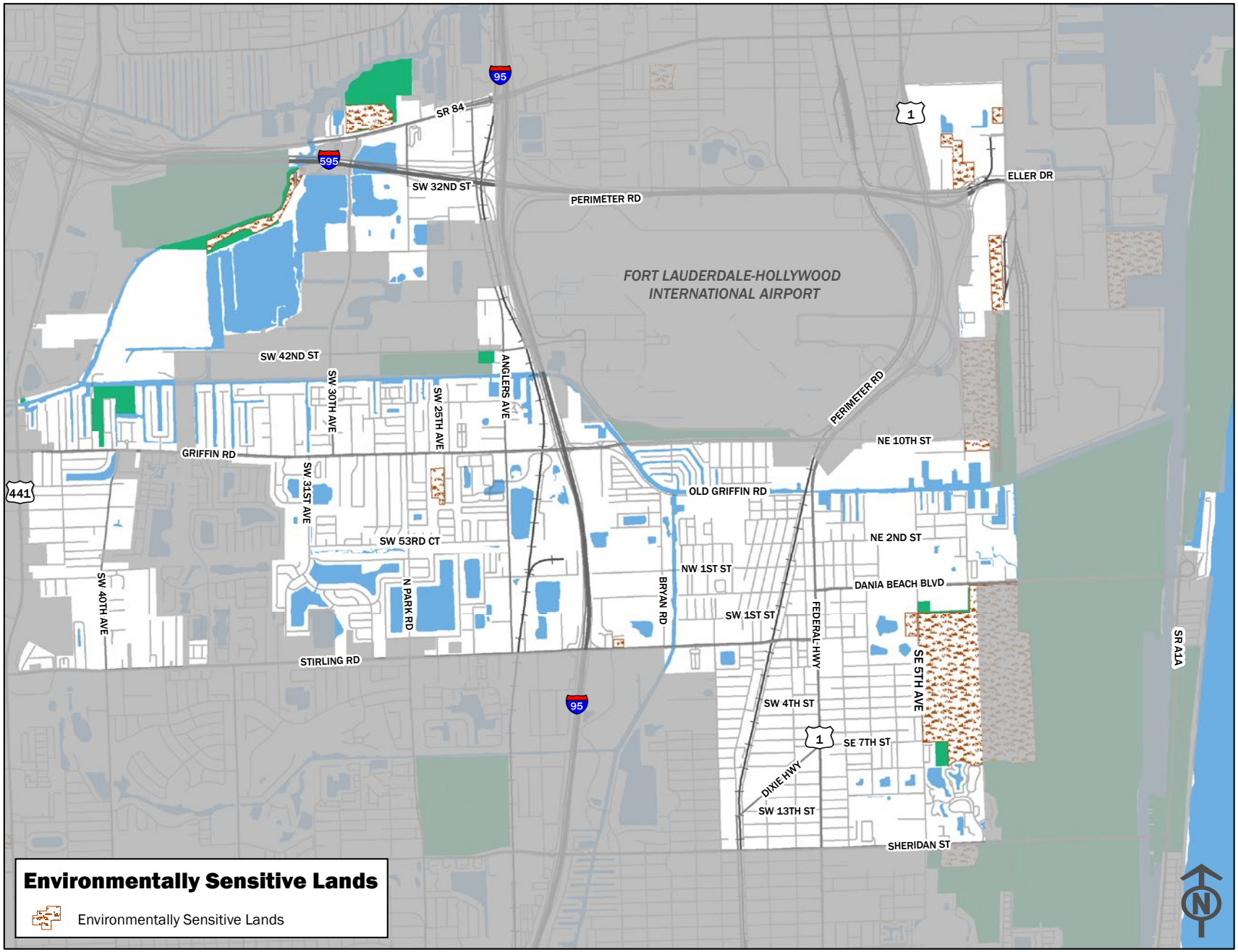


Figure 6. Environmentally Sensitive Lands

Sea Level Rise Vulnerability

A desktop review of available sea level rise projections and mapping for Southeast Florida was conducted. Regional guidance for sea level rise projections through 2100 has been consolidated by the Southeast Florida Regional Climate Change Compact (Unified Sea Level Rise Projection for Southeast Florida, 2015). The Unified Sea Level Rise Projection (USLRP) for the region is shown below in **Figure 7**.

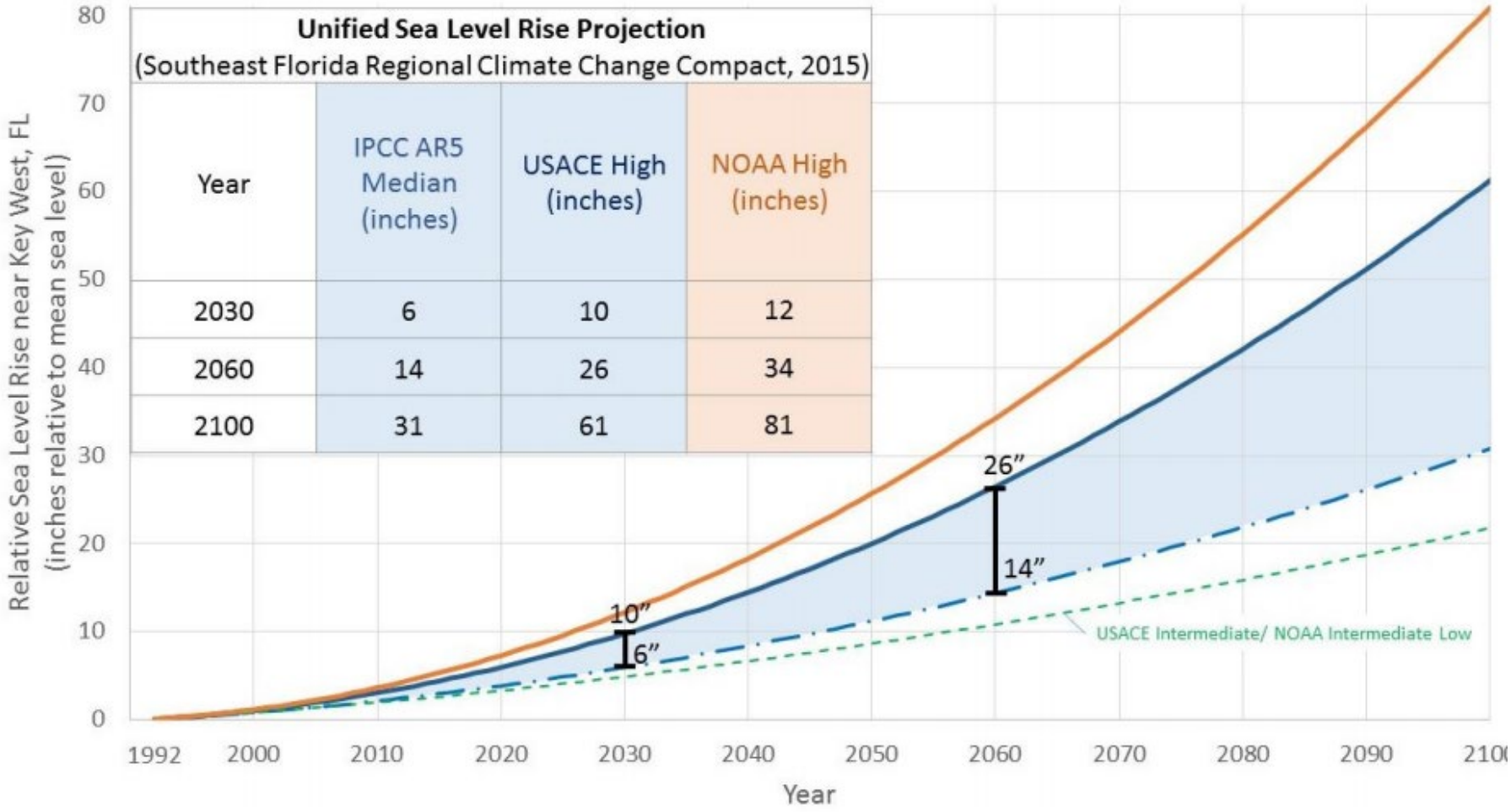


Figure 7. Unified Sea Level Rise Projection

Guidance from the USLRP states the blue shaded portion of the projection can be applied to most infrastructure projects, especially those with a design life expectancy of less than 50 years. The USLRP also notes projections beyond 2060 have a significant range of variation due to uncertainty in future greenhouse gas emissions, incomplete understanding of all processes affecting the rate of sea level rise, and current limitations of climate models to predict the future. The USLRP identifies a range of 14" to 26" of sea level rise by the year 2060. The selection of 24" of sea level rise was used for comparison with existing roadways. Two feet of sea level rise falls conservatively within the blue shaded portion of **Figure 7** for the 2060 timeframe.

The mean higher high water (MHHW) refers to the average of the higher high water height of each tidal day. The two-foot sea level rise MHHW inundation limits from the NOAA Sea Level Rise Viewer for the Miami Beach tidal gauge with roadways within the City of Dania Beach was compared. This comparison resulted in a planning-level review of roadways that would be tidally impacted at high tide on an average day. A roadway was considered inundated if its centerline overlapped the inundation limits. The roadway inundation lengths for the two feet of sea level rise condition is shown in **Figure 8** shows the impacts of two feet of sea level rise on existing infrastructure in Dania Beach. Inundation is shown for both connected and disconnected (i.e. those areas not directly connected to coastal waters) low areas vulnerable to sea level rise. Given the generally sandy soils and high water table characteristics of Southeast Florida, disconnected low areas should be considered vulnerable to sea level rise.

In addition to daily tidal impacts, nuisance flooding (often referred to as "king tides") refers to astronomical tidal conditions significantly higher than the MHHW, unrelated to local weather conditions. In South Florida, king tides impacts are typically most severe in the months of September, October, and November. Since 2014, there have been approximately 32 tidal events resulting in tides 1 foot higher than the MHHW, and 3 tidal events resulting in tides 2 feet higher than the MHHW. The highest of these events (excluding weather-related events) was a tide of 2.30' NAVD, approximately 2.09 feet higher than the MHHW, on October 5, 2017.

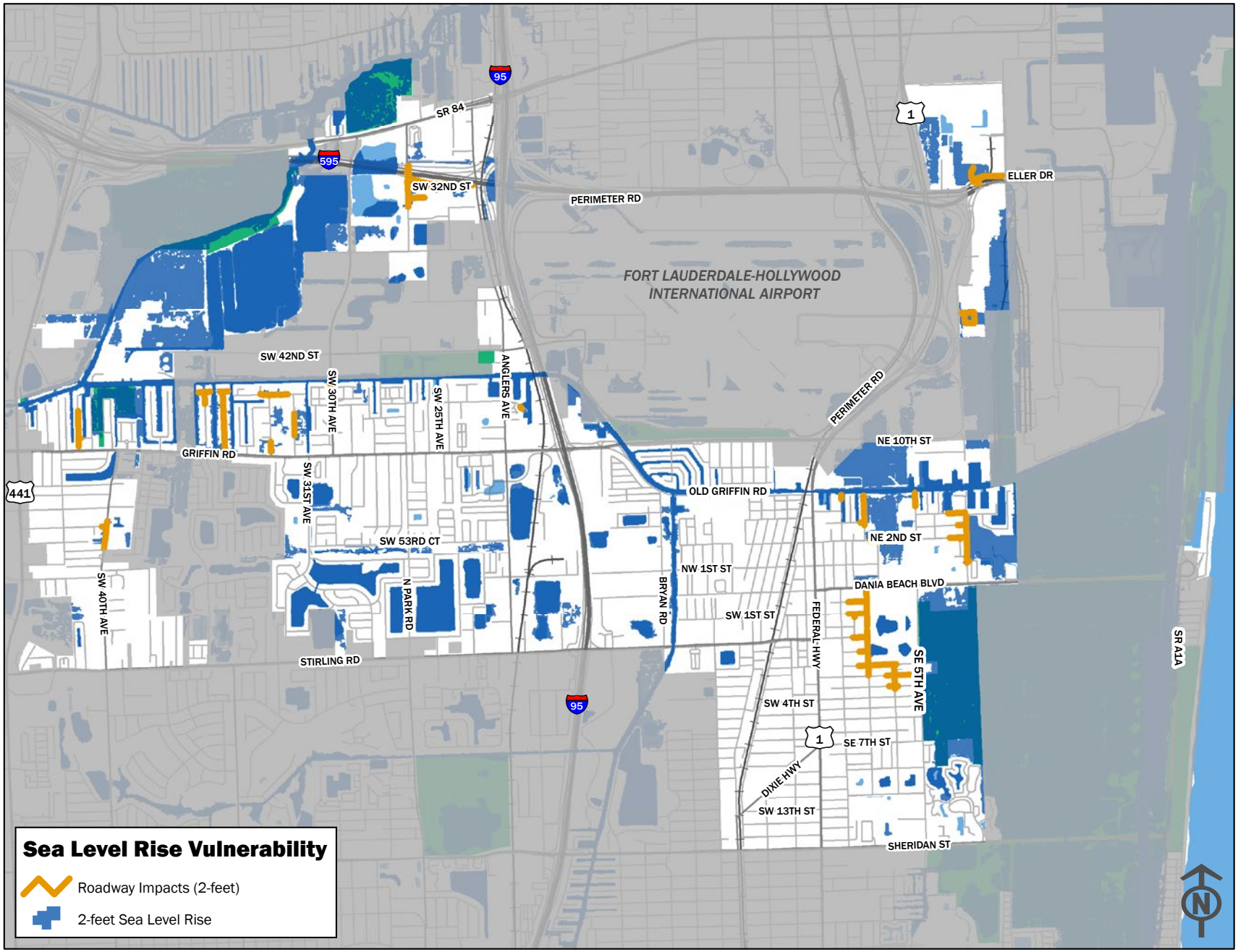


Figure 8. Sea Level Rise Vulnerability

CHAPTER

MOBILITY VISIONS

Introduction
Public Engagement Process

2

MOBILITY VISIONS

INTRODUCTION

Public engagement is an essential element because the City is growing and the people are changing. Throughout the development of the Mobility Plan, the City sought to hear which transportation issues were most pressing from the perspective of Dania Beach's City Commission, residents, and the community.

PUBLIC ENGAGEMENT PROCESS

Mobility planning is not only about transit, roads, infrastructure, and government. It includes the people, the individuals who uses the transportation system and experience the impact of the transportation system. The people who live, work, and play in Dania Beach.

Virtual Meetings

Individual virtual meetings with the Commissioners were held in December 2020 to present the existing conditions and initial capital improvement recommendations. Dialogue included transportation impact on the natural and built environments and specific community concerns. Additionally, two virtual open houses were held on the same day but at different times, one in the afternoon and one in the evening. This provided the opportunity for a greater participation by offering different times to accommodate people with varying schedules. A recording of the Open House was also made available on the City's website for those we were unable to attend.

One-on-One Commissioner Meetings

- December 4, 2020
- December 7, 2020
- December 9, 2020
- December 14, 2020

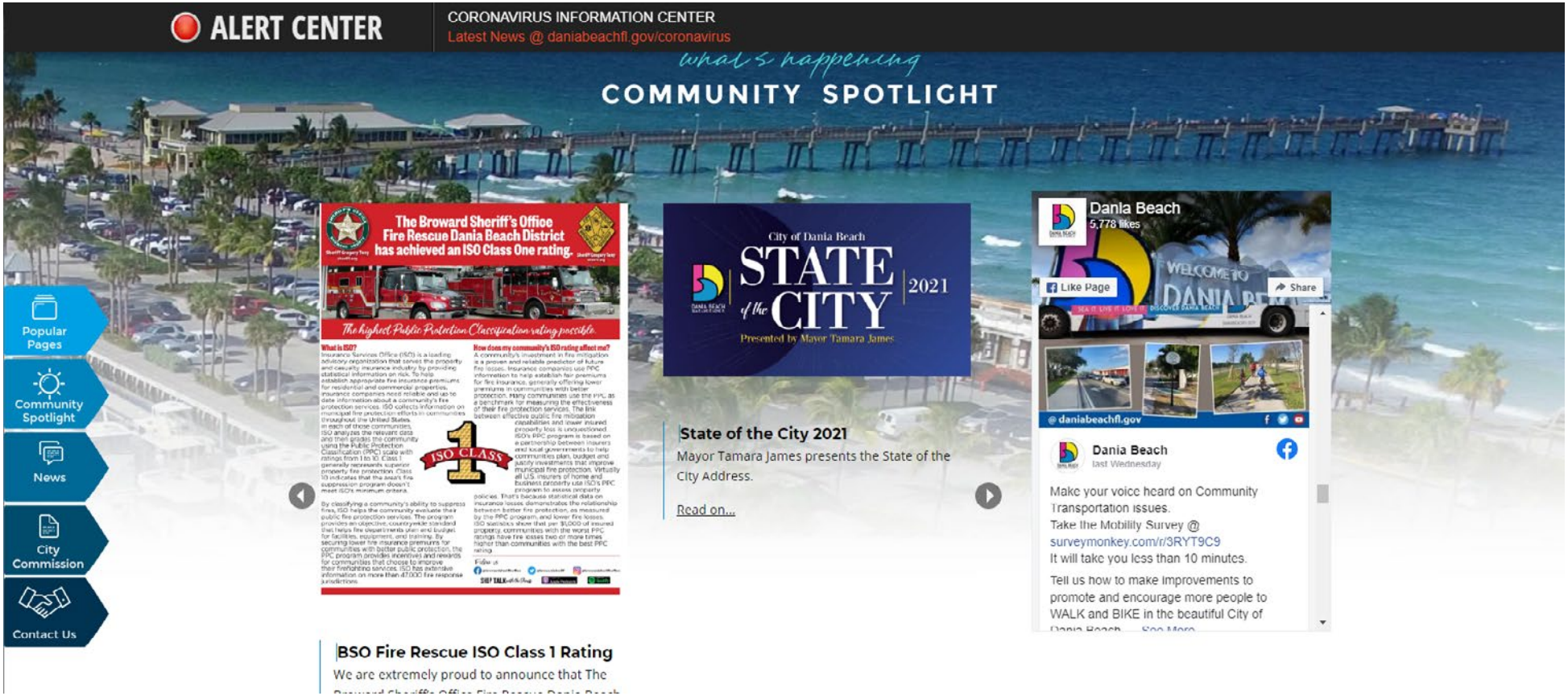
Open House

- February 1, 2021 at 2 pm and 6 pm

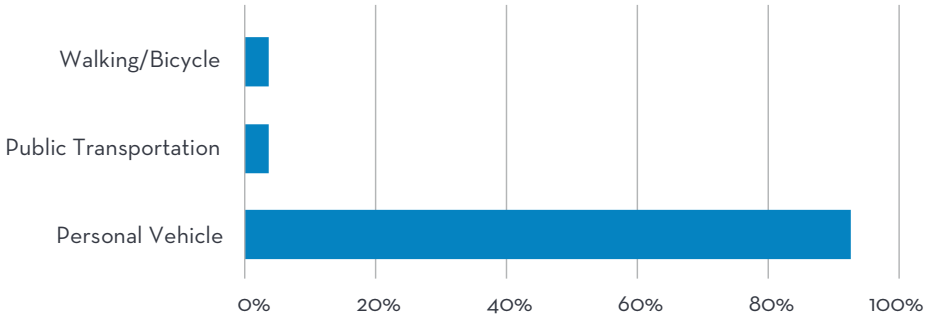
Mobility Survey

A Mobility Survey was developed for the community to gauge individual views and experiences of the current transportation system, needs, and priorities. The Mobility Survey was mentioned during the two virtual open houses and posted through different social media platforms such as Twitter, Facebook, and City's website. This was another method to solicit community input.

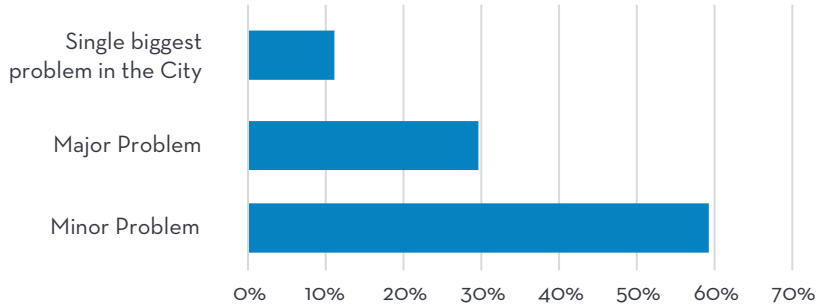
The Mobility Survey consisted of 12 multiple choice questions. This made it simple and easy for the community to click a button than to type in a response. There were some multiple choice question that included an "other" comment field. The data gathered are essential for finding out the facing problems related to accessibility and opinions of the transportation system.



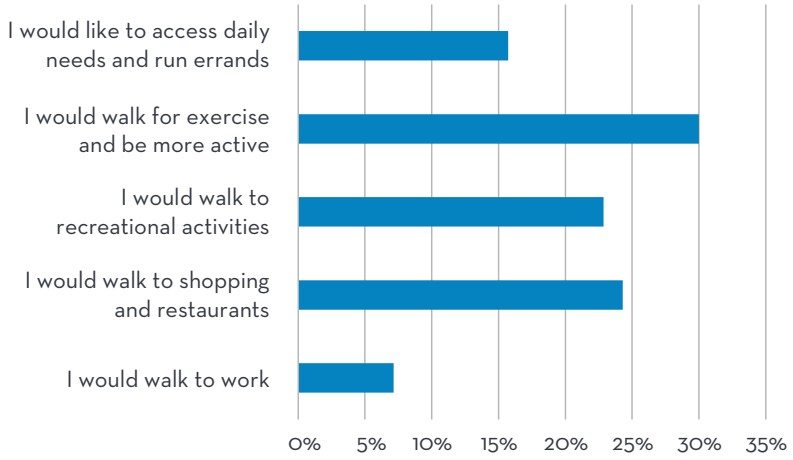
Primary transportation method?



Thoughts on traffic congestion.



Where would you like to walk if you lived or currently live in a walkable community?



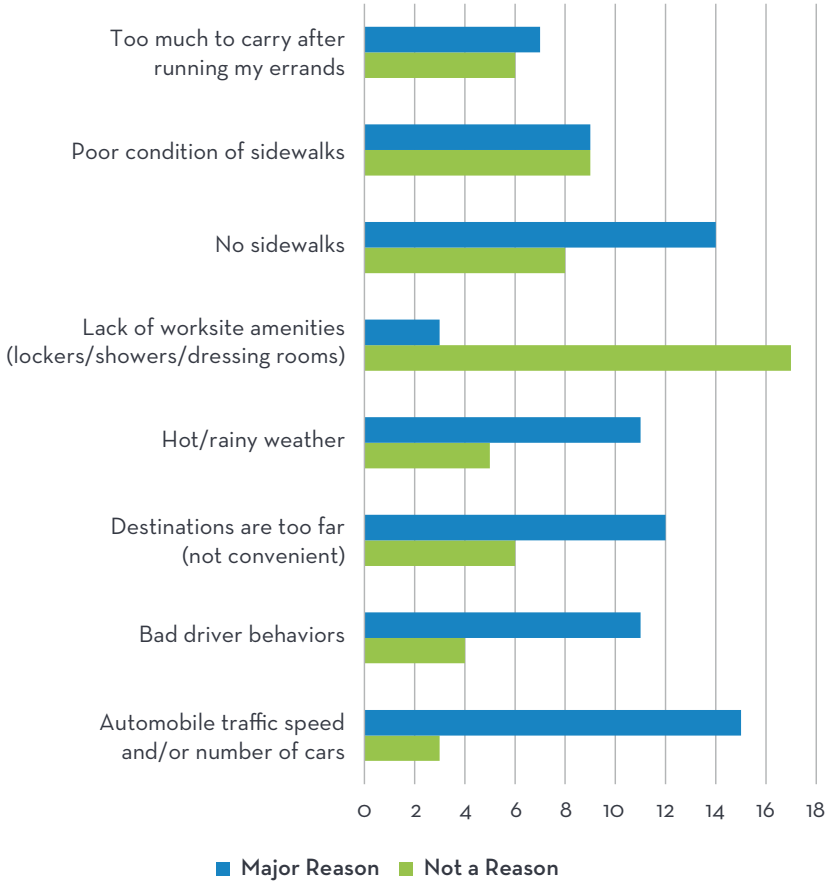
Improvements that would encourage people to walk in Dania Beach.

- More sidewalks
- Wider and/or shaded sidewalks
- Better street lighting
- Improved connections between sidewalks

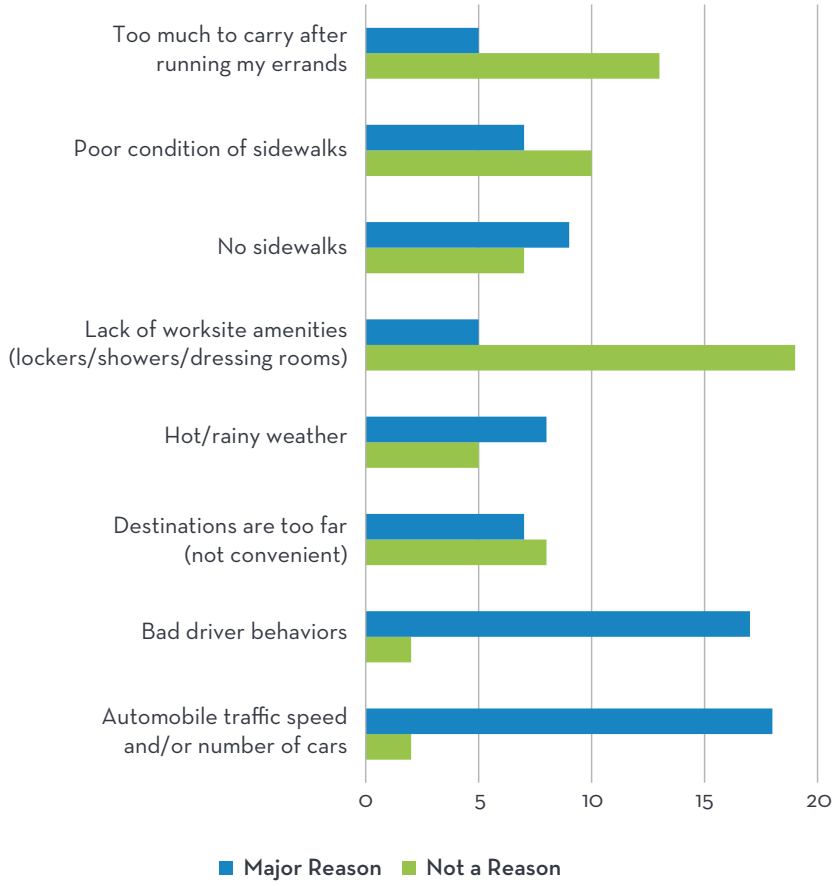
Improvements that would encourage people to bike in Dania Beach.

- More traffic calming (speed bumps, chicanes, roundabouts, etc.)
- Better street lighting
- Education/enforcement for motorists and pedestrians
- More separation from vehicle traffic

Rate the following as reasons that you do not walk more frequently than you currently do.



Rate the following as reasons that you do not bicycle more frequently than you currently do.



CHAPTER

MOBILITY STRATEGY

Traffic Simulation
Roadway and Pavement Condition Study

3

MOBILITY STRATEGY

TRAFFIC SIMULATION

A microscopic simulation model was prepared for key locations. Microscopic models typically simulate traffic systems on a vehicle-by-vehicle basis by updating position, speed, acceleration, lane positions, and other state variables on time steps. The simulation assumes that drivers behave in a safe manner. The following tables and graphics depict the traffic study results.

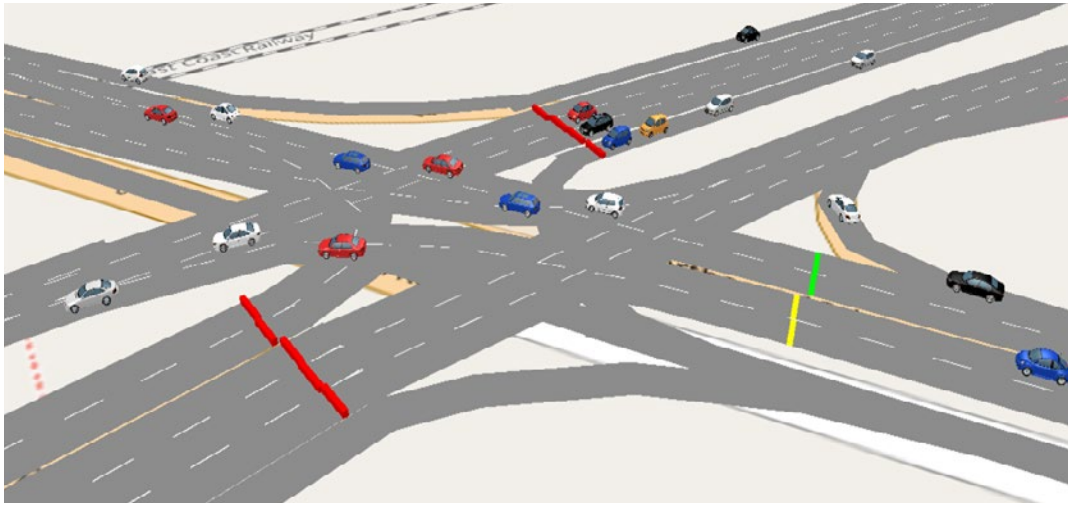


Table 3. Current Travel Measured in Seconds (AM Peak Hour)

INTERSECTIONS/ROADS	WESTBOUND TRAFFIC	EASTBOUND TRAFFIC	SOUTHBOUND TRAFFIC	NORTHBOUND TRAFFIC
Anglers Avenue/Griffin Road to I-95/Griffin Road	33	25	x	x
I-95/ Griffin Road to Old Griffin Road/Griffin Road	17	14	x	x
Old Griffin Road/Griffin Road to Federal Highway/Taylor Road/NE 10th Street	109	110	x	x
Griffin Road /Old Griffin Road to Bryan Road/Old Griffin Road	x	x	44	46
Old Griffin Road/Bryan Road to Federal Highway/Old Griffin Road	77	77	x	x
Federal Highway/Old Griffin Road to Federal Highway/NW 1st Street	x	x	38	41
Federal Highway/Dania Beach Boulevard to Stirling Road/Federal Highway	x	x	29	28
Stirling Road/SW 4th Avenue to Federal Highway /Stirling Road	21	23	x	x
Federal Highway/Stirling Road to Dixie Highway/Federal Highway	x	x	56	47
Federal Highway/Dania Beach Boulevard through Dania Beach Boulevard	95	86	x	x
N 29th Avenue/Stirling Road to I-95/Stirling Road	30	22	x	x
Bryan Road/Stirling Road to Stirling Road /SW 4th Avenue	74	79	x	x
Stirling Road /Bryan Road to Stirling Road /Oakwood Boulevard	22	24	x	x

Table 4. Simulation Results Measured in Seconds (AM Peak Hour)

INTERSECTIONS/ROADS	WESTBOUND TRAFFIC	EASTBOUND TRAFFIC	SOUTHBOUND TRAFFIC	NORTHBOUND TRAFFIC
Anglers Avenue/Griffin Road to I-95/Griffin Road	28.56	29.34	x	x
I-95/ Griffin Road to Old Griffin Road/Griffin Road	16.19	18.1	x	x
Old Griffin Road/Griffin Road to Federal Highway/Taylor Road/NE 10th Street	147.71	122.14	x	x
Griffin Road /Old Griffin Road to Bryan Road/Old Griffin Road	x	x	76.79	35.91
Old Griffin Road/Bryan Road to Federal Highway/Old Griffin Road	87.8	131.09	x	x
Federal Highway/Old Griffin Road to Federal Highway/NW 1st Street	x	x	36.27	40.88
Federal Highway/Dania Beach Boulevard to Stirling Road/Federal Highway	x	x	27.57	31.23
Stirling Road/SW 4th Avenue to Federal Highway /Stirling Road	20.82	23.93	x	x
Federal Highway/Stirling Road to Dixie Highway/Federal Highway	x	x	55.91	55.86
Federal Highway/Dania Beach Boulevard through Dania Beach Boulevard	-	75.27	x	x
N 29th Avenue/Stirling Road to I-95/Stirling Road	21.07	33.63	x	x
Bryan Road/Stirling Road to Stirling Road /SW 4th Avenue	57.39	62.86	x	x
Stirling Road /Bryan Road to Stirling Road /Oakwood Boulevard	26.02	26.45	x	x

Table 5. Simulation Results Measured in Seconds (PM Peak Hour)

INTERSECTIONS/ROADS	WESTBOUND TRAFFIC	EASTBOUND TRAFFIC	SOUTHBOUND TRAFFIC	NORTHBOUND TRAFFIC
Anglers Avenue/Griffin Road to I-95/Griffin Road	27.85	28.05	x	x
I-95/ Griffin Road to Old Griffin Road/Griffin Road	17.61	42.81	x	x
Old Griffin Road/Griffin Road to Federal Highway/Taylor Road/NE 10th Street	148.42	122.82	x	x
Griffin Road /Old Griffin Road to Bryan Road/Old Griffin Road	x	x	59.14	36.14
Old Griffin Road/Bryan Road to Federal Highway/Old Griffin Road	95.03	133.81	x	x
Federal Highway/Old Griffin Road to Federal Highway/NW 1st Street	x	x	53.14	43.57
Federal Highway/Dania Beach Boulevard to Stirling Road/Federal Highway	x	x	27.3	29.8
Stirling Road/SW 4th Avenue to Federal Highway /Stirling Road	24.46	24.85	x	x
Federal Highway/Stirling Road to Dixie Highway/Federal Highway	x	x	58.46	58.82
Federal Highway/Dania Beach Boulevard through Dania Beach Boulevard	-	74.77	x	x
N 29th Avenue/Stirling Road to I-95/Stirling Road	22.69	34.43	x	x
Bryan Road/Stirling Road to Stirling Road /SW 4th Avenue	59.68	62.61	x	x
Stirling Road /Bryan Road to Stirling Road /Oakwood Boulevard	26.02	26.32	x	x

Table 6. Simulation Results Measured in Seconds (PM Peak Hour)

INTERSECTIONS/ROADS	WESTBOUND TRAFFIC	EASTBOUND TRAFFIC	SOUTHBOUND TRAFFIC	NORTHBOUND TRAFFIC
Anglers Avenue/Griffin Road to I-95/Griffin Road	28.37	28.71	x	x
I-95/ Griffin Road to Old Griffin Road/Griffin Road	16.25	17.95	x	x
Old Griffin Road/Griffin Road to Federal Highway/Taylor Road/NE 10th Street	130.06	133.75	x	x
Griffin Road /Old Griffin Road to Bryan Road/Old Griffin Road	x	x	69.12	36.11
Old Griffin Road/Bryan Road to Federal Highway/Old Griffin Road	87.25	134.67	x	x
Federal Highway/Old Griffin Road to Federal Highway/NW 1st Street	x	x	56.66	48.80
Federal Highway/Dania Beach Boulevard to Stirling Road/Federal Highway	x	x	27.11	33.44
Stirling Road/SW 4th Avenue to Federal Highway /Stirling Road	41.02	30.61	x	x
Federal Highway/Stirling Road to Dixie Highway/Federal Highway	x	x	55.82	63.00
Federal Highway/Dania Beach Boulevard through Dania Beach Boulevard	-	75.16	x	x
N 29th Avenue/Stirling Road to I-95/Stirling Road	21.31	30.44	x	x
Bryan Road/Stirling Road to Stirling Road /SW 4th Avenue	57.76	60.40	x	x
Stirling Road /Bryan Road to Stirling Road /Oakwood Boulevard	25.99	29.78	x	x

Current and Simulated Travel Times Comparison

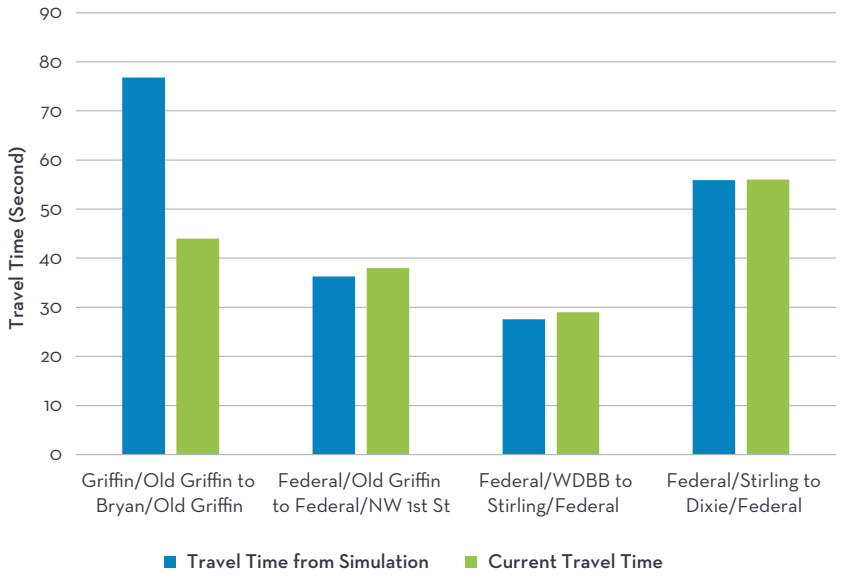


Figure 9. Travel Time Comparison for Southbound Traffic

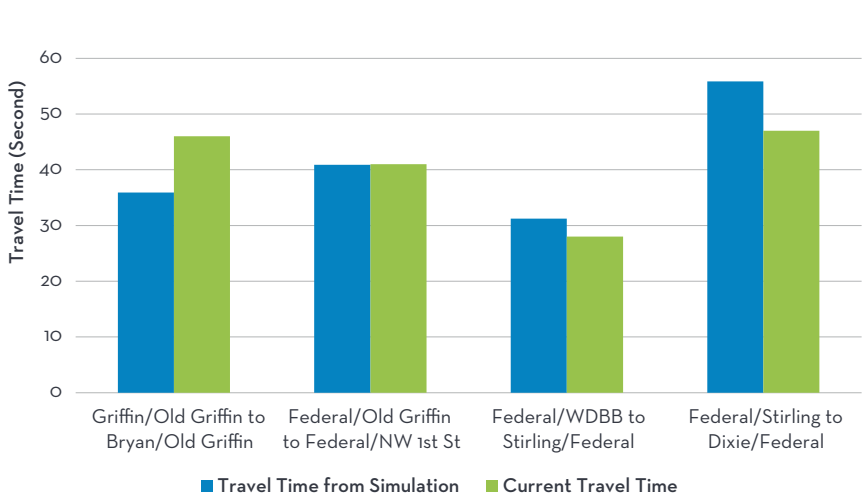


Figure 10. Travel Time Comparison for Northbound Traffic

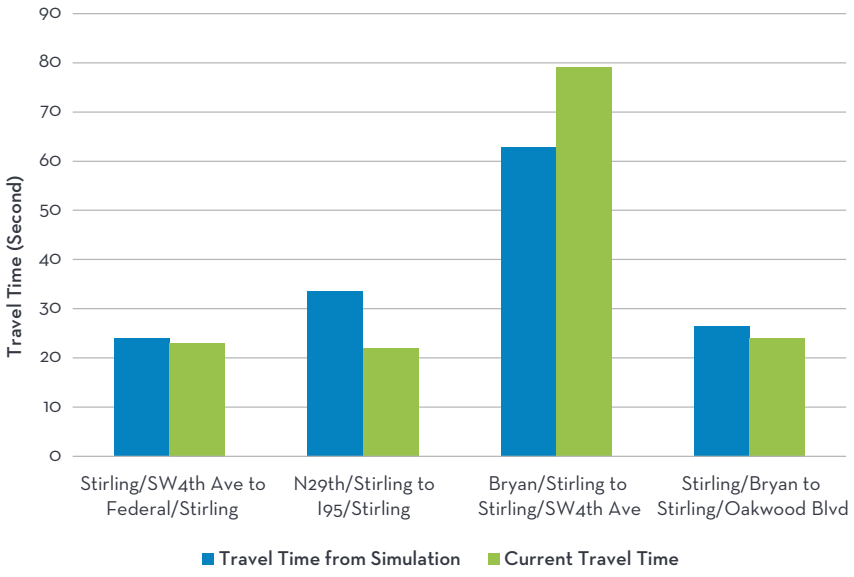


Figure 11. Travel Time Comparison for Westbound Traffic

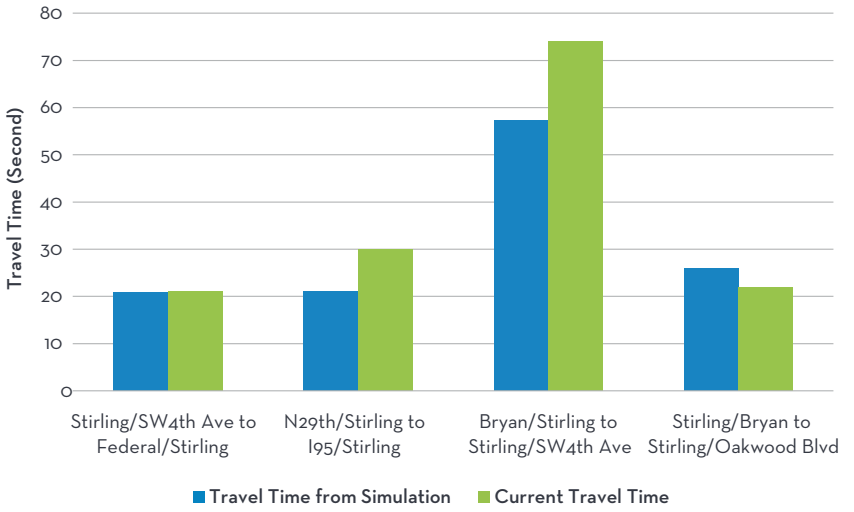


Figure 12. Travel Time Comparison for Eastbound Traffic

Traffic Delay Results

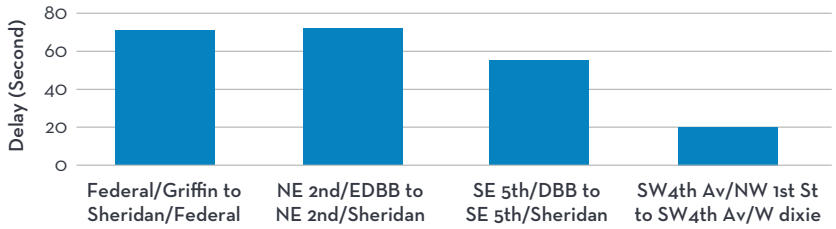


Figure 13. Travel Delay (Southbound Traffic)

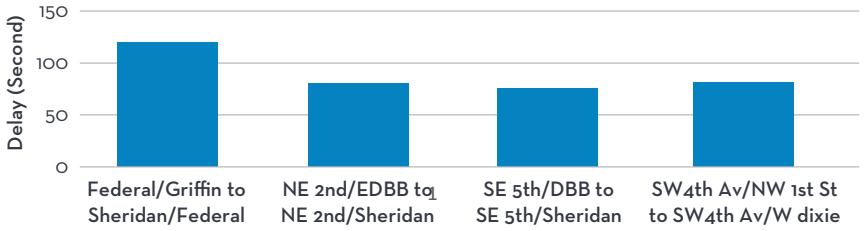


Figure 14. Travel Delay (Northbound Traffic)

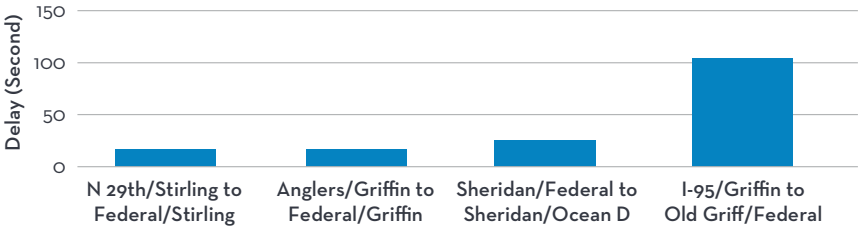


Figure 15. Travel Delay (Westbound Traffic)

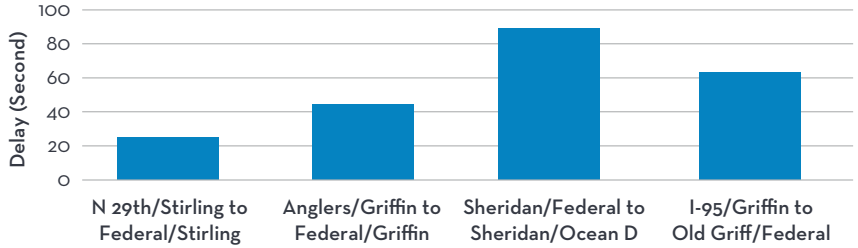


Figure 16. Travel Delay (Eastbound Traffic)

ROADWAY AND PAVEMENT CONDITION STUDY

The City of Dania Beach has applied micro-surfacing to the streets to make repairs for the past five (5) years or more. This is a low cost option, which provides a short-term improvement in the appearance of the pavement, but does nothing to address issues associated with base failure or pavement damage. The specific recommendations to address the repairs includes base repair (using geotextiles, removal of excess asphalt) and resurfacing, restoration and rehabilitation (RRR).

The pavement criteria are as follows based on engineering judgment with a maximum asphalt life of 12 years.

- **New (12 years remaining)** – this is pavement that has been installed in 2003 and shows no cracking.
- **Very Good (10 years remaining)** – asphalt installed in the last 3 years, which shows minimal cracking of any kind, and retains at least some of its color. What cracking exists must be limited to fine shrinkage cracks or slight edge damage.
- **Good (8 years remaining)** – bleached asphalt, may have edge cracking, some shrinkage cracks, and some longitudinal cracks, the latter preferentially at intersections.
- **Fair (5 years remaining)** – has one or more of the following: longitudinal cracking, significant shrinkage cracks, edge damage, edge cave-in signs, utility cut settling, pavement layer delamination, potholes, uneven surfaces, asphalt bleeding, excessive asphalt, defective asphalt installation and/or obvious age.
- **Poor (less than 2 years remaining)** – has one or more of the following that is extensive or significant, especially in combination with the other potential defects: longitudinal cracking, significant shrinkage cracks, edge damage, edge cave-in signs, utility cut settling, pavement layer delamination, potholes, uneven surfaces, asphalt bleeding. It should be noted that in most cases, poor pavement is indicative of base failure and some base stabilization may be necessary or recommended.

Transportation Systems

Transportation systems differ from the water, sewer and storm water infrastructure because they are not designed to protect human health or property. Instead, transportation systems are designed to promote economic activity by facilitating the movement of goods and services from one quarter to another. At the same time these transportation systems are designed to move good safely – protecting people, goods and property simultaneously. In addition, transportation is not limited to any one service – transportation includes pedestrians, motored vehicles, railroads, air and waterways. However, while the multimodal aspect of transportation systems is distinctly different from other infrastructure systems, it is often the transportation corridors that bring the other systems together. Water, sewer, power, storm water, etc. are typically located in roadway corridors. In addition, there are other layers of transportation services and the locales they can reach. For example, water transportation is limited to navigable waterways. Air travel is limited to where there are airports, and goods and people must have a means to move from airports other destinations. Railroads resolve the limitation of ports and airports by extending service to communities not located on waterways or air

terminals. Railroad must remain on tracks that have limitations on where they are located - motor vehicles resolve this limitation. Roads were developed to facilitate this multi-modal transport of goods and services, thereby connecting air, water and rail outlets. Bicycles and motorcycles can travel places cars cannot. Pedestrians of course can walk just about anywhere the climate and terrain permits. But there are areas that are not even accessible then. Intra-modal needs of transportation indicate the least expensive way to move goods is ship-rail-truck-bicycle-pedestrian – in that order. Each layer carries less goods than the former, and at a higher cost, but can reach more destinations and more customers.

Roadways in the City

The roads in Dania Beach generally involve local community streets – these generally serve houses within a subdivision and may have curbs and sidewalks, with water distribution, sewer collection and storm water systems underground, and will generally have speed limits of 25-30 miles per hour (MPH). Stop signs are the normal means for intersection control. Speed humps can be used to keep speeds down. Rarely are these roads more than two lanes although often the lanes are wide enough to support curb-side parking. Crosswalks may appear although crosswalks should never be installed where there is not a stop sign. For the most part the Florida Department of Transportation (FDOT) maintains the Collector streets and arterial streets in the City.

While the breadth of roadway options is large, the construction materials are fairly limited. In the City virtually all road surfaces are asphalt. Within the roadways themselves, the road has a base, sub-base and a surface. The base and sub-base materials are compacted rock – usually 95-98% compaction. The base and sub-base provide the stability to the road. Keeping them dry keeps the base from swelling. A wet base will move and flex as there is nothing to hold it together. Hence the road surface coat is designed to keep the base dry.

Base failure is one of the most common causes of roadway damage. Improperly compacted bases, or bases that are saturated with water will have long-term maintenance issues unless corrected. Base failure will translate to the cracking of surface pavement, more quickly in asphalt than concrete. As a result, it is important to understand when roadway failure is simply due to the pavement, and when it is caused by other factors that require more extensive repairs. Note that how the road is initially constructed is the best predicator of future problems.

The term “asphalt” is used by the public, but the roadway surfaces are actually asphalt concrete surfaces. Asphalt concrete has two components – asphalt and the rocks in the asphalt called aggregate. “Asphalt” is bitumen, a volatile hydrocarbon compound of tar that creates a sticky connection between the aggregates that exists in a solid state at normal air temperatures. It is one of the mixtures that comes off the refining process for oil at 900 degrees Fahrenheit by applying a vacuum. By heating the bitumen, it coats the aggregate and then sets up as it cools, creating asphalt concrete. Ultimately, asphalt concrete pavement is a mixture of rock, pebble or sand aggregates and 3-12% bitumen, depending on the aggregate size.

Assessing Asphalt Concrete Pavement

Assessing asphalt cracking can provide useful information into what is really happening to a roadway surface, which may affect pavement performance and determine the severity of the damage and needed improvements. It also can point out structural or material defects which could lead to reduced pavement performance and eventual failure of the pavement and base. Base failure is expensive. As a result, it is well worth it to an organization that must maintain roads to have a person who can look at failures and assess the cause. Several organizations provide certifications to people who take classes on asphalt inspection. These certification are well worth the investment to those organizations as there will be an in-house person who can diagnose and correct the defects as opposed to making fixes that will not last. Visual inspection is the best means to assess roadways.

Ongoing surveys of the roadway are critical because as Uzarowski et al (2008) note, the roadway network deteriorates as the condition worsens and traffic volumes increase. Because most agencies have financial constraints placed on them, getting to every roadway segment needing help can be a challenge. Uzarowski et al (2008) note that in an effort to stretch limited dollars, many organizations will look at pavement recycling as a means to cut costs. Recycling reduces the impact of pavement construction on environment by reusing depleting natural resources, reducing energy consumption and reducing greenhouse gases (Uzarowski et al 2008).

In assessing pavements there are numerous methods to assess condition. However, the primary one used by transportation departments is the Paser Pavement Surface Evaluation and Rating Manual developed at the University of Wisconsin – Madison. They identify four major categories of common asphalt pavement surface distress (as discussed previously) that result from environmental and wear factors (Etinne, 2002).

- **Surface defects** – Raveling, flushing, polishing.
- **Surface deformation Rutting, distortion** – Rippling and shoving, settling, frost heave.
- **Cracks** – Transverse, reflection, slippage, longitudinal, block, and alligator cracks.
- **Patches and potholes**

Work orders should note areas repaired so a tracking tool will help identify problem areas. A comprehensive pavement management system involves collecting data and assessing several road characteristics: roughness (ride), surface distress (condition), surface skid characteristics, and structure (pavement strength and deflection). However, first there is a need to inventory all roads, evaluate the pavement surface condition and identify corrective actions given that rate at which pavement deteriorates depends on its environment and traffic. The condition index may represent a single distress such as fatigue cracking or a combination of many pavement distresses which is then complied into a composite index (FHWA, 2010). The following are ratings are related to needed maintenance or repair based on data by Etinne (2002).

- **Rating 9 & 10** – No maintenance required
- **Rating 8** – Little or no maintenance
- **Rating 7** – Routine maintenance, crack sealing and minor patching
- **Rating 5 & 6** – Preservative treatments (sealcoating)
- **Rating 3 & 4** – Structural improvement and leveling (overlay or recycling)
- **Rating 1 & 2** – Reconstruction

In any case, agencies should plan on asphalt repaving occurring every 7-15 years depending on conditions, weather, soils and traffic. The results indicate most of the road surfaces are in good condition.

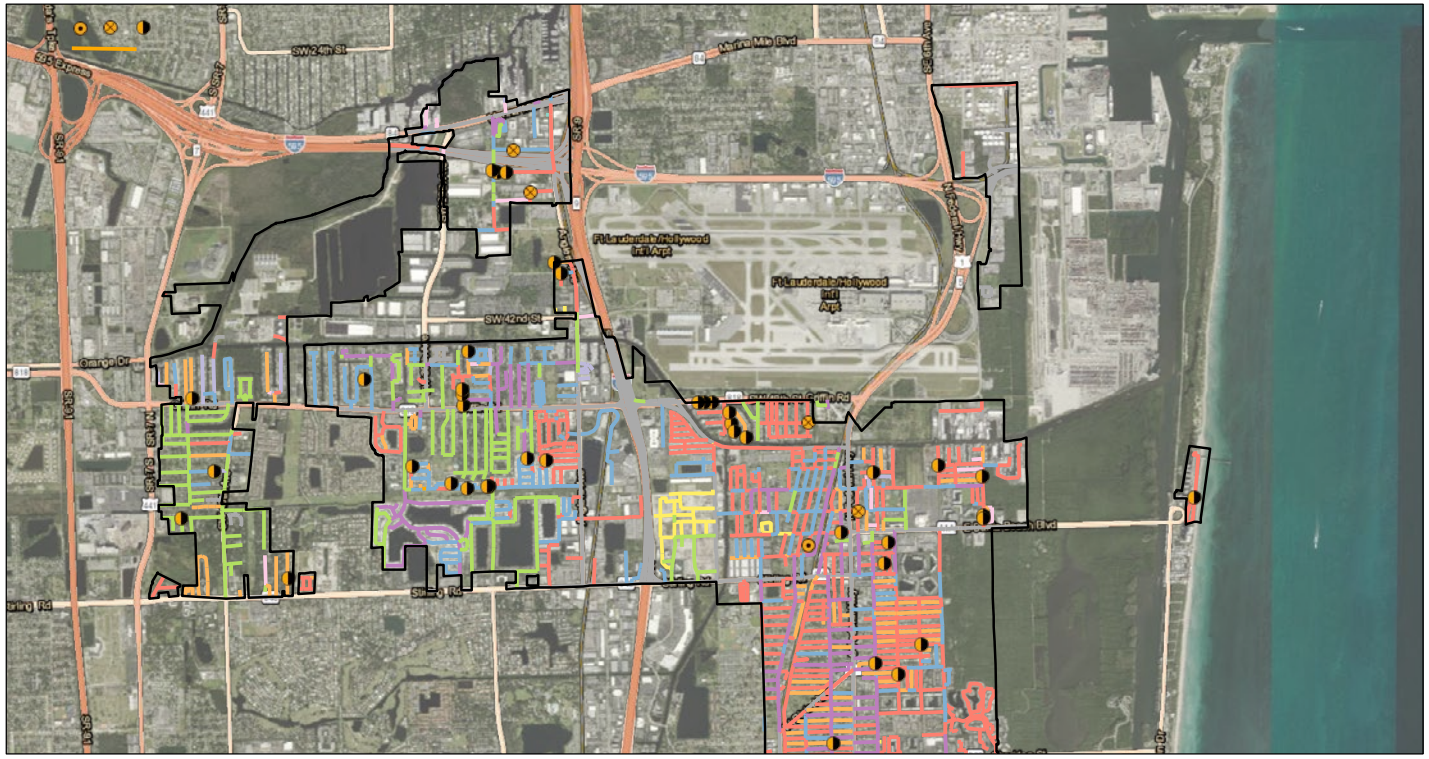


Table 7. Roadway Condition

CATEGORY OF PAVEMENT	NUMBER OF SEGMENTS
1	38
2	1
3	0
4	27
5	24
6	118
7	588
8	309
9	196
10	206

Base Issues

Private roads, FDOT and County roadways were not assessed as a part of this process. The base condition was assessed based on degree of failure. The major issues for base failure are longitudinal cracks and in two situations, rolling. The most severe base failure issues are near water bodies and in the southeast section of the City. The worst road was SE 4th Street – the pavement rolls the entire length. The results were based on 0 = no base concerns, 1 = moderate needs, and 2 = significant base concerns.

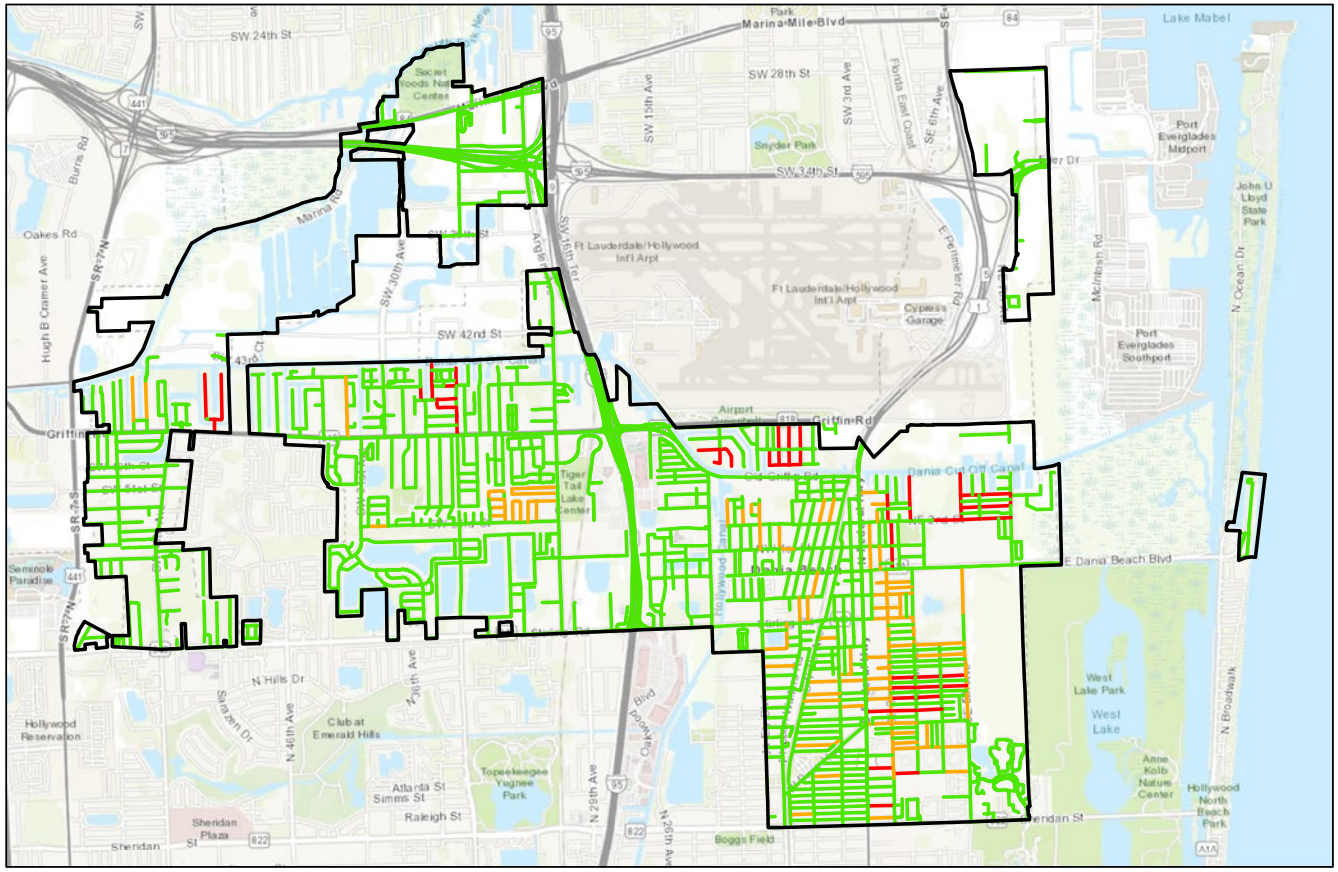


Table 8. Base Condition

BASE CONDITION	SEGMENTS
Good (0 = no base concerns)	1,631
Failed (1 = moderate needs)	160
Poor (2 = significant base concerns)	81

Excess Asphalt

Excess asphalt complicates roadway improvement programs because it is expensive to remove, and is often disrupts the drainage o the entire area. To this note, the crown of the road should be 18 inches below any finished floor elevation and should be below any sidewalk. Not all roadways meet this criteria in the southeast section of the City. SE 2nd Avenue is the worst example of excess asphalt – up to 18 inches of asphalt exists in some parts of the is roadway. As a result, it floods the sidewalks. One reason to add asphalt in the City appears to be base failures - the two issues occur together often. Excess asphalt which is a major cost when rebuilding the street. The proper location of the roadway crown can affect flood insurance for residents.

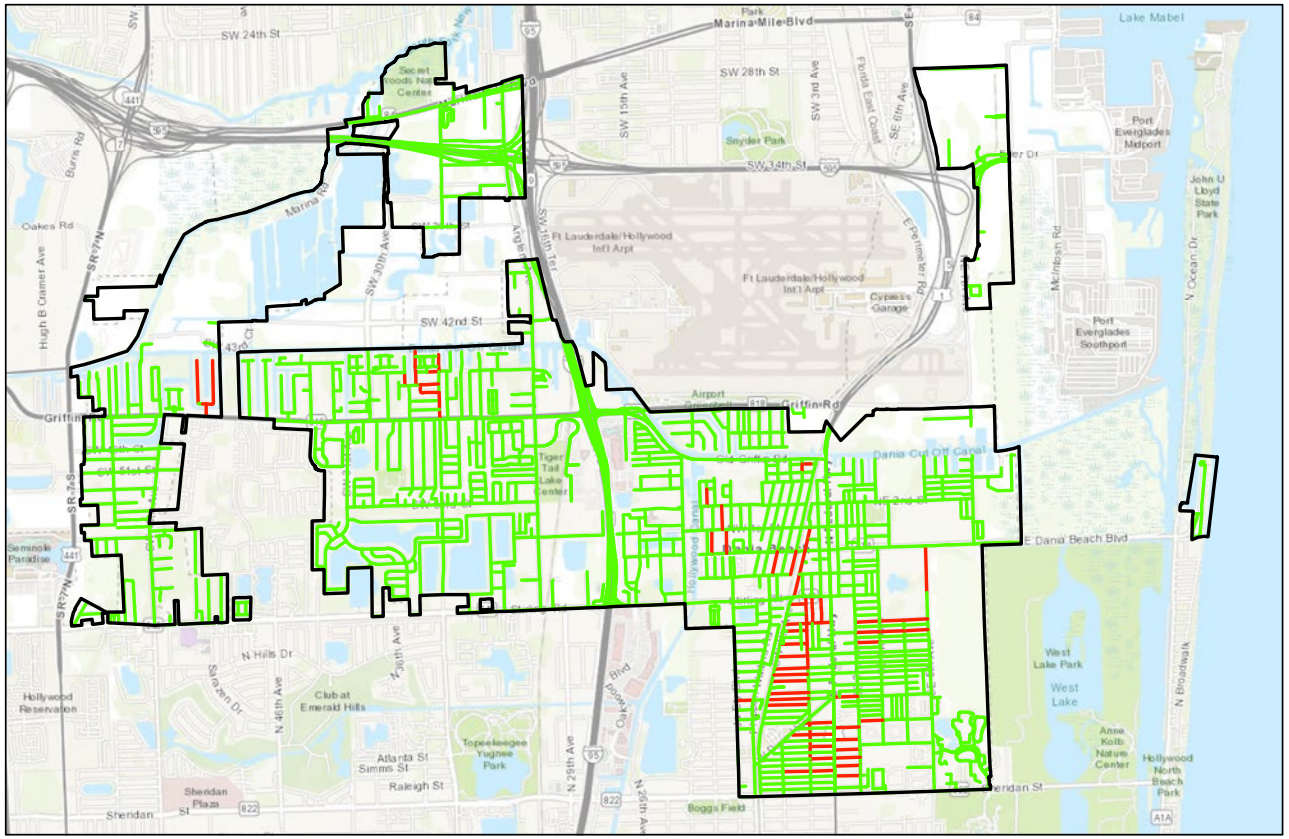


Table 9. Segments of Roadways with Excess Asphalt Condition

EXCESS ASPHALTS	SEGMENTS
Limited	1,743
Excess Asphalt	137

Severity of Need

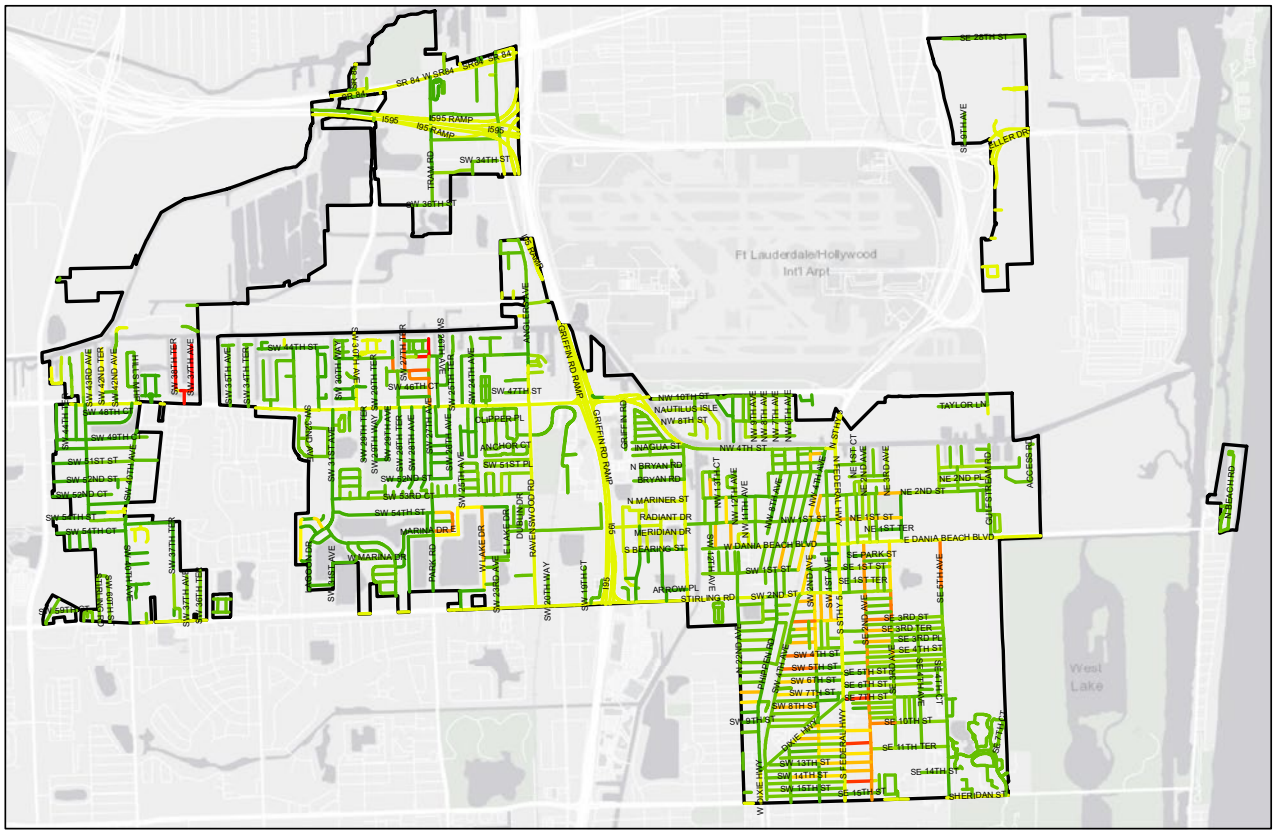
The formula used to evaluate the severity of need for each roadway segment repair is shown below.

Rating = (base failure score/2+1)*(2*base failure value+(10-pavement rating)/10)

Only 4 percent (4%) of the City has severe needs. The map does not attempt to address priority of roadway repairs for three reasons: the Southeast Drainage project will rebuild a number of the roadways so there is no need to address them now; the ongoing mobility study will identify priority roads for the MPO and those roads will likely be constructed with MPO and other funds; and a discussion with the City Commission and/or City residents on the remaining roads should be undertaken.

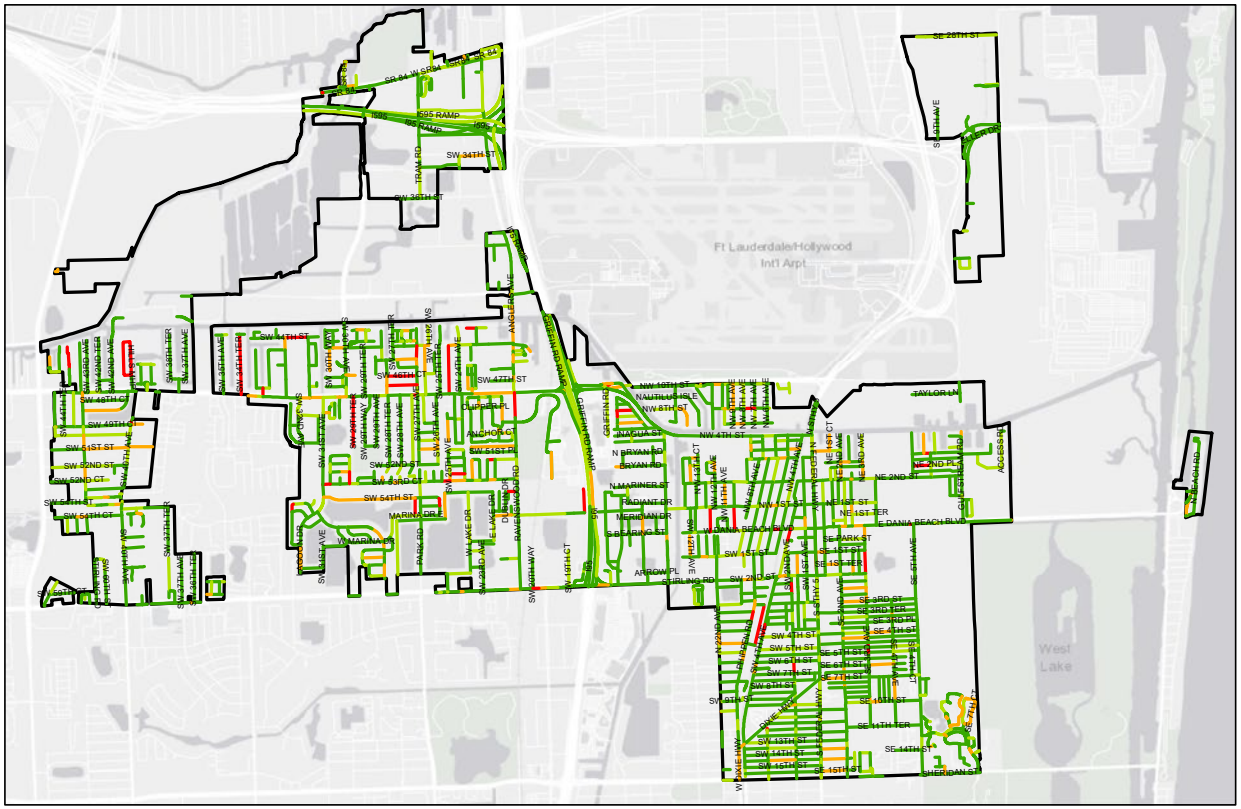
Table 10. Condition Score/Severity

CONDITION SCORE/SEVERITY	SEGMENTS
High > 3	58
Medium 1.5 to 2.99	79
Low 0.5 to 1.49	519
Very Low 10+ Year out < 0.5	1,224



Cost by Repair Type

The overall cost is over $5.8 million in 2019 dollars, primarily in grind and repaving costs. This means the City should be budgeting approximately $350,000 each year over the next 15 years to address the base and pavement failure issues, without encountering any new ones, which is unlikely. Pavement lasts an average of 15 years in hot climates like Florida. Hence the City should prioritize the projects with an eye at getting caught up in under 10 years to allow for time to maintain the roadways that are in good condition today, but will deteriorate to the point they need grinding and repaving (or more) after 10 years. There is nearly a million dollars in base repairs and reconstruction that is needed. Miscellaneous repairs relate to valve, manhole, catch basin and other appurtenances that need to be lowered or raised. There are many pavement markings that are needed for safety purposes.



Legend

Cost Significance

- Insignificant < $20,000
- Low $20,000 - $49,999
- Medium $50,000 - $100,000
- Significant > $100,000
- City of Dania Beach Boundary

Pavement Assessment
City of Dania Beach

N

FTC
Florida Technical Consultants

Table 11. Cost by Repair Type

REPAIR NEED	COST
Resurfacing	$438,805
Base Repair	$829,342
Pavement Markings	$829,490
Misc	$658,325
Grind & Repave	$3,045,736
Micro-Surface	$0

CHAPTER

MOBILITY PLAN

Introduction

Capital Improvement Recommendations

4

MOBILITY PLAN

CAPITAL IMPROVEMENT RECOMMENDATIONS

The *Dania Beach Mobility Plan* identified a list of capital improvements to address multimodal transportation issues and concerns with planning level cost estimates.

TOOLKIT

Bike Lanes

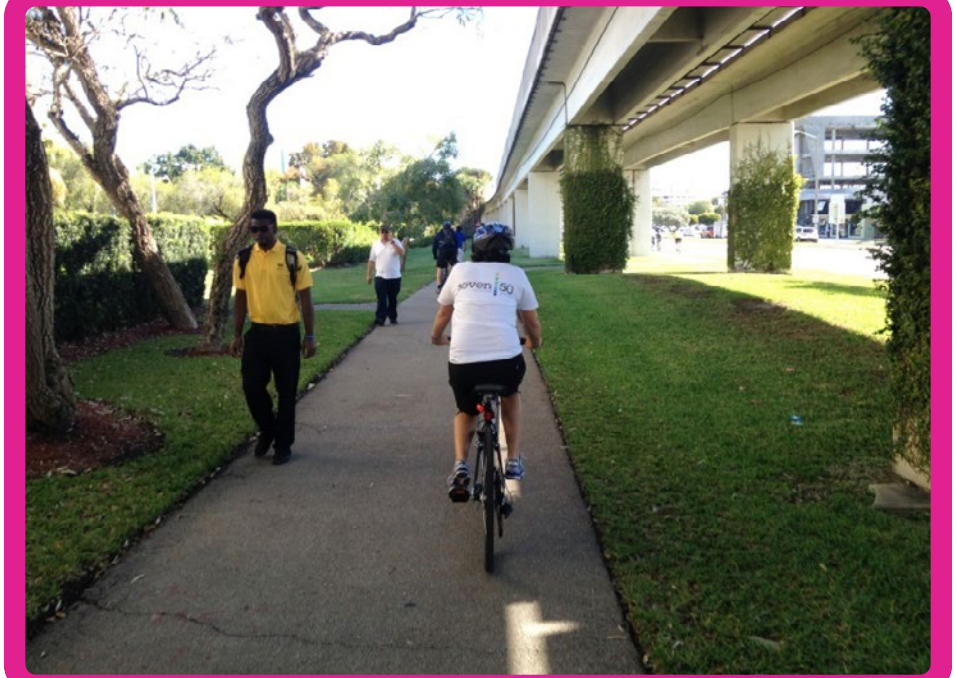
- A portion of a roadway that has been designated through pavement markings and striping for exclusive or preferential use by bicyclists, typically 4 or 5 feet wide
- Route, way-finding signage, and pavement markings to guide bicyclists and raise driver awareness at key locations
- Can be enhanced by green pavement marking, which will increase visibility

Sidewalk

- Paved paths on the side of the road designated for pedestrian use
- May be used by bicyclists who are not comfortable riding in road, unless specifically prohibited by local ordinance
- Sidewalks require a minimum of 6 feet in width set back from the curb for two people to walk comfortably side by side

Multipurpose Path

- Multi-use trails or off-road paths physically separated from the roadway
- Provide a safe and comfortable area for non-motorized users
- Designed to be shared by multiple forms of non-motorized travel
- Shared-use paths require a minimum of 10 feet to allow for two modes of travel to safely pass



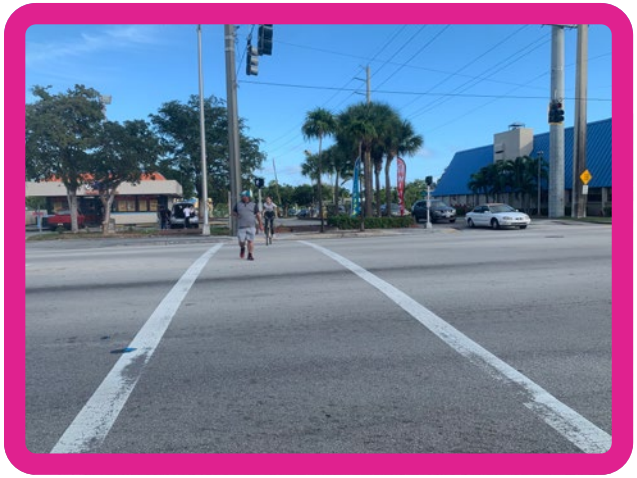
Sharrows

- Bicycle pavement markings used to alert drivers to the possible presence of bicyclists in the roadway
- May be augmented by green pavement markings to enhance visibility
- Typically applied on low traffic volume and low speed roadways

Crosswalk

- Marked paths where pedestrians can safely cross a roadway.
- Crosswalk placement and design can include Special Emphasis, raised, and conventional crosswalk markings.
- Textured crosswalk use pavement or pavers of different colors and materials to increase visibility
- On the State Highway System (SHS), the FDOT Design Manual, 2020 indicates Special Emphasis crosswalk markings should be installed at signalized interactions and at roundabouts, while standard crosswalk markings installed at stop or yield-controlled intersections.

In Florida, state statutes dictate that any intersection of two or more public streets represents a legal pedestrian crossing, whether the crossing is marked or unmarked and regardless of whether the intersection is signalized.



Speed Humps

- Vertical deflections to enhance the street environment for non-motorist
- Creates a general rocking sensation in a car passing over it at the posted speed limit
- Reduce vehicle speeds and improve safety for pedestrians and cyclists
- Promote both traffic safety and traffic flow

Pedestrian Lighting

- Provides a sense of safety to people walking at night
- Increase activation of a block in the evenings
- Focus down on the sidewalk to minimize stray light
- Ensures that pedestrians are more visible to motorists
- Illuminates potential tripping hazards

Streets Trees/Landscaping

- Provide shade to pedestrians walking
- Trees and landscaping elements provide a buffer between the pedestrians and motorists
- Trees that provide a canopy over the roadway can even help to calm traffic by visually narrowing the roadway

Dynamic Speed Feedback Signs

- Display the speed of each approaching vehicle along with the posted speed of the facility
- Install along the side of the road

Source: Google

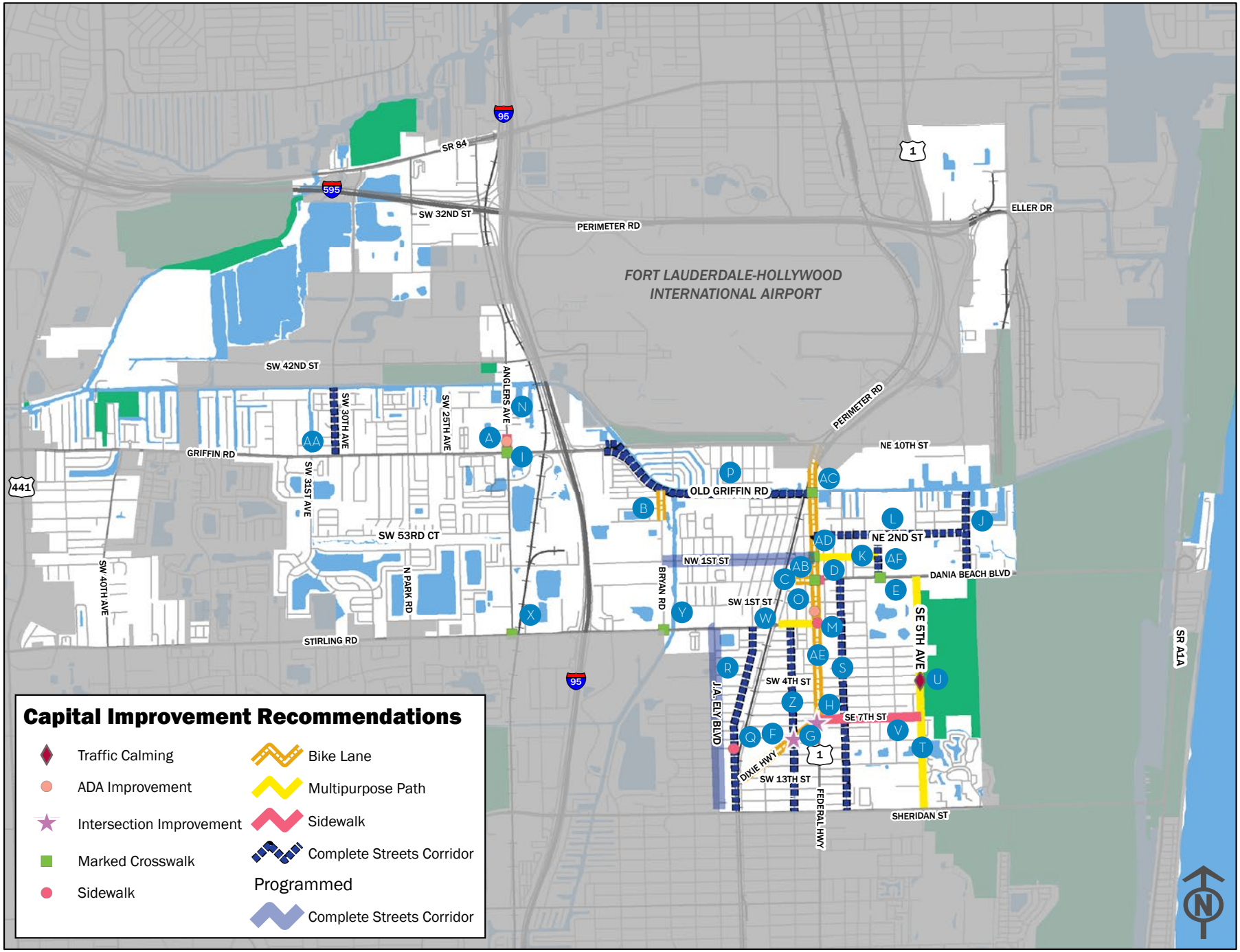
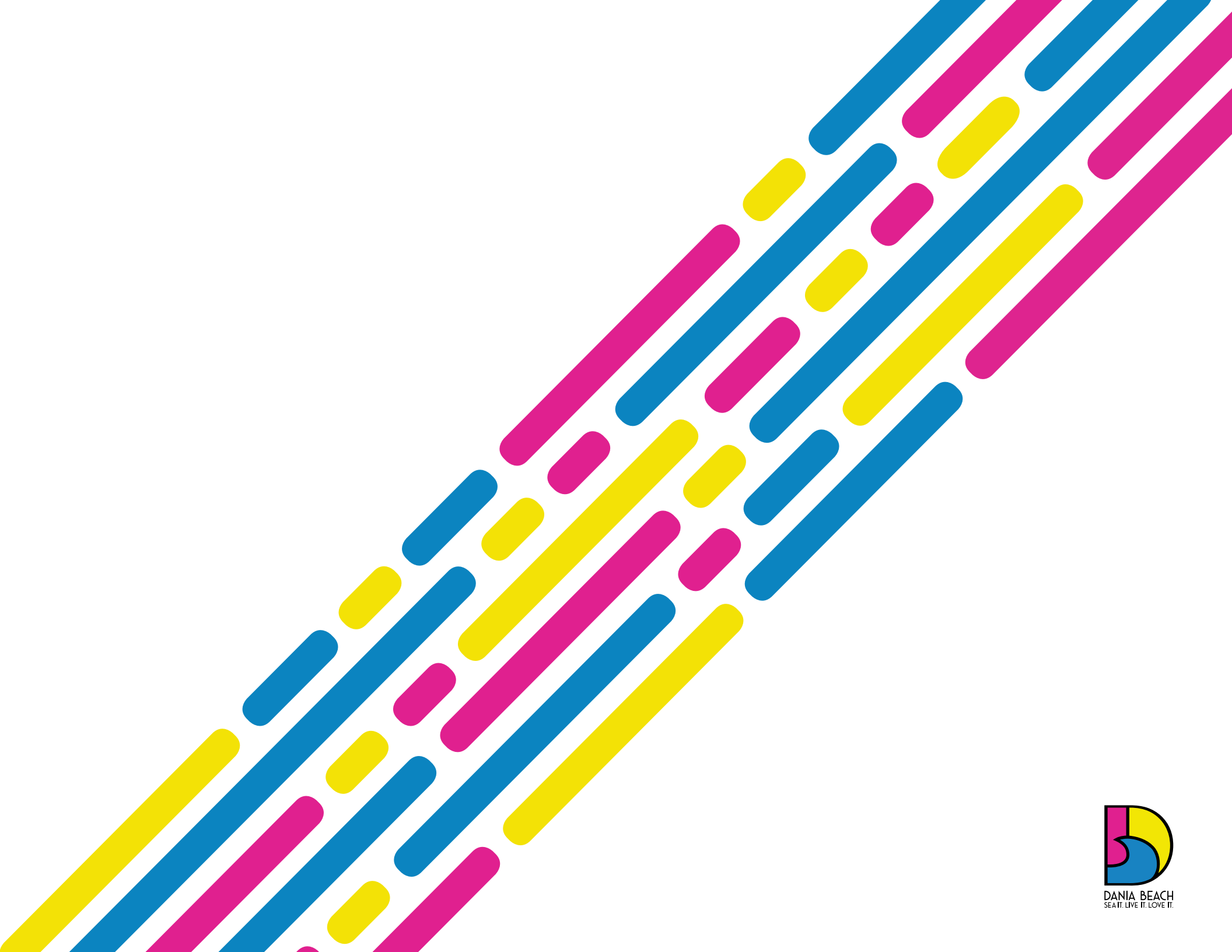

Capital Improvement Recommendations
Traffic Calming
ADA Improvement
Intersection Improvement
Marked Crosswalk
Sidewalk
Bike Lane
Multipurpose Path
Sidewalk
Complete Streets Corridor
Programmed
Complete Streets Corridor
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
SR 84
SW 32ND ST
PERIMETER RD
ELLER DR
SW 42ND ST
ANGLERS AVE
SW 30TH AVE
SW 25TH AVE
GRIFFIN RD
SW 31ST AVE
441
SW 53RD CT
SW 40TH AVE
N PARK RD
STIRLING RD
OLD GRIFFIN RD
NE 10TH ST
NE 2ND ST
NW 1ST ST
BRYAN RD
SW 1ST ST
DANIA BEACH BLVD
SE 5TH AVE
SR A1A
SW 4TH ST
SE 7TH ST
J.A. ELY BLVD
DIXIE HWY
SW 13TH ST
FEDERAL HWY
SHERIDAN ST
95
595
1

Table 12. Capital Improvement Recommendations

ID	ROADWAY NAME	LIMITS	PROJECT TYPE	NOTES	LENGTH (MILES)	COST ESTIMATES
A	Anglers Avenue	Griffin Road to south of SW 46th Court	Sidewalk	Close sidewalk gap on west side	0.1	$30,000
B	Bryan Road	Driveway to Old Griffin Road	Bike Lane	Construct conventional bike lane along east and west side	0.17	$40,000
C	Dania Beach Boulevard	East of NW 3rd Avenue to US-1	Bike Lane	Remove one receiving lane and construct conventional bike lane	0.1	$20,000
D	Dania Beach Boulevard	US-1 to NE 1st Avenue	Sidewalk	Repair damaged sidewalk	0.05	$10,000
E	Dania Beach Boulevard and Fronton Boulevard		Crosswalk	Construct textured crosswalk markings on east leg		$60,000
F	Dixie Highway	SW 4th Avenue to US-1	Bike Lane	Construct conventional bike lanes on both sides	0.52	$140,000
G	Dixie Highway and SW 2nd Avenue		Intersection Improvement	Construct conventional crosswalk markings and advanced signage		$10,000
H	Dixie Highway and US 1		Intersection Improvement	Restripe/repave eastbound lane (one through lane)		$4,000
I	Griffin Road and Anglers Avenue		Crosswalk	Construct special emphasis crosswalk markings on all approaches		$20,000
J	Gulfstream Road	Dania Beach Boulevard to north of NE 3rd Terrace	Complete Streets Corridor	Construct conventional bike lanes on both sides, sidewalks, speed humps, signage, and crosswalks	0.47	$160,000
K	NE 1st Street	US-1 to Fronton Boulevard	Multipurpose Path	Construct multipurpose path along the north side of the roadway	0.32	$300,000
L	NE 2nd Street	US-1 to Gulfstream Road	Complete Streets Corridor	Construct conventional bike lanes on both sides, sidewalks, speed humps, signage, and crosswalks	0.76	$250,000
M	NE corner of Stirling Rd and US 1		Sidewalk	Repair damaged sidewalk		$4,000
N	North of Griffin Road on east side of Anglers Avenue		ADA Improvement	Relocate fire hydrant from sidewalk		$5,000
O	North of Stirling Rd on west side of US 1		ADA Improvement	Relocate signage from sidewalk		$400
P	Old Griffin Road	Griffin Road to US-1	Complete Streets Corridor	Construct conventional bike lane and sidewalk along both sides	2.28	$1,200,000
Q	Phippen Waiters Road and SW 10th Street		Sidewalk	Connect sidewalk to crosswalk on south leg		$3,000
R	Phippen Waiters Road/Dixie Highway	Sheridan Street to Stirling Road	Complete Streets Corridor	Construct sidewalk along east side from Sheridan Street to north of Dixie Highway, along the west side from Sheridan Street to SW 10th Street, and add sharrows from Sheridan Street to Stirling Road	1.04	$300,000
S	SE 2nd Avenue	Sheridan Street to Dania Beach Boulevard	Complete Streets Corridor	Complete Streets solutions such as upgrade the sidewalks, crosswalks, lighting, landscaping, and sharrows	1.29	$500,000
T	SE 5th Avenue	Sheridan Street to Dania Beach Boulevard	Multipurpose Path	Construct continuous, connected multipurpose path along west side of roadway	1.29	$1,000,000
U	SE 5th Avenue north of SE 4th Terrace		Traffic Calming	Install Dynamic Speed Feedback Signs		$20,000
V	SE 7th Street	US-1 to SE 5th Avenue	Sidewalk	Construct sidewalk along south side from driveway to SE 2nd Street, fill gap along north side just east of US-1	0.51	$140,000
W	Stirling Road	US-1 to SW 3rd Avenue	Multipurpose Path	Repurpose one receiving lane from the west leg as multipurpose path	0.19	$20,000
X	Stirling Road and Anglers Avenue		Crosswalk	Construct special emphasis crosswalk markings on all approaches		$20,000
Y	Stirling Road and S Bryan Road		Crosswalk	Construct special emphasis crosswalk markings on all approaches		$20,000
Z	SW 2nd Avenue	Sheridan Street to Stirling Road	Complete Streets Corridor	Complete Streets solutions such as upgrade the sidewalks, crosswalks, lighting, landscaping, and sharrows	1.05	$400,000
AA	SW 30th Avenue	Griffin Road to DB city limits	Complete Streets Corridor	Construct conventional crosswalk markings on side streets at SW 47th Street, SW 46th Court, Broward Sheriff's Office, and SW 45th Street	0.37	$40,000
AB	US 1 and Dania Beach Boulevard		Crosswalk	Construct special emphasis crosswalk markings on all approaches		$20,000
AC	US 1 and Old Griffin Road		Crosswalk	Construct special emphasis crosswalk markings on all approaches		$20,000
AD	US 1 and NW/NE 1st Street		Crosswalk	Construct special emphasis crosswalk markings on all approaches		$20,000
AE	US-1	Dixie Highway to NE 10th Street	Bike Lane	Construct conventional bike lanes on both sides by reducing lane width	1.65	$400,000
AF	Fronton Boulevard	Dania Beach Boulevard to NE 2nd Street	Complete Streets Corridor	Complete Streets solutions such as upgrade the sidewalks, crosswalks, lighting, landscaping, and sharrows	0.24	$100,000
				TOTAL LENGTH (MILES)	**12.4**	
				TOTAL PLANNING COST ESTIMATES		**$5,276,400**


DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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 PAYMENT OF THIRTY-NINE THOUSAND EIGHT HUNDRED DOLLARS ($39,800.00) TO DECOTA CONSTRUCTION INC. FOR THE INSTALLATION OF A LAKE PERIMETER FENCE AROUND THE MEADOWBROOK LAKE VIEW CONDOMINIUM PROPERTY; 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-MEADOWBRKFENCE-DECOTAPMT-042721, R-2021- DECOTA Construction Payment for Installation of Lake Perimeter Fence Around Meadowbrook Lake View Condo Property, DECOTA MEADOBROOK INSTALLED FENCE UPDATED INVOICE (003)

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: April 27, 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 PAYMENT OF $39,800 TO DECOTA CONSTRUCTION FOR THE COMPLETION OF AN AGREED UPON FENCE CONSTRUCTION AROUND THE MEADOWBROOK LAKES VIEW CONDOMINIUM LAKE

Request

The Public Services Department (PSD) requests the adoption of the attached resolution authorizing payment of $39,800 to Decota Construction Inc. for the installation of a fence on the Meadowbrook Lakes View Condominium property lake perimeter.

Background

In 2013, the City of Dania Beach entered into an agreement (attached as Attachment "A") with Meadowbrook Lakes View Condominium Association (MLVC), located at 315 SE 3rd Street, for the purpose of facilitating Phase I of the Southeast Stormwater Project. The agreement granted the City a right-of-way section (easement) required for the project. In exchange, the City agreed to provide certain improvements to MLVC. One of the agreed upon improvements was the installation of fencing on the perimeter of the lake adjacent to the Meadowbrook building (see attachment). At that time, the Public Services Department obtained three quotes for fencing ranging in the amounts of $24,900.00 to $32,750.00.

In September 2019, PSD presented and was authorized by the Commission Resolution No. 2019-101 seeking authorization to enter into the lower priced agreement ($24,900) without competitive bidding and also requested permission to exceed the single vendor annual expenditure threshold of $25,000 (Attachment "B"). In the ensuing months, the project moved forward but entailed a number of changes that more accurately reflected the original agreement on the improvements to be provided by the City to MLVC. These changes included: an additional wide double gate, addition of tension bar along the fence, enhanced fence material gauges and

\continued…

footings, and an extended fence section behind the clubhouse. The total additional expenses associated with these changes resulted in a project cost of $39,800 (Attachment "C"). PSD undertook these project modifications and costing in consultation and collaboration with the City Attorney's Office.

Budgetary Impact

Funding in the amount of $39,800 for this project is appropriated in the Stormwater Funds Infrastructure Improvement Account No 403-38-01-538-63-10, which has a balance of $3,809,499.50.

Recommendation

The Public Services Department recommends the payment of $39,800 to Decota Construction for the completion of the fence at the Meadowbrook Lakes View Condominium property.

RESOLUTION NO. 2021-055

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PAYMENT OF THIRTY-NINE THOUSAND EIGHT HUNDRED DOLLARS ($39,800.00) TO DECOTA CONSTRUCTION INC. FOR THE INSTALLATION OF A LAKE PERIMETER FENCE AROUND THE MEADOWBROOK LAKE VIEW CONDOMINIUM PROPERTY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach and the Meadowbrook Lake View Condominium Association ("MLVC") entered into an Agreement in 2013 in which an easement was provided on the MLVC property to allow the City access to a stormwater pump station in exchange for the City making improvements to the property; and

WHEREAS, pursuant to Resolution No. 2019-101, the City Commission authorized the scope and pricing for DECOTA Construction Inc., to install a lake perimeter fence on the MLVC property in an amount of Twenty-Four Thousand Nine Hundred Dollars ($24,900.00); and

WHEREAS, the City's scope and quote for the work did not fully meet MLVC's requirements; and

WHEREAS, the required modifications involved substantial upgrades to fence materials, features, and length, which increased the cost from the original amount of $24,900.00 to the final cost of Thirty Nine Thousand Eight Hundred Dollars ($39,800.00);

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 payment to DECOTA Construction Inc. for completion of the lake fence installation in an amount of Thirty-Nine Thousand Eight Hundred Dollars ($39,800.00); funds are available in the Stormwater Fund Infrastructure Improvement Account 403-38-01-538-63-10, which has a current balance of Three Million Eight Hundred Five Thousand Seventy-Nine Dollars and Fifty Cents ($3,805,079.50).

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 April 27, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

DECOTA
CONSTRUCTION

Office: 954.923.6004
Toll Free: 1.855.923.6004
Fax: 954.923.6005
Email: office@decotagroup.com

Licensed & Insured
CGC 1516657
1502 South Federal Hwy Dania Beach, FL 33004
www.DECOTAGROUP.com

NAME:
City of dania

Invoice

Scope Of Work	Fee	Total
Installed Fence Labor material at meadowbrook condo		$39,800.00

Total Amount Due:	**$39,800.00**

If you have any questions, please do not hesitate to contact me.

Very truly yours,
Decota Construction, Inc.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC., THE HIGHEST RANKED ENGINEERING DESIGN FIRM FOR THE DESIGN OF (9) SEWER LIFT STATIONS AND EMERGENCY BACK UP GENERATORS IN THE AMOUNT OF FOUR HUNDRED NINETY-NINE THOUSAND EIGHT HUNDRED DOLLARS ($499,800.00); 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-9LIFTSTATIONSDESIGN-KHORN-042721 Finance 4-20-21 (004), R-2021-Kimley-Horn and Associates Agreement for Design of 9 Sewer Lift Stations and Emergency Backup Generators (CCNA RFQ 20-008), Kimley-Horn Contract- Dania Beach Lift Station Generator Project

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

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

RE: AUTHORIZATION TO EXECUTE A CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES FOR THE REHABILITATION OF NINE (9) SEWER LIFT STATIONS AND INSTALLATION OF EMERGENCY BACK UP GENERATORS

Request

The Public Services Department (PSD) requests the adoption of a resolution authorizing a contract for professional engineering services for the rehabilitation of nine (9) sewer lift stations and installation of emergency backup generators with Kimley-Horn and Associates, Inc.

Background

The City adopted Resolution 2020-015 authorizing an agreement with the Florida Division of Emergency Management (FDEM) for Hazard Mitigation Grant Program (HMGP) funds to rehabilitate nine (9) City sewer lift stations and install emergency backup generators. The total cost of the project is $3,710,385.00, funded by HMGP through Federal Emergency Management Agency (FEMA). The program requires a 25% cost share from the City; however, this requirement will be waived if the City meets the Global Match requirements, which is anticipated.

In accordance with FEMA procurement guidelines, the City issued Request for Qualifications (RFQ) 20-008 on December 1, 2020, for professional engineering services for the rehabilitation of lift stations and emergency backup generators.

The City received five RFQ responses and a Bid Committee, composed of the Deputy Director of Public Services, Public Services Utility Sewer Manager, and the CIP/Grants Administrator, met on January 28, 2021, to review and evaluate the proposals. The Bid Committee ranked the three highest qualified design firms as follows:

1) Kimley Horn and Associates, Inc 290 points
2) Calvin Giordano and Associates, Inc 265 points
3) KPI Engineering, Inc. 258 points

\continued…

On April 13, 2021 the City Commission approved the ranking of the design firms and authorized the proper City officials to negotiate a contract with the highest ranked firm Kimley-Horn and Associates, Inc. A contract in the amount of $499,800.00 has been negotiated with Kimley-Horn &Associates.

Budgetary Impact

Funding in the amount of $499,800.00 will be appropriated from the Sewer Fund Unrestricted Net Position GL Account 402-276-00-00 to the following accounts:

Sewer Fund Appropriated Net Position 402-00-00-389-90-02	+ $499,800.00
Professional Services Engineering 402-35-28-535-31-30	+ $499,800.00

Recommendation

It is recommended that the City Commission adopt a resolution authorizing a contract for professional engineering services for the rehabilitation of nine (9) sewer lift stations and the installation of emergency backup generators with Kimley Horn and Associates, Inc.

RESOLUTION NO. 2021-056

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC., THE HIGHEST RANKED ENGINEERING DESIGN FIRM FOR THE DESIGN OF (9) SEWER LIFT STATIONS AND EMERGENCY BACK UP GENERATORS IN THE AMOUNT OF FOUR HUNDRED NINETY-NINE THOUSAND EIGHT HUNDRED DOLLARS ($499,800.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach adopted Resolution No. 2020-015 authorizing an agreement with the Florida Division of Emergency Management (FDEM) for Hazard Mitigation Grant Program (HMGP) Funds, awarded by the Federal Emergency Management Agency (FEMA), to rehabilitate nine (9) sewer lift stations and emergency backup generators for a total cost of Three Million Seven Hundred Ten Thousand Three Hundred Eighty Five Dollars ($3,710,385.00), twenty five percent (25%) of which will be funded by the City with a potential waiver of this requirement through the Global Match Program; and

WHEREAS, in accordance with FEMA procurement guidelines, the City issued Request for Qualifications ("RFQ") No. 20-008, entitled "Professional Engineering Services for Design of Lift Station Generators" on December 1, 2020; and

WHEREAS, the City received five (5) responses and a City Selection Committee composed of the City's Deputy Director of Public Services, Public Services Sewer Utility Operations Manager, and the CIP/Grants Administrator, met on January 28, 2021, to review and evaluate the five (5) submittals and ranked the three (3) highest qualified design firms based on their qualifications as follows:

1. Kimley-Horn & Associates, Inc. 290 points
2. Calvin, Giordano & Associates, Inc. 265 points
3. KPI Engineering, Inc 258 points; and

WHEREAS, on April 13, 2021 the City Commission approved the ranking of the design firms and authorized the proper City officials to negotiate a contract with the highest ranked firm Kimley-Horn & Associates, Inc., and a contract in the amount of Four Hundred Ninety-Nine Thousand Eight Hundred Dollars ($499,800.00) has been negotiated with Kimley-Horn & Associates, Inc.;

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 of the City of Dania Beach, Florida authorizes the proper City officials to execute a contract for professional engineering services for the design of lift station generators with Kimley-Horn and Associates, Inc, in the amount of Four Hundred Ninety-Nine Thousand Eight Hundred Dollars ($499,800.00).

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

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

PASSED AND ADOPTED on April 27, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A

Project Understanding

The CONSULTANT is pleased to submit this proposal to the City of Dania Beach for Professional Engineering Services for Design of Lift Station Generators (Request for Qualifications (RFQ) No. 20-008). The intent of the project is to improve nine (9) of the CITY's existing wastewater lift stations by adding emergency generator systems at each lift station to reduce and/or mitigate the damage that might otherwise occur from severe weather or other hazards. In addition, pumping and mechanical equipment will be replaced to improve system performance, increase system efficiency, and reduce system maintenance. Project construction funding will be provided through the Hazard Mitigation Grant Program (HMGP) DR-4337-334-R as approved by the Florida Division of Emergency Management and the Federal Emergency Management Agency (FEMA). The proposed improvements and lift station locations are as follows:

1. Lift Station #1 – 50 SE 2nd Avenue, Dania Beach, FL
   Latitude 26.051436, Longitude -80.141779
2. Lift Station #2 – 400 SE 2nd Avenue, Dania Beach, FL
   Latitude 26.043996, Longitude -80.141271
3. Lift Station #3 – 1,200 SE 2nd Avenue, Dania Beach, FL
   Latitude 26.037217, Longitude -80.141271
4. Lift Station #4 – 1151 SE 5th Avenue, Dania Beach, FL
   Latitude 26.037480, Longitude -80.134690
5. Lift Station #6 – 631 NE 2nd Avenue, Dania Beach, FL
   Latitude 26.056302, Longitude -80.132441
6. Lift Station #11 – 1,900 NE 7th Avenue, Dania Beach, FL
   Latitude 26.073392, Longitude -80.131624
7. Lift Station #12 – 495 Taylor Lane, Dania Beach, FL
   Latitude 26.063492, Longitude -80.135659
8. Lift Station #15 – 1,905 Tiger Tail Blvd., Dania Beach, FL
   Latitude 26.057559, Longitude -80.166094
9. Lift Station #16 – 151 SW 18th Court, Dania Beach, FL
   Latitude 26.050014, Longitude -80.160244

The project objectives are to address the following items:

1. Evaluate the existing duplex submersible wastewater lift station capacities and operations to determine new pumping equipment requirements as well as mechanical component replacement. It is anticipated that capacity increases will be required at lift stations 1 and 6. It is anticipated that new pumps will be required, but capacity increases will not be required at list stations 2, 3, 4, 11, 12, 15, 16.
2. Coordinate new pumping equipment details for replacement of all existing control panel systems, replacement of any existing emergency generators, and installation of new emergency generators where existing generator systems are not currently installed. The existing control panels and associated control systems will be evaluated in terms of present operational problems, redundancy, Class 1 Division 2 compliance, and provisions for the CITY's SCADA system.
3. Evaluate existing wetwells and valve vaults for replacement or rehabilitation.

4. Minor gravity sewer and forcemain modifications will be required for connection of new or rehabilitated lift stations to existing utilities nearby.
5. Evaluate available CITY right-of-way (ROW) for new lift station layouts. The intent is to rehabilitate or replace all lift stations in the existing locations with the use of bypass pumping.
6. Evaluate existing site conditions to meet 500-year flood events for the proposed emergency generator systems.
7. Providing site survey and geotechnical services for the installation of the lift station improvements.
8. The nine (9) lift stations will be bid as three (3) separate bid packages with each package including three (3) lift stations.

Scope of Services

The Scope of Services for the project will be provided by the CONSULTANT and its sub-consultants Bailey Engineering for electrical design, Stoner & Associates, Inc. for field surveying, and Tierra of South Florida for geotechnical.

Task 1 – Site Visit/Field Investigation

As a project kick-off meeting, the CONSULTANT will coordinate with CITY staff to obtain and review available lift station information, control panel information, and electrical service information at the CITY's nine (9) wastewater lift stations. The CITY will provide the CONSULTANT with available gravity sewer collection system information, lift station operating data such as wet well operating levels, operating cycles, force main pressures, record drawings, and future wastewater flow data due to redevelopment.

The CONSULTANT will perform a site visit with CITY staff to the nine (9) lift stations and project areas to review existing conditions, site options, constructability impacts, and potential project improvements. CITY employee input will be requested as part of the field data collection process to better understand system operation and issues as well.

Task 2 – Site Survey

The CONSULTANT will provide a topographic survey prepared by a Florida registered professional land surveyor meeting horizontal and vertical requirements for design survey. The survey will be used as the site plan for the proposed lift station designs. During this phase, the CONSULTANT will perform the following tasks:

- Establish horizontal and vertical control points to support the survey efforts. Horizontal coordinates will be based on the Florida State Plane Coordinates System, East Zone, North American Datum of 83/11, and elevations will be based on National American Vertical Datum of 1988.
- Locate surface features as follows: lift station structure, fences, pavement, driveways, paved swales, sidewalks, slabs, curbs, walls, fences, and signage.
- Locate visible surface evidence of utilities as follows: utility poles, guy wires, street lighting, storm sewer structures, sanitary sewer structures, wire pull boxes, cable enclosures, utility cabinets, valves, valve boxes, meter boxes, backflow preventers, fire hydrants, and overhead utilities.

- Measure spot elevations approximately every 25 feet, at centerline and edges of pavement.
- Measure the rim and invert elevation of sanitary structures adjacent to the lift station, determine pipe types, size, and flow direction, when possible.
- Measure the rim and invert elevation of storm sewer structures within the limits of the survey, determine pipe types, size, and flow direction, when possible.
- Plot property lines, right-of-way lines and easements based on plats of record and information gathered from the Broward County Property Appraisers Web Site.

Deliverables: The following deliverables shall be provided under Task 2:

- Basemap survey plan in digital AutoCAD and PDF formats prepared by a professional land surveyor registered in the State of Florida for each lift station site.
- Nine (9) individual survey drawings on 24"x36" sheets, utilizing AutoCAD.

Task 3 - 60% Design Submission

- In addition to the information obtained as part of Tasks 1 and 2, the CONSULTANT shall perform the following 60% design items:
    - Perform a lift station capacity analysis for lift stations 1 and 6 only based on the associated basin properties.
    - Review of existing force main operating pressures
    - Develop electrical service and generator system requirements
    - Develop preliminary gravity sewer and force main connections.
    - Develop demolition requirements for each lift station.

- Based on the preliminary design development, the CONSULTANT shall prepare a 60% plans submission. The 60% design submission shall include, at a minimum, the following:
    - Cover Sheet
    - Preliminary site plan
    - Lift station improvements in plan and cross section
    - Preliminary electrical plans
    - Gravity sewer and force main improvements in plan
    - General construction notes and details

- The CONSULTANT shall conduct a geotechnical investigation at the existing lift station locations for proposed lift station structures and utility improvements. The scope of work includes one (1) 20' boring (SPT) and one (1) pavement core at each lift station location. The report shall be signed and sealed by a Professional Engineer registered in the State of Florida and shall contain a project vicinity map, plan view showing the location of borings, basis and results of tests performed, description of findings, and recommendations.
- This scope of work does not include any soft dig or potholing to better identify existing utility locations, depths, and sizes.
- The CONSULTANT shall submit 60% plans for CITY review. The design drawings shall be submitted on 11" x 17" plan sheets.

- The CONSULTANT shall attend one (1) coordination meeting with the CITY to address review comments.
- The CONSULTANT shall prepare an initial opinion of probable cost (OPC) based on the 60% design.

Deliverables: The following deliverables shall be provided under Task 3:

- Three (3) original sets of the 60% design package (11" x 17" plan sheets), together with one (1) electronic copy.
- One (1) copy of the OPC.
- One (1) hard copy and one (1) electronic copy the Geotechnical Report.

Task 4 - 90% Design Submission

- The CONSULTANT shall incorporate the review comments from the 60% design submission and permitting agencies as discussed in Task 6 in the 90% design submission. The 90% design submission shall include, at a minimum, the following:
    - Cover sheet
    - Site plan
    - Existing lift station demolition plan
    - Mechanical and electrical lift station improvement plans
    - Gravity sewer and force main improvements in plan and profile
    - General construction notes and details

- The CONSULTANT shall submit the 90% plans for CITY review. The design drawings shall be submitted on 11" x 17" plan sheets.
- The CONSULTANT will prepare bid documents for the three (3) projects that will include technical specifications, bid form, and Front-End contract documents provided by the CITY.
- The CONSULTANT shall attend one (1) coordination meeting with the CITY to address review comments.
- The CONSULTANT shall update the OPC.

Deliverables: The following deliverables shall be provided under Task 4:

- Three (3) original sets of the 90% design package (11" x 17" plan sheets), one (1) electronic copy.
- One (1) copy of the Bid documents, electronic copy in PDF and Word
- One (1) copy of the updated OPC.

Task 5 – Final Design Submission

- The CONSULTANT shall incorporate the review comments from the 90% design submission in the Final design submission.
- The CONSULTANT shall submit the Final design for CITY review. The Final design submittal will include the bid documents and design drawings. The design drawings shall be submitted on 11" x 17" plan sheets.
- The CONSULTANT shall finalize the OPC.

- Once comments are addressed, or if no comments or corrections are necessary, the CONSULTANT shall submit the Final design submittal to the CITY.

Deliverables: The following deliverables shall be provided under Task 5:

- Three (3) original sets, signed and sealed of the Final Plans (24" x 36" plan sheets) and Bid Documents, with one (1) electronic copy.
- One (1) copy of the final OPC.

Task 6 - Permitting

- The CONSULTANT submit for permits through the Broward County Environmental Protection and Growth Management Department (BCEPGMD), the Florida Department of Environmental Protection (FDEP), and Broward County Traffic Engineering Division (BCTED). No other permits from agencies such as Broward County Highway Construction and Engineering Division (BCHCED) or Florida Department of Transportation (FDOT) are anticipated or included in this scope of work.
- The CONSULTANT will prepare an Engineering Report with hydraulic analysis for each lift station. The intent is to shown capacity changes are not required for lift stations 2, 3, 4, 11, 12, 15, and 16 based on current operating times. If operating times do not justify adequate capacities at these seven (7) stations and lift station capacity analysis is required, additional professional services will be required. The Engineering Report is required as part of the Florida Department of Environmental Protection (FDEP) permitting process.
- The CONSULTANT will prepare permit application packages for submittal to the regulatory agencies associated with the lift station improvements. Permit applications will require CITY signatures and all permitting fees with be paid by the CITY.
- The CONSULTANT shall respond to reasonable permit comments from the regulatory agencies.

Task 7 - Bidding Services

- The CONSULTANT shall prepare an agenda and attend a pre-bid meeting. One meeting will be scheduled to cover all three (3) bid packages. The CONSULTANT shall respond to questions from prospective bidders.
- The CONSULTANT shall provide supplemental information to prospective bidders during the bidding process through the issuance of addenda
- The CONSULTANT shall review bids to determine the most responsible and responsive bidder and provide the CITY with a recommendation for award of the construction contract.

Task 8 - Post Design Services

The following scope is based on a twelve (12) month construction duration and on the post design hours shown below for this task.

- The CONSULTANT shall attend and prepare minutes for a pre-construction meeting. One meeting will be scheduled to cover all three (3) bid packages.

- The CONSULTANT shall review shop drawings, product data, cut sheets, and submittals to determine compliance with the drawings and specifications, and recommend submittal action to the CITY.
- The CONSULTANT shall make periodic site visits for the purpose of determining general compliance with the approved project drawings, plans, and specifications. Site visits will be performed by the CONSULTANT's inspector. Two (2) site visit per month estimated at three (3) hours per visit to cover the three (3) bid packages. Assume twenty-four (24) site visits. The CONSULTANT will provide site reports for each visit.
- The CONSULTANT shall provide written responses to RFIs. Assumes 1 RFI per month.
- The CONSULTANT shall assist the CITY with review of the Contractor's request for payments and provide comments and/or recommendations. Assume 12 request for payment packages. This scope of work does not include assisting the CITY with preparation or submittal of reimbursement packages associated with the Hazard Mitigation Grant Program (HMGP) DR-4337-334-R, the Florida Division of Emergency Management, or the Federal Emergency Management Agency (FEMA).
- Once the Contractors advise that their project is substantially complete, the CONSULTANT shall participate in a substantial completion walk through and prepare a project punch list.
- The CONSULTANT shall attend the lift station startup meetings to observe and verify lift station performance. Actual startup services and performance documentation will be the lift vendor's responsibility.
- Once the Contractors advise that the project punch list is complete, the CONSULTANT shall participate in a final completion walk through to confirm items have been addressed.
- The CONSULTANT shall coordinate permit closeout processes for the agencies as discussed above.

The CONSULTANT shall not be responsible for the acts or omissions of any Contractor or subcontractor, any of the Contractor(s)' or subcontractor(s)' agents or employees, or any other persons (except the CONSULTANT's own employees and agents) at the site or otherwise performing any of the Contractor(s)' work.

Project Assumptions

- CITY shall provide access to site.
- CITY shall provide all available data as discussed above associated with the nine (9) lift stations for use by the CONSULTANT.
- CITY shall provide existing electronic CAD files, if available. It is the CONSULTANTS responsibility to verify accuracy.
- CITY shall provide complete Front-End documents.
- All lift station specifications and details will be based on Broward County Standards.
- CITY will provide all permit application fees.
- Public right-of-way is available for the new submersible lift stations with emergency generators to be installed in their current locations. If lift station relocation, property acquisition, or utility easements are required at any of the lift station to accommodate the required lift station modifications, additional professional services will be required.

Additional Services

The CONSULTANT will provide, as requested and authorized by the CITY, additional services that may be required above and beyond those described in Tasks 1 through 8. These services may include but are not limited to such items as the following:

- Roadway and sidewalk design/improvements except within the project area
- Drainage design/improvements
- Landscaping and irrigation design/improvements
- Attendance at Progress Meetings during construction
- Post Design services beyond the anticipated twelve (12) month construction duration

Performance Schedule

The CONSULTANT shall perform the services identified in Tasks 1 – 6 within 300 days of the written Notice to Proceed. Tasks 7 and 8 shall be determined based on the bid date.

Method of Compensation

The CONSULTANT will accomplish the services outlined in Tasks 1 through 8 for the Lump Sum Fee of $499,800.00. The following task items represent a breakdown of the lump sum amount for reference:

Task 1 – Site Visit/Field Investigation	$13,800.00
Task 2 – Field Survey	$28,500.00
Task 3 – 60% Design Submission	$161,200.00
Task 4 – 90% Design Submission	$113,300.00
Task 5 – Final Design Submission	$81,500.00
Task 6 – Permitting	$28,500.00
Task 7 – Bidding Services	$6,500.00
Task 8 – Post Design Services	$56,500.00
Project Contingency	$10,000.00
Lump Sum Fee	**$499,800.00**

The Project Contingency is for unforeseen conditions or additional professional services that may be required. Use of the Project Contingency is subject to review and approval by the CITY prior to the CONSULTANT proceeding.

Closure

The terms and conditions of the City of Dania Beach Request for Qualifications (RFQ) No. 20-008, Professional Engineering Services for Design of Lift Station Generators shall govern this scope of services.

If you concur with the foregoing and wish to direct us to proceed with the aforementioned services, please issue a Notice to Proceed in writing to the CONSULTANT referencing this

document as Exhibit “A”. Fees and time stated in this agreement are valid for sixty (60) days after the date of issuance by the CONSULTANT.

We appreciate the opportunity to propose these services to you.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Gary R. Ratay, P.E.
Vice President

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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 A MID-YEAR BUDGET AMENDMENT BY THE PUBLIC SERVICES DEPARTMENT TO FUND REPAIRS IN SEVERAL PARKS AND RECREATION FACILITIES IN AN AMOUNT NOT TO EXCEED SIXTY-FIVE THOUSAND DOLLARS ($65,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RECREATION DEPARTMENT'S APPROVED ANNUAL BUDGET APPROPRIATIONS; 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-BUDGETAMDMT-PARKSITEMS-042721 Finance 4-20-21. docx, R-2021- Public Services Mid-Year Budget Amendment to Fund Repairs in Several Parks and Recreation Facilities

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

FROM: Fernando J. Rodriguez, Public Services Director

RE: RESOLUTION TO AUTHORIZE A MID-YEAR BUDGET AMENDMENT IN AN AMOUNT NOT TO EXCEED $65,000 TO FUND REPAIRS TO SEVERAL PARKS AND RECREATION FACILITIES

Request

The Public Services Department (PSD) recommends adoption of a resolution authorizing a mid-year budget amendment in an amount not to exceed $65,000 to fund repairs to several Parks and Recreation facilities.

Background

Public Services and Recreation Department staff have recently performed an assessment of Parks and Recreation facilities. Multiple deficiencies requiring repairs to several facilities have been identified and quoted. These unforeseen, unbudgeted items include roof repairs, sanitary sewer plumbing work, air conditioning duct cleaning, limited mold remediation work, replacement of a badly damaged beach dune overpass, and athletic field lighting repairs. As there is no funding available in the Recreation Department's fiscal year 2020-21 adopted budget to address these expenditures, funding for these necessary repairs must be provided by a mid-year budget amendment in an amount not to exceed $65,000. A list of the items is attached to the resolution as "Exhibit A".

Budgetary Impact

Funding for the repairs as described in "Exhibit A" will be appropriated from General Fund Unassigned Fund Balance to the following GL accounts:

Account Description	Account Number	Amount
PJ Meli – Building Maintenance	001-72-07-572-46-40	$ 2,950
PJ Meli – Grounds Maintenance	001-72-07-572-46-50	11,867
PJ Meli Pool – Building Maintenance	001-72-06-572-46-40	6,426
Frost Park – Building Maintenance	001-72-05-572-46-40	7,815
Frost Park – Grounds Maintenance	001-72-05-572-46-50	1,907
CW Thomas Park – Building Maintenance	001-72-03-572-46-40	4,000
CW Thomas Park – Grounds Maintenance	001-72-03-572-46-50	3,442
Beach Division – Building Maintenance	001-72-02-572-46-40	3,385
Beach Division – Grounds Maintenance	001-72-02-572-46-50	19,535
Contingency	Appropriated if necessary	3,673
	Grand Total	**$ 65,000**

Recommendation

PSD recommends that the City Commission adopt the resolution authorizing a mid-year budget amendment needed to fund repairs at several Parks and Recreation facilities.

RESOLUTION NO. 2021-057

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A MID-YEAR BUDGET AMENDMENT BY THE PUBLIC SERVICES DEPARTMENT TO FUND REPAIRS IN SEVERAL PARKS AND RECREATION FACILITIES IN AN AMOUNT NOT TO EXCEED SIXTY-FIVE THOUSAND DOLLARS ($65,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RECREATION DEPARTMENT'S APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Public Services and Recreation Department staff performed an assessment of several Parks and Recreation facilities and found multiple deficiencies requiring repairs that have been identified and quoted, as detailed in the attached "Exhibit A"; and

WHEREAS, the repairs were unforeseen and there is not sufficient funding available in the Recreation Department's fiscal year 2020-21 budget to address these expenditures and therefore, a mid-year budget amendment is necessary and appropriate;

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 requested budget amendment in the amount of Sixty-Five Thousand Dollars ($65,000.00).

Section 3. That funding for the repairs as described in "Exhibit A" shall be appropriated from General Fund Unassigned Fund Balance to the following GL accounts:

Account Description	Account Number	Amount
PJ Meli – Building Maintenance	001-72-07-572-46-40	$ 2,950.00
PJ Meli – Grounds Maintenance	001-72-07-572-46-50	11,867.00
PJ Meli Pool – Building Maintenance	001-72-06-572-46-40	6,426.00
Frost Park – Building Maintenance	001-72-05-572-46-40	7,815.00
Frost Park – Grounds Maintenance	001-72-05-572-46-50	1,907.00
CW Thomas Park – Building Maintenance	001-72-03-572-46-40	4,000.00
CW Thomas Park – Grounds Maintenance	001-72-03-572-46-50	3,442.00
Beach Division – Building Maintenance	001-72-02-572-46-40	3,385.00
Beach Division – Grounds Maintenance	001-72-02-572-46-50	19,535.00
Contingency	Appropriated if necessary	3,673.00
	Grand Total	**$ 65,000.00**

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

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

PASSED AND ADOPTED on April 27, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

"EXHIBIT A"

SUMMARY OF REQUIRED PARKS AND RECREATION FACILITIES REPAIRS AND COSTS

PJ Meli Park	
Roof repairs:	$2,950
Remediation of mold (pool restrooms):	$6,426
Sanitary sewer plumbing repairs:	$5,684
Athletic field lighting repairs:	$6,183
Facility Total:	**$21,243**
Frost Park	
Roof repairs:	$3,950
HVAC duct cleaning	$3,865
Athletic field lighting repairs:	$1,907
Facility Total:	**$9,722**
CW Thomas Park	
HVAC duct cleaning:	$4,000
Athletic field lighting repairs:	$3,442
Facility Total:	**$7,442**
Ocean Park	
Sand dune overpass/stair (replacement):	$19,535
Beach Restroom Roof repair:	$ 3,385
Facility Total:	**$22,920**

Repairs Total:	**$ 61,327**
Contingency:	**3,673**
Total Requested Amendment:	**$ 65,000**

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT ORDINANCE AMENDING CHAPTER 20, ENTITLED "POLICE" OF THE CITY'S CODE OF ORDINANCES, ARTICLE IV, ENTITLED "WRECKER AND TOWING SERVICES," TO AMEND AND UPDATE THE TOWING CODE REQUIREMENTS TO BE CONSISTENT WITH STATE AND COUNTY REQUIREMENTS

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo Towing Ordinance, O-2021- Amending Article IV Wrecker and Towing Services of Chapter 20 Police

CITY OF DANIA BEACH
CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: April 27, 2021

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@daniabeachfl.gov, c=US Date: 2021.04.09 10:40:10 -04'00'

SUBJECT: Updating the City's Towing Ordinance

The Request

To approve at first reading the update to the City's Towing Ordinance.

Background

The City's towing code was adopted on October 12, 1976, and many of the provisions have been superseded due to changes in state and county requirements. With the attached amendment, the City seeks to update its wrecker and towing service requirements to be consistent with Florida Statutes Chapter 715 and Broward County requirements under Broward County Ordinances, Chapter 20, Section 176, et. seq., relating to wrecker and towing requirements. The State and Broward rules address all insurance requirements, and all minimum requirements for towing and wrecker vehicles, and as such, the City's insurance and minimum requirements have been superseded, and are proposed to be eliminated from the Code.

In order to ensure options to the residents of the City as to towing providers, consistent with state law, the City is allowing towing and wrecker companies to have a storage lot within ten (10) miles of the municipal limits, rather than requiring the towing lot to be located within City limits. The City is codifying the requirement that the wrecker and towing services are required to pick up and remove crash or accident debris from the right-of-way when picking up and moving a vehicle from the public rights-of-way to a towing lot.

Budgetary Impact

There should be no budgetary impact to the City. The distance modification (to allow a wrecker company to be within 10 miles of the City's limits) should allow for more competition and greater service to the residents of Dania Beach

TJA/la

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

ORDINANCE NO. 2021-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 20, ENTITLED "POLICE" OF THE CITY'S CODE OF ORDINANCES, ARTICLE IV, ENTITLED "WRECKER AND TOWING SERVICES," TO AMEND AND UPDATE THE TOWING CODE REQUIREMENTS TO BE CONSISTENT WITH STATE AND COUNTY REQUIREMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's towing code was adopted on October 12, 1976 and many of the provisions have been superseded due to changes in state and county requirements; and

WHEREAS, the City seeks to update its wrecker and towing service requirements to be consistent with Florida Statutes Chapter 715 and Broward County requirements under Broward County Ordinances, Chapter 20, Section 176, et. seq., relating to wrecker and towing requirements; and

WHEREAS, the State and Broward rules address all insurance requirements, and all minimum requirements for towing and wrecker vehicles; and

WHEREAS, in order to ensure options to the residents of the City as to towing providers, consistent with state law, the City is allowing towing and wrecker companies to have a storage lot within ten (10) miles of the municipal limits, rather than requiring the towing lot to be located within City limits; and

WHEREAS, the City is codifying the requirement that the wrecker and towing services are required to pick up and remove crash or accident debris from the right-of-way when picking up and moving a vehicle from the public rights-of-way to a towing lot; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with law; and

WHEREAS, the City Commission finds that the approval of the proposed ordinance will protect the public health, safety, and welfare of the residents of the City;

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 Chapter 20, entitled "Police," of the City's Code of Ordinances, Article IV, entitled "Wrecker and Towing Services, is amended to read as follows:

ARTICLE IV. ARTICLE IV. - WRECKER AND TOWING SERVICES

Sec. 20-47. - Police to maintain list, use only listed operators.

The police department shall maintain a rotation list with respect to the calling of wrecker or towing services as to traffic accidents or other towing requirements within the Cc~~e~~ity and shall call only those wrecker or towing services on such approved list.

Sec. 20-48. - Calls to be rotated on list.

As to wrecker or towing services which are on the approved list, the chief of police is directed to adopt a plan so that the calls are rotated on an even and equitable basis among the eligible services on such approved list.

Sec. 20-49. - Qualifications to be listed.

The Cc~~e~~ity Mm~~m~~anager shall approve to be placed on such list a wrecker or towing service which meets the following qualifications:

(a) Complies with all State (Fla. Stat. Chapter 715) and Broward County requirements (Broward County Ordinances, Chapter 20, Section 176, et. seq). ~~The owner, president or representative of such commercial wrecker service must be physically available within the limits of the city on a daily basis.~~

(b) The owner or president of the commercial wrecker service must have a commercial garage located within ten (10) miles of the City's jurisdictional limits ~~in the city~~, with such garage having a sufficient enclosed storage area, with a chain link fence constituting a sufficient enclosure, to store at least eighty (80) wrecked motor vehicles and at least six (6) indoor storage stalls with all of such storage area being contiguous to the ~~said~~ garage.

~~(c) The owner or president must own within the city limits the site of his garage or wrecker service, including the area where the storage area is located, in fee simple.~~

(c) All tow trucks shall have the following equipment:

(1) The name of the establishment must be lettered in a professional manner on both sides of the vehicles (magnetic sign shall not be acceptable).

(2) There shall be a rotor beam type light mounted on top of the wrecker in such a manner that it can be seen from the front, rear and both sides. This light shall be amber in color and shall not be in operation when a wrecker has been dispatched on a tow call. The rotating amber light will be used at the scene of the tow and while towing the vehicle back to a compound. No tow vehicle will be equipped with a siren.

(3) Amber lights shall be installed on the front of the wrecker, with amber reflectors on the front sides.

(4) Red lights and red reflectors shall be installed on the rear and rear sides.

(5) Dollies.

(6) At least one heavy duty push broom and shovel.

(7) Flood lights on hoist.

(8) One axe.

(9) One crowbar or prybar.

(10) Minimum of one four-pound CO_2 fire extinguisher or equal.

(11) One pair of blot cutters.

(12) One set of jumper cables.

(13) One four-way lug wrench.

(14) One flashlight.

(15) One set of red reflectors.

(16) One set of three portable reflectors.

(17) Five (5) thirty minute fuses.

(18) Two (2) red flags at least one foot by one foot.

~~(d) Wreckers will be classified as follows:~~ Towing classes shall be regulated under Broward County Code Chapter 20, Section 176, at 20-176.12.

~~(1) Class "A" for cars and light trucks will have the following equipment:~~

~~a. Tow truck shall have a minimum manufacturer capacity of ten thousand (10,000) pounds GVW.~~

~~b. Boom capacity of not less than four (4) tons.~~

~~c. Power winch with a pulling capacity of not less than four (4) tons.~~

~~d. Minimum of two hundred (200) feet of three-eighths-inch cable.~~

~~e. Cradle tow plate or tow sling to pick up vehicles. Cradle tow plate to be equipped with safety chains and so constructed that no further damage will occur when picking up vehicle.~~

~~f. Dual wheels.~~

~~(2) Class "B" for one- and two-ton trucks will have the following equipment:~~

~~a. Tow truck shall have a minimum manufacturer capacity of fifteen thousand (15,000) pounds GVW.~~

~~b. Boom capacity of not less than six (6) tons.~~

~~c. Power winch pulling capacity of not less than ten (10) tons.~~

~~d. Minimum of two hundred (200) feet of at least seven-sixteenth-inch cable.~~

~~e. Cradle tow or tow sling to pick up vehicle. Cradle tow plate to be equipped with safety chains.~~

~~f. Double booms so constructed as to permit splittings. Each boom to operate independently or jointly.~~

~~g. Dual wheels.~~

~~(3) Class "C" semitrucks, house trailers, buses, etc., shall have the following equipment:~~

~~a. Tow truck shall have a minimum manufacturer capacity of not less than twenty-five thousand (25,000) pounds GVW.~~

~~b. Boom capacity of not less than fifteen (15) tons.~~

~~c. Power winch pulling capacity of not less than twenty-five (25) tons.~~

~~d. Double booms constructed to permit separating; each boom to operate independently or jointly.~~

~~e. Minimum of two hundred (200) feet of at least nine-sixteenth-inch cable.~~

~~f. Airbrakes so constructed as to lock all wheels automatically upon failure of same.~~

~~g. Cradle tow plate or tow sling to pick up vehicles. Cradle tow plate to be equipped with safety chain.~~

~~h. Dual wheels.~~

~~(f) The wrecker service owner shall own, lease, or have a sufficient number of class "A", "B" and "C" wreckers available to his use so that he may respond to tow calls from the city police department or other departments within thirty (30) minutes, and forthwith proceed to remove any type of vehicle or vehicles from the streets or property of the city.~~

(d) The wrecker service owner shall meet all the requirements of the Florida Highway Patrol and the Florida Statutes in rendering service as required.

(e) All towing vehicles used shall be equipped with two-way radio communication system. The communication system shall be between the towing company's base station and all tow and service trucks utilized in providing police and~~/or~~ city towing service<u>s</u>.

(f) The service shall maintain, in favor of the city, such liability insurance as the city manager shall find necessary, taking into consideration the volume and type of services performed pursuant to this article by the service.

(g) The enclosed storage areas required in subsection (b) above shall be under the personal control at all times of an employee of the service or shall be securely locked, providing in any event that service shall be available to the public for inspection or retrieval of motor vehicles between the hours of 9:00 a.m. and 5:00 p.m. on each day, Monday through Saturday, excepting legal holidays as defined by the laws of the state of Florida.

<u>(h) Operators of wreckers and towing vehicles utilized at accidents or picking up vehicles from the public rights-of-way shall be required to clean up the roadway of accident debris before transferring the vehicle(s) from the right-of-way to a storage lot.</u>

Secs. 20-50—20-70. - Reserved.

Section 3. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 5. That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

PASSED on first reading on April 27, 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

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 RANKING OF CONSULTING FIRMS THAT RESPONDED TO REQUEST FOR QUALIFICATIONS ("RFQ") NO. 21-001 "PROFESSIONAL ARCHITECTURAL SERVICES FOR THE HISTORIC NYBERG-SWANSON HOUSE AND THE WOMAN'S CLUB" AND SELECTING BENDER AND ASSOCIATES ARCHITECTS, P.A. AS THE FIRST RANKED FIRM; 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-RFQ-NYBERG-WCLUB-DESIGNBIDGASSTNCE-AWARD-042721rev3-FJR (003), R-2021- Ranking CCNA Consultants for Architectural Services for Historic Nyberg-Swanson House and Woman's Club (RFQ 21-001) and Selecting Bender and A

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: April 27, 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 Approval Ranking of Consultants for RFQ No. 21-001"Professional Architectural Services for the Historic Nyberg-Swanson House and the Woman's Club"

Request

City administration is requesting adoption of a resolution authorizing the ranking of the consultants responding to RFQ No. 21-001 "Professional Architectural Services for the Historic Nyberg-Swanson House and the Woman's Club".

Background

The 108-year-old Nyberg Swanson House located at 102 West Dania Beach Boulevard is one of the architectural gems of the city. The house was originally owned by a family who settled in Dania Beach early in its history and remained involved with the property until the 1970s. An excellent example of "Colonial Revival" architectural style, it was added to the U.S. National Register of historic places in 1999. The building was relocated to its present location in 1994, and was partially renovated in the 1990's, most recently housing the Parks and Recreation administration staff (2018-19). Although not in total disrepair, it is currently unoccupied due to its condition, which includes window seal issues, wall damage, ceiling deterioration on the second floor, and restroom fixtures damage.

The Woman's Club building located at 117 NW 1st Avenue was built in 1935 as the city's community library, with the adjoining meeting hall added in 1950. It has historical significance as the city's early municipal library and woman's club (established in 1923) for Dania Beach.

The building in as excellent example of "vernacular" architecture, which applies wood frame vernacular architectural influences from the mid-1930s. It has seen very limited use since the Covid 19 pandemic became a recognized public threat in early March 2020.

Over the past year, the City Commission and Administration has decided to consider performing a historic restoration of these buildings, which are among the oldest in our 117-year-old city. This

\continued…

work will address any current deficiencies (enhancing building safety and functionality) and restore the buildings to their historically accurate appearance.

The initial step of the process is to perform a full facility assessment so that the required engineering and building specifications can be developed. This would be in conjunction with developing bid documents and the provision of bidding as well as construction management facilitation that will allow for the bid award to proceed (if that is the City's decision). An assessment of the feasibility of and a cost associated with the relocation of the Nyberg-Swanson House is included in the scope. To this end, the City undertook a Request for Proposals (RFQ) process, whereby qualification packages from qualified and experienced firms in this field were solicited.

The Bid Committee reviewed and evaluated the proposals and ranked the highest qualified (3) firms as follows:

1. Bender and Associates Architects, P.A. 277 points
2. The Tamara Peacock Company Architects 276 points
3. Synalovski Romanik Saye, LLC 262 points

Budgetary Impact

None at this time. Should the City Commission approve the ranking above, the Committee will negotiate a contract price with the highest ranked firm and bring back an agenda item to the Commission for approval to award a contract to that firm.

Recommendation

City Administration recommends that the City Commission adopt the resolution authorizing the ranking of the consulting firms responding to RFQ No. 21-001 "Professional Architectural Services for the Historic Swanson House and the Woman's Club".

RESOLUTION NO. 2021-058

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RANKING OF CONSULTING FIRMS THAT RESPONDED TO REQUEST FOR QUALIFICATIONS ("RFQ") NO. 21-001 "PROFESSIONAL ARCHITECTURAL SERVICES FOR THE HISTORIC NYBERG-SWANSON HOUSE AND THE WOMAN'S CLUB" AND SELECTING BENDER AND ASSOCIATES ARCHITECTS, P.A. AS THE FIRST RANKED FIRM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Nyberg-Swanson House and the Woman's Club are two of the oldest and most historically significant buildings located in the City of Dania Beach; and

WHEREAS, the City Commission and City Administration wish to pursue the repair of these buildings; and

WHEREAS, the initial steps towards such activities include a full facility assessment and the development of engineering, construction and bidding documents; and

WHEREAS, a Request for Qualifications ("RFQ") was issued and a City Selection Committee ("Committee") was formed to develop a scope of work, solicit and evaluate proposals from firms experienced in this specialized work; and

WHEREAS, responses were received from four firms on February 5, 2021 and evaluated by the Committee and the ranking of the three top firms were as follows:

CONSULTANT	RANK
Bender and Associates Architects, P.A.	277
The Tamara Peacock Company	276
Synalovski, Romanik, Saye	262;

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 accepts the ranking of the consulting firms responding to RFQ No. 21-001 entitled "Professional Architectural Services for the Historic Nyberg-Swanson and the Woman's Club", as provided above, and negotiations as to cost can

proceed with Bender and Associates Architects, P.A. If such terms are unsuccessful, negotiations can proceed with the second respondent and if unsuccessful, with the third.

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 immediately upon its passage and adoption.

PASSED AND ADOPTED on April 27, 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: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT ORDINANCE APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-10-21) SUBMITTED BY LAWRENCE KRAMER, ON BEHALF OF THE PROPERTY OWNER, 800 OLD GRIFFIN, LLC., FOR THE PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH, RESPECTIVELY, AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST, RESPECTIVELY, WHICH RIGHT OF WAY IS CONTAINED WITHIN THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS BOOK FOR BROWARD COUNTY, WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS "NORTHWEST 3RD PLACE," AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, WHICH RIGHT OF WAY IS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM VC-10-21 ROW Vacation - 800 Old Griffin Rd - 1st READING, O-2021- 800 Old Griffin, LLC Vacation of ROW (VC-10-21), O-2021- 800 Old Griffin, LLC Vacation of ROW (VC-10-21) Exhibit B, Location Map, Supporting Documents

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director
Richard Lorber, AICP, Planning and Zoning Manager
Anne-Christine Carrie, Senior Planner

SUBJECT: **VC-010-21:** The applicant, Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC is requesting a vacation of right-of-way for the portion of NW 3 Place located between NW 8 Avenue and NW 9 Avenue (First Reading)

Request: To vacate a portion of NW 3 Place, lying between NW 8th and NW 9th Avenues, in accordance with Article 655.

Background

The applicant is proposing to vacate approximately 300 linear feet of Right-of-Way (ROW) on NW 3 Place located between NW 8 Avenue and NW 9 Avenue. The applicant owns the property to the north and south of the ROW and, if approved, would receive the entire width of the ROW. This request is in conjunction with a Site Plan application (SP-87-21) which will be heard as a separate item.

On April 21, 2021, the Planning and Zoning Board will hear this item and make a recommendation to the City Commission.

Budgetary Impact

None.

Recommendation

Approve the Ordinance with the condition that the easement providing the City access for maintenance of the water line is recorded in the Broward County Public Records prior to the issuance of any building permit.

ORDINANCE NO. 2021-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-10-21) SUBMITTED BY LAWRENCE KRAMER, ON BEHALF OF THE PROPERTY OWNER, 800 OLD GRIFFIN, LLC., FOR THE PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH, RESPECTIVELY, AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST, RESPECTIVELY, WHICH RIGHT OF WAY IS CONTAINED WITHIN THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS BOOK FOR BROWARD COUNTY, WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS "NORTHWEST 3RD PLACE," AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, WHICH RIGHT OF WAY IS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled Land Development Code (the "LDC"), Part 6, entitled "Development Review Procedures And Requirements," Article 655, entitled "Vacations Of Right-Of-Way" of the City Code of Ordinances (the "City Code"), Lawrence Kramer, on behalf of the property owner, 800 Old Griffin, LLC (the "Applicant"), has applied to the City of Dania Beach (the "City") for approval to Vacate the Right-of-Way (VC-10-21), known as "NW 3rd Place" (the legal description for the right of way is attached to this Ordinance as Exhibit A); and

WHEREAS, the proposed vacation is identified in Exhibit B, which is attached and incorporated into this Ordinance; and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on April 21, 2021 and recommended approval of the proposed right of way vacation; and

WHEREAS, staff recommended approval of the proposed right of way vacation in its staff report to the City Commission dated April 27, 2021; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that granting the requested right of way vacation will not adversely affect access to neighboring properties and will not be detrimental to the public health, safety and welfare; and

WHEREAS, the City Commission finds that NW 3rd Place is no longer needed as a road, and that it is in the best interest of the City to grant the request to vacate the right of way.

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

Section 1. The foregoing WHEREAS clauses are ratified and confirmed as being true and correct, and they are made a specific part of this Ordinance.

Section 2. Pursuant to Chapter 28, entitled "Land Development Code," Part 6, entitled "Development Review Procedures and Requirements," Article 655, "Vacations of Right-Of-Way," of the City Code, the requested right of way Vacation (VC-10-21), as delineated on the attached Exhibit "A," is approved with the following condition:

> Provide the City with a copy of the recorded easement along the abandoned right of way area, which easement shall provide the City perpetual access to the easement area in order to maintain the City's water line. Said easement shall be executed and recorded prior to the issuance of any building permit. The legal description for the easement area to be dedicated to the City shall be for the area identified in Exhibit B.

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 April 27, 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

EXHIBIT A

LEGAL DESCRIPTION

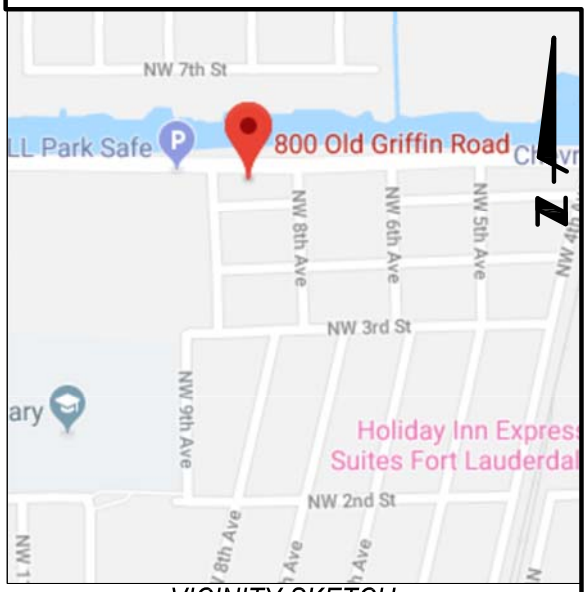
All that portion of the 30' Right-Of-Way of Northwest 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, DANIA MANOR, according to the Plat thereof recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida, being bounded on the East by a Line 10 Feet West of the Southerly extension of the East Line of said Block 3, and on the West by a Line 17.5 Feet East of the Southerly extension of the West Line of said Block 3.

EXHIBIT B

UTILITY EASEMENT

EXHIBIT 'A'
UTILITY EASEMENT

PORTION OF BLOCK 2 DANIA MANOR
PLAT BOOK 10, PAGE 53



VICINITY SKETCH
NOT TO SCALE

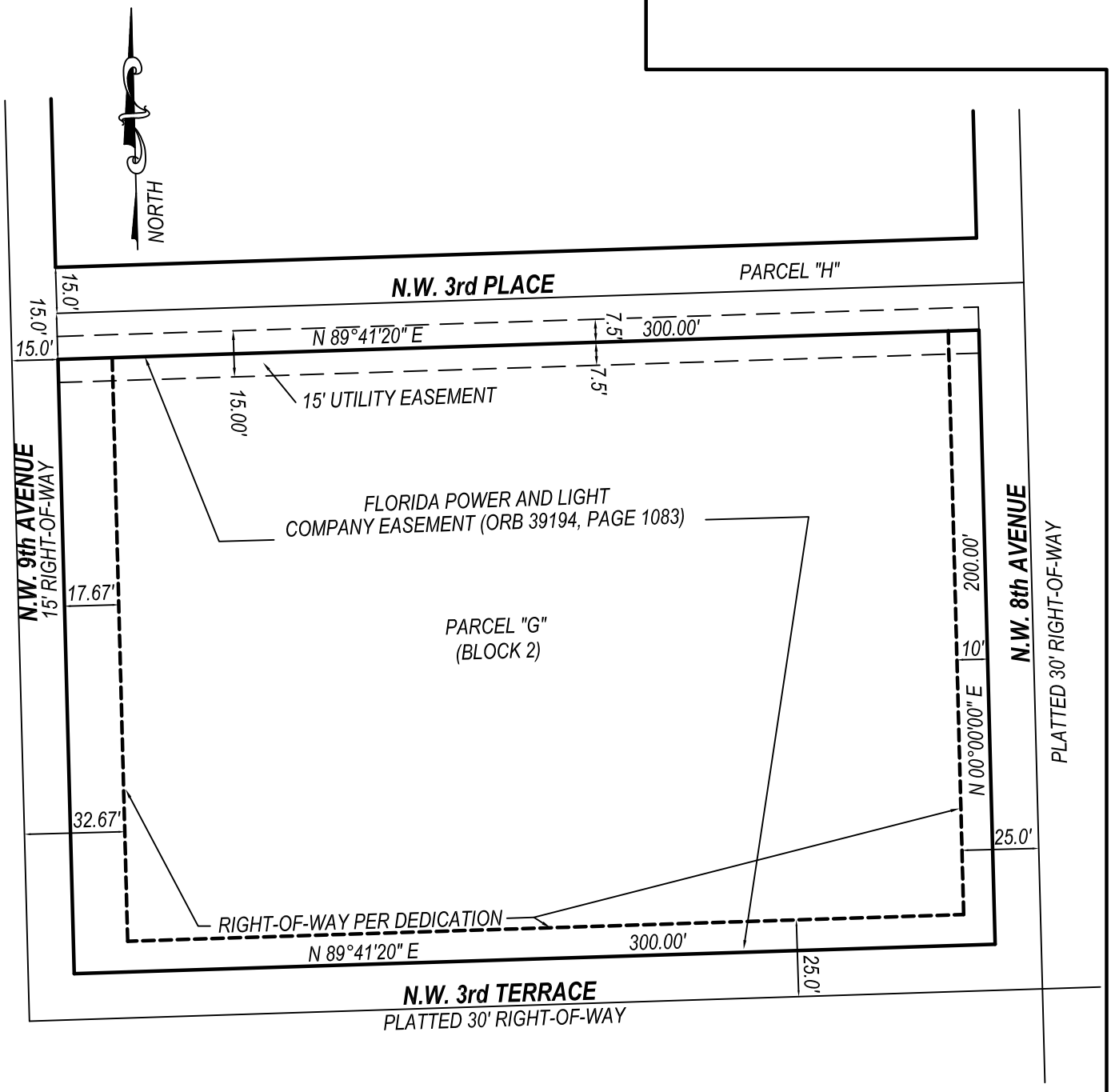
LEGAL DESCRIPTION:
THE NORTH 7.5 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
ALL OF LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA..
(PARCEL G - ORB 39194, PAGE 1075)
TOGETHER WITH THE SOUTH 7.5' OF THE ABANDONED RIGHT OF WAY OF NW 3RD PLACE, A 30 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 58, BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 2, AND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 2.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. ***TITLE REVIEW:***
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 891857, DATED JUNE 1, 2020 @ 11:00 PM, WAS PERFORMED BY THIS OFFICE.
ALL SCHEDULE B-II EXCEPTIONS AFFECTING THE SUBJECT PROPERTY ARE DEPICTED.
6. THIS SKETCH REFLECTS A BOUNDARY SURVEY PREPARED BY THIS OFFICE LAST REVISION DATED 01-12-21, JOB NUMBER S16080720

02-15-21
DATE

DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET



(G) = GRID
(P) = PLAT

GRAPHIC SCALE

50 0 25 50

1 INCH = 50 FT.

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JOB#S16080720

LOCATION MAP

VC-010-21

VACATION OF RIGHT-OF-WAY

NW 3 PLACE

Legend
- SUBJECT PROPERTY
- 1000' RADIUS

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

0 87.5 175 350 525 700 Feet

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director
Richard Lorber, AICP, Planning and Zoning Manager
Anne-Christine Carrie, Senior Planner

Eleanor Norena
Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=Community Development, ou, email=enorena@daniabeachfl.gov, c=US
Date: 2021.04.12 11:13:41 -04'00'

Corinne Lajoie
Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach, ou=Community Development, email=clajoie@daniabeachfl.gov, c=US
Date: 2021.04.12 10:14:11 -04'00'

Digitally signed by Richard Lorber
Date: 2021.04.12 09:58:14 -04'00'

Anne-Christine Carrie
Digitally signed by Anne-Christine Carrie
DN: cn=Anne-Christine Carrie, o=City of Dania Beach, ou=Community Development, email=acarrie@daniabeachfl.gov, c=US
Date: 2021.04.09 17:54:08 -04'00'

SUBJECT: **VC-010-21:** The applicant, Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC is requesting a vacation of right-of-way for the portion of NW 3 Place located between NW 8 Avenue and NW 9 Avenue. (First Reading)

REQUEST
To vacate a portion of NW 3 Place, lying between NW 8th and NW 9th Avenues, in accordance with Article 655.

PROPERTY INFORMATION

EXISTING ZONING:	Marine (MA)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY
There are no Code Compliance violations on record for the subject property.

PUBLIC HEARING NOTICE
This item was duly advertised, posted and noticed pursuant to Article 610 of the LDC.

The applicant is proposing to vacate approximately 300 linear feet of Right-of-Way (ROW) on NW 3 Place located between NW 8 Avenue and NW 9 Avenue. The applicant owns the property to the north and south of the ROW and, if approved, would receive the entire width of the ROW. This request is in conjunction with a Site Plan application (SP-87-21) which will be heard as a separate item.

On April 21, 2021, the Planning and Zoning Board will hear this item and make a recommendation to the City Commission.

VACATION OF RIGHT-OF-WAY
The vacation process for ROW is identified in the City's Land Development Code (LDC) in Section 655-20. This code provision requires the applicant to provide evidence of notification to all utilities (public and

private) that may have an interest in the area to be vacated. Below is a list of all public utilities and the date each was notified of the vacation request by the applicant.

- Comcast – 01-20-21.
- Teco People's Gas – 01-18-21.
- Florida Power & Light – 01-18-21.
- AT&T – 01-21-21
- City of Dania Beach Public Works Department – 01-18-21.

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

1. "Whether the vacation will adversely affect access to neighboring properties."

2. "Whether the subject right-of-way or easement is needed for any public purpose."

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

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

DEVELOPMENT REVIEW COMMITTEE (DRC)
The vacation application was reviewed by the DRC, in conjunction with the Site Plan application on November 25, 2020, December 31, 2020 and February 11, 2021.

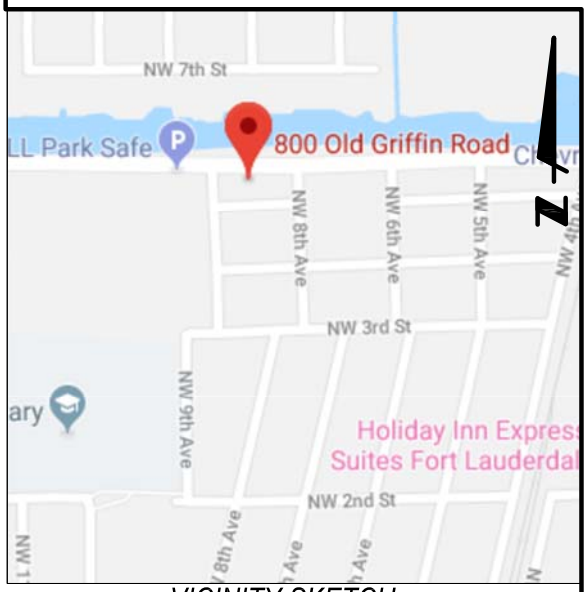
Through this project, the Applicant shall dedicate an easement to the City allowing access to maintain the existing City water main that runs along the south edge of this ROW.

RECOMMENDATION
This application meets the requirements of Article 655 with respect to vacations of right-of-way, and the Applicant has provided all necessary documentation for the vacation requested.

Therefore, staff is recommending that the City Commission approve the Ordinance to vacate NW 3 Place, between NW 8 Avenue and NW 9 Avenue, with the condition that the easement providing the City access for maintenance of the water line is recorded in the Broward County Public Records prior to the issuance of any building permit.

EXHIBIT 'A'
UTILITY EASEMENT

PORTION OF BLOCK 2 DANIA MANOR
PLAT BOOK 10, PAGE 53



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LEGAL DESCRIPTION:
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SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
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3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
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5. ***TITLE REVIEW:***
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 891857, DATED JUNE 1, 2020 @ 11:00 PM, WAS PERFORMED BY THIS OFFICE.
ALL SCHEDULE B-II EXCEPTIONS AFFECTING THE SUBJECT PROPERTY ARE DEPICTED.
6. THIS SKETCH REFLECTS A BOUNDARY SURVEY PREPARED BY THIS OFFICE LAST REVISION DATED 01-12-21, JOB NUMBER S16080720

02-15-21
DATE

DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
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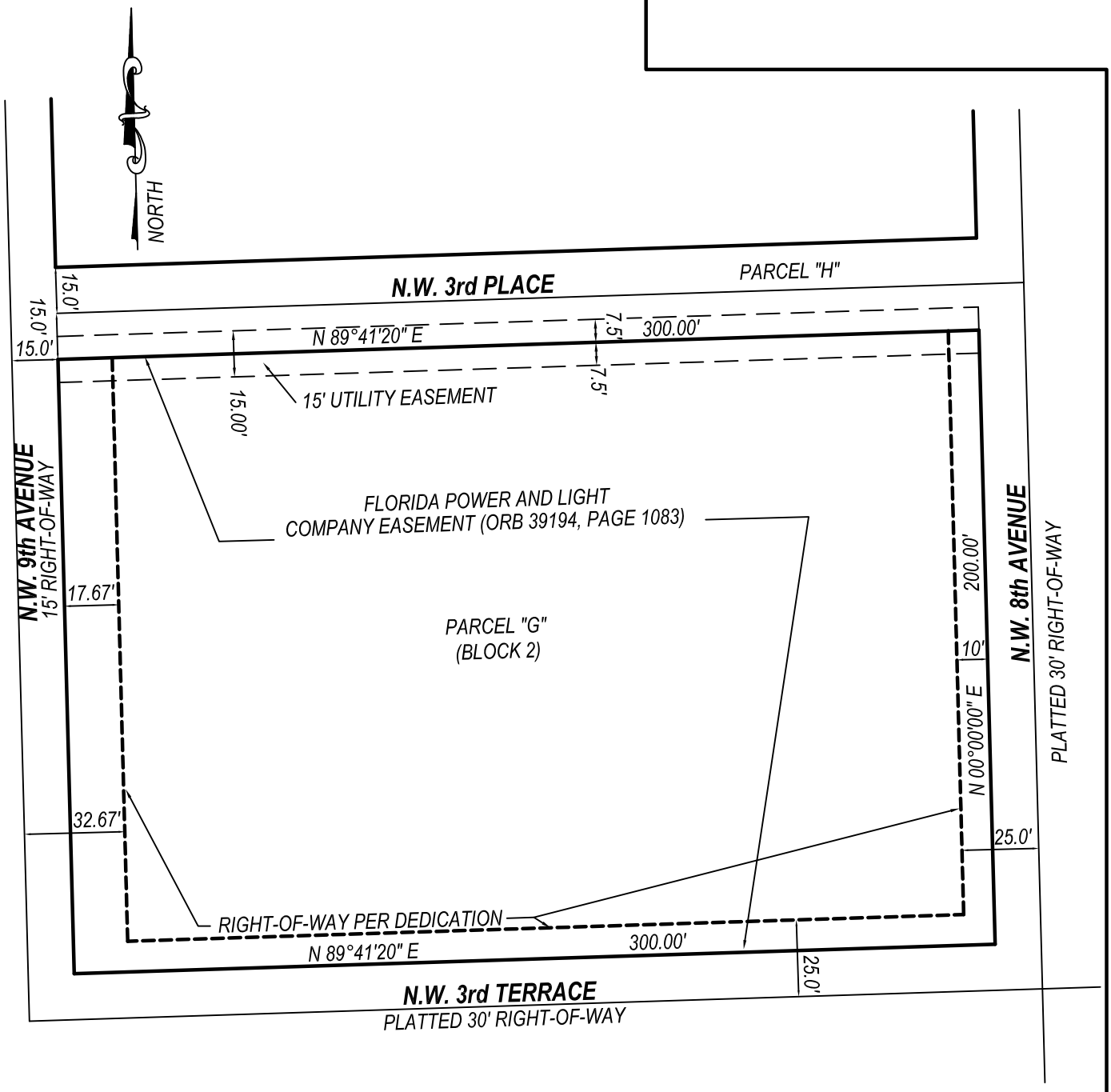

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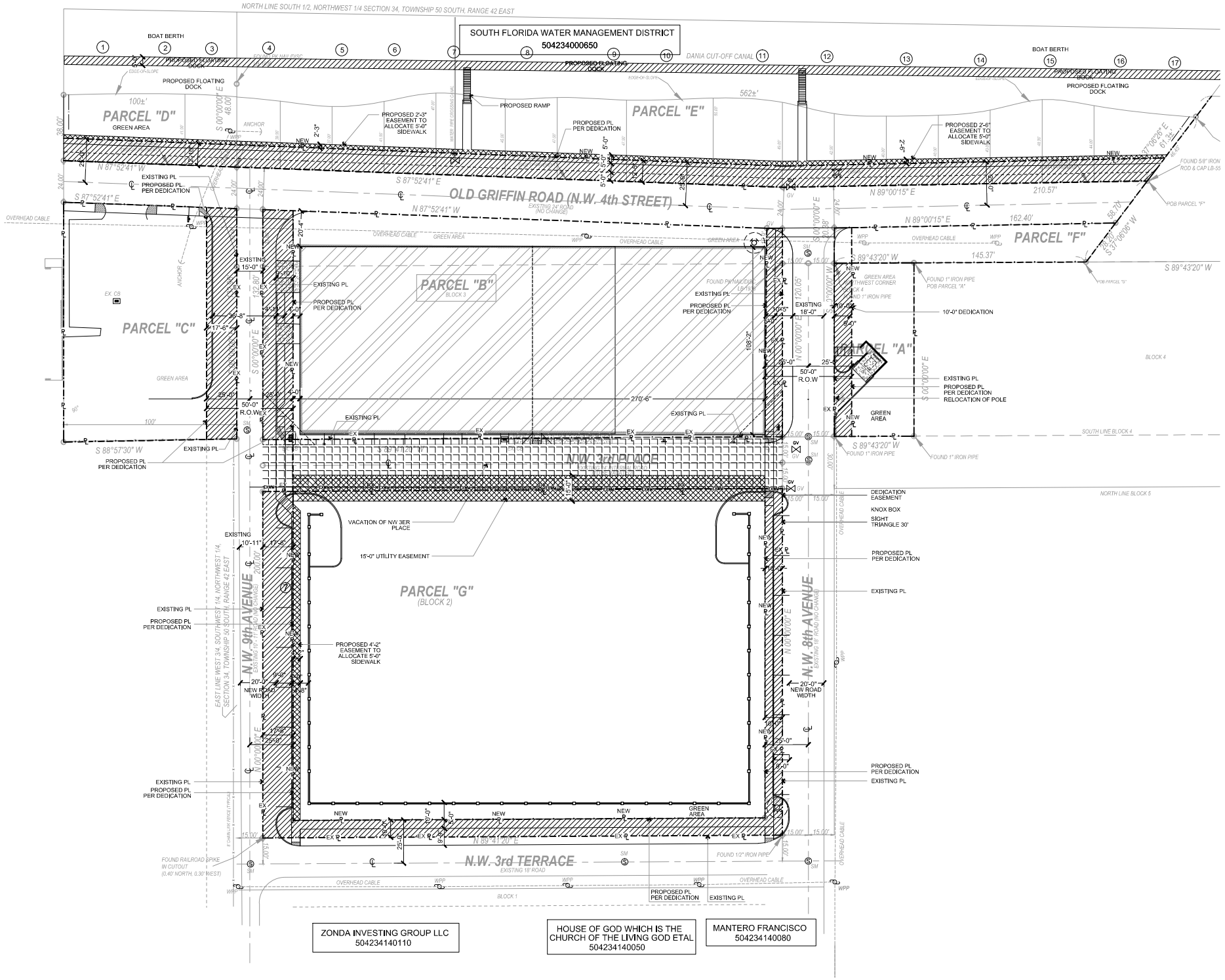
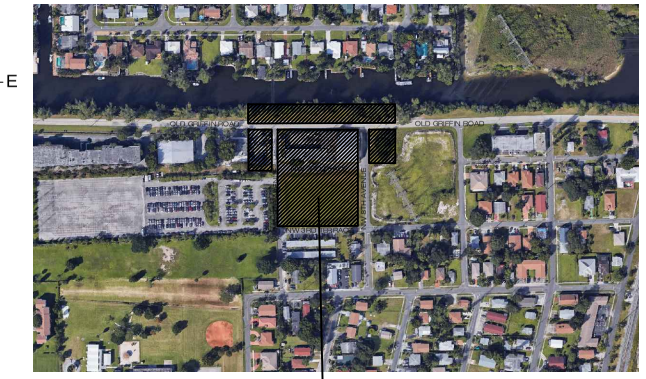




800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LOCATION MAP

SCALE: N.T.S.

LEGEND

- BUILDING
- DEDICATION
- VACATION OF NW 3ER PLACE
- EASEMENT

REVISIONS:	
1	1-21-21
2	3-22-21
3	3-31-21

LAWRENCE KRAMER, ARCHITECT
FLORIDA REGISTRATION No. 9073

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, Fl. 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001963

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 5-29-2019
PROJECT NUMBER: 08-16
SHEET NUMBER: SP-1.I

SOUTH FLORIDA BOAT CENTER

1 SP-1.I PHASE I SITE PLAN

SCALE: 1:400

PROPERTY ADDRESS:
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

FLOOD ZONE: *"X"*
Panel No: *12011C 0567H*
Date: *AUGUST 18, 2014*

CERTIFIED TO:
800 OLD GRIFFIN, LLC, A FLORIDA LIMITED LIABILITY COMPANY
EDGAR A. BENES, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CENTENNIAL BANK, ITS SUCCESSORS AND/ OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

LEGAL DESCRIPTION: (PARCELS A, B, C & D - ORB 16897, PAGE 644)
ALL OF BLOCK 3, AND THE WEST 46 FEET OF BLOCK 4 OF DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, AT PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
AND
BEGINNING AT THE NW CORNER OF BLOCK 3 OF DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF , RECORDED IN PLAT BOOK 10, AT PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NW 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD), THENCE EASTWARD ALONG THE SAID SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD, THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3, THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT OF BEGINNING;
AND
THAT PART OF THE EAST 100 FEET OF THE W 3/4 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS CANAL RIGHT-OF-WAY, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 609, PAGE 618 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION: (PARCELS E & F - ORB 18663, PAGE 195)
A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 AND IN THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF BLOCK 4 OF CORRECTED PLAT OF DANIA MANOR, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.3 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 127°23'06" TO THE RIGHT (WEST TO NE) AND RUN NORTHEASTERLY TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 34; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34 TO A POINT WHERE THE NORTH LINE OF BLOCK 3 OF CORRECTED PLAT OF DANIA MANOR, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WOULD INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34, IF EXTENDED WESTERLY; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 3, IN A STRAIGHT LINE , AS IF EXTENDED TO THE POINT OF BEGINNING; LESS THE RIGHT-OF-WAY FOR BROWARD ROAD, OTHERWISE KNOWN AS NORTHWEST 4TH STREET; LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NW CORNER OF BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NORTHWEST 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD); THENCE EASTWARD ALONG THE SAID SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD; THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3; THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO POINT OF BEGINNING.

LEGAL DESCRIPTION: (PARCEL G - ORB 39194, PAGE 1075)
ALL OF LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA..

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

TITLE INSURANCE POLICY REVIEW

A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 891857, DATED JUNE 1, 2020 @ 11:00 PM, WAS PERFORMED BY THIS OFFICE.

SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:
1-3. STANDARD EXCEPTIONS. NOT DEPICTED.
4. PLAT BOOK 7, PAGE 41, PLAT OF DANIA MANOR. ALL SURVEY RELATED MATTERS DEPICTED.
5. PLAT BOOK 10, PAGE 53, CORRECTED PLAT OF DANIA MANOR. ALL SURVEY RELATED MATTERS DEPICTED.
6. ORB 16269, PAGE 311, FPL EASEMENT, ALL PLOTTABLE AFFECTS SHOWN.
7. ORB 16269, PAGE 330, FPL EASEMENT, ALL PLOTTABLE AFFECTS SHOWN.
8. ORB 39194, PAGE 1083, FPL EASEMENT, ALL PLOTTABLE AFFECTS SHOWN.
9. ORB 39194, PAGE 1075, WARRANTY DEED, AFFECTS UNPLOTTABLE.
10. ORB 39222, PAGE 1233, RIGHT-OF-WAY CONSENT AGREEMENT, AFFECTS UNPLOTTABLE.
11. RIPARIAN RIGHTS ETC., AFFECTS UNPLOTTABLE.
12. RIGHTS OF LESSEES, AFFECTS UNPLOTTABLE.

BOUNDARY SURVEY
SHEET 1 OF 2

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

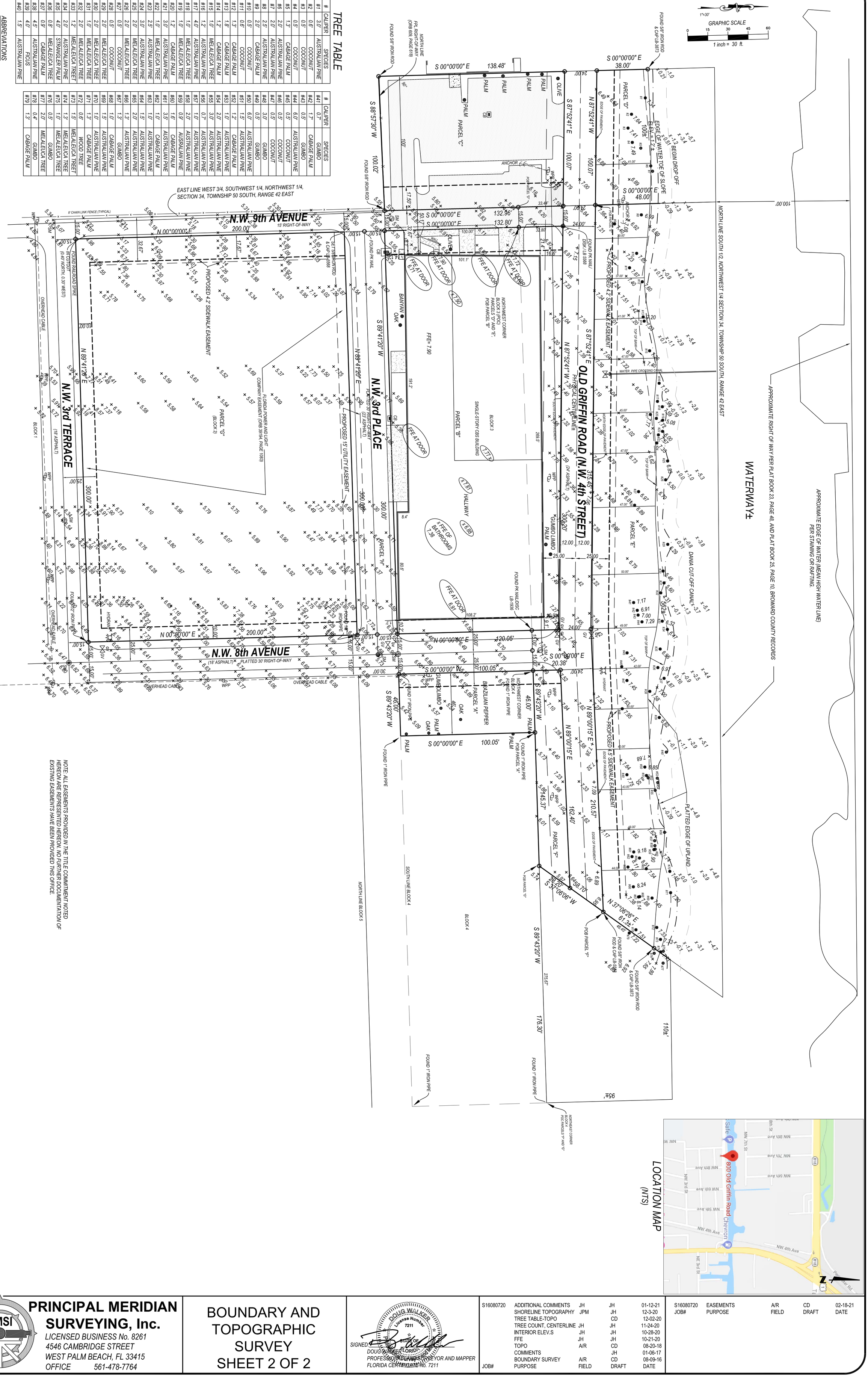
TREE TABLE

#	CALIPER	SPECIES
#1	3.0'	AUSTRALIAN PINE
#2	0.6'	COCONUT
#3	0.5'	COCONUT
#4	0.5'	COCONUT
#5	1.3'	CABAGE PALM
#6	2.0'	AUSTRALIAN PINE
#7	2.0'	AUSTRALIAN PINE
#8	2.5'	AUSTRALIAN PINE
#9	2.0'	CABAGE PALM
#10	0.5'	COCONUT
#11	0.6'	COCONUT
#12	1.3'	CABAGE PALM
#13	1.8'	CABAGE PALM
#14	1.2"	CABAGE PALM
#15	1.0'	MELALEUCA TREE
#16	1.2"	AUSTRALIAN PINE
#17	4.0"	AUSTRALIAN PINE
#18	1.0'	MELALEUCA TREE
#19	1.0'	MELALEUCA TREE
#20	1.2'	CABAGE PALM
#21	3.0'	AUSTRALIAN PINE
#22	1.0'	MELALEUCA TREE
#23	2.5'	AUSTRALIAN PINE
#24	3.0'	AUSTRALIAN PINE
#25	2.0'	AUSTRALIAN PINE
#26	2.0'	MELALEUCA TREE
#27	0.5'	COCONUT
#28	0.5'	COCONUT
#29	2.0'	MELALEUCA TREE
#30	2.0'	MELALEUCA TREE
#31	1.0'	MELALEUCA TREE
#32	2.0'	MELALEUCA TREE
#33	1.2'	MELALEUCA TREEET
#34	2.0'	AUSTRALIAN PINE
#35	4.0'	STRANGLER PALM
#36	0.8'	MELALEUCA TREE
#37	0.9'	CABAGE PALM
#38	4.5'	AUSTRALIAN PINE
#39	4.0'	FICUS
#40	1.5'	AUSTRALIAN PINE

#	CALIPER	SPECIES
#41	0.7'	GUMBO
#42	1.7'	CABAGE PALM
#43	0.5'	GUMBO
#44	6.0'	AUSTRALIAN PINE
#45	0.5'	COCONUT
#46	0.5'	COCONUT
#47	0.5'	COCONUT
#48	3.0'	GUMBO
#49	0.5'	GUMBO
#50	6.0'	AUSTRALIAN PINE
#51	1.5'	AUSTRALIAN PINE
#52	1.2'	CABAGE PALM
#53	1.0'	AUSTRALIAN PINE
#54	2.0'	AUSTRALIAN PINE
#55	3.0'	AUSTRALIAN PINE
#56	0.7'	AUSTRALIAN PINE
#57	1.0'	AUSTRALIAN PINE
#58	2.0'	AUSTRALIAN PINE
#59	0.9'	AUSRALIAN PINE
#60	1.6'	CABAGE PALM
#61	3.5'	AUSTRALIAN PINE
#62	1.0'	CABAGE PALM
#63	1.0'	AUSTRALIAN PINE
#64	1.5'	AUSTRALIAN PINE
#65	2.0'	AUSTRALIAN PINE
#66	1.3'	AUSTRALIAN PINE
#67	1.3'	GUMBO
#68	1.0'	CABAGE PALM
#69	1.5'	AUSTRALIAN PINE
#70	1.0'	AUSTRALIAN PINE
#71	1.3'	CABAGE PALM
#72	0.6'	WOOD TREE
#73	1.5'	MELALEUCA TREET
#74	1.3'	MELALEUCA TREE
#75	1.0'	MELALEUCA TREE
#76	0.5'	GUMBO
#77	2.0'	MELALEUCA TREE
#78	0.4'	GUMBO
#79	1.3'	CABAGE PALM

ABBREVIATIONS

℄	CENTERLINE
CB	CATCH BASIN
WPP	WOOD POWER POLE
SM	SANITARY MANHOLE
GV	GATE VALVE


GRAPHIC SCALE
1"=30'
0 15 30 45 60
1 inch = 30 ft.
N.W. 9th AVENUE
15' RIGHT-OF-WAY
N.W. 8th AVENUE
(18' ASPHALT)
PLATTED 30' RIGHT-OF-WAY
N.W. 3rd PLACE
PLATTED 30' RIGHT-OF-WAY
(23' ASPHALT)
N.W. 3rd TERRACE
(18' ASPHALT)
OLD GRIFFIN ROAD (N.W. 4th STREET)
PHYSICAL CENTERLINE±
(24' ASPHALT)
WATERWAY±
APPROXIMATE RIGHT OF WAY PER PLAT BOOK 23, PAGE 48, AND PLAT BOOK 25, PAGE 10, BROWARD COUNTY RECORDS
APPROXIMATE EDGE OF WATER (MEAN HIGH WATER LINE) PER STAMING OR RAFTING.
NORTH LINE SOUTH 1/2, NORTHWEST 1/4 SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST
EAST LINE WEST 3/4, SOUTHWEST 1/4, NORTHWEST 1/4, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST
PARCEL "D"
PARCEL "C"
PARCEL "B"
PARCEL "E"
PARCEL "F"
PARCEL "G"
PARCEL "H"
PARCEL "A"
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
SOUTH LINE BLOCK 4
NORTH LINE BLOCK 5
PROPOSED 4.2' SIDEWALK EASEMENT
PROPOSED 15' UTILITY EASEMENT
PROPOSED 4.5' SIDEWALK EASEMENT
EDGE OF WATER TOE OF SLOPE ELEV. = 1.2'±
BEGIN DROP OFF
PLATTED EDGE OF UPLAND
DANIA CUT-OFF CANAL
WATER PIPE CROSSING CANAL
EDGE OF PAVEMENT
TOP OF BANK
NORTH EDGE OF PAVEMENT
SOUTH EDGE OF PAVEMENT
8' CHAIN LINK FENCE (TYPICAL)
OVERHEAD CABLE
FLORIDA POWER AND LIGHT COMPANY EASEMENT (ORB 39194, PAGE 1083)
SINGLE-STORY CBS BUILDING
FFE= 7.90
FFE AT DOOR
FFE OF BATHROOMS 7.39
HALLWAY
FOUND 5/8" IRON ROD
FOUND PK NAIL
FOUND PK NAIL/DISC LB-1936
FOUND 1" IRON PIPE
FOUND RAILROAD SPIKE (N CUTOUT)
SET 5/8" IRON ROD & CAP LB-5568
FOUND 5/8" IRON ROD & CAP LB-3873
NORTHWEST CORNER BLOCK 3 (POC) PARCELS "D" AND "E" POB PARCEL "B"
NORTHEAST CORNER BLOCK 4 POC PARCELS "F" AND "G"
NORTHWEST CORNER BLOCK 4 FOUND 1" IRON PIPE
POB PARCEL "A"
POB PARCEL "B"
POB PARCEL "D"
POB PARCEL "E"
POB PARCEL "F"
POB PARCEL "G"
BANYAN OAK
BRAZILIAN PEPPER
GUMBO LIMBO
PALM
OLIVE
ANCHOR
WALL
HYDRANT
S 00°00'00" E 138.48'
S 88°57'30" W 100.02'
S 87°52'41" E 100.07'
N 87°52'41" W 100.07'
S 00°00'00" E 38.00'
S 00°00'00" E 48.00'
S 00°00'00" E 132.96'
S 00°00'00" E 132.80'
N 00°00'00" E 200.00'
S 89°41'20" W 300.00'
N 89°41'20" E 300.00'
S 89°43'20" W 46.00'
S 00°00'00" E 100.05'
N 00°00'00" E 120.05'
S 00°00'00" W 100.05'
S 00°00'00" E 20.38'
N 89°00'15" E 162.40'
S 89°43'20" W 275.67'
N 89°00'15" E 210.57'
S 00°06'06" W 458.70'
N 37°06'26" E 611.34'
S 89°43'20" W 176.30'
N 89°00'15" E 110±'
S 89°43'20" W 95±'
S 87°52'41" E 375.45'
S 89°41'20" W 269.5'
S 89°41'20" W 191.2'
S 89°41'20" W 8.4'
S 89°41'20" W 80.6'
S 89°41'20" W 108.2'
S 89°41'20" W 10.2'
S 89°41'20" W 46.45'
S 89°41'20" W 43.06'
S 89°41'20" W 44.00'
S 89°41'20" W 45.00'
S 89°41'20" W 47.00'
S 89°41'20" W 49.00'
S 89°41'20" W 50.00'
S 89°41'20" W 42.00'
S 89°41'20" W 40.00'
S 89°41'20" W 41.00'
S 89°41'20" W 37.00'
S 89°41'20" W 47.00'
S 89°41'20" W 41.00'
S 89°41'20" W 43.00'
S 89°41'20" W 48.00'
S 89°41'20" W 40.00'
S 89°41'20" W 47.00'
S 89°41'20" W 47.00'
S 89°41'20" W 47

SOUTH EAST ARCHITECT SERVICES, INC.

4310 W. Broward Blvd. Suite No. 3 Plantation, FL 33317
(O) 954-797-2821 (Fax) 954-797-2847 (E-Mail) ldk@searchitects.com

800 Old Griffin LLC
800 Old Griffin Road
Dania Beach, Florida

STATEMENT

The public right-of-way which Applicant seeks to vacate, that is – that portion of Northwest 3rd Place lying between Northwest 8th and 9th Avenues, being precisely three hundred (300') feet in length and thirty (30') feet in width, first became a dedicated public right-of-way upon filing of the Plat of DANIA MANOR on January 5, 1926, now recorded in Plat Book 10 at Page 53 of the Public Records of Broward County, Florida.

However, the afore-described portion of Northwest 3rd Place sought to be vacated remained raw and unimproved land from the beginning of time up until 1989 when applicant first acquired all of Block 3 of Plat Book 10, Page 53. Applicant has since likewise acquired all of Block 2 as well, representing all contiguous property abutting that portion of the subject public right-of-way presently requested be vacated.

As stated, Northwest 3rd Place remained raw and unimproved land until a Road Construction Permit was issued Applicant in 1989 who proceeded to construct solely at its own cost and expense the only improved portion of Northwest 3rd Place lying within the Plat of DANIA MANOR. Construction Drawings were submitted and approved, a usual and customary Permit Fee was paid the City and the work, again solely at previous Applicant's cost, was completed and approved. At no time has the previocs applicant been requested to waive any claim for or dedicate these improvements.

In addition to have paid for construction of that portion of the proposed right-of-way requested to be vacated, at all times since completion of the road in 1989, previous and new applicant has solely serviced, maintained and exclusively used the road as a "service road" or "driveway" benefiting Applicant's property which again includes both Blocks 2 and 3 of DANIA MANOR.

During the twenty-nine (29) years previuos applicant since construction in 1989, he had expended substantial time and money clearing debris and rubbish dumped by those trespassing on applicant's property which, indeed, have been the subject of numerous Code Enforcement Citations over the years. It is believed but for the unlawful dumping by third-party trespassers, this portion of Northwest 3rd Place serves no other public purpose and both the City, applicant and surrounding property owners would be best served by vacating the road which we believe to likewise be supported by both the Police and will impose no impediment to continued access by the Fire Department. And, thus under these circumstances vacation of the subject right-of-way is, indeed, well justified.

LARRY KRAMER, PRESIDENT
SOUTH EAST ARCHITECT SERVICES, INC. Date

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** **Date Rec'd:** _____
- ☐ **Site Plan**
- ☐ **Special Exception** **Petition No.:** _____
- ☐ **Variance**
- ☒ **Other:** VACATION OF NW 3 RD PLACE *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

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

Location Address: 800 OLD GRIFFIN ROAD, DANIA BEACH FL, 33004

Lot(s): _____ Block: 3 & 4 Subdivision: _____

Recorded Plat Name: DANIA MANOR CORR PLAT 10-53B

Folio Number(s): 504234140270-0271-0120-000202 Legal Description: ATTACHED

Applicant/Consultant/Legal Representative **(circle one)** LAWRENCE KRAMER

Address of Applicant: 4310 W BROWARD BLVD, PLANTATION FL 33317

Business Telephone: (954) 797 2821 Home: _____ Fax: _____

E-mail address: LDK@SEARCHITECTS.COM

Name of Property Owner: 800 OLD GRIFFIN LLC

Address of Property Owner: 800 OLD GRIFFIN ROAD, DANIA BEACH FL 33004

Business Telephone: (954) 9933268 Home: _____ Fax: _____

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

Prop. Net Acreage: _____ Gross Acreage: 4.12 Prop. Square Footage: 33,213 SQ.FT

Existing Use: INDUSTRIAL Proposed Use: INDUSTRIAL

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 27th **DAY OF** October **, 20** 20

By:

Christopher Burke
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Kristen Lichtman

(Signature of Notary Public – State of Florida **)**

Notary Public State of Florida
Kristen N Lichtman
My Commission HH 032758
Expires 08/16/2024

Personally known X **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** X

***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.

Address: 15920 PINES BLVD
PEMBROKE PINES
FL 33027
Location: FXEKI
Device ID: -BTC01
Transaction: 940288770355

FedEx Ground
772648328136 0.20 lb (S) 10.17
Declared Value 0
Recipient Address:
DANIA BEACH PUBLIC WORKS
1201 STIRLING RD
Dania Beach, FL 33004
0000000000

Scheduled Delivery Date 1/18/2021

Pricing option:
STANDARD RATE

Package Information:
Your Packaging
11 x 9 x 1

FedEx Ground
772648473716 0.15 lb (S) 11.85
Declared Value 0
Recipient Address:
AT&T CORP HEADQUATERS
208 SOUTH AKARD ST
Dallas, TX 75202
0000000000

Scheduled Delivery Date 1/20/2021

Pricing option:
STANDARD RATE

Package Information:
Your Packaging
11 x 9 x 1

FedEx Ground
772648573568 0.20 lb (S) 11.47
Declared Value 0
Recipient Address:
COMCAST CORP HEADQUATERS
1701 JFK BLVD
Philadelphia, PA 19103
0000000000

Scheduled Delivery Date 1/20/2021

Pricing option:
STANDARD RATE

Package Information:
Your Packaging
11 x 9 x 1

FedEx Ground
782636366134 0.20 lb (S) 10.59
Declared Value 0
Recipient Address:
TECO ENERGY CORP HEADQUATERS
702 NORTH FRANKLIN STREET
Tampa, FL 33602
0000000000

Scheduled Delivery Date 1/18/2021

Pricing option:
STANDARD RATE

Package Information:
Your Packaging
11 x 9 x 1

FedEx Ground
782636481089 0.20 lb (S) 10.17
Declared Value 0
Recipient Address:
FP&L HEADQUARTERS
700 UNIVERSE BLVD
Juno Beach, FL 33408
0000000000

Scheduled Delivery Date 1/18/2021

Pricing option:
STANDARD RATE

Package Information:
Your Packaging
11 x 9 x 1

Mailr Pht Doc 9x11.5
771342339362 5 (T) $9.45

Shipment subtotal:	$54.25
Merchandise taxable subtotal:	$9.45
Tax(County): 1%	$0.10
Tax(FL): 6%	$0.57

Christopher Burke
800 Old Griffin Road
Dania Beach, Florida 33004
Chris.burke@mmsoa.com
(954)993-3268

January 14, 2021

Teco Energy Corporate Office Headquarters
702 North Franklin Street
Tampa, FL 33602

Attn: Legal Department- Required Notice To Utilities Of Application to Vacate Public Road

Re: Matter : Notice Of Application To Vacate Public Road

Address : That portion of NW 3rd Place in the City of Dania, Broward County, Florida lying between Northwest 8th & 9th Avenues

To whom it may concern:

We are writing pursuant to the requirements of the City Of Dania Beach, Florida, a municipality located within Broward County, Florida. More specifically, to provide a required Notice Of Application to Vacate a Public Road pursuant to the requirements of **City of Dania Beach Code Section 655-20- Supplement Application Requirements,** which provides, in part, as follows:

Sec. 655-20. – Supplemental application requirements.

(A) Evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated.

Accordingly, our client 800 Old Griffin Road, a Florida Corporation, is Owner of certain commercial properties divided by a three (300') foot portion of a public road, i.e. N.W 3rd Place, having been dedicated as such by that certain **Corrected Plat of DANIA MANOR**, dated January 4, 1962, recorded among the Public Records of Broward County, Florida in Plat Book 10, Page 53.

The portion of the public road sought to be vacated that is – Northwest 3rd Place, is legally described as follows, to-wit:

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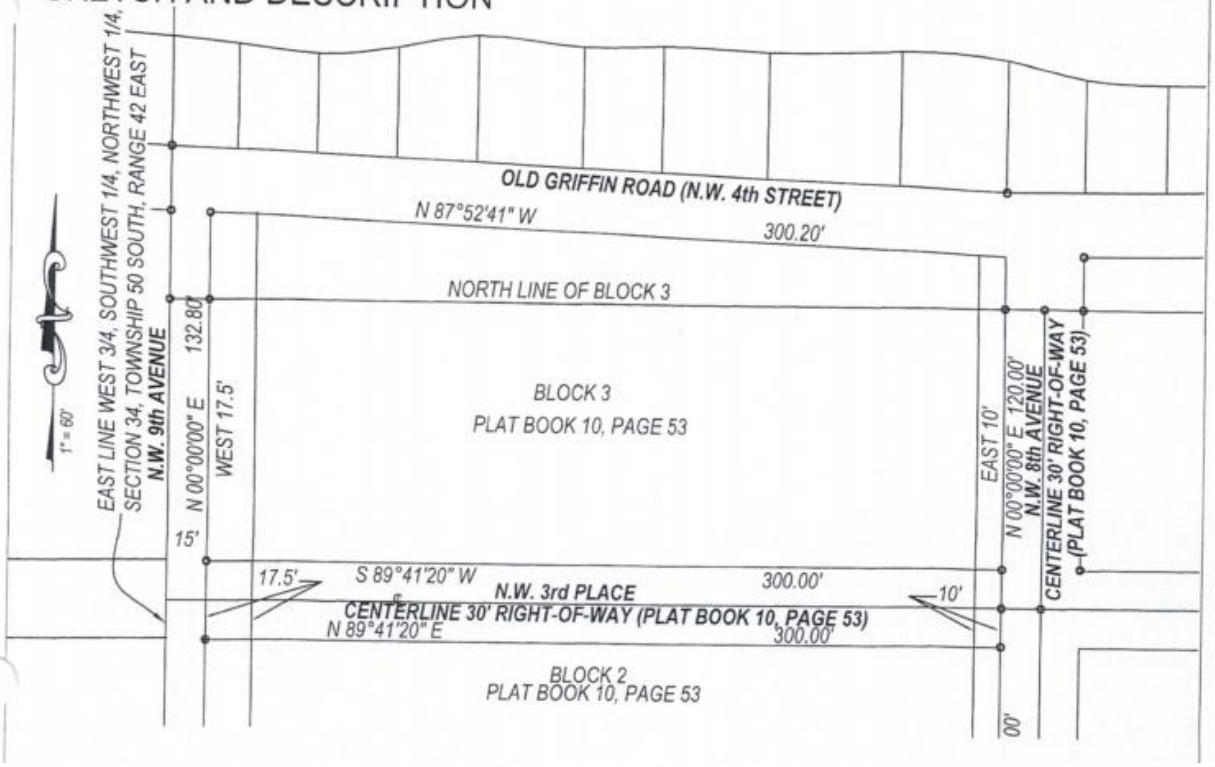

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GINO FURLANO CERTIFICATE NO. 5044 STATE OF FLORIDA

DATE: 8-05-18

SIGNED: _____

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PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

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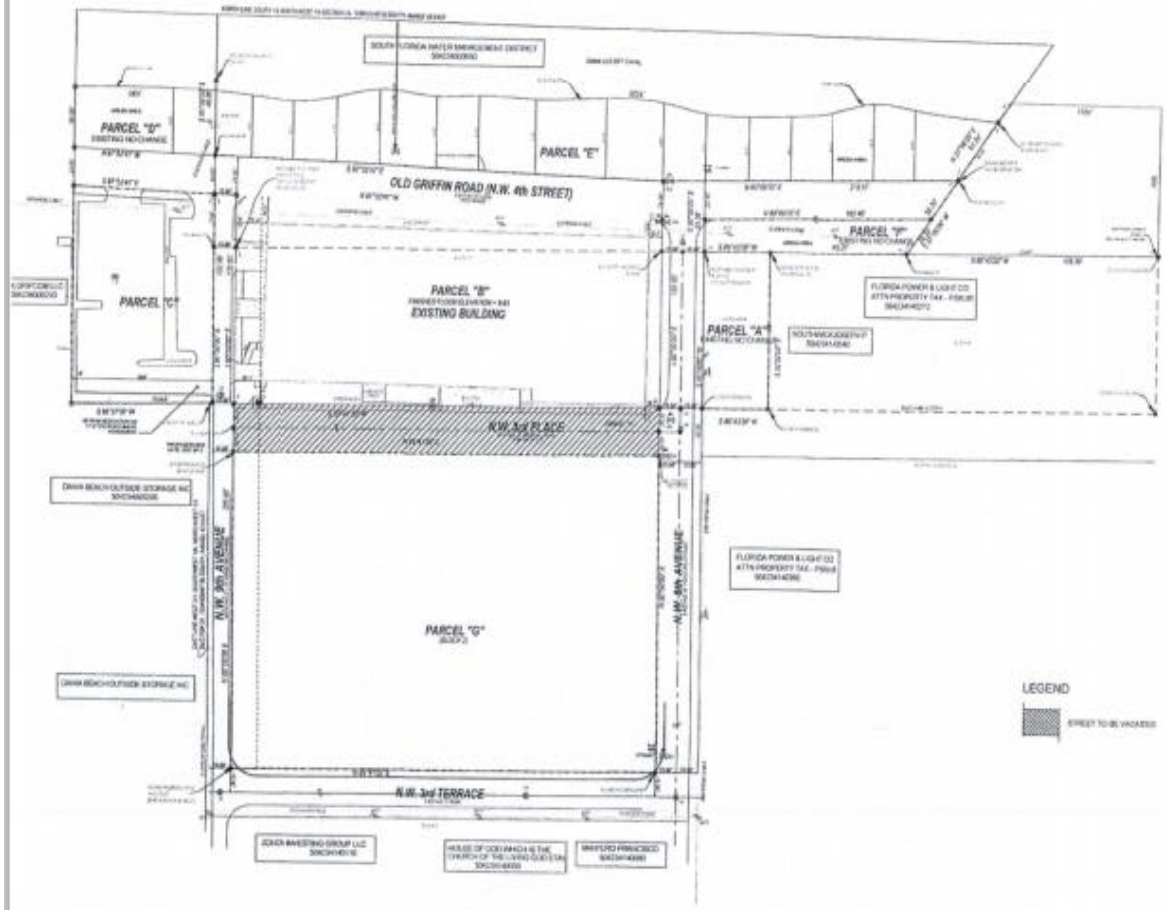

LOCATION MAP

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
600 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

SP-1

SITE PLAN

Christopher Burke
800 Old Griffin Road
Dania Beach, Florida 33004
Chris.burke@mmsoa.com
(954)993-3268

January 14, 2021

Dania Beach Public Works
1201 Stirling Rd
Dania Beach, FL 33004

Attn: Legal Department- Required Notice To Utilities Of Application to Vacate Public Road

Re: Matter : Notice Of Application To Vacate Public Road

Address : That portion of NW 3rd Place in the City of Dania, Broward County, Florida lying between Northwest 8th & 9th Avenues

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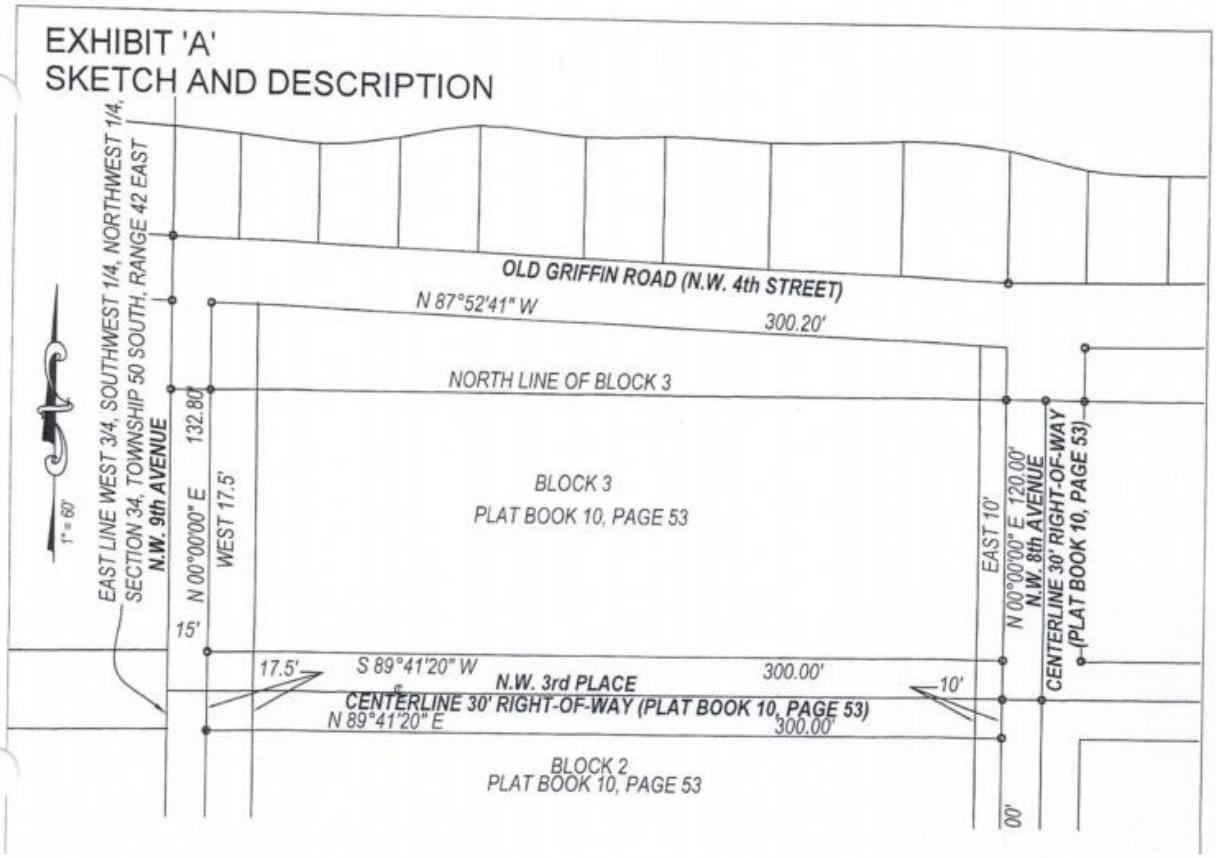

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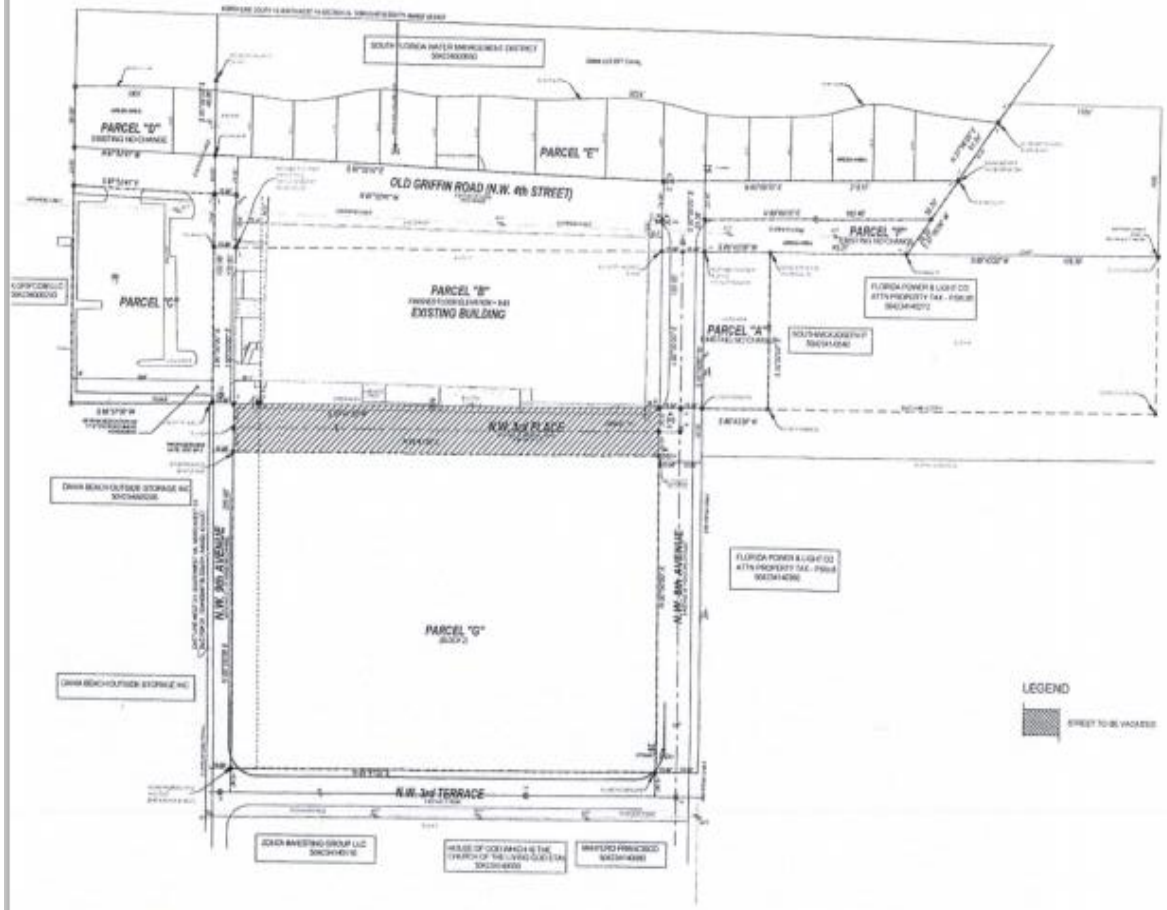

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800 MARINE TECHNICAL CENTER INC
600 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

SP-1

SITE PLAN

Christopher Burke
800 Old Griffin Road
Dania Beach, Florida 33004
Chris.burke@mmsoa.com
(954)993-3268

January 14, 2021

Florida Power & Light Headquarters
700 Universe Blvd.
Juno Beach, FL 33408

Attn: Legal Department- Required Notice To Utilities Of Application to Vacate Public Road

Re: Matter : Notice Of Application To Vacate Public Road

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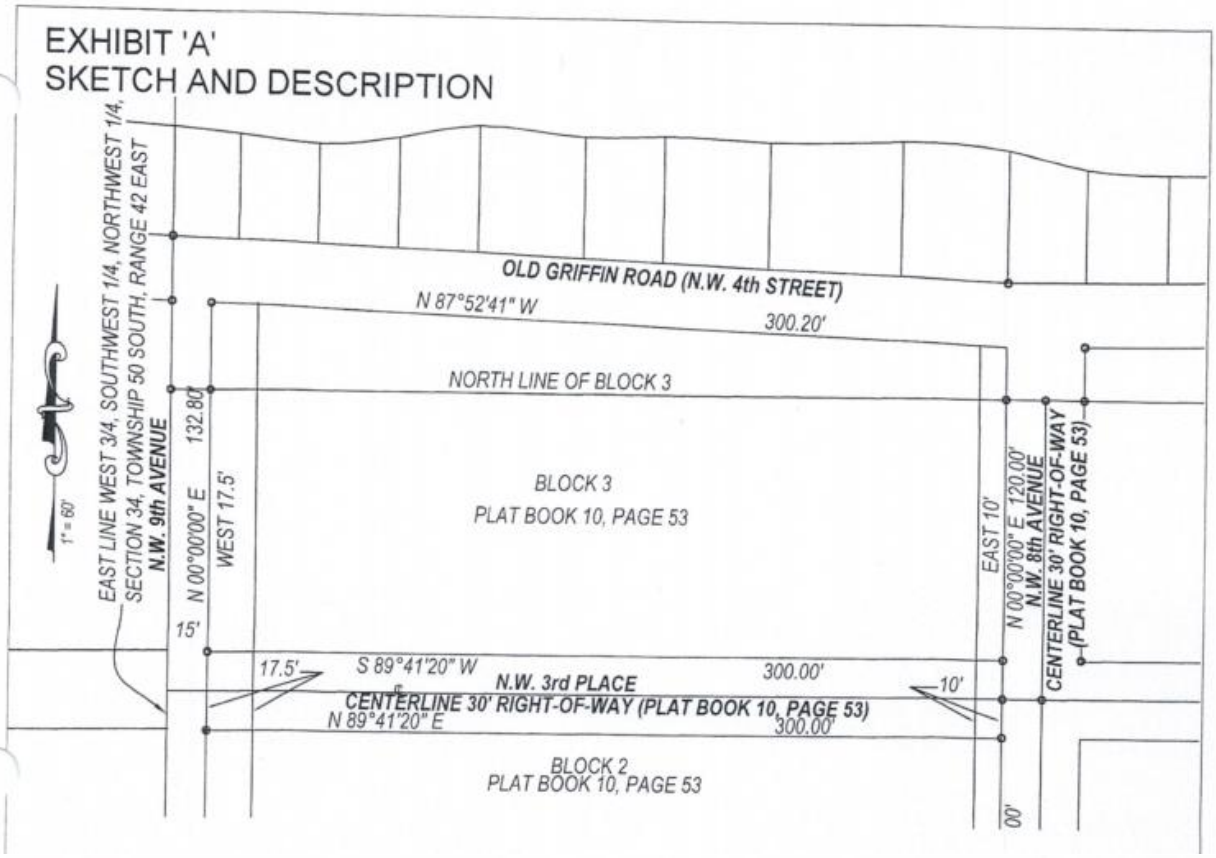

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DATE: 8-05-18

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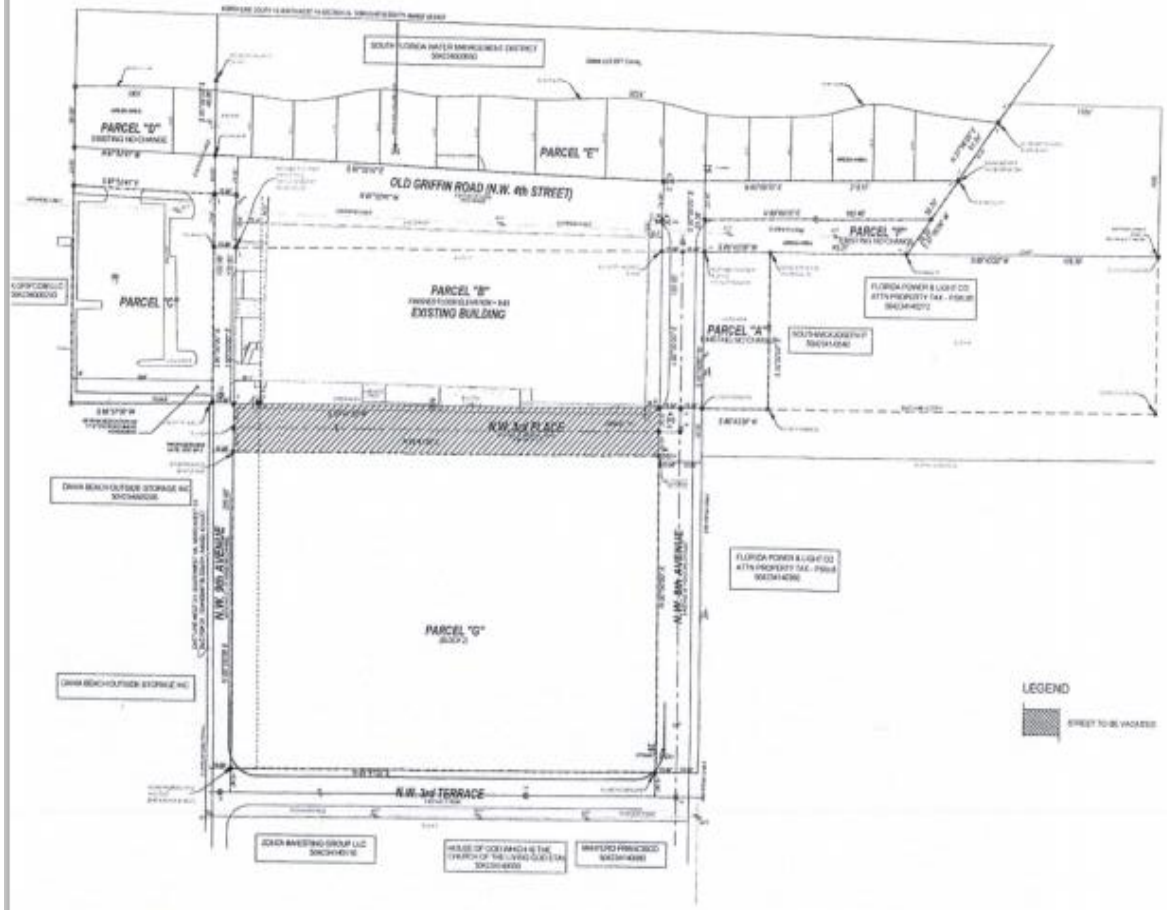

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DANIA BEACH, FL 33004

SP-1

SITE PLAN

Christopher Burke
800 Old Griffin Road
Dania Beach, Florida 33004
Chris.burke@mmsoa.com
(954)993-3268

January 14, 2021

Comcast Corporate Headquarters
1701 JFK Blvd.
Philadelphia, PA 19103

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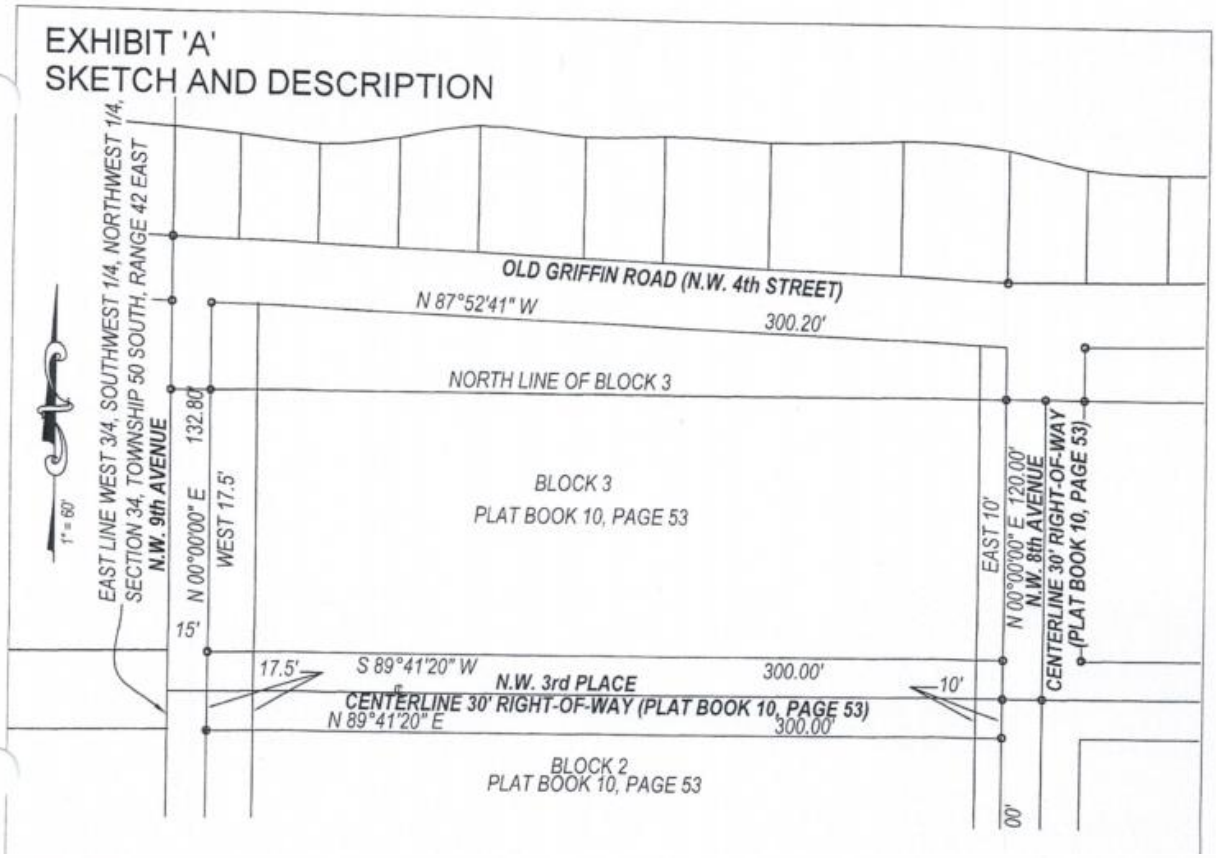

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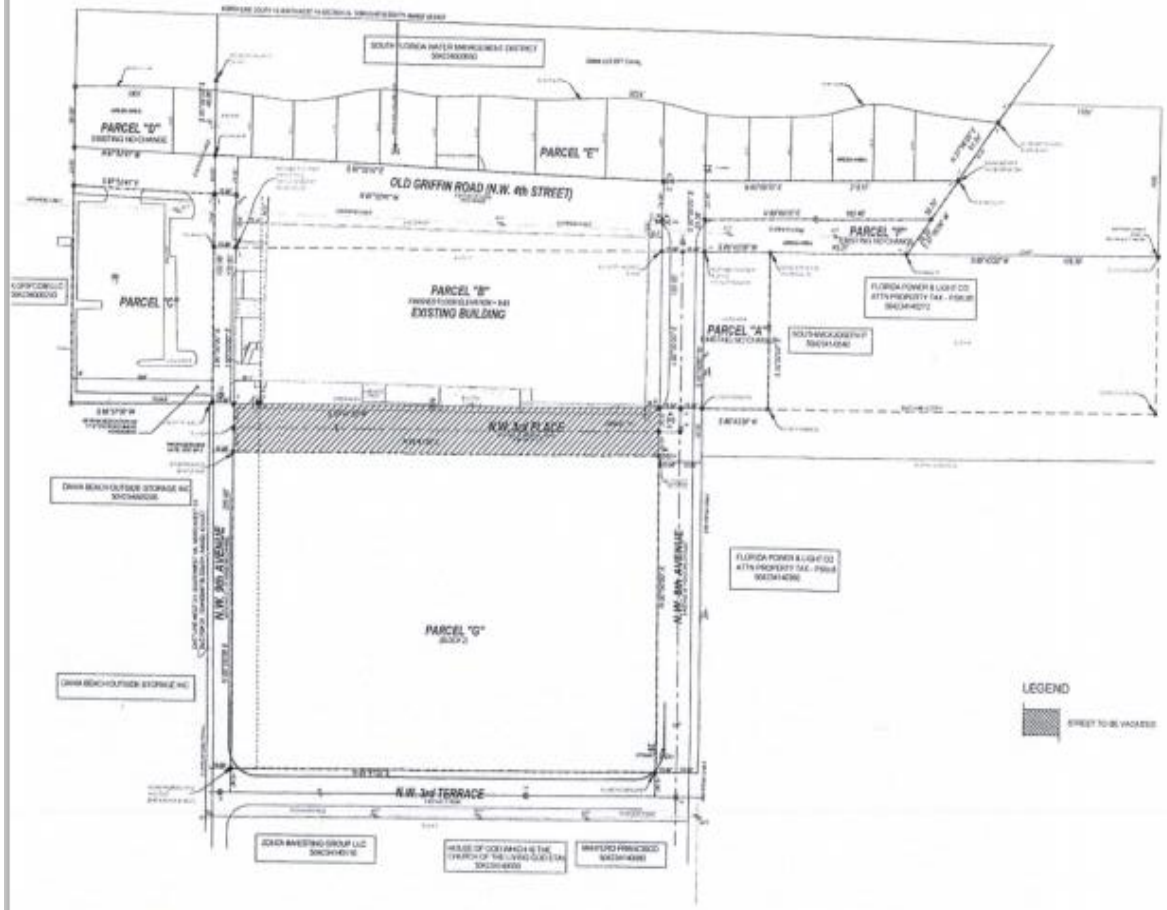

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All that portion of the 30' Right-Of-Way of N.W. 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, Dania Manor, according to the Plat thereof recorded in Plat Book 10, Page 53 of the Public Records of Broward County, Florida, being bounded on the East by a Line 10 Feet West of the Southerly extension of the East Line of said of said Block 3, and on the West by a Line 17.5 Feet East of the Southerly extension of the West Line of said Block 3.

Since 1989, Applicant, 800 Old Griffin Road, has and continues to hold fee simple title to both, **Block 3 and Block 2, Plat Book 10, Page 53, Broward County, Florida**, and has filed an application with the City Of Dania Beach to vacate (…again) only that portion of the public right-of-way of N.W. 3rd Place situate, lying and being between Northwest 8th Avenue on the East, and Northwest 9th Avenue on the West, City of Dania Beach, Broward County, Florida.

As stated Applicant is seeking to vacate only that portion of N.W. 3rd Place which abuts Applicant's property; and, which Applicant, pursuant to a City of Dania Beach issued Building Permit in 1989, was permitted to improve as a paved road at Applicant's sole cost and expense. Further, that portion of N.W. 3rd Place sought to be vacated is the only improved portion of N.W. 3rd Place within the geographic boundary of the **Corrected Plat of DANIA MANOR, recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida.**

For purposes of clarification and assistance to you in locating the juxtaposition of the portion of N.W. 3rd Place sought to be vacated, we have enclosed with this required Notice Of Application To Vacate Public Records, the following:

BOUNDARY SKETCH prepared by Southeast Architects Services, Inc. of Plantation, Florida, depicting both, the portion of NW 3rd Place to be vacated and identifying all surrounded property Owners and their respective Tax Folio Numbers for each.

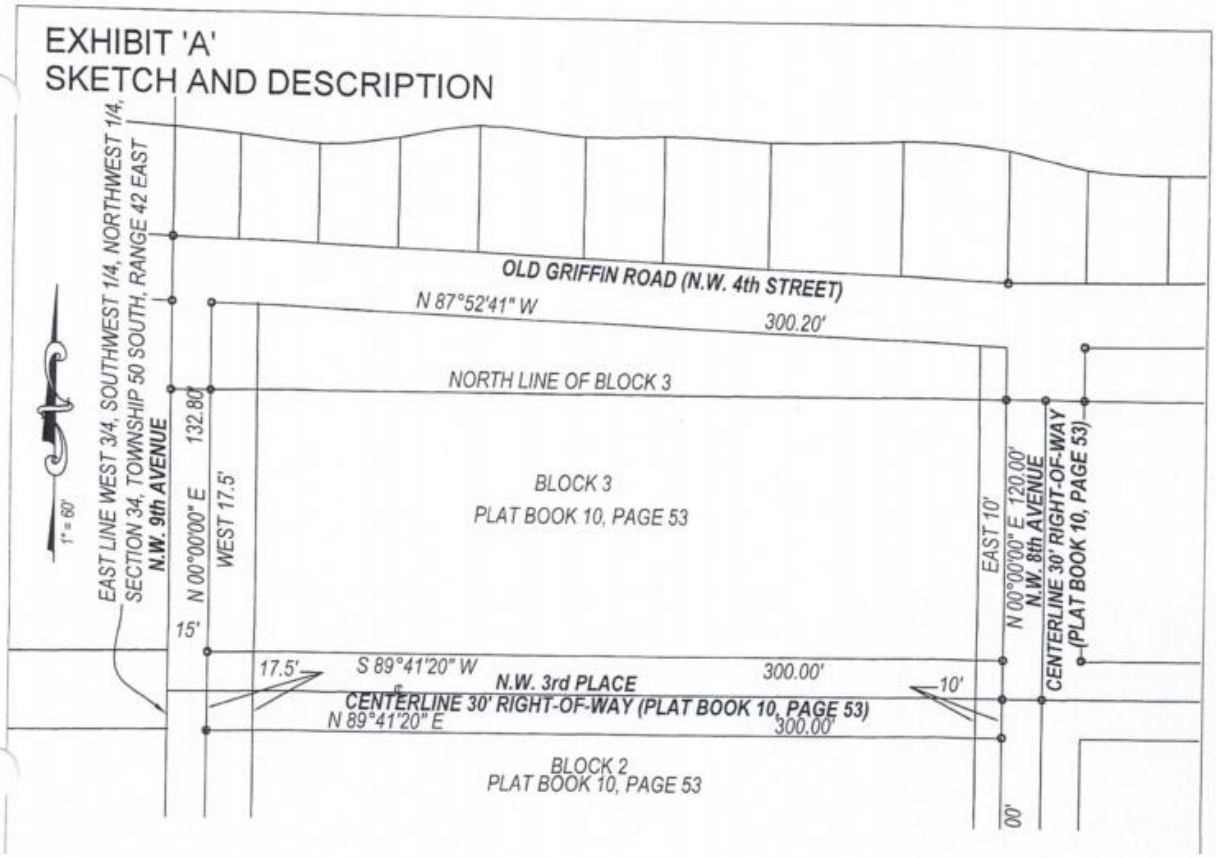
Please Note: Applicant, 800 Old Griffin Road, is the fee simple Owner of **PARCELS "A"; "B"; "C"; "D"; "E"; "F" and "G"** as are depicted on the attached Boundary Sketch.

As stated, the within **Notice To Utilities Of Intent To Vacate Public Road** is being furnished to you pursuant to the requirements of the above-referenced Code Section of the Municipal Code of The City of Dania Beach, Florida; however, the within letter is precisely only that, i.e. a "notice" required of the Applicant and, as such, there is no requirement you take any further information, you may, by all means, contact the undersigned in this regard; or, alternatively you may likewise direct any further inquiry to the City of Dania Beach, Building & Zoning Department, 100 West Dania Beach Boulevard, Dania, Florida 33004.

Otherwise, thanking you for your kind attention in this matter.

Christopher Burke

EXHIBIT 'A'
SKETCH AND DESCRIPTION



LEGAL DESCRIPTION:

ALL THAT PORTION OF THE 30' RIGHT-OF-WAY OF N.W. 3rd PLACE LYING BETWEEN AND IMMEDIATELY ADJACENT TO THE NORTH LINE OF BLOCK 2, AND THE SOUTH LINE OF BLOCK 3, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53 OF THE BROWARD COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY A LINE 10 FEET WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 3, AND ON THE WEST BY A LINE 17.5 FEET EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 3.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

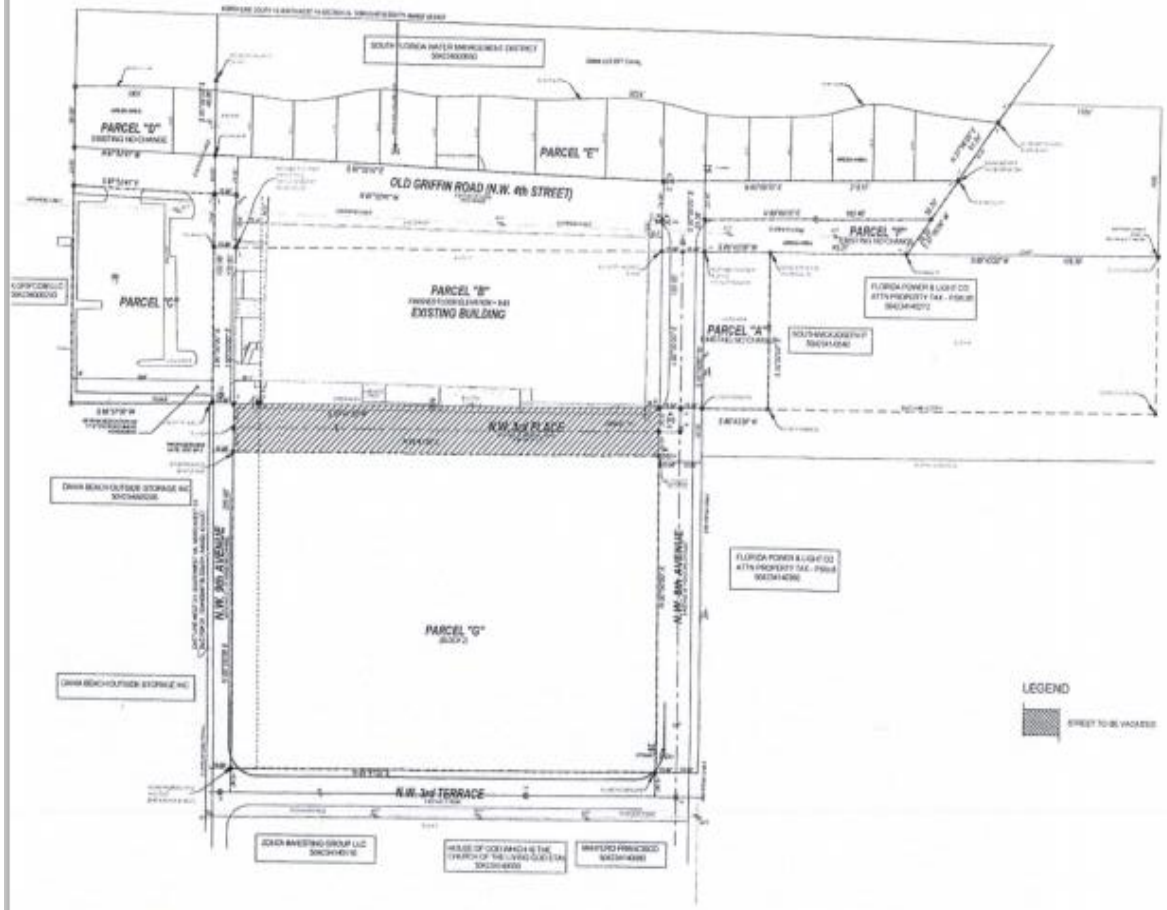
GINO FURLANO CERTIFICATE NO. 5044 STATE OF FLORIDA

DATE: 8-05-18

SIGNED: _____

GINO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

PM SURVEYING
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094
Please visit us on the web @ www.pmsurveying.net



LOCATION MAP

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
600 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

SP-1

SITE PLAN

Carrie, Anne-Christine

From: Chris Burke <chris.burke@mmsoa.com>
Sent: Wednesday, April 7, 2021 10:33 AM
To: Carrie, Anne-Christine
Cc: Francisco Montaner
Subject: Re: Outreach for 800 Old Griffin

****CAUTION** This email originated from external sources. Do not open attachments OR click any links until you have verified the authenticity of the message and its contents.**

First post card pamphlet went out in the mail to all surrounding residence and businesses in excess of one mile on 12/23/20 1,500 post cards sent. Proof of mailing list and receipts uploaded to CAP

Second mailing pamphlet went out in the mail to all surrounding residence and business in excess of one mile on 1/15/21 1,500 post cards sent. Proof of mailing list uploaded to cap

2/8/21 First call with Tammie James representative of Byrd Pointe HOA to discuss project,

2/11/21 Phone conversation with Vice mayor Marco Salvino, discussed scope of the project and possible concerns of Melaleuca gardens residents.

1/19/2021 Letters mailed to surrounding business properties regarding vacation of 3rd place, uploaded mailing receipts to CAP

3/23/21 and 3/25/21 multiple conversations again with Tammie James of Byrd point HOA, more digital renderings of the project sent to HOA, I made the request for a zoom call with the HOA if Tammie felt it was necessary. Tammie informed me the residents in Byrd pointe did not have any current issues with the project and a zoom meeting was not necessary at that time. I ordered any additional information if any residence in the HOA had any questions and provided my direct number to the HOA if additional information or questions were posed.

2/10/21 Letter provided from resident of Melaleuca gardens Curtis Sherrod 1451 N.W 10th street Dania Beach, FL 33004 attesting to receiving both post card mailings and providing his support to both our business and the construction project.

2/8/21 Phone calls place to two Melaleuca residence with no response to either number, Rae Sandler and Anne Castro

3/11/21 3/12/21 and 3/13/21 placed phone calls and left voicemails for Ian Wood per a public records request from Anne Christine Carie, I did not receive any returned calls from Ian Wood.

3/23/21 Phone conversation with Kerm Kemp JR 907 NW 7th street Dania Beach FL, resident of Melaleuca gardens lives directly across the Dania Cut off canal from the project site. Mr Kemp stated he received both mailing post cards and had no issue with the project, He also had not heard of anay surrounding neighbors having any issues with the project.

South Florida Boat Center
19606 SW 69th Place
Pembroke Pines Fl, 33332
Mobile:954-993-3268
Fax: 954-252-3345
MMSOA.COM
Southfloridaboatcenter.com

On Apr 6, 2021, at 5:43 PM, Carrie, Anne-Christine <ACarrie@daniabeachfl.gov> wrote:

Good afternoon
Please send me a summary of your outreach efforts for the 800 Old Griffin Rd project. In this document, please include dates, locations, names, photographs, letters and sign in sheets.
Thank you

Anne-Christine Carrie
Senior Planner | **City of Dania Beach**
ACarrie@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd | Dania Beach, FL, 33004
Phone:954-924-6800 x3654

Web: daniabeachfl.gov | **App**:AskDaniaBeach
RISE - Respect, Integrity, Standard of Excellence

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

South Florida Boat Center

COMING SOON!

SOUTH FLORIDA BOAT CENTER

800 Old Griffin Road (954)233-1983 www.southfloridaboatcenter.com

Scanned with CamScanner

With the expansion of our company, we will have the capacity to create more job opportunities that we would like to open up to the community. We aim to increase our current workforce by forty percent, generating job offerings for all levels from technicians to upper management positions.
Moving to the neighborhood!

South Florida Boat Center was founded in 2011 by Chris Burke, a young and determined man who laboriously repaired and fitted boats until he was able to steadily hire staff of his own. Today, South Florida Boat Center employs eleven full-time staff members. We are a family run, small town style business. All of our staff members are local to our current shop location and intend to continue the same trend in Dania Beach. Chris is a Florida Native and takes pride in his community. He is a member of the Port Everglades Association and aspires to be involved in various community outreach programs in Dania Beach.

We are pleased to be joining your neighborhood and look forward to meeting you!

Our docks will offer a safe and secure option for long-term boat slip rentals at a convenient location on the Dania cut-off Canal.

Our new site plan will offer sidewalks down our property, allowing residents to safely enjoy a walk by the water. Live nearby but don't have access to a waterway?

We will have dock storage with 24/7 security monitoring.

19606 SW 69TH PLACE
PEMBROKE PINES
FLORIDA 33332

PRESORTED STANDARD
U.S. POSTAGE PAID
LOUISVILLE, KY
PERMIT 1445

********** ECRWSSEDDM****
Local
Postal Customer

Designed & Printed by Taradel.com ©Taradel, LLC 2020 #83396

Scanned with CamScanner

Christopher Burke
800 Old Griffin Road
Dania Beach, Fl. 33004
(954) 233-1983
Chris.burke@mmsoa.com

January 19, 2021

La Valliere Roussy Family
1001 Old Griffin Road
Dania Beach, Fl. 33004

Dear La Valliere Roussy Family,

Please be advised that 800 Old Griffin Road has been purchased by Mr. Burke. With the expansion of his company we have asked the City of Dania Beach to vacate NW 3rd Place, and in exchange we will be widening NW 9th Ave from 15 feet to 20 feet to maintain ease of access to your property.

If you have any questions please feel free to reach out to me directly by phone or email. Thank you for your cooperation.

Kind Regards,

Christopher Burke

Carrie, Anne-Christine

From: Urow, Barbara
Sent: Tuesday, February 9, 2021 10:26 AM
To: Carrie, Anne-Christine
Subject: 800 Old Griffin Rd

Hi Anne-Christine,

The property at 800 Old Griffin Rd has one open case in the previous owners name. This case is being closed out today. Let me know if you need anything.

Can you give me the new owners name and contact information. I had it but can't seem to locate it right now…

Barbara Urow
Code Compliance and Parking Supervisor | City of Dania Beach
burow@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3718 | **Fax:** 954-924-6812

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

Francisco Montaner

From: Chris Burke <chris.burke@mmsoa.com>
Sent: Thursday, December 3, 2020 10:42 AM
To: Francisco Montaner
Subject: Fwd: City of Dania Beach - Lien Search

South Florida Boat Center
19606 SW 69th Place
Pembroke Pines Fl, 33332
Mobile:954-993-3268
Fax: 954-252-3345
MMSOA.COM
Southfloridaboatcenter.com

Begin forwarded message:

From: "Jelaso, Megan" <mjelaso@daniabeachfl.gov>
Subject: City of Dania Beach - Lien Search
Date: December 3, 2020 at 10:40:19 AM EST
To: "'cburke@sfboatcenter.com'" <cburke@sfboatcenter.com>

Good Morning,

Please find the below results for the address: 800 Old Griffin Rd (folio – 5042-34-00-0202).

- Water – N/A – Parking Lot
- Code Violation – None
- Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
- Other Amounts – None
- Property As Reference is clear of liens placed by the City of Dania Beach – Yes

City hall is closed so we are working from home. We apologize for any inconvenience.

Have a Great Day

Megan Jelaso
Revenue Coordinator III | City of Dania Beach
mjelaso@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3672 | **Fax:** 954-922-5619

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

Instr# 116749269 , Page 1 of 3, Recorded 09/23/2020 at 08:31 AM
Broward County Commission
Deed Doc Stamps: $19075.00

PLEASE RECORD AND RETURN TO:

LARRY L. ADAIR, P.A.
9715 West Broward Boulevard Suite 303
Plantation, Florida 33324

Tax Folio Numbers: ***5042-34-14-0270***
5042-34-14-0271
5042-34-00-0202
5042-34-14-0120

WARRANTY DEED
[Statutory Form - Section 689.02, F.S.]

THIS INDENTURE, made this **18th day of September, 2020**, between

800 MARINE TECHNICAL CENTER, INC., a Florida corporation

whose post office address is 1406 Northeast 15th Street, Fort Lauderdale, Florida 33304

as "*GRANTOR*", and

800 OLD GRIFFIN, LLC, a Florida limited liability company

whose post office address is 800 Old Griffin Road, Dania Beach, Florida 33004

as "*GRANTEE*".

WITNESSETH: That said ***GRANTOR***, for and in consideration of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** and other good and valuable considerations to said ***GRANTOR*** in hand paid by said ***GRANTEE***, the receipt whereof is hereby acknowledge, have granted, bargained and sold to the said ***GRANTEE***, and ***GRANTEE'S*** successors and assigns forever, the following described land, situate, lying and being in **BROWARD COUNTY, FLORIDA** having tax folio numbers of **5042-34-14-0270, 5042-34-14-0271, 5042-34-00-0202** and **5042-34-14-0120**, to-wit:

SEE EXHIBIT "A" - LEGAL DESCRIPTION ATTACHED

SUBJECT TO:

1. *Zoning, restrictions, prohibitions and other requirements imposed by governmental authorities.*
2. *Restrictions, easements or other matters appearing on the Plat.*
3. *Taxes for the year of closing and subsequent years.*
4. *Limitations, restrictions, and easements of record, if any, however this provision shall not be deemed to reimpose any of same.*

and said ***GRANTOR*** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the ***GRANTOR*** has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness [Sign Name]

MARY B. DOWNS
[Print Name of Witness]

Witness [Sign Name]

[Print Name Of Witness]

GRANTOR:

800 MARINE TECHNICAL CENTER, IN., a Florida corporation

By: _____
John P. Downs, President

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of Sept., 2020, by **JOHN P. DOWNS**, in his capacity as President of **800 MARINE TECHNICAL CENTER, INC., a Florida corporation**, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Printed Name: Larry L. Adair

[SEAL]

Notary Public State of Florida
Larry L Adair
My Commission GG 253768
Expires 12/28/2022

My Commission Expires 12/28/2022

THIS INSTRUMENT PREPARED BY:

LARRY L. ADAIR, P. A.
9715 West Broward Boulevard
Suite Number 303
Plantation, Florida 33324

Exhibit "A"

PARCEL 1:

Lots 1 through 24 inclusive, Block 2, CORRECTED PLAT OF DANIA MANOR, according to the map or plat thereof as recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida.

PARCEL 2:

All of Block 3, and the West 46 feet of Block 4 of CORRECTED PLAT OF DANIA MANOR, according to the Plat thereof recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida.

AND

Beginning at the NW corner of Block 3 of CORRECTED PLAT OF DANIA MANOR, according to the Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; thence Northward along the West line of said Block 3 extended to the edge of the South Border of the present paving of NW 4th Street (Broward Road, also known as Griffin Road); thence Eastward along the said South Border of said paving a distance of approximately 300 feet to a point North of the NE corner of the said Block 3, which point intersects with the East line of said Block 3 extended Northward; thence Southward to the NE corner of said Block 3; thence Westward along the North line of said Block 3 a distance of approximately 300 feet to a point of beginning.

PARCEL 3:

A parcel of land lying in the East 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 and in the West 1/2 of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 34, Township 50 South, Range 42 East, Broward County, Florida, more particularly described as follows;

Commencing at the NE corner of Block 4 of the Corrected Plat of Dania Manor, Section 34, Township 50 South, Range 42 East, as recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; thence run West along the North line of said Block 4, a distance of 176.3 feet to the point of beginning; thence deflect 127° 23' 06" to the right (West to NE) and run Northeasterly to the North line of the South 1/2 of the NW 1/4 of said Section 34; thence run Westerly along the North line of the South 1/2 of the NW 1/4 of said Section 34, to the West line of the East 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 of said Section 34; thence run South along the West line of the East 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 of said Section 34 to a point where the North line of Block 3 of the Corrected Plat of Dania Manor, Section 34, Township 50 South, Range 42 East, as recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida, would intersect the West line of the East 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 of said Section 34, if extended Westerly; thence run Easterly along the North line of said Block 3, in a straight line, as if extended to the point of beginning; LESS the right-of-way for Broward Road, otherwise known as Northwest 4th Street; LESS the following described parcel:

Beginning at the NW corner of Block 3, Corrected Plat of Dania Manor, according to the Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; thence Northward along the West line of said Block 3 extended to the edge of the South border of the present paving of Northwest 4th Street (Broward Road, also known as Griffin Road); thence Eastward along the said South border of said paving a distance of approximately 300 feet to a point North of the NE corner of the said Block 3, which point intersects with the East line of said Block 3 extended Northward; thence Southward to the NE corner of said Block 3; thence Westward along the North line of said Block 3, a distance of approximately 300 feet to point of beginning.

PARCEL 4:

That part of the East 100 feet of the W 3/4 of the N 1/2 of the SW 1/4 of the NW 1/4 of Section 34, Township 50 South, Range 42 East, less canal right-of-way, lying North of the North line of the Florida Power & Light Company right-of-way, as described in Official Records Book 609, Page 618, of the Public Records of Broward County, Florida.

This instrument prepared by:
LARRY L. ADAIR, P. A.
Larry L. Adair, Esq.
9715 West Broward Boulevard, Suite 303
Plantation, Florida 33324
(954) 600-3266

DECLARATION OF UNITY OF TITLE

THIS **DECLARATION OF UNITY OF TITLE** ("Declaration") made on this 22nd day of July, 2020, by **800 Marine Technical Center, Inc., a Florida corporation** ("Declarant"), for the benefit of **THE CITY OF DANIA BEACH**, a political subdivision of the State of Florida, with a post office address at 100 West Dania Beach Blvd., Dania Beach, FL 33004 ("City").

WHEREAS, the Declarant represents to City that it is the *fee simple* owner of that real property more particularly described on **Exhibit "A"** attached hereto and incorporated herein ("Subject Property");

WHEREAS, before a building permit is issued for the construction and renovation of an existing improvement and parking on the Subject Property (the "Improvements"), the City is requiring that the Declarant of the Subject Property maintain a unified ownership interest in all parcels to ensure that the Subject Property is considered and treated as one parcel; and

WHEREAS, this Declaration is to be recorded in the Public Records of Broward County, Florida before the Certificate of Occupancy will be issued;

NOW THEREFORE, in consideration of the foregoing and other consideration, the adequacy and receipt of which are acknowledged, Declarant agrees to impose the following restrictions upon the Subject Property:

1. **Recitations.** That the foregoing recitals are true and correct and they are fully incorporated into this provision by this reference.

2. **Unity of Subject Property.** That this Declaration shall be for the benefit of and shall run in favor of City. That, upon the recordation of this Declaration, the Subject Property shall be considered one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land. The undersigned recognizes and acknowledges that for the public health, welfare, safety or morals, the Subject Property should not be divided into separate parcels owned by several owners, unless otherwise consented to by the City. This Declaration shall run with the land and shall be binding upon all parties taking title through the undersigned from the date this Declaration is recorded in the Public Records of Broward County, Florida.

3. **Remedy for Breach**. That any breach, as determined by City, of this Declaration shall justify and allow City to apply to any court of law or equity having jurisdiction for an injunction or other proper relief, and if such relief shall be granted, the court may, in its discretion, award to the prevailing party in any such action, the reasonable expenses in prosecuting the suit, including reasonable attorney fees and legal costs.

4. **No Waiver of Breach**. That in the event of any breach of any provisions of this Declaration, any delay or failure on the part of City to exercise any rights, powers or remedies provided in this document shall not be construed as a waiver of them or acquiescence in them.

5. **Amendments**. That this Declaration shall not be modified, amended or released as to all or any portion of the Subject Property except by written instrument, executed by Declarant of the Subject Property and approved in writing by the City Community Development Director. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida at Declarant's expense.

6. **Recording of Persons Bound**. That this Declaration shall be recorded in the Public Records of Broward County for the sole benefit of City and shall bind Declarant and all heirs, successors and assigns to the title of the Subject Property. It shall be recorded by City at Declarant's expense.

7. **Effective Date**. That this Declaration shall become effective upon the date it is recorded in the Public Records of Broward County, Florida.

8. **Captions, Headings and Titles**. That articles, paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions of this Declaration.

9. **Context.** That whenever the context requires or admits, any pronoun used in this Declaration may be deemed to mean the corresponding masculine, feminine or neutral form and the singular form of any nouns or pronouns may be deemed to mean the corresponding plural form and vice versa.

10. **Applicable Law and Venue**. That this Declaration shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Declaration shall be in Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed in appropriate manner and its seal to be affixed this 22 day of July, 2020.

Signed, sealed and delivered in the presence of:

By: _____
Printed Name: Larry L. Adair

By: _____
Printed Name: Elizabeth J. Adair

DECLARANT:

800 MARINE TECHNICAL CENTER, INC., a Florida corporation

By: _____
JOHN P. DOWNS, President

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐online notarization, this 22 day of July, 2020, by **John P. Downs,** in his capacity as President of **800 MARINE TECHNICAL CENTER, INC., a Florida corporation,** on behalf of the corporation, who to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as the act and deed of said corporation and for the uses and purposes set forth therein, and has produced as identification personally known.

_____
NOTARY PUBLIC
Printed Name: Larry L. Adair

[SEAL]
Notary Public State of Florida
Larry L Adair
My Commission GG 253768
Expires 12/28/2022

My Commission Expires: 12/28/22

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL "A"

THE WEST 46.00 FEET OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4 (POC); THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 275.67 FEET TO THE POINT OF BEGINNING (POB); THENCE CONTINUE SOUTH 89°43'20" WEST, ALONG SAID LINE, A DISTANCE OF 46.00 FEET; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 100.05 FEET; THENCE NORTH 89°43'20" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 46.00 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "B":

A PORTION OF LAND LYING IN BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO THAT PORTION OF LAND LYING BETWEEN THE NORTHERLY EXTENSION OF THE EAST AND WEST LINES OF SAID BLOCK 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 3 (POB); THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3; THENCE SOUTH 89°41'20" WEST, ALONG THE SOUTH LINE OF BLOCK 3, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 3; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE OF BLOCK 3, A DISTANCE OF 120.05 FEET; THENCE NORTH 87°52'41" WEST, A DISTANCE OF 300.20 FEET; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF BLOCK 3, A DISTANCE OF 32.80 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "C":

THAT PART OF THE EAST 100 FEET OF THE WEST 3/4 OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 52 EAST, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 609, PAGE 618, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, DANIA MANORS, ACCORDING TO THE CORRECTED PLAT

THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 3, ON AN ASSUMED BEARING OF SOUTH 89°40'45" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (P0B); SAID POINT LYING ON THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF 99.52 FEET; THENCE SOUTH 88°57'30" WEST, ALONG THE NORTH LINE OF SAID FLORIDA POWER & LIGHT RIGHT-OF-WAY, A DISTANCE OF 100.02 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE PARALLEL TO AND 100.00 FEET WEST OF AT RIGHT ANGLES TO THE EAST LINE OF SAID WEST 3/4 OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 138.48 FEET TO A POINT LYING ON THE SOUTH EDGE OF PAVEMENT OF NORTHWEST 4 TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 87°52'41" EAST, ALONG SAID PAVEMENT LINE, A DISTANCE OF 100.07 FEET; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 33.44 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "D":

THAT PART OF THE EAST 100 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTH EDGE OF PAVEMENT OF N.W. 4th STREET (OLD GRIFFIN ROAD), BEJNG MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°40'45" WEST, ALONG THE NORTH LINE OF SAID BLOCK 3 EXTENDED WESTERLY, A DISTANCE OF 15.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 33.44 FEET TO A POINT LYING ON THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 24.00 FEET TO A POINT LYING ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING (POB); THENCE NORTH 87°52'41" WEST, ALONG THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), A DISTANCE OF 100.07 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF APPROXIMATELY 38.00 FEET TO THE SOUTH BANK OF THE DANIA CUT-OFF CANAL; THENCE RUN EASTERLY ALONG THE SOUTH BANK OF SAID DANIA CANAL APPROXIMATELY 100 FEET TO THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PARCELS "A", "B", "C" AND "D" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 16897, PAGE 644 BETWEEN JOHN P. DOWNS AND MARY B. DOWNS, HIS WIFE AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION, DATED OCTOBER 12, 1989 AND RECORDED NOVEMBER 2, 1989 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "E":

A PARCEL OF LAND LYING IN THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN THE WEST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.30 FEET; THENCE NORTH 37°06'26" EAST, A DISTANCE OF 58.70 FEET, TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE CONTINUE ALONG SAID LINE NORTH 37°06'26" EAST, A DISTANCE OF APPROXIMATELY 61.30 FEET TO THE SOUTH BANK OF THE DANIA CUT-OFF CANAL; THENCE WESTERLY ALONG THE SOUTH BANK OF THE SAID DANIA CUT¬OFF CANAL, A DISTANCE OF APPROXIMATELY 562 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST ½ OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF APPROXIMATELY 48 FEET TO A POINT ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 87°52'41" EAST, ALONG THE NORTH EDGE OF PAVEMENT, A DISTANCE OF 315.45 FEET; THENCE NORTH 89°00'15" EAST, A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "F":

A PARCEL OF LAND LYING IN THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN THE WEST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.30 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 37°06'26" EAST, A DISTANCE OF 28.20 FEET, TO A POINT ON THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 89°00'15" WEST, ALONG THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), A DISTANCE OF 162.40 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 20.38 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 4, DANIA MANORS; THENCE NORTH 89°43'20" EAST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 145.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PARCELS "E" AND "F" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 18663, PAGE 195 BETWEEN D. ROBERT LEWIS AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION DATED AUGUST 5, 1991 AND RECORDED AUGUST 15, 1991 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "G":

ALL OF LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: PARCEL "G" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 39194, PAGE 1075, BETWEEN FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION, DATED MARCH 3, 2005 AND RECORDED MARCH 8, 2005 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

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JOINDER, CONSENT AND SUBORDINATION

The undersigned hereby certifies that **CENTENNIAL BANK, Successor By Merger to LANDMARK BANK, a national banking association**, holder of a mortgage, lien or other encumbrance upon the above-described property, hereby joins in and consents to the foregoing instrument by the owner thereof and agrees that its mortgage, lien or other encumbrance, which was recorded July 1, 2015, as Instrument Number 113083604, of the Public Records of Broward County, Florida, shall be subordinated to the foregoing instrument.

Signed, sealed and delivered
in the presence of:

By: _____
Printed Name: Elsa Trent

By: _____
Printed Name: Rene Duchesneau

CENTENNIAL BANK

By: _____
Name: Troy Esenton
Title: Loan Officer

(CORPORATE SEAL)

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of July, 2020, by Troy Esenton, in his/her capacity as Loan Officer of **CENTENNIAL BANK, a national banking association,** and who is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
Printed Name: Michele C. Leonard

[SEAL]

My Commission Expires:

MICHELE C. LEONARD NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires November 24, 2022
No. GG 254736

RECEIVED

APR 14 2021

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christopher Burke who, after being duly sworn, deposes and says:

1. I Christopher Burke (Print Name), am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

X I am the property Owner,

OR

_____ I am a representative of the property owner(s), _____ and _____, for property located at _____ (the "Property"), and this sworn statement pertains to the application for _____, relating to Petition number _____ in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on April 13, 2021, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. The public notice sign was posted more than ten (10) days before the scheduled public hearing. I am aware that the Code Section cited above requires the sign to state and contain the following information:

PUBLIC HEARING NOTICE
Petition number;
Date;
Time; and
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 April 13th, 2021.

Notary Public State of Florida
Kristen N Lichtman
My Commission HH 032758
Expires 08/16/2024

Kristen Lichtman
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

EXHIBIT "A"
COPY OF PHOTOGRAPH(S)

City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, APRIL 27, 2021
THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS
PLACE | Please call a week ahead at 954-924-6805 Ext. 3782 to confirm meeting location:
IF VIRTUAL | Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi-judicial land meetings
IF IN PERSON | City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004
TIME | 7:00 PM
PROJECT LOCATION | 800 Old Griffin LLC
800 Old Griffin Road & NW 3rd Place located between NW 8th Avenue and NW 9th Avenue.
REQUESTS | To request Variances, Design Exception, Site Plan and a Vacation of Right-Of-Way for the portion of the NW 3rd place located between NW 8th and NW 9th Avenue.
FILE # | SP-667-20, VA-805-21, VA-807-21, VA-808-21, VA-809-21, OT-812-21 & VC-810-21
For more information, please visit our website http://daniabeachfl.gov/Public-Hearings or call (954) 924-6809 x 3043

NW 9 AV
City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, APRIL 27, 2021
THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS

Order ID: 6926439

* Agency Commission not included

GROSS PRICE * : **$335.70**

PACKAGE NAME: SSC Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com

AdSize(s): 2 Column

Run Date(s): Monday, April 12, 2021

Color Spec. B/W

Preview

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday April 27, 2021
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: Please call a week ahead at 954-924-6805 Ext.3792 to confirm meeting location:

IF VIRTUAL: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi- judicial land use meetings.

IF IN PERSON: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: VC-010-21: The applicant, Lawrence Kramer,on behalf of the property owner 800 Old Griffin, LLC is requesting a vacation of Right-Of-Way for the portion of NW 3 Place located between NW 8 Avenue and NW 9 Avenue (First Reading).

The following is the proposed Ordinance for the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-10-21) SUBMITTED BY LAWRENCE KRAMER, ON BEHALF OF THE PROPERTY OWNER, 800 OLD GRIFFIN, LLC., FOR THE PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH, RESPECTIVELY, AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST, RESPECTIVELY, WHICH RIGHT OF WAY IS CONTAINED WITHIN THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS BOOK FOR BROWARD COUNTY, WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS "NORTHWEST 3RD PLACE," AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, WHICH RIGHT OF WAY IS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available on line. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the on-line project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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 based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

In accordance with the Americans with Disabilities Act, persons needing assistance to

SunSentinel FPG FORUM PUBLISHING GROUP

Printed: 4/8/2021 9:09:01 AM

Page 3 of 3

Order ID: 6926439

* Agency Commission not included

GROSS PRICE * : $335.70

PACKAGE NAME: SSC Notice of Public Meeting

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information
Application Site: NW 3rd Place located between NW 8th Avenue and NW 9 Avenue
Project: To vacate a portion of NW 3rd Place, lying between NW 8th and NW 9th Avenue, in accordance with Article 655.
Application: Vacation of Right-Of-Way
Applicant: Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC
Hearing Date & Time: April 27, 2021 at 7:00 PM
Hearing Location: Please call a week ahead at 954-924-6805 Ext. 3792 to confirm meeting location:
If Virtual: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi-judicial land use meetings.
If in person: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd
Contact Information: Anne Christine Carrie, Senior Planner, (954) 924-6805 Ext. 3654
4/12/2021 6926439

Order ID: 6926436

* Agency Commission not included

GROSS PRICE * : **$312.20**

PACKAGE NAME: SSC Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com

AdSize(s): 2 Column

Run Date(s): Monday, April 12, 2021

Color Spec. B/W

Preview

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday April 27, 2021
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: Please call a week ahead at 954-924-6805 Ext.3792 to confirm meeting location:

IF VIRTUAL: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi- judicial land use meetings.

IF IN PERSON: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: VA-006-21/ VA-007-21/ VA-008-21/ VA-009-21/ OT-012-21/ SP-087-20: The applicant, Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC is requesting Variances, Design Exception and Site Plan approval to allow the manufacture, repair, docking and outdoor storage of boats on the property located at 800 Old Griffin Road.

The following is the proposed Resolution of the matter:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUESTS FOR A SITE PLAN (SP-087-20), DESIGN EXCEPTION (OT-012-21) AND VARIANCES (VA-006-21, VA-007-21, VA008-21 AND VA-009-21) SUBMITTED BY LAWRENCE KRAMER ON BEHALF OF 800 OLD GRIFFIN LLC., FOR THE PROPERTY AT 800 OLD GRIFFIN ROAD, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available on line. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the on-line project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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 based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Order ID: 6926436

* Agency Commission not included

GROSS PRICE * : **$312.20**

PACKAGE NAME: SSC Notice of Public Meeting

Application Information
Application Site: 800 Old Griffin Road
Project: To request variances, Design Exception and Site Plan approval
Request: Variances, Design Exception, and Site Plan
Applicant: Lawrence Kramer on behalf of the property owner 800 Old Griffin, LLC.
Hearing Date & Time: April 27, 2021 at 7:00 PM
Hearing Location: Please call a week ahead at 954-924-6805 Ext. 3792 to confirm meeting location:
If Virtual: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi-judicial land use meetings.
If in person: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd
Contact Information: Anne-Christine Carrie, Senior Planner, (954) 924-6805 Ext. 3654
4/12/2021 6926436

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday April 27, 2021
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: Please call a week ahead at 954-924-6805 Ext.3792 to confirm meeting location:

IF VIRTUAL: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi- judicial land use meetings.

IF IN PERSON: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: **VC-010-21:** The applicant, Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC is requesting a vacation of right-of-way for the portion of NW 3 Place located between NW 8 Avenue and NW 9 Avenue (First Reading).

The following is the proposed Ordinance for the matter:

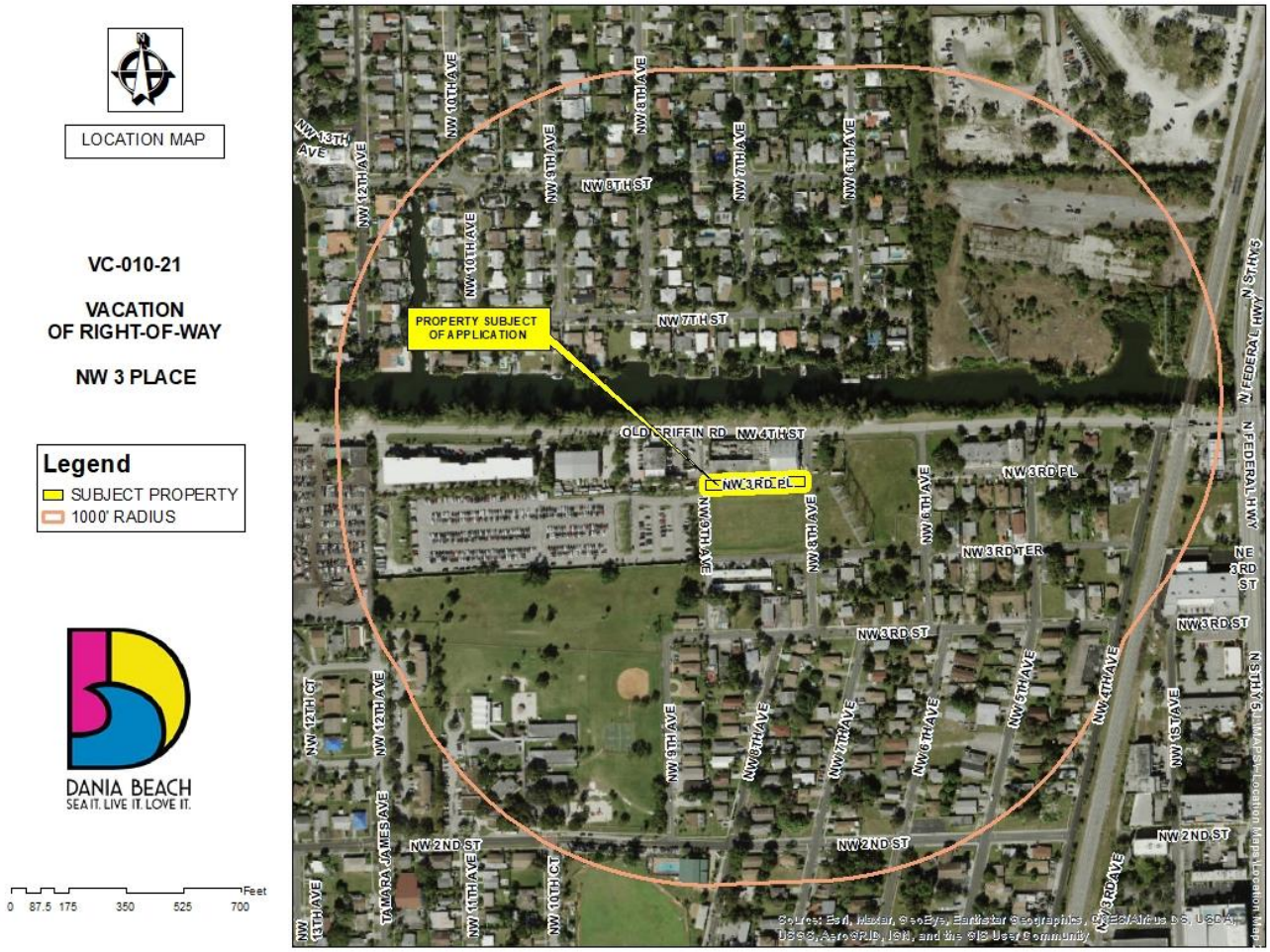
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-10-21) SUBMITTED BY LAWRENCE KRAMER, ON BEHALF OF THE PROPERTY OWNER, 800 OLD GRIFFIN, LLC., FOR THE PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH, RESPECTIVELY, AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST, RESPECTIVELY, WHICH RIGHT OF WAY IS CONTAINED WITHIN THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS BOOK FOR BROWARD COUNTY, WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS "NORTHWEST 3RD PLACE," AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, WHICH RIGHT OF WAY IS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available on line. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the on-line project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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 based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Property Subject of Upcoming Hearing



Application Information

Application Site: NW 3rd Place located between NW 8th Avenue and NW 9th Avenue

Project: To request a vacation of Right-Of-Way for the portion of NW 3RD place located between NW 8 Avenue and NW 9 Avenue.

Application: Vacation of Right-Of-Way

Applicant: Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC

Hearing Date & Time: April 27, 2021 at 7:00 PM

Hearing Location: Please call a week ahead at 954-924-6805 Ext. 3792 to confirm meeting location:
If Virtual: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi-judicial land use meetings.
If in person: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Anne-Christine Carrie, Senior Planner, (954) 924-6805 Ext. 3654

NW 13TH AVE
NW 10TH AVE
NW 9TH AVE
NW 8TH AVE
NW 6TH AVE
NW 8TH ST
NAUTILUS ISLE
NW 12TH AVE
NW 11TH AVE
NW 7TH ST
S FEDERAL HWY
N FEDERAL HWY
NW 4TH ST
OLD GRIFFIN RD
NW 3RD PL
NW 3RD TER
NE 3RD ST
NW 3RD ST
NW 13TH CT
NW 12TH CT
NW 2ND TER
TAMARA JAMES AVE
NW 12TH AVE
NW 10TH CT
NW 2ND ST
NE 2ND ST
NE 1ST AVE
500 250 0 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
800 Old Griffin Rd

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504233000060	1200 OLD GRIFFIN ROAD LLC	4051 SW 53 AVE	DAVIE	FL	33314		33-50-42E1/2 OF NE1/4 OF SE1/4 OF NE1/4AS DESC IN OR 2512/852
504233000061	1200 OLD GRIFFIN ROAD LLC	4051 SW 53 AVE	DAVIE	FL	33314	3272	33-50-42PT OF E1/2 OF NE1/4 OF SE1/4 OFNE1/4 AS DESC IN OR 609/618
504233000680	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42 & 28-50-42POR OF DANIA CUT OFF CANAL LYINGWITHIN NE 1/4 OF SEC 33 & SW 1/4SEC 28,ALSO BEING WITHIN DANIABEACH CITY LIMITS
504233100020	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	WEST MOORLAND 19-8 BLOTS 1 THRU 10 BLK 1
504233100710	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	WEST MOORLAND 19-8 BTHE STREETS, AVENUES, ROAD,BOULEVARD, AND COURTS ARE HEREBYDEDICATED TO THE PERPETUAL USEOF THE PUBLIC FOR PROPERPURPOSES
504233160050	MENCIA,JAIME E & MYRNA	711 NW 12 AVE	DANIA BEACH	FL	33004	2348	TROPICAL DREAMLAND WATERWAY29-5 BLOT 5
504233160060	LARKINS,EDWARD J	701 NW 12 AVE	DANIA BEACH	FL	33004	2348	TROPICAL DREAMLAND WATERWAY29-5 BLOT 6
504233160070	HUSTON,JANET H/EHUSTON,LARRY	693 NW 12 AVE	DANIA BEACH	FL	33004	2347	TROPICAL DREAMLAND WATERWAY29-5 BLOT 7 N 60
504233160090	KHOLOS,KEN	691 NW 12 AVE	DANIA BEACH	FL	33004	2347	TROPICAL DREAMLAND WATERWAY29-5LOT 7 S 12 1/2 LOT 8
504233460280	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	33-50-42THE E 35' OF E 1/2 OF SE 1/4 OFSE 1/4 OF NE 1/4
504234000180	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	34-50-42SE1/4 OF NE1/4 OF NW1/4 LYINGE OF FEC R/W LESS CANAL R/WTOG WITH COMM NW COR OF NE1/4 OFSEC 34,S 1310.63,E 49 TO POB, N305.87, NELY 49.18,E 33.37, SWLY355.79,W 6.25 TO POBAKA: PARCEL 100
504234000203	LA VALLIERE ROUSSY FAMILY REV TRLA VALLIERE,RICHARD TRSTEE ETAL	1001 OLD GRIFFIN RD	DANIA BEACH	FL	33004		34-50-42BEG AT PT 100.02 W OF INTERSECOF E/L OF W3/4 OF N1/2 OF SW1/4OF NW1/4 OF N/L OF FPL R/W DESCIN OR 609/618,W 83.22,NLY 144.32,ELY 83.27,SLY 139.57TO POB
504234000206	LA VALLIERE ROUSSY FAMILY REV TRLA VALLIERE,RICHARD TRSTEE ETAL	1001 OLD GRIFFIN RD	DANIA BEACH	FL	33004		34-50-42THAT PT OF W3/4 OF N1/2 OF SW1/4OF NW1/4 DESC AS FOL,COMM AT NECOR,SLY 246.25,WLY 183.2 TO POB,W 98,NLY 149.9,ELY 98.1SLY 144.3 TO POB AS INOR 4740/702
504234000220	DANIA BEACH OUTSIDE STORAGE INC	6868 SE 138 ST	HOBE SOUND	FL	33455	9757	34-50-42COMM IN SE1/4 OF SEC 33 AT POINTBEING NE COR OF BLK 1,SUN GDNS1ST ADD,N 3,E 336.26 TO POB,NLYALG W/L SEC 34 FOR 260.05 TO SWCOR OF M.M.C.O. PLAT,E 551.51,SLY 30.01,ELY 450.11,SLY 230.05,WLY 1000.97 TO POB
504234000221	LA VALLIERE ROUSSY FAMILY REV TRLA VALLIERE,RICHARD TRSTEE ETAL	1001 OLD GRIFFIN RD	DANIA BEACH	FL	33004		30-50-42THE N 30 OF E 450 OF FOLLOWING:COMM AT NE COR OF BLK 1 OF SUNGDNS 1ST ADD,NLY 3 TO POB,ELY1339.00,NLY 260.00,WLY 1339.00,SLY 260.00 TO POB
504234000240	SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	3125	34-50-42E 144.50 OF W1/2 OF SW1/4 OFSW1/4 OF NW1/4 LESS S 25 FOR STTOG WITH DANETTE 16-65 B ALL BLKB LESS S 25 FOR ST,ALL BLK CLESS S 25 FOR STAKA:COLLINS ELEM.
504234000260	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	34-50-42ALL NE1/4 OF NW1/4 OF SW1/4 WOF BLK 30 DANIA
504234000600	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		34-50-42FEC RAILROAD R/W 100 FT WIDE INPORTIONS OF NE1/4,NW1/4,ANDSW1/4 OF SEC 34-50-42 LYING WESTOF FEDERAL HWY WITHIN CITY OFDANIA BEACH

504234000640	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	J.E. HASBROUCKS REPLAT 16-20 BPOR OF LAND DESC AS:THE W 50' OFTHE E1/2 OF THE SW1/4 OF THENE1/4 OF NW1/4 OF SEC 34-50-42,LESS EXISTING DANIA CUT-OFFCANAL RIGHT-OF-WAY
504234000650	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	34-50-42 & 35-50-42PORTION DANIA CUT OFF (C-11)CANAL LYING WITH SEC 34 AND W1/4OF SEC 35
504234000720	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	34-50-42THE W 35' OF W 1/2 OF SW 1/4 OFSW 1/4 OF NW 1/4 LESS E 144.50'THEREOF
504234010160	JONES,M L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 1,4,5,8 BLK 3
504234010170	ST JOSEPH WESLEYANMETHODIST CHURCH	244 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 3
504234010180	MORALES,PETER &MCKENNA,SUSAN L	3261 FRONTIER AVE	LAKE WORTH	FL	33467	1047	TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 3
504234010190	NORTEI,EBENEZER	236 NW 5 AVE # 238	DANIA BEACH	FL	33004	2727	TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 3
504234010200	COOPER,D LBROWN GREEN,ELNORA EST	234 NW 5 AVE	DANIA BEACH	FL	33004	2727	TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 3
504234010210	RAGLAND,DANIEL JR	17345 SW 31 CT	MIRAMAR	FL	33029		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 3
504234010220	EWERS,CARLA	228 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOTS 10 & 11 BLK 3
504234010230	GIBSON,STINA S	225 NW 4 AVE	DANIA BEACH	FL	33004	2723	TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 3
504234010240	WILLIAMS,TAMMIE L	221 NW 4 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 3
504234010250	J & V SIDNEY INC	7247 CRYSTAL LAKE DR	WEST PALM BCH	FL	33411	5713	TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 3
504234010260	FELIGNA CORP	2069 NE 123 ST	NORTH MIAMI	FL	33181		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 3
504234010270	IVES,RANDOLPH JR H/EIVES,IONE & RANDOLPH	217 NW 4 AVE #1-2	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 3
504234010280	GERTSENZON,MARINA	215 NW 4 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 3
504234010290	CD FLORIDA PROPERTIES LLC	1948 NW 74 AVE	HOLLYWOOD	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 3
504234010300	RATHAN,EILEENRATHAN,RON	98 71 ST	BROOKLYN	NY	11209		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 3
504234010301	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 3
504234010310	TEMBUK LLC	PO BOX 1720	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 3
504234010330	DECOTA GROUP	201 NE 2 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 3
504234010340	LAGUERRE,LUMENE DABEL H/ELAGUERRE,JHIMY	505 NW 3 ST #1-2	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 4
504234010350	POORAN,BUNASHIRE	2236 ELLIS AVE #2	BRONX	NY	10462		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 4
504234010360	TO AND SONS LLC	100 BELMONT LN	NORTH LAUDERDALE	FL	33068		TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 4
504234010370	SALAZAR,MARIA	6153 JOHNSON ST	HOLLYWOOD	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 4
504234010380	SHELL 331 INC	17501 BISCAYNE BLVD STE 400	AVENTURA	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 4
504234010381	TISDALE,GEORGE	2316 CODY ST	HOLLYWOOD	FL	33020	1424	TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 4
504234010390	2981 POMPANO LAND TRLEVY,BENJAMIN TRSTEE	693 RACQUET CLUB	WESTON	FL	33326		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 4
504234010391	GUY HUNGERFORD LIV TRHUNGERFORD,JUSTIN TRSTEE	233 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 4
504234010400	COOK,DOUGLAS JR	225 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 9 & 12 BLK 4
504234010410	CHUNN,SHELTON	226 NW 6 AVE	DANIA BEACH	FL	33004	2731	TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 4
504234010420	CHUNN,ROBERT	226 NW 6 AVE	DANIA BEACH	FL	33004	2731	TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 4
504234010430	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 4
504234010440	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 14,15 BLK 4
504234010450	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 16,17 BLK 4
504234010470	CHRISTINE M PROST REV LIV TRDANIELLE AGUIAR REV LIV TR	PO BOX 290484	DAVIE	FL	33329	0484	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 4
504234010480	JOHNSON,BARBARA H/ETALIAFERRO,SHIRLEY K	210 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 4
504234010500	DAISE,RODERICK D & BETTY J	1006 NW 2 ST	DANIA BEACH	FL	33004	2771	TOWN OF MODELO (DANIA) B-49 DLOT 20,21 BLK 4
504234010510	BROOKS,APRIL H/EGOODMAN,LISA	206 NW 6 AVE	DANIA BEACH	FL	33004	2731	TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 4
504234010520	ST RUTH MISSIONARYBAPTIST CHURCH INC	PO BOX 698	DANIA BEACH	FL	33004	0698	TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 4
504234010530	OPEN DOOR TO CHRIST INC	PO BOX 578	DANIA BEACH	FL	33004	0578	TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 4
504234010540	SAB2016 LLC	10185 COLLINS AVE #711	BAL HARBOR	FL	33154		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 5
504234010550	THOMAS,AHMAD & ANGEL WARD	246 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 5
504234010551	LEWIS,DOROTHY	56 CHAPMAN LANE	GALES FERRY	CT	06335		TOWN OF MODELO (DANIA) B-49 DLOT 3,BLK 5

504234010560	ITZKOWITZ,FRANCINE	11658 SW SAILFISH ISLES WAY	PORT ST LUCIE	FL	34987	5408	TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 5
504234010570	TORRES,HUMBERTO MISAEL H/ECRUZ,ALEXANDRA H/E ETAL	239 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 5
504234010580	MORGAN,DAVID	240 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 5
504234010581	SMITH,RAYMOND FITZGERALD	27 NW 5 AVE	DANIA BEACH	FL	33004	3263	TOWN OF MODELO (DANIA) B-49 DLOT 7 W1/2 BLK 5
504234010582	SHIRD,SHADARYLL LEATRICE	236 NW 7 AVE E	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 7 E1/2 BLK 5
504234010590	CURRY,ROSALIND H/ECURRY,DENNIS JR ETAL	235 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 5
504234010600	DORCIN,JEAN GJOSEPH,MIRLANDE	229 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 5
504234010610	WILLIAMS,CARLA	230 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 5
504234010620	H & C INTERNATIONAL TRADING LLC	8527 PINES BLVD #202	PEMBROKE PINES	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 5
504234010630	BROWN,CHRISTOPHER MICHAEL	3755 BEACHWOOD DR	DELRAY BEACH	FL	33445		TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 5
504234010640	NUBY,RONALD	417 OLD GRIFFIN RD	DANIA BEACH	FL	33004	2744	TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 5
504234010650	GOODINGS,TERRENCE H/EGOODINGS,WILFRED	220 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 5
504234010651	RIOS,KIRA TIARE & LEINS	218 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 5
504234010660	NUBY,DAVID SR	401 SW 12 AVE	DANIA BEACH	FL	33004	4930	TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 5
504234010670	DOWDELL,ARRIE L EST	213 NW 6 AVE	DANIA BEACH	FL	33004	2730	TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 5
504234010680	SNELL,BERTHA	214 NW 7 AVE	DANIA BEACH	FL	33004	2733	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 5
504234010690	RAWSON PORTNOY PROPERTIES LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 5
504234010700	LILLIE PARRISH TRJACKSON,CASTELLA PARRISH TRSTEE	2413 RALEIGH ST	HOLLYWOOD	FL	33020	1611	TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 5
504234010710	FONTUS CAPITAL LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 5
504234010711	201 NW 6 AVE DANIA BEACH LLC	907 STANTON DR	WESTON	FL	33326		TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 5
504234010712	JAMES,CORAZON	1075 92 ST #401	MIAMI BEACH	FL	33154		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 5
504234010713	JACKSON,SHERISSA	200 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 5
504234010720	AFFORDABLE HOUSING DEVELOPMENTSOLUTIONS	7855 NW 12 ST STE 202	DORAL	FL	33126		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 6
504234010730	ADALWIN LLC	8665 E HARTFORD DR	SCOTTSDALE	AZ	85255		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 6
504234010740	BOHADANAH,ELIYAHU	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 6
504234010750	SMITH,MERDEEN JEANSTEWART,STEVE SEBASTIAN	141 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 6
504234010940	ST RUTH MISSIONARYBAPTIST CHURCH INC	PO BOX 698	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOTS 1,2,3,4,5,7 & 10 BLK 7
504234014030	LEIVA,MICHELLE E	151 NW 7 AVE	DANIA BEACH	FL	33004	2756	TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 30
504234014040	FONTUS CAPITAL LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 30
504234014041	CLAIR,DALBURN	142 NW 8 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 30
504234014050	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 30
504234014220	CARTER-PACE,RUTHINE V	PO BOX 762651	SAN ANTONIO	TX	78245		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 31
504234014230	SANTIAGO,ALEJANDRO HIRAM L H/ELEON,MIRTA E	246 NW 8 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 LESS PT DESC'D AS,BEG ATSE COR OF LOT 2,W ALG S/L OFLOT 2 FOR 108.50 TO SW COR OFLOT 2,NLY ALG W/L 11 FT,SLY106.28 TO POB BLK 31
504234014240	WARD,DONALD H/EMILES,DONNA	242 NW 8 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DPOR LOT 2 DESC AS BEG SE COR OFLOT 2,W TO SW COR,N 11,SE 106.28TO POB & LOT 3,BLK 31
504234014241	CENTER FOR FAITH	936 W TROPICAL WAY	PLANTATION	FL	33317		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 31
504234014242	BRUNO,LATRICE MERCEDESMORRIS,ALVA M	241 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 31
504234014250	RAWSON PORTNOY PROPERTIES LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 31
504234014260	CHUNN,CATHERINE	1002 NW 2 ST	DANIA BEACH	FL	33004	2771	TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 31
504234014261	ARGENTO GROUP LLC	8527 PINES BLVD #202	PEMBROKE PINES	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 31
504234014262	ARMSTRONG,ROBERT A	260 NE 22 ST	POMPANO BEACH	FL	33060		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 31
504234014263	HARRIS,PRINCETTA R	PO BOX 1521	DANIA BEACH	FL	33004	1521	TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 31

504234014270	POUX,YULISSA MARIA	226 NW 8 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 11 LESS PT DESC'D,BEG AT SWCOR,NLY ALG W/L FOR 5 FT,ELY107.79 TO PT ON E/L,SAID PTBEING 2 FT N OF SE COR,SLY 2 TOSE COR,W 108.5 TO POB BLK 31
504234014272	FEDD-YOUNG,MELINDA ANNYOUNG,RICKIE	225 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 31
504234014280	HARRIS,CURTIS	221 NW 7 AVE	DANIA BEACH	FL	33004	2732	TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 31
504234014290	VU,HAI NAM	9840 DUNHILL DR	MIRAMAR	FL	33025		TOWN OF MODELO (DANIA) B-49 DPT OF LOT 11 DESC AS BEG AT SWCOR,RUN NELY ALONG W/L 5,ELY 107.79 TO PT ON E/L 2 N OFSE COR,SLY TO SE COR,W 108.5 TOPOB,LOT 14 BLK 31
504234014291	JOHNSON,EVEREST	6736 SW 33 ST	MIRAMAR	FL	33023		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 31
504234014300	BLACK,LARRY J	2411 LAKE MIRAMAR WAY	MIRAMAR	FL	33025		TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 31
504234014301	RAWSON PORTNOY PROPERTIES LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 31
504234014302	SASSON,ABRAHAM	251 174 ST APT 1917	SUNNY ISLES BEACH	FL	33160	3359	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 31
504234014310	DULCIETA PROPERTIES INC	4848 SW 25 AVE	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 31
504234014311	MURRAY,DALE ELIZABETH	205 NW 7 AVE	DANIA BEACH	FL	33004	2732	TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 31
504234014312	GEORGE,BERNARD & DENISE R	207 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF DANIA B -40 DLOT 20 BLK 31
504234014320	FUNCHESS,WILLIE JAMES	25 NW 14 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 31
504234014330	BOHADANAH,ELIYAHU	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 31
504234014340	GOLD HAND CONSTRUCTION	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 31
504234060010	FABIAN,FLAVIO	600 NW 3 ST	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 1,2 BLK A
504234060020	ROSENSTEEL,STEVEN P &ROSENSTEEL,CHINYERE A	503 LAKESIDE CIR	SUNRISE	FL	33326		HANSEN & NELSON SUB 3-76 DLOT 3,4 BLK A
504234060030	DARLING,TAURA H/EKEEL,HELEN EST ETAL	514 NW 3 STREET	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 5,6 BLK A
504234060040	OLIVETA LLC	510 NW 3 ST	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 7 BLK A
504234060060	ADELE BESNER TRBESNER,HANNA TRSTEE ETAL	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 8,9,10,11,12 LESS ST BLK A
504234060080	RODRIGUEZ,ARBEY	5300 NW 85 AVE #303	DORAL	FL	33166		HANSEN & NELSON SUB 3-76 DLOTS 14 S1/2,15 S1/2,& 16 S1/2BLK A
504234060090	RODRIGUEZ,ARBEY	5300 NW 85 AVE #303	DORAL	FL	33166		HANSEN & NELSON SUB 3-76 DLOTS 14 N1/2,15 N1/2,& 16 N1/2BLK A
504234060100	BOHADANAH,ELIYAHU	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	HANSEN & NELSON SUB 3-76 DLOT 17,18,19 BLK A
504234060120	ROBERTSON,RAYGINIA	404 NW 3 ST	DANIA BEACH	FL	33004	2702	HANSEN & NELSON SUB 3-76 DLOT 20,21 BLK A
504234060130	COSAC HOMELESS ASSISTANCECENTER INC	2101 SW 136 AVENUE	DAVIE	FL	33325		HANSEN & NELSON SUB 3-76 DLOT 22,23 BLK A
504234060140	ITZKOWITZ,FRANCINE	11658 SW SAILFISH ISLES WAY	PORT ST LUCIE	FL	34987	5408	HANSEN & NELSON SUB 3-76 DLOT 24,25,26 BLK A
504234060150	JACK BESNER TRBESNER,HILDA	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 27 BLK A
504234060151	JACK BESNER IRREVOC TRBESNER,HILDA TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HAUSEN & NELSON SUB 3-76 DLOT 28 BLK A
504234060160	JACK BESNER IRREVOC TRBESNER,HILDA TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 29 BLK A
504234060170	TORRES FONTANEZ,ARTURO	413 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 30,31 BLK A
504234060190	FLORIDA EASTERN ECCLESIASTICALJURISDICTION	PO BOX 62	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOTS 32-34 BLK A TOG WITH LOTS14-17&36-38 BLK B,LESS ST
504234060210	FL RENTAL LLC	708 SE 2 ST	POMPANO BEACH	FL	33060		HANSEN & NELSON SUB 3-76 DLOT 36 LESS ST,37 BLK A
504234060220	MC CLAM,TONY L	505 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 38,39 BLK A
504234060230	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 40,41 BLK A
504234060240	FEQUIERE,DAVOUSTSAINT CYR,DARNA S GUETSHINA	515 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 42,43 BLK A
504234060250	DANNY 1712 LLC	8737 NW 39 ST	HOLLYWOOD	FL	33024	8740	HANSEN & NELSON SUB 3-76 DLOT 44,45 BLK A
504234060251	TISDALE,GEORGE W	2316 CODY ST	HOLLYWOOD	FL	33020		HANSEN & NELSON SUB 3-76 DLOT 46,47 BLK A
504234060260	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 1,W1/2 LOT 2 BLK B

504234060271	DEUTSCHE BANK NATL TR CO TRSTEE%SELECT PORTFOLIO SERVICING	3217 S DECKER LAKE DR	SALT LAKE CITY	UT	84119		HANSEN & NELSON SUB 3-76 DLOT 2 E1/2,3 & 4 BLK B
504234060280	SMITH,TIERENEY K	514 NW 3 TER	DANIA BEACH	FL	33004	2718	HANSEN & NELSON SUB 3-76 DLOT 5,6 BLK B
504234060290	COLLINS SUITE ENTERPRISES LLC	22 SW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 7 BLK B
504234060300	COLLINS SUITE ENTERPRISES LLC	22 SW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 8 BLK B
504234060310	GONZALEZ,JULIO	508 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 9,10 BLK B
504234060320	GONZALEZ,FABIAN323-325 NW 5 AVE LAND TR	325 NW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 11,12 BLK B
504234060360	MOLTIMORE,THOMASBUTLER,BERNICE ETAL	416 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 18,19,20 W1/2 BLK B
504234060380	WINDSOR,CLEMENTE & RADIAH	410 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 20 E1/2, 21,22 BLK B
504234060390	MCCUTCHEON,MARY EST%HORACE MCCUTHEON	PO BOX 245	ABSECON	NJ	08201		HANSEN & NELSON SUB 3-76 DLOT 23,24,25 BLK B
504234060400	TIITF/STATE OF FLORIDAFORMER MURPHY ACT LAND	DNR DOUGLAS BLDG	TALLAHASSEE	FL	32399		HANSEN & NELSON SUB 3-76 DLOT 26 LESS W 20 BLK B
504234060410	MCCUTCHEON,NELSON	2709 NW 20 ST	FORT LAUDERDALE	FL	33311		HANSEN & NELSON SUB 3-76 DLOT 26 W 20,LOT 27,28,29 BLK B
504234060440	SF HOME BUYERS LLC	3101 N FEDERAL HWY STE 606	FORT LAUDERDALE	FL	33306		HANSEN & NELSON SUB 3-76 DLOT 30,31 BLK B
504234060450	BIZZLE,RONNIE D & JODY LEE	415 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 32,33,34,35 BLK B
504234060470	FERNANDER,WILBUR F JR	505 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 40,41 BLK B
504234060471	WAKELAND,PATRICK A	509 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 42,43 BLK B
504234060480	BURGOS,JACOB	513 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 44,45 BLK B
504234060481	MCCUTCHEON,JAMES &MCCUTCHEON,NAOMI	517 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 46 & 47 BLK B
504234060490	MCCUTCHEON,JAMES & NAOMI S	517 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 48 THRU 51 BLK B
504234060510	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		HANSEN & NELSON SUB 3-76 DLOTS 1 THRU 4,51 S OF CANAL & NGRIFFIN RD & LOTS 54 THRU 57BLK C
504234060530	LME PROPERTY HOLDINGS LLC	301 W HALLANDALE BEACH BLVD	HALLANDALE BEACH	FL	33009		HANSEN & NELSON SUB 3-76 DLOTS 5 THRU 12 & LOTS 46 THRU 53LYING S OF GRIFFIN RD R/W,BLK C
504234060570	ALL SPECIALISTS INC	3061 NW 23 WAY	OAKLAND PARK	FL	33311		HANSEN & NELSON SUB 3-76 DLOT 14,15,16 & S 15 M/L OF LOTS43,44 BLK C
504234060580	ALL SPECIALISTS INC	8641 NW 44 CT	LAUDERHILL	FL	33351		HANSEN & NELSON SUB 3-76 DLOT 17,18,19 & S 15 M/L OF LOTS40,41 BLK C
504234060581	FRANCINE SOLOMON TRELLEN STEUERMAN TR	1580 SEAGRAPE WAY	HOLLYWOOD	FL	33019	4863	HANSEN & NELSON SUB 3-76 DLOT 39 S OF GRIFFIN RD R/WBLK C
504234060590	NUBY,RONALD DALE	417 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 20,21,S 15 M/L OF LOTS 37 &38 BLK C
504234060600	NUBY,RONALD DALE	417 OLD GRIFFIN RD	DANIA BEACH	FL	33004	2744	HANSEN & NELSON SUB 3-76 DLOT 22,23 & THAT PART OFLOTS 35 & 36 LYING S OF CANALBLK C
504234060610	BESNER,HILDA TR	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 24 BLK C
504234060620	ADELE BESNER TRBESNER,HANNA S	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 25,26 W 20,S 15 M/L OF W 20OF LOT 32 & S 15 M/L OF LOT 33BLK C
504234060630	BURGESS,HOWARD E EST	681 GENEVA PL	TAMPA	FL	33606	3923	HANSEN & NELSON SUB 3-76 DLOT 26 E 5 BLK C
504234060640	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 27,28 BLK C
504234060650	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 29 W1/2 BLK C
504234060660	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DS 15 M/L OF LOTS 29 E1/2,30,31 &S 15 M/L OF E 5 OF LOT 32 BLK C
504234060670	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 34 S OF CANAL R/W BLK C
504234060700	HARRIS,JERRY & MAGGIE EST% CURTIS HARRIS	221 NW 7 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DS 15 M/L OF LOT 42 BLK C
504234060730	HOLOCAUST DOCUMENTATION ANDEDUCATION CENTER INC	303 N FEDERAL HWY	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DALL LOTS 1,2,3,4,LESS ST RDBLK G

504234060740	COMERLAT HOSPITALITY 1 LLC	18851 NE 29 AVE #700	AVENTURA	FL	33180		HANSEN & NELSON SUB 3-76 DALL LOTS 5,6,7,8,LESS ST RDBLK G
504234060750	S O S LAND CORP #3	345 N FEDERAL HWY	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DALL LOTS 9,10,LESS ST RD,LOT 11LESS ST RD & LESS N 9 OF LOT 11BLK G
504234060751	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUBLOT 11 N 9 LESS E 8 FOR ST RD,LOT 12 LESS ST RD BLK G
504234140010	WISE,ROSIE	20 NW 6 AVE	DANIA BEACH	FL	33004	3212	DANIA MANOR CORR PLAT 10-53 BLOT 1 BLK 1
504234140020	CLARK,EMMA J &WEST,CHARLES E	822 NW 3 ST	DANIA BEACH	FL	33004	2710	DANIA MANOR CORR PLAT 10-53 BLOT 2,3 BLK 1
504234140030	DAVIS,D & GEORGIA L	PO BOX 1328	DANIA BEACH	FL	33004	1328	DANIA MANOR CORR PLAT 10-53 BLOT 4 BLK 1
504234140040	DAVIS,GEORGIA L	PO BOX 1328	DANIA BEACH	FL	33004	1328	DANIA MANOR CORR PLAT 10-53 BLOT 5,6 BLK 1
504234140050	HOUSE OF GOD WHICH IS THE CHURCHOF THE LIVING GOD ETAL	810 NW 3 ST	DANIA BEACH	FL	33004	2710	DANIA MANOR CORR PLAT 10-53 BLOTS 7 TO 10,15,16 BLK 1
504234140060	GRACE,BETTY	804 NW 3 ST	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 11,12 BLK 1
504234140080	MANTERO,FRANCISO	801 NW 3 TERRACE	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 13,14 BLK 1
504234140110	ZONDA INVESTING GROUP LLC	19220 NE 19 PL	MIAMI	FL	33179		DANIA MANOR CORR PLAT 10-53 BLOT 17 TO 24 BLK 1
504234140270	800 OLD GRIFFIN LLC	800 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 B34-50-42LOT 1 THRU 24 BLK 2 TOG WITH ALLBLK 3 & W 46 OF BLK 4 & PAR DESCIN OR 2440/863 TOG WITH PARLYING IN E1/2 OF NE1/4 OF SW 1/4OF NW1/4 IN W1/2 OF NW1/4 OFSE1/4 OF NW1/4 OF SEC 34/50/42AS DESC IN OR 1728/471 LESS R/WFOR NW 4 ST TOG WITH E 100 OF
504234140272	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		DANIA MANOR CORR PLAT 10-53 BTHAT PT OF BLK 4 LYING N OFBROWARD RD AS DESC IN OR 1488/78& E 225 OF CONTIGUOUS PT S OFBROWARD RD BLK 4 LESS OR2440/863
504234140340	SOUTHWICK,JOSEPH P	2576 EAGLE RUN LN	WESTON	FL	33327	1528	DANIA MANOR CORR PLAT 10-53 BW 50 OF E 275 OF BLK 4
504234140360	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		DANIA MANOR CORR PLAT 10-53 BLOT 1-9,13-24 BLK 5
504234140430	TAYLOR,DAVID	PO BOX 120154	FORT LAUDERDALE	FL	33312		DANIA MANOR CORR PLAT 10-53 BLOT 10,11 BLK 5
504234140450	TAYLOR-ROCKETT,DAPHNE	3388 NW 22 ST	LAUDERDALE LAKES	FL	33311		DANIA MANOR CORR PLAT 10-53 BLOT 12 BLK 5
504234140550	LEWIS,BERNICE EST	302 NW 8 AVE	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BN1/2 LOT 1 BLK 6
504234140551	LEWIS,BERNICE EST	302 NW 8 AVE	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BS1/2 LOT 1 BLK 6
504234140560	HARRIS,BRENDA	720 NW 3 ST	DANIA BEACH	FL	33004	2708	DANIA MANOR CORR PLAT 10-53 BLOT 2,3,4 BLK 6
504234140580	DE LEON,EDGARDO ARIEL	PO BOX 223624	HOLLYWOOD	FL	33022	3624	DANIA MANOR CORR PLAT 10-53 BLOT 5 BLK 6
504234140600	TAYLOR,JOYCE ELAINE	PO BOX 286	KEYPORT	NJ	07735	0286	DANIA MANOR CORR PLAT 10-53 BLOTS 6,7 & 8 BLK 6
504234140610	PARKER,JAMES LEONARD II	608 NW 3 ST	DANIA BEACH	FL	33004	2706	DANIA MANOR CORR PLAT 10-53 BLOT 9,10 BLK 6
504234140620	COVRE,MARGARET ANTONIAVAN ARSDALE,CAROL LYNN	604 NW 3 ST	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 11,12 BLK 6
504234140630	WONG,ANGIE YUK NGAN	601 NW 3 TER	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 13,14,15 BLK 6
504234140650	BINION,ERIC F	11370 NW 39 PL	SUNRISE	FL	33323	1157	DANIA MANOR CORR PLAT 10-53 BLOT 16 BLK 6
504234140660	INVESTPROPERTIES LLC	1 LAUREL RD	WHITE PLAINS	NY	10605		DANIA MANOR CORR PLAT 10-53 BLOT 17,18 BLK 6
504234140670	MCCRAY,WILLIE JOE	PO BOX 1121	DANIA BEACH	FL	33004	1121	DANIA MANOR CORR PLAT 10-53 BLOT 19 BLK 6
504234140680	ALAZZAWI,FURATBACSA,KATALIN	395 HEDGE RD	MENLO PARK	CA	94025	1713	DANIA MANOR CORR PLAT 10-53 BLOTS 20,21 & 22 BLK 6
504234140710	OHAB,WESLEY SHAZAM	621 NW 3 TER	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 23,24 BLK 6
504234200010	PERRY,HOWARD LORENZO	201 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BLOT 1,2

504234200020	PERRY,LEVORNIA EST	209 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BLOT 3
504234200029	COOPER,TONY CURTISGIBSON-COOPER,THERESA ANN	213 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BALL OF LOT 4 AND A POR OF LOT 5DESC AS:COMM NW COR LOT 7,S 100TO POB,SE 97.34,SW 61.82 TO SLINE LOT 4,W 81.98,NW ALONG THEW LINE 60 TO POB
504234200030	DANIA ECONOMIC DEVELOPMENT CORP	210 NW 12 AVE	DANIA BEACH	FL	33004	2647	A K WIXSON SUB 16-1 BLOT 4 E 20
504234200031	DANIA ECONOMIC DEVELOPMENT CORP	210 NW 12 AVE	DANIA BEACH	FL	33004	2647	A K WIXSON SUB 16-1 BLOT 5 E 20;6 E 20 & 7 E 20
504234200032	DUCE,JEAN JOSEPH & ISELANDE	221 NW 8 AVE	DANIA BEACH	FL	33004		A K WIXSON SUB 16-1 BTHAT PART OF LOTS 5 & 6 DESC'DAS,COMM AT NW COR OF LOT 7 OFSAID PLAT,S 50 TO POB,SAID POBBEING 10 FT S OF S/L OF LOT 7,E 110.14,SWLY 51.52,WLY 97.34,N 50 TO POBAKA:LOT 5 N 20 LESS E 20 &LOT 6 S 30 LESS E 20
504234200033	GREENE,JOYCE A	225 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BPART OF LOTS 6 & 7 DESC'D AS,BEGAT NW COR OF LOT 7,E ALG N/L FOR122.94,SWLY 51.52,WLY 110.14 TOW/L LOT 6,N 50 TO POBAKA:LOT 6 N 10 LESS E 20 &LOT 7 LESS E 20
504234200040	KNIGHT,BERTHUM EST	227 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BLOT 8
504234200050	LEWIS,LIZZIE EST	229 NW 8 AVE	DANIA BEACH	FL	33004		A K WIXSON SUB 16-1 BLOT 9
504234200060	WEST,RAYMOND H/EWEST,JANICE	237 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BLOTS 10,11
504234200080	VASSOPOULOS,MARTA	818 NW 3 ST	DANIA BEACH	FL	33004	0641	A K WIXSON SUB 16-1 BLOT 12
504234200090	YORD INVESTMENT LLC	706 NE 191 ST	MIAMI	FL	33179		A K WIXSON SUB 16-1 BLOT 13
504234200100	COBB,MAE O	815 NW 3 ST	DANIA BEACH	FL	33004	2709	A K WIXSON SUB 16-1 BLOT 14
504234200110	RHAYCOM LLC	PO BOX 1720	DANIA BEACH	FL	33004		A K WIXSON SUB 16-1 BLOT 15,16
504234220010	COITO,MAURYA A	4420 NW 42 TER	COCONUT CREEK	FL	33073		DANETTE 16-65 BLOTS 1 & 2 BLK A
504234220030	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		DANETTE 16-65 BLOT 3 BLK A
504234220040	MIRZA,SHUJAAT & FARHAT	5720 SW 5 ST	PLANTATION	FL	33317	3532	DANETTE 16-65 BLOT 4 BLK A
504234220041	MIRZA,SHUJAAT & FARHAT	5720 SW 5 ST	PLANTATION	FL	33317	3532	DANETTE 16-65 BLOT 5 BLK A
504234220042	MARQUEZ,JOAN SEBASTIAN	224 NW 9 AVE #1-2	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 6 BLK A
504234220050	HONDAL,LUIS A PUENTES	1147 HILLSBORO MILE #309	HILLSBORO BEACH	FL	33062		DANETTE 16-65 BLOT 7 BLK A
504234220060	BABEL,RONALD E	228 NW 9 AVE APT 2	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 8 BLK A
504234220080	WILLIAMS,ALECIA C	234 NW 9 AVE	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 9,10 BLK A
504234220090	SHEARD,CYNTHIA	242 NW 9 AVE	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 11 & 12 BLK A
504234220110	KNOWLES,CHRISTOPHER A JR H/EKNOWLES,JUNE V	250 NW 9 AVE	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 13 BLK A
504234220120	COX,R E & JACQUELYN E	254 NW 9 AVE APT 1	DANIA BEACH	FL	33004	2737	DANETTE 16-65 BLOT 14 BLK A
504234220130	WHITE,RHODA	302 NW 9 AVE APT A	DANIA BEACH	FL	33004	2762	DANETTE 16-65 BLOT 15 BLK A
504234250050	COOK,GORDON NEIL	180 WATER ST UNIT 2609	NEW YORK	NY	10038		MELALEUCA GARDENS RESUB 25-10 BLOT 5 BLK 1
504234250060	LOPES,W F JR & MARILYNN C	818 NW 6 AVE	DANIA BEACH	FL	33004	2304	MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 1
504234250070	SHUGAL,BORIS &SHUGAL,FIROUZA	814 NW 6 AVE	DANIA BEACH	FL	33004	2304	MELALEUCA GARDENS RESUB 25-10 BLOT 7 BLK 1
504234250080	MAZZULLO,CATHERINE	810 NW 6 AVE	DANIA BEACH	FL	33004	2304	MELALEUCA GARDENS RESUB 25-10 BLOT 8 BLK 1
504234250090	NARVAJA,CLAUDIA SILVINA	530 NW 8 ST	DANIA BEACH	FL	33004	2318	MELALEUCA GARDENS RESUB 25-10 BLOT 9 BLK 1
504234250100	WHITE,CHADWICK STRATTONWHITE,NICOLE MARIE	528 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 10 BLK 1
504234250180	GENGE,GERALD RUSSELLGERALD RUSSELL GENGE REV TR	822 NW 7 AVE	DANIA BEACH	FL	33004	2317	MELALEUCA GARDENS RESUB 25-10 BLOT 8 BLK 2
504234250190	EKBACK,DANIEL J	818 NW 7 AVE	DANIA BEACH	FL	33004	2317	MELALEUCA GARDENS RESUB 25-10 BLOT 9 BLK 2
504234250200	RIBEIRO,LUIZ & GRAZIELA	814 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 10 BLK 2
504234250210	RUDEN,MICHAEL	810 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 11 BLK 2
504234250220	SALVINO,MARCO A SR	713 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 12 BLK 2
504234250230	QUERCIAGROSSA,SANDRA M	614 NW 8 ST	DANIA BEACH	FL	33004	2320	MELALEUCA GARDENS RESUB 25-10 BLOT 13 BLK 2
504234250240	MUNOZ,MARTHA H/ECORIA,ANTONIO J CORIA,MARANDA S	610 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 14 BLK 2

504234250250	HARLEY,DEAN A & JENNIFER T	606 NW 8 ST	DANIA BEACH	FL	33004	2320	MELALEUCA GARDENS RESUB 25-10 BLOT 15 BLK 2
504234250260	DAVALCHENKO,LEONID & FLYURA	801 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 16 BLK 2
504234250270	HERNANDEZ HERNANDEZ,PERLA A	809 NW 6 AVE	DANIA BEACH	FL	33004	2303	MELALEUCA GARDENS RESUB 25-10 BLOT 17 BLK 2
504234250280	DIROSIER,FALICIE H/EJEAN,SNYDER	813 NW 6 AVE	DANIA BEACH	FL	33004	2303	MELALEUCA GARDENS RESUB 25-10 BLOT 18 BLK 2
504234250290	DESCHENES,LINA	817 NW 6 AVE	DANIA BEACH	FL	33004	2303	MELALEUCA GARDENS RESUB 25-10 BLOT 19 BLK 2
504234250300	ROSUA,JANET	821 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 20 BLK 2
504234250370	VIVAS,LUZ MILA	821 NW 7 AVE	DANIA BEACH	FL	33004	2316	MELALEUCA GARDENS RESUB 25-10 BLOT 5 BLK 3
504234250380	HURST,BOBBY J	817 NW 7 AVE	DANIA BEACH	FL	33004	2316	MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 3
504234250390	MANZANO,CARLOSALUME-MANZANO,ELDA GRACIELA	813 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 7 BLK 3
504234250400	JOSE,FRANK A & MAYRA	809 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 8 BLK 3
504234250410	WORTH,CHARLES A JR & CHRISTINE M	706 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 9 BLK 3
504234250420	KRUSE,MELANIE A	801 NW 7 AVE	DANIA BEACH	FL	33004	2316	MELALEUCA GARDENS RESUB 25-10 BLOT 10 BLK 3
504234250430	BAILEY,JOY A	715 NW 7 AVE	DANIA BEACH	FL	33004	2314	MELALEUCA GARDENS RESUB 25-10 BLOT 1 BLK 4
504234250440	DOHERTY,WENDY MICHELLE	3138 SW 50 ST	FORT LAUDERDALE	FL	33312	6981	MELALEUCA GARDENS RESUB 25-10 BLOT 2 BLK 4
504234250450	SALVINO,MARCO A	713 NW 7 AVE	DANIA BEACH	FL	33004	2314	MELALEUCA GARDENS RESUB 25-10 BLOT 3 BLK 4
504234250460	BOOTSMA,ROBERT	709 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 4 BLK 4
504234250461	RIOS,DANIEL	706 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB25-10 BLOT 5 BLK 4
504234250470	LIBER,RENE'E M	702 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 4
504234250480	THACKHAM,ANTHONY	2003 HARDING ST	HOLLYWOOD	FL	33020		MELALEUCA GARDENS RESUB 25-10 BLOT 1 BLK 5
504234250490	SCHANK,GARY SSMITH,CAROL ANNE	609 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 2 BLK 5
504234250500	TRAVERS,MICHAEL	2543 KEY LARGO LN	FORT LAUDERDALE	FL	33312		MELALEUCA GARDENSRESUB 25-10 BLOT 3 BLK 5
504234250510	KINDRED,DEBORAH J	615 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 4,5 BLK 5
504234250520	LEE,ANDREW & ANGELA D SALVINO	714 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 5
504234250530	MICHALEK,GEORGE J	710 NW 7 AVE	DANIA BEACH	FL	33004	2315	MELALEUCA GARDENS RESUB 25-10 BLOT 7 BLK 5
504234250540	ADAMS,MICHAEL Q &STRAUCH,TIFFANY A	614 NW 7 ST	DANIA BEACH	FL	33004	2307	MELALEUCA GARDENS RESUB 25-10 BLOT 8,9 BLK 5
504234250550	ROBERTS,NICHOLASROBERTS,ASHA	612 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 10 BLK 5
504234250560	RODRIGUEZ,RENE H/ESANCHEZ,YOHAIRA	610 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 11 BLK 5
504234250570	INGRAM,ELIZA	602 NW 7 ST	DANIA BEACH	FL	33004	2307	MELALEUCA GARDENS RESUB 25-10 BLOT 12 BLK 5
504234250580	HARVEY,DONALD J	709 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 13 BLK 5
504234250590	SILVIA,CHERYL	713 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 14 BLK 5
504234250600	SALVINO,MARCO A JR	523 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 1 LESS W 8 BLK 6
504234250610	NIELSEN,ROBERT NICHOLAS JR	529 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 1 W 8,2 BLK 6
504234250620	LYNCH,ROBERT J & EVELYN	714 NW 6 AVE	DANIA BEACH	FL	33004	2302	MELALEUCA GARDENS RESUB 25-10 BLOT 3 BLK 6
504234250630	DIDONA,MICHAEL D & STEPHANIE	710 NW 6 AVE	DANIA BEACH	FL	33004	2302	MELALEUCA GARDENS RESUB 25-10 BLOT 4 BLK 6
504234250640	CHAKWIN,CHRISTOPHER M	704 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 5 BLK 6
504234250650	STRAUGH,CHANTAL L	526 NW 7 ST	DANIA BEACH	FL	33004	2305	MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 6
504234250660	MORLEY,STEPHEN & CHAYLENE D	709 NW 7 ST	DANIA BEACH	FL	33004	2308	MELALEUCA GARDENS RESUB 25-10 BLOT 1 BLK 7
504234250670	ROMERO,JUAN FERNANDO H/EROMERO,MARIA S H/E ETAL	705 NW 7 ST	DANIA BEACH	FL	33004	2308	MELALEUCA GARDENS RESUB 25-10 BLOT 2 BLK 7
504234250680	STOLZENBURG,FREDERICK	701 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 3 BLK 7
504234250690	KELLY,SUE H/EBARTHOLOMEW,KIM	617 NW 7 ST	DANIA BEACH	FL	33004	2306	MELALEUCA GARDENS RESUB 25-10 BLOT 4 BLK 7
504234250700	AGON,REGINA MAYREGINA MAY AGON TR	613 NW 7 ST	DANIA BEACH	FL	33004	2306	MELALEUCA GARDENS RESUB 25-10 BLOT 5 BLK 7
504234250710	SCHANK,GARY SSMITH,CAROL ANNE	609 NW 7 ST	DANIA BEACH	FL	33004	2306	MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 7
504234250720	WOOD,IAN READ	605 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 7 BLK 7
504234250730	MIKES,ROBERT A &MIKES,SHEILA	1500 OVERSEAS HWY #403	MARATHON	FL	33050		MELALEUCA GARDENS RESUB 25-10 BLOT 8 BLK 7
504234250740	PAUL PAVILACK REV LIV TRPAVILACK,PAUL TRSTEE	529 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 9 BLK 7
504234250750	BOIKO,IOURI & TATIANA	525 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 10,A W 6 BLK 7
504234250760	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	MELALEUCA GARDENS RESUB 25-10 BLOT A LESS W 6 BLK 7

504234250770	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	MELALEUCA GARDENS RESUB 25-20 BSTREETS AND AVENUES DEDICATED TOPUBLIC PER PLAT
504234260013	ABUEVA,DIEGOCASILAO,MARIA SHEILA	826 NW 8 AVE	DANIA BEACH	FL	33004	2331	DANIA TROPICAL ESTATES 29-20 BLOT 4 BLK 1
504234260014	LAVANDERA,RENE & AMANDA	822 NW 8 AVE	DANIA BEACH	FL	33004		DANIA TROPICAL ESTATES 29-20 BLOT 5 BLK 1
504234260015	GURLEY,JOHN	818 NW 8 AVE	DANIA BEACH	FL	33004	2331	DANIA TROPICAL ESTATES 29-20LOT 6 BLK 1
504234260016	BAS,VINCENTE & MARIA	814 NW 8 AVE	DANIA BEACH	FL	33004	2331	DANIA TROPICAL ESTATES 29-20 BLOT 7 BLK 1
504234260017	TAURASI,JOHN R	809 NW 8 AVE	DANIA BEACH	FL	33004	2330	DANIA TROPICAL ESTATES 29-20 BLOT 8 LESS W 7.5 BLK 2
504234260019	FIGUEROA,ELIO JULIAN CERVANTESNIEVES,MAYBEL DIAZ	810 NW 9 AVE	DANIA BEACH	FL	33004	2336	DANIA TROPICAL ESTATES 29-20 BLOT 9 LESS E 7.5' TOGETHER WITHLOT 10 S 10' LESS E 7.5 BLK 2
504234260021	BIEBER,GENE H	805 NW 8 AVE	DANIA BEACH	FL	33004	2330	DANIA TROPICAL ESTATES 29-20 BLOT 7 LESS W 7.5 BLK 2
504234260023	PISUT,LISA JPISUT,RONALD J	818 NW 9 AVE	DANIA BEACH	FL	33004	2336	DANIA TROPICAL ESTATES 29-20 BLOT 11 LESS E 7.5 BLK 2
504234260025	HORTON,GLENN A	822 NW 9 AVE	DANIA BEACH	FL	33004	2336	DANIA TROPICAL ESTATES 29-20 BLOT 12 LESS E 7.5 BLK 2
504234260026	ORALE USA LLC	PO BOX 1720	DANIA BEACH	FL	33004		DANIA TROPICAL ESTATES 29-20 BLOT 10 LESS E 7.5' & LESS S 10'BLK 2
504234260030	ENDRISS,DONALD JR	810 NW 8 AVE	DANIA BEACH	FL	33004	2331	DANIA TROPICAL ESTATES 29-20 BLOT 8 BLK 1
504234260051	TESSITORE,JOHN E	825 NW 8 AVE	DANIA BEACH	FL	33004		DANIA TROPICAL ESTATES 29-20 BLOT 4 LESS W 7.5 BLK 2
504234260060	VITKIDS PROPERTIES LLC	800 S FEDERAL HWY	HOLLYWOOD	FL	33020		DANIA TROPICAL ESTATES 29-20 BLOT 5 LESS W 7.5 BLK 2
504234260070	DUNHAM,SHARON S	817 NW 8 AVE	DANIA BEACH	FL	33004	2330	DANIA TROPICAL ESTATES 29-20 BLOT 6 LESS W 7.5 BLK 2
504234260080	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	DANIA TROPICAL RESTATES 29-20 BAVENUES AND STREETS DEDICATED TOPUBLIC PER PLAT
504234330010	BRYAN,ELIZABETH ANNE	722 NW 8 ST	DANIA BEACH	FL	33004	2322	ANDERSONS SUB 34-40 BLOT 1 BLK 1
504234330020	LEWARK,DEBORAH	718 NW 8 AVE	DANIA BEACH	FL	33004	2329	ANDERSONS SUB 34-40 BLOT 2 BLK 1
504234330030	PRIETO,STEPHANIE	714 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 3 BLK 1
504234330040	MONTGOMERY,CHALWATPRIEST,RITA & PRIEST,ROBERT	710 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 4 BLK 1
504234330050	KOPACK,JOHN KARLJOHN KARL KOPACK REV TR	702 NW 8 AVE	DANIA BEACH	FL	33004	2329	ANDERSONS SUB 34-40 BLOT 6 BLK 1
504234330051	HOMAN,JOHN III	706 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 5 BLK 1
504234330060	GARCIA,ORLANDO	915 NW 7 ST	DANIA BEACH	FL	33004	2311	ANDERSONS SUB 34-40 BLOT 1 BLK 2
504234330070	GARCIA,ALFONSO C	911 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 2 BLK 2
504234330080	KEMP,KERM R JR	907 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 3 BLK 2
504234330090	ROLDOS,CARLOS	903 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 4 BLK 2
504234330100	SCHLICHTE ENTERPRISES INC	2134 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	6701	ANDERSONS SUB 34-40 BLOT 5 BLK 2
504234330110	VALENZUELA,HAROLD & MARI ANN	811 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 6 BLK 2
504234330111	MARIA C PENA LIV TRJOELVIS A PENA LIV TR ETAL	803 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 7 BLK 2
504234330120	PENA,JOELVIS ALBERTO	803 NW 7 ST	DANIA BEACH	FL	33004	2310	ANDERSONS SUB 34-40 BLOT 8 BLK 2
504234330121	FITZGERALD,JOHN P & LUCETTE	715 NW 7 ST	DANIA BEACH	FL	33004		ANDERSON SUB 34-40 BLOT 9 BLK 2
504234330130	DERBY,JAMES & BRENDAJAMES DERBY REV TR	713 NW 7 ST	DANIA BEACH	FL	33004	2308	ANDERSONS SUB 34-40 BLOT 10 BLK 2
504234340010	CRUZ,JOSE ALEXANDER CARDENASMANSFIELD,COURTNEY ALEXIS	800 NW 8 ST	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TR A44-46 BLOT 1 BLK 3
504234340020	TYLICKI,MICHAEL & LOUISE	719 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 2 BLK 3
504234340030	SAVANNA PROPERTIES LLC	800 S FEDERAL HWY	HOLLYWOOD	FL	33020		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 3 BLK 3
504234340040	HELWIG,ROGER SCOTT	711 NW 8 AVE	DANIA BEACH	FL	33004	2328	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 4 BLK 3

504234340050	VILCHES,OSMARA	19340 W SAINT ANDREWS DR	HIALEAH	FL	33015		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 5 BLK 3
504234340060	COOLEN,VIVIANLUCAS,RAUL	703 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 6 BLK 3
504234340070	DIXON,TOMMI CHRISTINE H/EDIXON,BRANDON	702 NW 9 AVE	DANIA BEACH	FL	33004	2334	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 7 BLK 3
504234340080	LUCAS,KARA B	706 NW 9 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 8 BLK 3
504234340090	LUCAS,VICTOR	710 NW 9 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 9 BLK 3
504234340100	PAPARONI,FABIOPAPARONI,PATRICIA ETAL	714 NW 9 AVE	DANIA BEACH	FL	33004	2334	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 10 BLK 3
504234340110	TONKS,DARIN J H/ECUSANO,PATRICIA L	718 NW 9 AVE	DANIA BEACH	FL	33004	2334	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 11 BLK 3
504234340120	MCDONALD,SHERRY L	804 NW 8 ST	DANIA BEACH	FL	33004	2324	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 12 BLK 3
504234340130	DICULESCU,GABRIELA	900 NW 8 ST	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 1 BLK 4
504234340140	VEGIL,VELISSA	717 NW 9 AVE	DANIA BEACH	FL	33004	2333	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 2 BLK 4
504234340150	HIDALGO,ANAIRIS & ANGEL	715 NW 9 AVE	DANIA BEACH	FL	33004	2333	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 3 BLK 4
504234340160	PAPARONI,FABIO R	818 NW 12 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 4 BLK 4
504234340170	KNIGHT,JOHN & ROXANE	707 NW 9 AVE	DANIA BEACH	FL	33004	2333	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 5 BLK 4
504234340180	LOPES,F M & JOYCE H	703 NW 9 AVE	DANIA BEACH	FL	33004	2333	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 6 BLK 4
504234340190	LAWSON,GLORIA	702 NW 10 AVE	DANIA BEACH	FL	33004	2344	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 7 BLK 4
504234340200	FORDING,MARION	706 NW 10 AVE	DANIA BEACH	FL	33004	2344	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 8 BLK 4
504234340210	SALVINO,MARCOVITALE,GREGORY	10465 SW 17 MNR	DAVIE	FL	33324		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 9 BLK 4
504234340220	SO FLORIDA HOME BUYERS 1 LLC	20295 NW 2 AVE #304	MIAMI	FL	33169		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 10 BLK 4
504234340230	JUAN,MA FREDA Q & ALVIN E	718 NW 10 AVE	DANIA BEACH	FL	33004	2344	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 11 BLK 4
504234340240	CARDOVA,PETRA	907 NW 8 ST	DANIA BEACH	FL	33004	2325	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 12 BLK 4
504234370110	LUMMIS,JOCELYN M	809 NW 10 AVE	DANIA BEACH	FL	33004	2345	DANIA ESTATES 57-46 BLOT 11 BLK 1
504234370280	LATHROP,THOMAS J & IRENE N	818 NW 10 AVE	DANIA BEACH	FL	33004	2346	DANIA ESTATES 57-46 BLOT 8 BLK 2
504234370290	MCCLUSKEY,DAVID	814 NW 10 AVE	DANIA BEACH	FL	33004	2346	DANIA ESTATES 57-46 BLOT 9 BLK 2
504234370300	JIMENEZ,MICHAEL A	810 NW 10 AVE	DANIA BEACH	FL	33004	2346	DANIA ESTATES 57-46 BLOT 10 BLK 2
504234370310	VAN DYK,TERRY J	809 NW 9 AVE	DANIA BEACH	FL	33004	2335	DANIA ESTATES 57-46 BLOT 11 BLK 2
504234370320	SWAY 2014-1 BORROWER LLC	8665 E HARTFORD DR	SCOTTSDALE	AZ	85255		DANIA ESTATES 57-46 BLOT 12 BLK 2
504234370330	HERNANDEZ,IDALBERTO	817 NW 9 AVE	DANIA BEACH	FL	33004	2335	DANIA ESTATES 57-46 BLOT 13 BLK 2
504234370340	WORLEY,SHAUN	821 NW 9 AVE	DANIA BEACH	FL	33004		DANIA ESTATES 57-46 BLOT 14 BLK 2
504234370410	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	DANIA ESTATES 57-46 BALLEYS DEDICATED TO PUBLIC PERPLAT
504234380010	LAVEY,SETH L H/ELAVEY,LESLIE	709 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 1
504234380020	RYAN,JOHN MKELLEY,KARLIE	713 NW 10 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 2
504234380030	RIBEL,DAVID	717 NW 10 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 3
504234380040	CARPENTER,ROBERT G & SHARON L	721 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 4

504234380050	PISUT,ROY & LINDA	725 NW 10 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 5
504234380060	MYERS,WESLEY W JRHESS,KAREN ANN	729 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 6
504234380070	PISUT,ROBERT M	733 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 7
504234380080	WELTER,MICHAELWELTER FAMILY REV LIV TR ETAL	737 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 8
504234380090	LINARES,IVAN & DAYMI MIVAN & DAYMI M LINARES REV TR	736 NW 12 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 9
504234380100	DEL CHIOCCA,ROBERT V	734 NW 12 AVE	DANIA BEACH	FL	33004	2349	GALMAN SUB 63-20 BLOT 10
504234380110	ORR,MADELEINEALVAREZ,MICHELLE PUA ENA	730 NW 12 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 11
504234380120	LIETAERT,THOMAS J & JULIE A	726 NW 12 AVE	DANIA BEACH	FL	33004	2349	GALMAN SUB 63-20 BLOT 12
504234380130	SMITH,JAMES R & DENISE L	722 NW 12 AVE	DANIA BEACH	FL	33004	2349	GALMAN SUB 63-20 BLOT 13
504234380140	GREENE,CHRISTOPHERTHIBODEAU,LEA	718 NW 12 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 14
504234380150	REED,TIFFANY	714 NW 12 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 15
504234380160	MASSE,REAL & GINNETTE	6000 CHEMIN DU PAYS	*ST ZENIN QC	CA	J0K 3	N0	GALMAN SUB 63-20 BLOT 16
504234380170	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	GALMAN SUB 63-20 BWATERWAY DEDICATED TO THE PUBLICPER PLAT
504234380180	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	GALMAN SUB 63-20 BTHOROUGHFARES ARE DEDICATED TOTHE PUBLIC PER PLAT
504234420010	LA VALLIERE ROUSSY FAMILY REV TRLA VALLIERE,RICHARD TRSTEE ETAL	1001 OLD GRIFFIN RD	DANIA BEACH	FL	33004		GRIFFIN COMMERCIAL PLAT 102-28 BPARCEL A TOGETHER WITH FOLLOWINGDESC VAC PORTION OF GRIFFIN RD,BEG NE COR OF SAID PARCEL A,WLY ALG SLY R/W/L OF GRIFFIN RDFOR 160.11 TO NW COR,N 15.01,ELY 160.11,S 15.01 TO POB
504234420020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	GRIFFIN COMMERCIAL PLAT 102-28 BRIGHT-OF-WAY DEDICATED TOPUBLIC PER PLAT,LESS POR VACATEDPER RESOLUTION NO. 85-753 PEROR 12448/1
504234450010	FIVE STAR CAPITAL CORP	4020 N 29 AVE	HOLLYWOOD	FL	33021		M.M.C.O. PLAT 121-19 BPARCEL A
504234490010	SEABOARD WAREHOUSE TERMINALSACCOUNTING TAX DEP 2 FLOOR	3455 NW 54 ST	MIAMI	FL	33142		AIRPORT 10 134-4 BPARCEL "A"
504234490020	SEABOARD WAREHOUSE TERMINALSACCOUNTING TAX DEPT 2 FLOOR	3455 NW 54 ST	MIAMI	FL	33142		AIRPORT 10 134-4 BPARCEL "B"
504234560010	DANIA ECONOMIC DEVELOPMENT CORP	210 NW 12 AVE	DANIA BEACH	FL	33004		COLLINS PARC PLAT NO. 2 155-33 BPARCEL 'A'
504234570010	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	TRAIL'S END FLL AIRPORT PLAT(PLAT 5) 162-40 BPARCEL A
504234570020	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	TRAIL'S END FLL AIRPORT PLAT(PLAT 5) 162-40 BPARCEL B
504234630010	ST RUTH MISSIONARY BAPTISTCHURCH INC	PO BOX 698	DANIA BEACH	FL	33004		GREATER ST RUTH MISSIONARYBAPTIST CHURCH 183-164 BPARCEL A
504234630020	ST RUTH MISSIONARY BAPTISTCHURCH INC % CITY OF DANIA BCH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		GREATER ST RUTH MISSIONARYBAPTIST CHURCH 183-164 BADDITIONAL RIGHT OF WAYDEDICATED TO THE PUBLIC BY THEPLAT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE REQUESTS FOR A SITE PLAN (SP-087-20), DESIGN EXCEPTION (OT-012-21) AND VARIANCES (VA-006-21, VA-007-21, VA-008-21 AND VA-009-21) SUBMITTED BY LAWRENCE KRAMER ON BEHALF OF 800 OLD GRIFFIN, LLC., FOR THE PROPERTY AT 800 OLD GRIFFIN ROAD, IN 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-87-20 800 Old Griffin, R-2021- 800 Old Griffin, LLC Site Plan (SP-087-20), Design Exception (OT-012-21), Variances (VA-006-21, VA-007-21, VA008-21, VA-009-21), R-2021- 800 Old Griffin, LLC Site Plan (SP-087-20), Design Exception (OT-012-21), Variances (VA-006-21, VA-007-21, VA008-21, VA-009-21)- Exhibit B, Location Map, Supporting Documents

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director
Richard Lorber, AICP, Planning and Zoning Manager
Anne-Christine Carrie, Senior Planner

Eleanor Norena

Corinne Lajoie

Digitally signed by Richard Lorber
Date: 2021.04.15 10:13:41 -04'00'

Anne-Christine Carrie

Digitally signed by Anne-Christine Carrie
DN: cn=Anne-Christine Carrie, o=City of Dania Beach, ou=Community Development, email=acarrie@daniabeachfl.gov, c=US
Date: 2021.04.14 19:21:50 -04'00'

SUBJECT: **DR-095-20/DR-098-20:** The applicant, Cynthia A. Pasch, AICP, on behalf of the property owner Maimonides-Shalom Academy, Inc. requests to amend the Non-Vehicular Access Line and the Restrictive Note on the plat of the property located at 5300 SW 40 Avenue.

Request: To amend the Maimonides Day School Campus Two Plat (the "Plat") to allow right turns only and up to 99,000 square feet of private school use.

Background

The Applicant is proposing to expand the existing school on the property at 5300 SW 40 Avenue. To accommodate these changes, the restrictive note and non-vehicular access lines (NVAL) on the property's Plat will be amended.

Currently, the Restrictive Note allows up to "85,000 square feet of school use (10,810 square feet of Pre-K; 17,546 square feet of elementary school; and 56,644 square feet of secondary school)". The amended note will now allow up to "99,000 square feet of private school use."

Along SW 40th Avenue, vehicles currently enter the school from the driveway to the south and exit from the north. To help mitigate traffic impacts brought on by the expansion of the school, the NVAL will now restrict the southern driveway to right turn in only, and emergency use. To the north, the amended NVAL will allow ingress and egress for the school with a right turn only.

This request is accompanied by an application for Site Plan Modification (SP-38-03MOD2) that will also be heard at the April 27, 2021 City Commission.

Budgetary Impact

None.

Recommendation

Approve the Delegation Requests.

RESOLUTION NO. 2021-059

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUESTS FOR A SITE PLAN (SP-087-20), DESIGN EXCEPTION (OT-012-21) AND VARIANCES (VA-006-21, VA-007-21, VA-008-21 AND VA-009-21) SUBMITTED BY LAWRENCE KRAMER ON BEHALF OF 800 OLD GRIFFIN, LLC., FOR THE PROPERTY AT 800 OLD GRIFFIN ROAD, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Code of Ordinances, Chapter 28, "Land Development Code" (the LDC), of Part 6, "Development Review Procedures and Requirements," Article 635, "Site Plans," states that Site Plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Lawrence Kramer, on behalf of 800 Old Griffin, LLC., (the Applicant) has requested Site Plan approval (SP-087-20) to allow the addition of an office to an existing building, the construction of 17 boat docks, an outdoor storage area for 20 boats, and surface parking for 87 cars on the property at 800 Old Griffin Road (the Property) as legally described in Exhibit "A;" and

WHEREAS, Chapter 28, Part 5 of the LDC, Article 511, "Industrial Design Standards," Section 511-20, "Applicability," states that the City Commission may approve Exceptions to the Industrial Design Standards as conditions to a site plan approval 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 Design Exception from the Industrial Design Standards (OT-012-21); and

WHEREAS, there are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and

WHEREAS, the applicant has offered significant enhancements to other pertinent aspects of the site that the City Commission determines will offset any negative impact that an exception to these standards might otherwise create; and

WHEREAS, the property does not front on a collector or arterial roadway; and

WHEREAS, the requested Exception from the Industrial Design Standards is consistent with Section 511-20 of the LDC; and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 625, "Variances," Section 625-40, "Variance Review Criteria; City Action," 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 (VA-006-21) to permit no more than a four (4) foot street setback where Section 303-100 of the LDC, titled "Marine district", states that 30 feet are required; and

WHEREAS, the Applicant has requested a Variance (VA-007-21) to allow no right-of-way dedication to the south of the Old Griffin Road Centerline where Section 815-30, of the LDC, titled "Undesignated streets", requires a minimum dedication of 13 feet; and

WHEREAS, the Applicant has requested a Variance (VA-008-21) to allow perimeter buffer trees to be 14 feet tall where Section 275-120 of the LDC, titled "Perimeter buffer landscape requirements for business, commercial and industrial properties", requires a minimum of 16 feet; and

WHEREAS, the Applicant has requested a Variance (VA-009-21) to allow a reduction in the tree type percentage where Section 275-190 of the LDC, titled "Plant material and installation requirements," requires a minimum of forty percent (40%) of the required trees to be shade trees, thirty percent (30%) maximum intermediate trees and maximum of ten percent (10%) small trees; and

WHEREAS, the requested Variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and

WHEREAS, the requested Variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

WHEREAS, the requested Variances are 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; and

WHEREAS, the requests more particularly further Policy 1.62 of the Future Land Use Element of the City of Dania Beach Comprehensive Plan, titled "Marine Industrial Uses," which states that the "[…] Marine Industrial development shall be planned, designed, and built to be as

fully enclosed in buildings as is reasonably possible and to minimize adverse secondary impacts of noise, outdoor activities, environmental pollution, vibration, dust, odors, is generat[ed], or other physical activity […];" and

WHEREAS, substantial improvements are proposed for this marine development including the enclosure of the ongoing industrial marine activities; and

WHEREAS, 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

WHEREAS, 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; and

WHEREAS, the requested Variances are consistent with Section 625-40 of the LDC, titled "Variance review criteria; city action;" 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-087-20), Exception (OT-012-21) and Variances (VA-006-21, VA-007-21, VA-008-21 and VA-009-21) 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-087-20), attached as Exhibit "B" is approved.

Section 3. That pursuant to Chapter 28 "Land Development Code," Part 5 "Signage and Design Regulations," Article 511, "Industrial Design Standards," Section 511-20, "Applicability," the requested Exception (OT-012-21) to the Industrial Design Standards is approved consistent with the Site Plan provided in Exhibit "B".

Section 4. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 625 "Variances," the following Variance Applications (VA-006-21, VA-007-21, VA-008-21 and VA-009-21) are approved consistent with the Site Plan provided in Exhibit "B."

Section 5. That the approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. That the vacation request, VC-10-21, be approved by the City Commission on second reading and prior to submittal of a building permit. (Planning)
2. PUBLIC ART PROGRAM: Per Article 811, the project is estimated to have a construction value in the $2 million range. The Public Art impact fee is estimated at $10,000 (one-half of one percent (0.5%) of construction value). The final amount will be calculated and due at the time of building permit issuance. (Planning)
3. RAC TRAFFIC IMPACT MITIGATION: In accordance with Section 810-70 and Resolution No. 2014-049, a fee in the amount of $21.26 per p.m. peak hour trip is required for this proposal. Based on the traffic study by KBP Consulting, Inc., dated January 2021, 34 net new PM Peak hour trips will be generated by this development, and a fee of $212.60 shall be paid prior to issuance of a building permit. (Planning)
4. The Applicant shall provide a recorded copy of the dedications and vacations, as depicted on Sheet SP-1. I, at the time of building permit. (Civil)
5. The submitted Drainage Statement, Report and Calculations are unsatisfactory and not approved with the Site Plan application. Onsite drainage basin shall contain 25-year 3-day rainfall without offsite discharge or overflow. Drainage facilities for offsite roadways shall be provided to protect the road crown for a minimum of 5-year 1 day design storm events. (Civil)
6. Provide drainage facilities along Old Griffin Road. (Civil)
7. Please provide satisfactory Topographic Survey. The provided survey is unsatisfactory and incomplete. (Civil)
8. The Site Plan approval shall be concurrent with Variance approvals. (Civil)
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. (Civil)

10. 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. (Civil)
11. All pavement markings shall be alkyd-based thermoplastic and fully retro reflectorized, per BCTED specifications with the exception of parking stall striping. (Civil)
12. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable). (Civil)
13. Detail and complete satisfactory engineering plans, satisfactory Drainage Report/Calculations will be required prior to Building and R/W permit approval. (Civil)
14. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Civil)
15. Show also all existing and proposed utilities on the landscaping plans for potential conflicts. (Civil)
16. 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). (Civil)
17. 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. (Civil)
18. 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 EPGMD 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. (Civil)
19. Wayfinding signing details shall be provided by the applicant that should show at a minimum direction, dimension of signs and installation details. The purpose of the

wayfinding signing is to guide the site traffic to the new boat storage located on Parcel G. (Traffic)

20. The crosswalk across Old Griffin Road and its associated signage shown on the Master Site Plan (drawing MSP-1) cannot be constructed until after an engineering study has been performed once the site has been in operation for at least six months, as discussed in the meetings with the applicant. The applicant should coordinate with Broward County to obtain the requirements of the study and subsequent approval prior to the installation of the crosswalk and signage since Old Griffin Road is under County jurisdiction. (Traffic)
21. The crosswalk(s) along Old Griffin Road shall be approved by the City Engineer and Broward County prior to issuance of a building permit. (Planning)
22. Plans from all disciplines, including but not limited to Landscape, shall be consistent with the Master Site Plan sheet prior to building permit submittal. (Planning)

Section 6. That pursuant to LDC Section 635-100 "Expiration of Site Plans," and Section 625-50 "Expiration of Variances," the Site Plan (SP-087-20) and Variances (VA-006-21, VA-007-21, VA-008-21 and VA-009-21) 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 7. 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 8. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on April 27, 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

PARCEL "A":

THE WEST 46.00 FEET OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4 (POC); THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 275.67 FEET TO THE POINT OF BEGINNING (POB); THENCE CONTINUE SOUTH 89°43'20" WEST, ALONG SAID LINE, A DISTANCE OF 46.00 FEET; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 100.05 FEET; THENCE NORTH 89°43'20" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 46.00 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "B":

A PORTION OF LAND LYING IN BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO THAT PORTION OF LAND LYING BETWEEN THE NORTHERLY EXTENSION OF THE EAST AND WEST LINES OF SAID BLOCK 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 3 (POB); THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3; THENCE SOUTH 89°41'20" WEST, ALONG THE SOUTH LINE OF BLOCK 3, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 3; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE OF BLOCK 3, A DISTANCE OF 120.05 FEET; THENCE NORTH 87°52'41" WEST, A DISTANCE OF 300.20 FEET; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF BLOCK 3, A DISTANCE OF 32.80 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "C":

THAT PART OF THE EAST 100 FEET OF THE WEST 3/4 OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 52 EAST, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 609, PAGE 618, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, DANIA MANORS, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC

RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 3, ON AN ASSUMED BEARING OF SOUTH 89°40'45" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (P0B); SAID POINT LYING ON THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF 99.52 FEET; THENCE SOUTH 88°57'30" WEST, ALONG THE NORTH LINE OF SAID FLORIDA POWER & LIGHT RIGHT-OF-WAY, A DISTANCE OF 100.02 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE PARALLEL TO AND 100.00 FEET WEST OF AT RIGHT ANGLES TO THE EAST LINE OF SAID WEST 3/4 OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 138.48 FEET TO A POINT LYING ON THE SOUTH EDGE OF PAVEMENT OF NORTHWEST 4 TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 87°52'41" EAST, ALONG SAID PAVEMENT LINE, A DISTANCE OF 100.07 FEET; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 33.44 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "D":

THAT PART OF THE EAST 100 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTH EDGE OF PAVEMENT OF N.W. 4th STREET (OLD GRIFFIN ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°40'45" WEST, ALONG THE NORTH LINE OF SAID BLOCK 3 EXTENDED WESTERLY, A DISTANCE OF 15.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 33.44 FEET TO A POINT LYING ON THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 24.00 FEET TO A POINT LYING ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING (POB); THENCE NORTH 87°52'41" WEST, ALONG THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), A DISTANCE OF 100.07 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF APPROXIMATELY 38.00 FEET TO THE SOUTH BANK OF THE DANIA CUT-OFF CANAL; THENCE RUN EASTERLY ALONG THE SOUTH BANK OF SAID DANIA CANAL APPROXIMATELY 100 FEET TO THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PARACELS "A", "B", "C" AND "D" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 16897, PAGE 644 BETWEEN JOHN P. DOWNS AND MARY B. DOWNS, HIS WIFE AND 800 MARINE TECHNICAL CENTER,

INC., A FLORIDA CORPORATION, DATED OCTOBER 12, 1989 AND RECORDED NOVEMBER 2, 1989 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "E":

A PARCEL OF LAND LYING IN THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN THE WEST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.30 FEET; THENCE NORTH 37°06'26" EAST, A DISTANCE OF 58.70 FEET, TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE CONTINUE ALONG SAID LINE NORTH 37°06'26" EAST, A DISTANCE OF APPROXIMATELY 61.30 FEET TO THE SOUTH BANK OF THE DANIA CUT-OFF CANAL; THENCE WESTERLY ALONG THE SOUTH BANK OF THE SAID DANIA CUT¬OFF CANAL, A DISTANCE OF APPROXIMATELY 562 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST ½ OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF APPROXIMATELY 48 FEET TO A POINT ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 87°52'41" EAST, ALONG THE NORTH EDGE OF PAVEMENT, A DISTANCE OF 315.45 FEET; THENCE NORTH 89°00'15" EAST, A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "F":

A PARCEL OF LAND LYING IN THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN THE WEST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.30 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 37°06'26" EAST, A DISTANCE OF 28.20 FEET, TO A POINT ON THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 89°00'15" WEST, ALONG THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), A DISTANCE OF 162.40 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 20.38 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 4, DANIA MANORS; THENCE NORTH 89°43'20" EAST, ALONG THE

NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 145.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PARCELS "E" AND "F" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 18663, PAGE 195 BETWEEN D. ROBERT LEWIS AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION DATED AUGUST 5, 1991 AND RECORDED AUGUST 15, 1991 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "G":

ALL OF LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: PARCEL "G" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 39194, PAGE 1075, BETWEEN FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION, DATED MARCH 3, 2005 AND RECORDED MARCH 8, 2005 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT B

SITE PLAN
(SEE ATTACHED)

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PARCELS A, B, C & D - ORB 16897, PAGE 644)

ALL OF BLOCK 3, AND THE WEST 46 FEET OF BLOCK 4 OF DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, AT PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
AND
BEGINNING AT THE NW CORNER OF BLOCK 3 OF DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF , RECORDED IN PLAT BOOK 10, AT PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NW 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD), THENCE EASTWARD ALONG THE SAID SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD, THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3, THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT OF BEGINNING;
AND
THAT PART OF THE EAST 100 FEET OF THE W 3/4 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS CANAL RIGHT-OF-WAY, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 609, PAGE 618 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION: (PARCELS E & F - ORB 18663, PAGE 195)

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 AND IN THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF BLOCK 4 OF CORRECTED PLAT OF DANIA MANOR, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.3 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 127°23'06" TO THE RIGHT (WEST TO NE) AND RUN NORTHEASTERLY TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 34; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34 TO A POINT WHERE THE NORTH LINE OF BLOCK 3 OF CORRECTED PLAT OF DANIA MANOR, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WOULD INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34, IF EXTENDED WESTERLY; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 3, IN A STRAIGHT LINE , AS IF EXTENDED TO THE POINT OF BEGINNING; LESS THE RIGHT-OF-WAY FOR BROWARD ROAD, OTHERWISE KNOWN AS NORTHWEST 4TH STREET; LESS THE FOLLOWING DESCRIBED PARCEL:

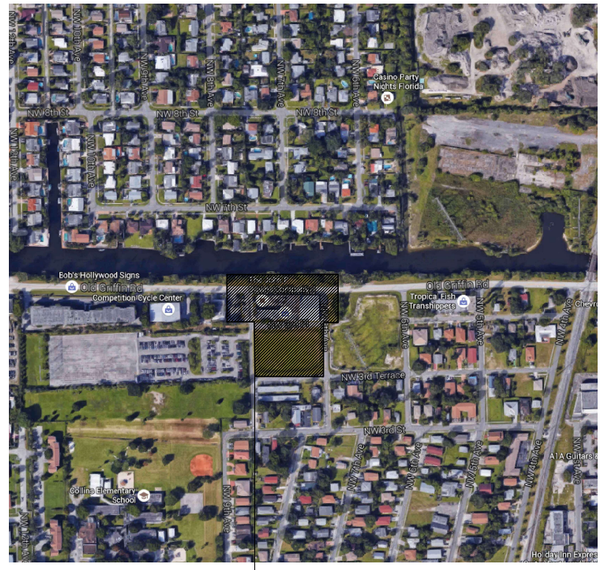
BEGINNING AT THE NW CORNER OF BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NORTHWEST 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD); THENCE EASTWARD ALONG THE SAID SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD; THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3; THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO POINT OF BEGINNING.

LEGAL DESCRIPTION: (PARCEL G - ORB 39194, PAGE 1075)

ALL OF LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SOUTH FLORIDA BOAT CENTER

800 OLD GRIFFIN LLC



800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LOCATION MAP

SCALE: N.T.S.

LIST OF DRAWINGS

SURVEY 1-2

MSP-1 MASTER SITE PLAN
SP-1.I SITE PLAN CLARIFICATION
SP-2 SITE PLAN DETAILS
SP-3 SITE PLAN DETAILS
PH-1 PHOTOMETRIC PLAN
L-1 LANDSCAPE REQUIREMENT AREAS
TD-1 TREE DISPOSITION
IR-1 IRRIGATION
IR-2 IRRIGATION

C1 CIVIL PLANS COVER SHEET
C2 PAVING, GRADING AND DRAINAGE PLAN
C3 GEOMETRIC, SIGNING AND STRIPING PLAN
C4.1 PAVING, GRADING AND DRAINAGE DETAILS
C4.2 PAVING, GRADING AND DRAINAGE DETAILS
C4.3 PAVING, GRADING AND DRAINAGE DETAILS
C5 EROSION CONTROL PLAN

EX-1 EXISTING FLOOR PLAN
EX-2 EXISTING ELEVATIONS

LS FIRE TRUCK PATH
LS-1 LIFE SAFETY PLAN FIRST FLOOR
LS-2 LIFE SAFETY PLAN SECOND FLOOR

A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 ELEVATIONS

ARCHITECT:

SOUTHEAST ARCHITECTS SERVICES, INC.

4310 W. BROWARD Blvd. - PLANTATION, FL - 33317
Tel:(954)797-2821 Fax: (954)797-2847
E-mail : LDK@SEARCHITECTS.COM

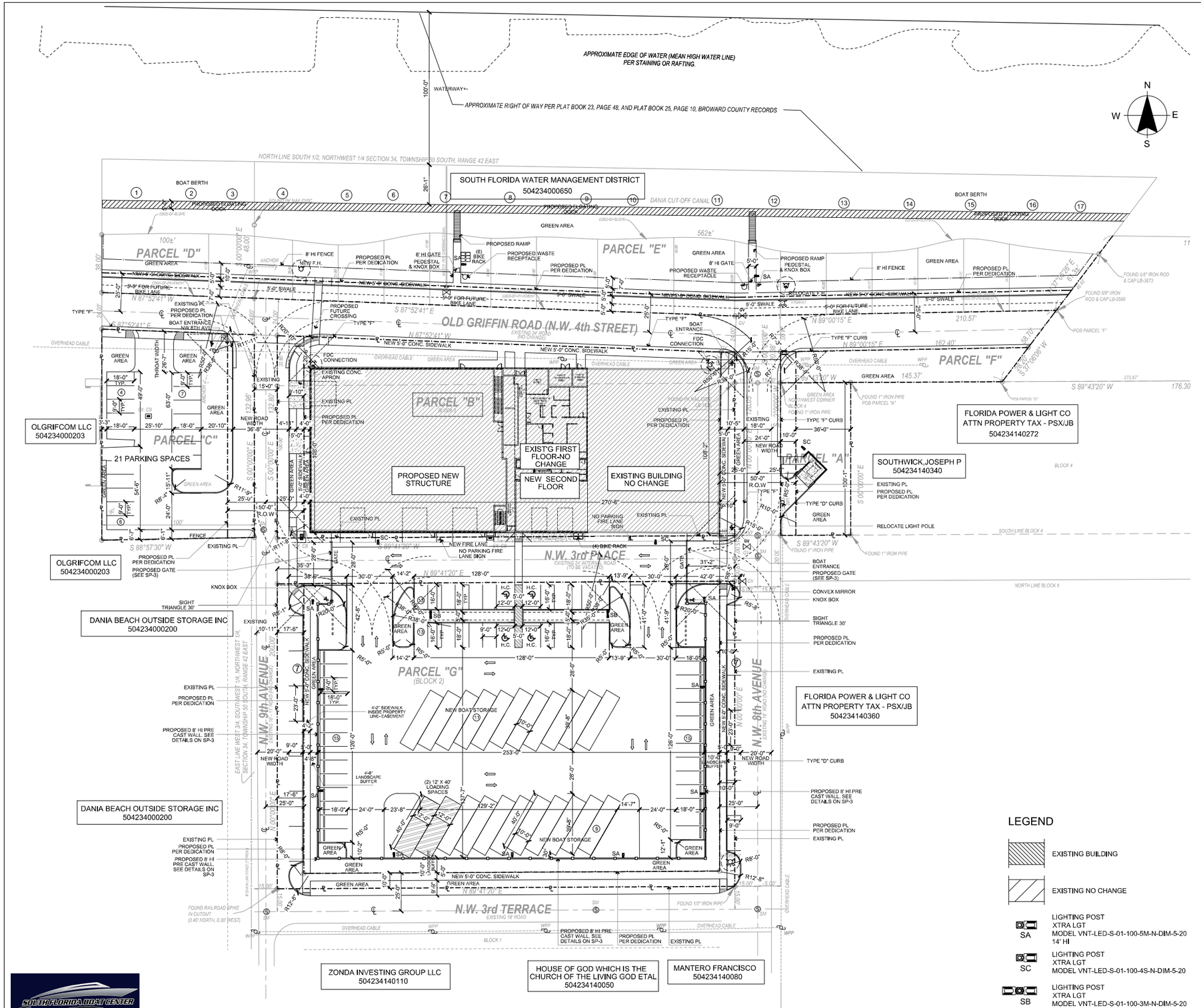
Lawrence Kramer

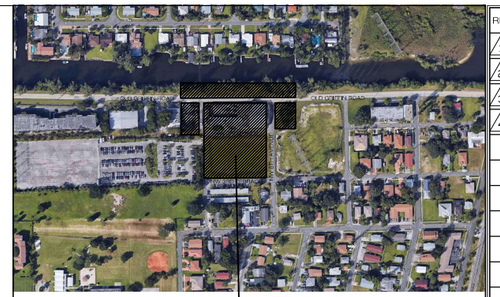
Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchtiects.com, c=US
Date: 2021.03.22 12:40:52 -04'00'

REIKENIS & ASSOCIATES, LLC

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS

801 S OLIVE AVENUE SUITE 105
WEST PALM BEACH, FL 33401
561-818-5381 rick@reikinis.com
RR#01-16 FL CA #30827





800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LOCATION MAP

SCALE: N.T.S.

ZONING:	MA- MARINE
USE:	MAINTENANCE AND REPAIR SHOP
CONSTRUCTION TYP:	V-B
FOLIO NUMBER	504234140270

PLAT:DANIA MANOR CORR PLAT 10-53 B

WIND LOAD DESIGN:	170 MPH 3 SEC. GUST
	EXPOSURE "C"
EXIST'G FINISH FLOOR	REFER TO C-2

BUILDING CODE: FLORIDA BUILDING CODE 2017
FLORIDA FIRE PREVENTION CODE 6TH EDITION

EXIST'G SITE DATA:

PARCEL A	4,603. SQ. FT.
PARCEL B	37,927 S.Q. FT.
PARCEL C	43,560 SQ. FT.
PARCEL D	8,359 SQ. FT.
PARCEL E	51,472 SQ. FT.
PARCEL F	3,283 SQ. FT.
PARCEL G	60,027 SQ.FT.
TOTAL SITE 4.12 ACRES	179,744 SQ. FT.
FIRST FLOOR	27,887 SQ. FT.
SECOND FLOOR (NEW)	5,326 SQ. FT.
TOTAL=	33,213 SQ. FT.
EXISTING MAINTENANCE BUILDING	13,166 SQ. FT.
PROPOSED STRUCTURE FIRST FLOOR	14,722 SQ. FT.
PROPOSED SECOND FLOOR	5,326 SQ. FT.
TOTAL =	33,213 SQ.FT.

COVERAGE

	REQUIRED	PROPOSED
BUILDING		27,887 SQ. FT.=
PARKING AREA		49,285 SQ. FT.
LANDSCAPE AREA		77,444 SQ. FT.
IMPERVIOUS AREA		106,633 SQ.FT. = 59%
PERVIOUS AREA		73,111 SQ. FT.= 41%

PARCEL B-G

SETBACKS	REQUIRED	PROPOSED	DEVIATION
STREET (N)	30'-0"+10'-0"	VARIES- MIN.10'-10"	MAX. 29'-2"
AB. RESID. (S)	50'-0"+10'-0"	222'-8"	0'-0"
STREET (E)	30'-0"+10'-0"	VARIES- MIN.0'-0"	MAX. 40'-0"
STREET (W)	30'-0"+10'-0"	VARIES- MIN.4'-0"	MAX. 36'-0"

REQUIRED PARKING:

EXIST'G/NEW MANUFACTURE & REPAIR: 33,214 SQ/FT / 500 SQ/FT	67
(1) SPACE PER 10 MARINE STORAGE (20):	2
(1) SPACE PER BOAT BERTH	17
TOTAL REQUIRED	84 SPACES

PROVIDED:

ON-SITE STANDARD	69 SPACES
ON-SITE HANDICAP	4 SPACES
OFF-SITE STANDARD	14 SPACES
TOTAL PROVIDED	87 SPACES

BICYCLE PARKING REQUIREMENT (10%): 10 PARKING PROVIDED
LOADING SPACES REQUIREMENT: (2) 12' x 40' SPACES REQUIRED

NOTES:

1. NO SERVICE, REPAIR OR VEHICLE WASHING ACTIVITIES SHALL BE PERMITTED ON THE PREMISES.
2. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM.
3. JET-SKIS AND MOTORCYCLES SHALL NOT BE STORED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIALLY-ZONED PROPERTY.
4. NO SIGNS ARE PROPOSED.
5. COMMERCIAL PROPERTIES UNDER CONSTRUCTION ARE REQUIRED TO PROVIDE SECURITY FENCING WITH SCREENING SHOWING PROJECT RENDERING WHEN ADJACENT TO ROW. USE OF CITY LOGO REQUIRES CITY COMMISSION APPROVAL.
6. NW 3ER PLACE WILL ONLY HAVE TRAFFIC FROM WEST TO EAST.NO BOAT TRAILER WILL BE ALLOW TO EXIT ON NW 9TH AVENUE
7. ACCESS SHALL BE CONTROLLED BY A SECURITY GATE
8. THE DOCKS ON PARCELS E & D ARE DEVELOPED AS PART OF THE MAIN DEVELOPMENT TO THE SOUTH
9. A FLASHING SIGN AND SIDEWALK CAN BE INSTALLED IF A WARRANTY STUDY WHCICH OCCURS SIX MONTHS AFTER THE SITE IS OPERATIONAL JUSTIFIES A SIDEWALK ACROSS OLD GRIFFIN ROAD. CURB RAMPS IN THE DIRECTIONS OF A POTENTIAL FUTURE SIDEWALK IS PROPOSED

LEGEND

- EXISTING BUILDING
- EXISTING NO CHANGE
- SA — LIGHTING POST, XTRA LGT, MODEL VNT-LED-S-01-100-5M-N-DIM-5-20, 14' HI
- SC — LIGHTING POST, XTRA LGT, MODEL VNT-LED-S-01-100-4S-N-DIM-5-20
- SB — LIGHTING POST, XTRA LGT, MODEL VNT-LED-S-01-100-3M-N-DIM-5-20, 14' HI

SOUTH FLORIDA BOAT CENTER

1 MSP-1 MASTER SITE PLAN

SCALE: 1:400

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=lan@searchtie.cts.com, c=US
Date: 2021.03.31 19:11:15 -04'00'

LAWRENCE KRAMER, ARCHITECT
AGENCY REGISTRATION No. 4025

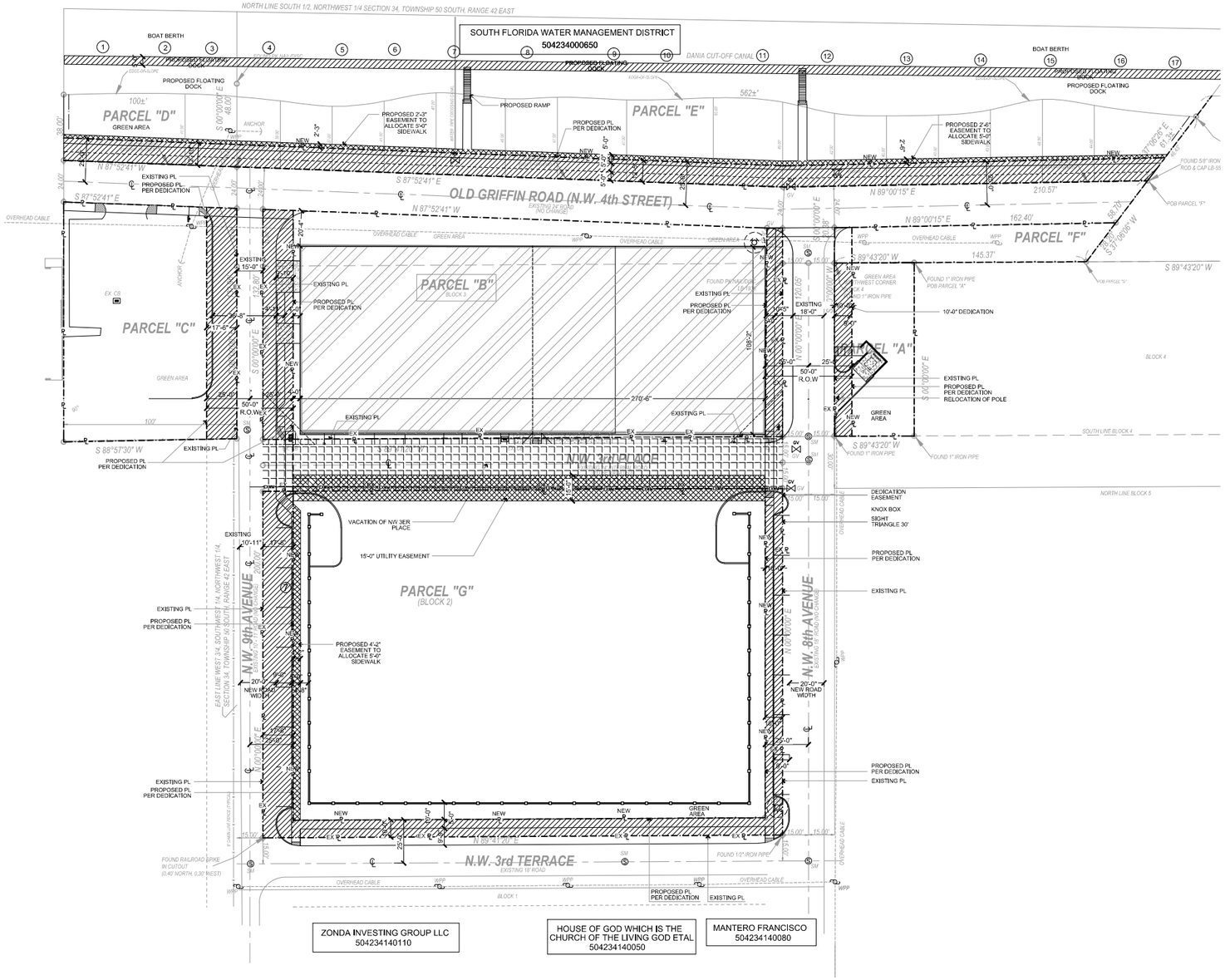
REVISIONS:

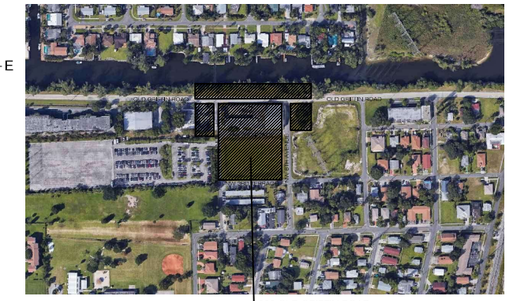
1	1-21-21
2	2-15-21
3	3-22-21
4	3-30-21

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2921 - FAX (954) 797-2947
LIC.- # AA-C001953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 5-29-2019
PROJECT NUMBER: 08-16
SHEET NUMBER: MSP-1





LOCATION MAP
SCALE: N.T.S.

800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LEGEND

- BUILDING
- DEDICATION
- VACATION OF NW 3ER PLACE
- EASEMENT

REVISIONS:

1	1-21-21
2	3-22-21
3	3-31-21

Lawrence Kramer

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchitects.com, c=US
Date: 2021.03.31 18:43:50 -04'00'

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC.: # AA-C001953
LAWRENCE KRAMER, AIA, ARCHITECT
FLORIDA REGISTRATION NO. 56573

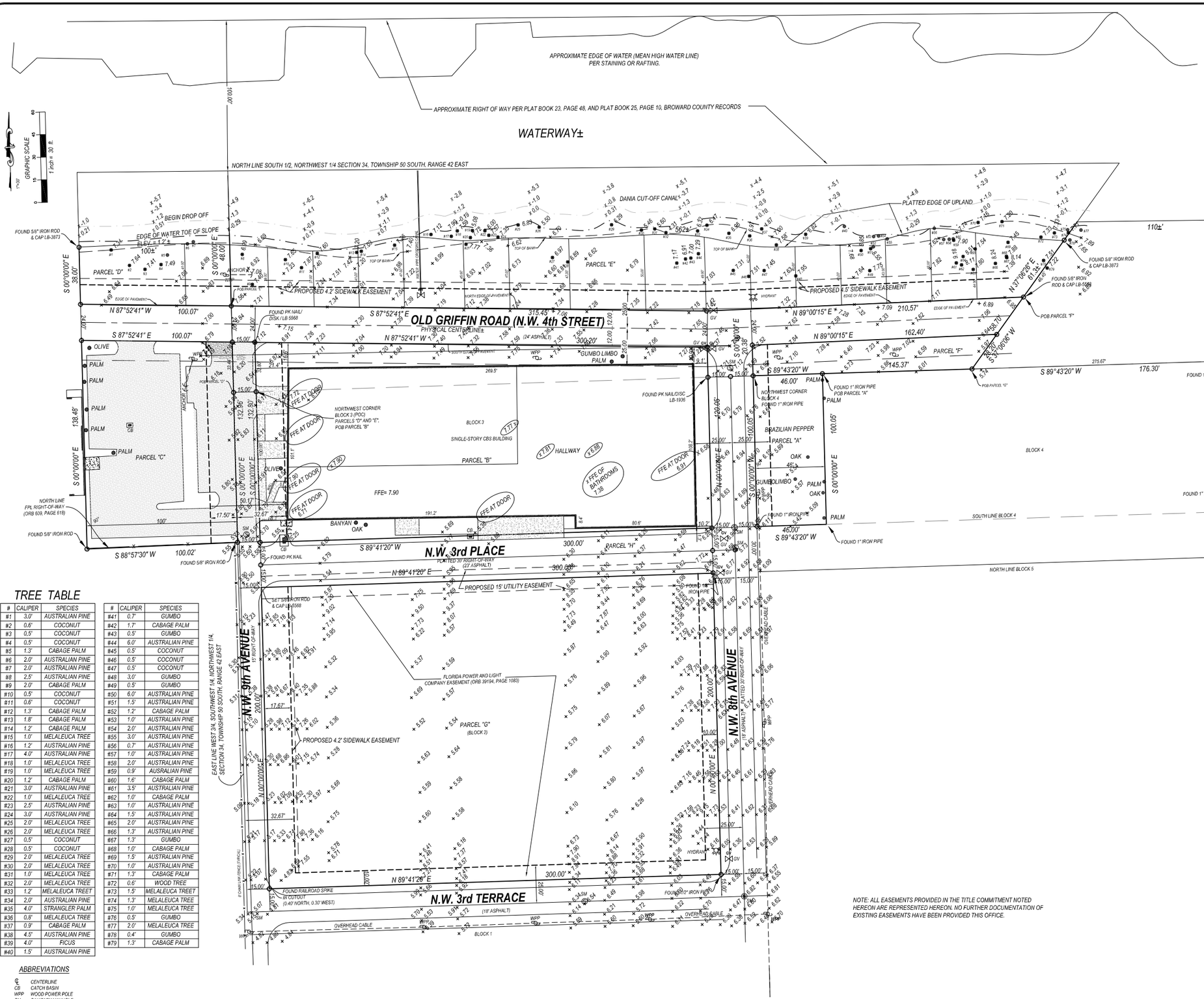
800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 5-29-2019
PROJECT NUMBER: 08-16
SHEET NUMBER: SP-1.I

SOUTH FLORIDA BOAT CENTER

1 SP-1.I PHASE I SITE PLAN

SCALE: 1:400



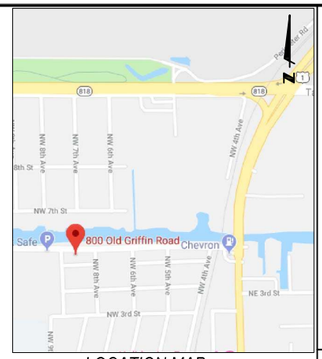
TREE TABLE

#	CALIPER	SPECIES
#1	3.0'	AUSTRALIAN PINE
#2	0.6'	COCONUT
#3	0.5'	COCONUT
#4	0.5'	COCONUT
#5	1.3'	CABAGE PALM
#6	2.0'	AUSTRALIAN PINE
#7	2.0'	AUSTRALIAN PINE
#8	2.5'	AUSTRALIAN PINE
#9	2.0'	CABAGE PALM
#10	0.5'	COCONUT
#11	0.6'	COCONUT
#12	1.3'	CABAGE PALM
#13	1.8'	CABAGE PALM
#14	1.2'	CABAGE PALM
#15	1.0'	MELALEUCA TREE
#16	1.2'	AUSTRALIAN PINE
#17	4.0'	AUSTRALIAN PINE
#18	1.0'	MELALEUCA TREE
#19	1.0'	MELALEUCA TREE
#20	1.2'	CABAGE PALM
#21	3.0'	AUSTRALIAN PINE
#22	1.0'	MELALEUCA TREE
#23	2.5'	AUSTRALIAN PINE
#24	3.0'	AUSTRALIAN PINE
#25	2.0'	MELALEUCA TREE
#26	2.0'	MELALEUCA TREE
#27	0.5'	COCONUT
#28	0.5'	COCONUT
#29	2.0'	MELALEUCA TREE
#30	2.0'	MELALEUCA TREE
#31	1.0'	MELALEUCA TREE
#32	2.0'	MELALEUCA TREE
#33	1.2'	MELALEUCA TREET
#34	2.0'	AUSTRALIAN PINE
#35	4.0'	STRANGLER PALM
#36	0.8'	MELALEUCA TREE
#37	0.9'	CABAGE PALM
#38	4.5'	AUSTRALIAN PINE
#39	4.0'	FICUS
#40	1.5'	AUSTRALIAN PINE

#	CALIPER	SPECIES
#41	0.7'	GUMBO
#42	1.7'	CABAGE PALM
#43	0.5'	GUMBO
#44	6.0'	AUSTRALIAN PINE
#45	0.5'	COCONUT
#46	0.5'	COCONUT
#47	0.5'	COCONUT
#48	3.0'	GUMBO
#49	0.5'	GUMBO
#50	6.0'	AUSTRALIAN PINE
#51	1.5'	AUSTRALIAN PINE
#52	1.2'	CABAGE PALM
#53	1.0'	AUSTRALIAN PINE
#54	2.0'	AUSTRALIAN PINE
#55	3.0'	AUSTRALIAN PINE
#56	0.7'	AUSTRALIAN PINE
#57	1.0'	AUSTRALIAN PINE
#58	2.0'	AUSTRALIAN PINE
#59	0.9'	AUSRALIAN PINE
#60	1.6'	CABAGE PALM
#61	3.5'	AUSTRALIAN PINE
#62	1.0'	CABAGE PALM
#63	1.0'	AUSTRALIAN PINE
#64	1.5'	AUSTRALIAN PINE
#65	2.0'	AUSTRALIAN PINE
#66	1.3'	AUSTRALIAN PINE
#67	1.3'	GUMBO
#68	1.0'	CABAGE PALM
#69	1.5'	AUSTRALIAN PINE
#70	1.0'	AUSTRALIAN PINE
#71	1.3'	CABAGE PALM
#72	0.6'	WOOD TREE
#73	1.5'	MELALEUCA TREET
#74	1.3'	MELALEUCA TREE
#75	1.0'	MELALEUCA TREE
#76	0.5'	GUMBO
#77	2.0'	MELALEUCA TREE
#78	0.4'	GUMBO
#79	1.3'	CABAGE PALM

ABBREVIATIONS

℄	CENTERLINE
CB	CATCH BASIN
WPP	WOOD POWER POLE
SM	SANITARY MANHOLE
GV	GATE VALVE



LOCATION MAP
(NTS)

S16080720	JOB#		02-18-21
	EASEMENTS PURPOSE		DATE
		CD	DRAFT
		AR	FIELD

01-12-21	JH		
12-15-20	JH		
12-02-20	CD		
11-24-20	JH		
10-29-20	JH		
10-21-20	CD		
09-23-19	JH		
08-09-19	CD	DRAFT	
DATE			
ADDITIONAL COMMENTS	JH		
SURVEY MAP/TOPOGRAPHY	JHM		
TREE TABLE+TOPO	CD		
TREE COUNT, CENTERLINE	JH		
INTERIOR ELEV.'S	JH		
FFE	JH		
TOPO	CD		
COMMENTS	AR		
BOUNDARY SURVEY		AR	
PURPOSE		FIELD	
S16080720	JOB#		

BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET 2 OF 2

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

NOTE: ALL EASEMENTS PROVIDED IN THE TITLE COMMITMENT NOTED HEREON ARE REPRESENTED HEREON, NO FURTHER DOCUMENTATION OF EXISTING EASEMENTS HAVE BEEN PROVIDED THIS OFFICE.

PROPERTY ADDRESS:
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

FLOOD ZONE: *"X"*
Panel No: *12011C 0567H*
Date: *AUGUST 18, 2014*

CERTIFIED TO:
800 OLD GRIFFIN, LLC, A FLORIDA LIMITED LIABILITY COMPANY
EDGAR A. BENES, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CENTENNIAL BANK, ITS SUCCESSORS AND/ OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

LEGAL DESCRIPTION: (PARCELS A, B, C & D - ORB 16897, PAGE 644)
ALL OF BLOCK 3, AND THE WEST 46 FEET OF BLOCK 4 OF DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, AT PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
AND
BEGINNING AT THE NW CORNER OF BLOCK 3 OF DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF , RECORDED IN PLAT BOOK 10, AT PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NW 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD), THENCE EASTWARD ALONG THE SAID SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD, THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3, THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT OF BEGINNING;
AND
THAT PART OF THE EAST 100 FEET OF THE W 3/4 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS CANAL RIGHT-OF-WAY, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 609, PAGE 618 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION: (PARCELS E & F - ORB 18663, PAGE 195)
A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 AND IN THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF BLOCK 4 OF CORRECTED PLAT OF DANIA MANOR, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.3 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 127°23'06" TO THE RIGHT (WEST TO NE) AND RUN NORTHEASTERLY TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 34; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34 TO A POINT WHERE THE NORTH LINE OF BLOCK 3 OF CORRECTED PLAT OF DANIA MANOR, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WOULD INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34, IF EXTENDED WESTERLY; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 3, IN A STRAIGHT LINE , AS IF EXTENDED TO THE POINT OF BEGINNING; LESS THE RIGHT-OF-WAY FOR BROWARD ROAD, OTHERWISE KNOWN AS NORTHWEST 4TH STREET; LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NW CORNER OF BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NORTHWEST 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD); THENCE EASTWARD ALONG THE SAID SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD; THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3; THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO POINT OF BEGINNING.

LEGAL DESCRIPTION: (PARCEL G - ORB 39194, PAGE 1075)
ALL OF LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA..

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

TITLE INSURANCE POLICY REVIEW

A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 891857, DATED JUNE 1, 2020 @ 11:00 PM, WAS PERFORMED BY THIS OFFICE.

SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:
1-3. STANDARD EXCEPTIONS. NOT DEPICTED.
4. PLAT BOOK 7, PAGE 41, PLAT OF DANIA MANOR. ALL SURVEY RELATED MATTERS DEPICTED.
5. PLAT BOOK 10, PAGE 53, CORRECTED PLAT OF DANIA MANOR. ALL SURVEY RELATED MATTERS DEPICTED.
6. ORB 16269, PAGE 311, FPL EASEMENT, ALL PLOTTABLE AFFECTS SHOWN.
7. ORB 16269, PAGE 330, FPL EASEMENT, ALL PLOTTABLE AFFECTS SHOWN.
8. ORB 39194, PAGE 1083, FPL EASEMENT, ALL PLOTTABLE AFFECTS SHOWN.
9. ORB 39194, PAGE 1075, WARRANTY DEED, AFFECTS UNPLOTTABLE.
10. ORB 39222, PAGE 1233, RIGHT-OF-WAY CONSENT AGREEMENT, AFFECTS UNPLOTTABLE.
11. RIPARIAN RIGHTS ETC., AFFECTS UNPLOTTABLE.
12. RIGHTS OF LESSEES, AFFECTS UNPLOTTABLE.

BOUNDARY SURVEY
SHEET 1 OF 2

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

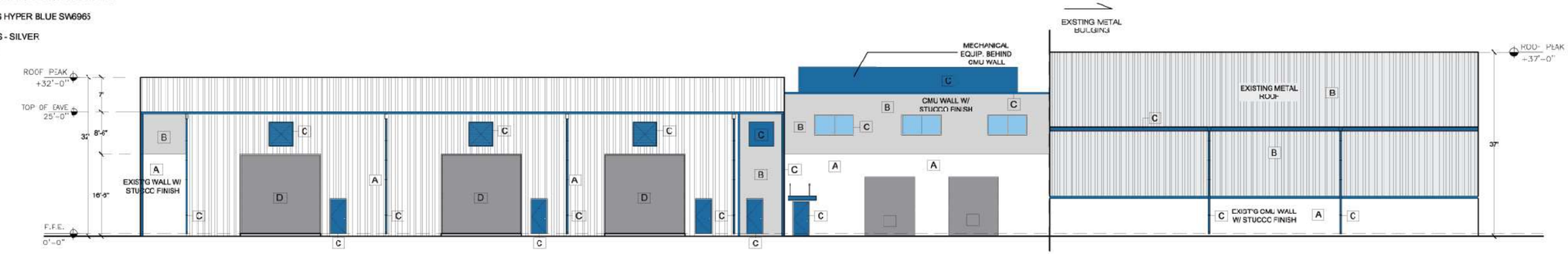
COLOR SCHEDULE

A WHITE

B LIGHT GRAY COLOR MATCH EXISTING BUILDING

C SHERWIN WILLIAMS HYPER BLUE SW6965

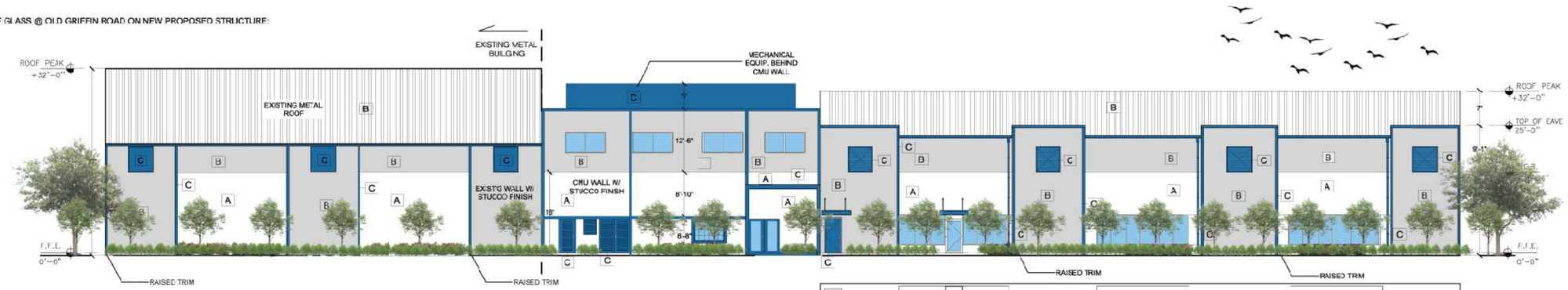
D METALS & RAILINGS - SILVER
POWDER COATING



1 A-3 BUILDING SOUTH ELEVATIONS

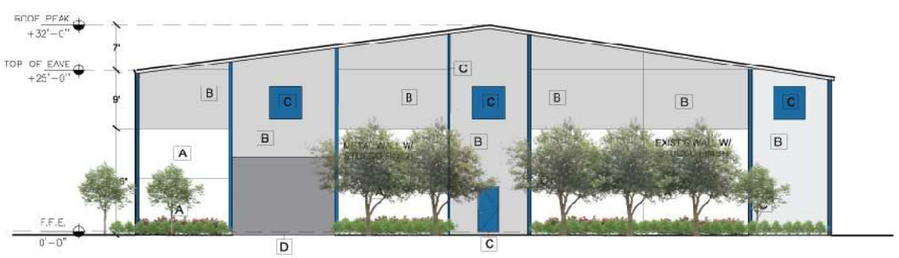
SCALE: 3/32" - 1'-0"

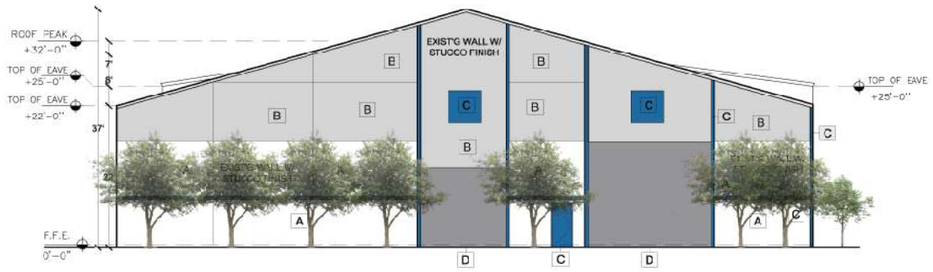
1- PERCENTAGE OF GLASS @ OLD GRIFFIN ROAD ON NEW PROPOSED STRUCTURE:



2 A-3 BUILDING NORTH ELEVATIONS

SCALE: 3/32" - 1'-0"





3 A-3 BUILDING WEST ELEVATIONS

SCALE: 3/32" - 1'-0"

4 A-3 BUILDING EAST ELEVATIONS

SCALE: 3/32" - 1'-0"

REVISIONS:

1	1-21-21
2	

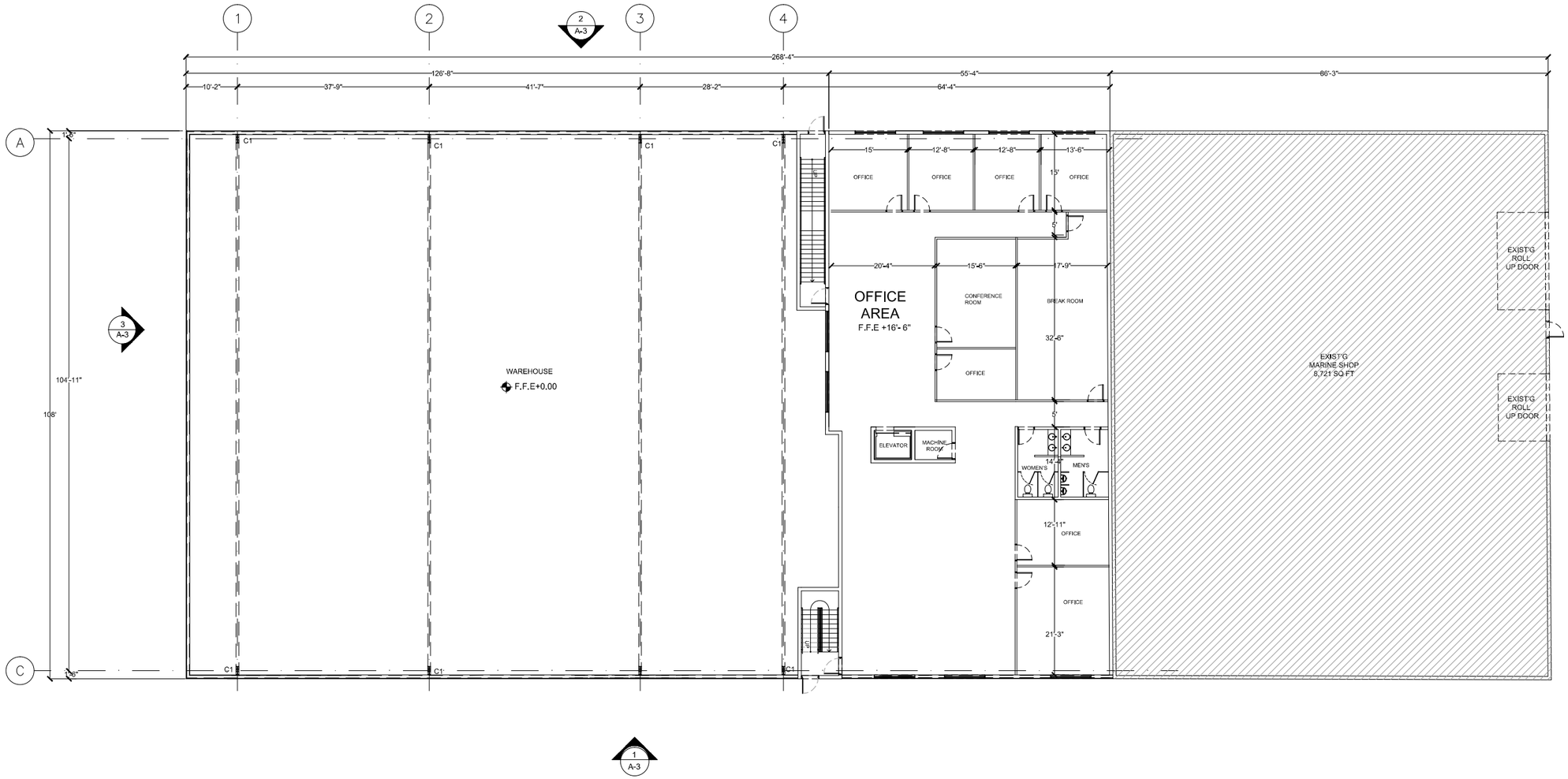
Lawrence Kramer

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@seaarchitects.com, c=US
Date: 2021.03.22 12:57:15 -04'00'

SOUTHEAST ARCHITECTS SERVICES, INC.
43' 0 WEST BROWARD Blvd. Ste. 3 ▪ Plantation, FL 33317
(954) 797-0321 - FAX (954) 797-9947
LIC. # AA-C001953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: A-3



1 A-2 BUILDING 2ND FLOOR PLAN

SCALE: 3/32" - 1'-0"

SOUTH FLORIDA BOAT CENTER

REVISIONS:

Lawrence Kramer

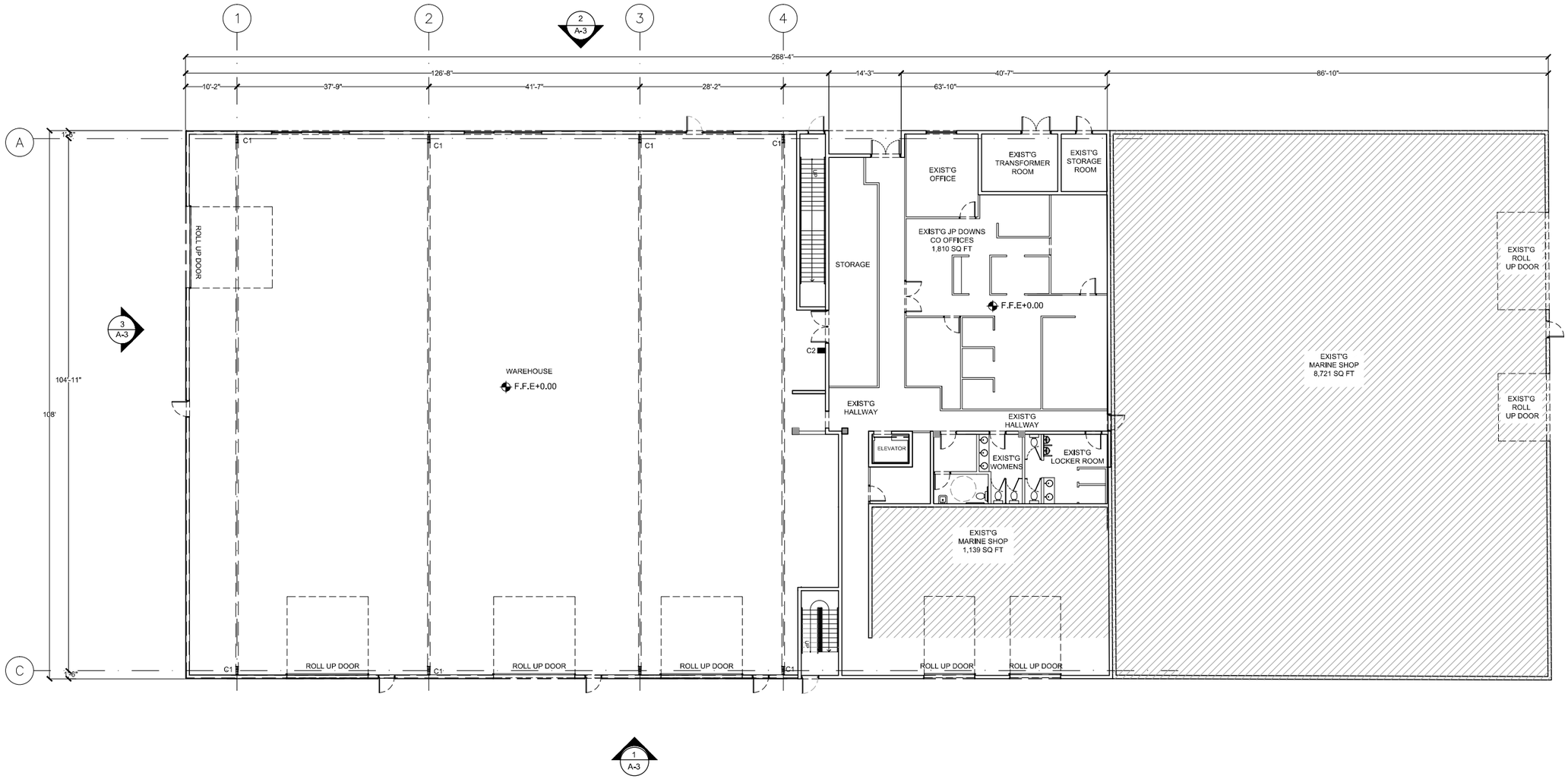
Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchitects.com, c=US
Date: 2021.03.22 12:56:42 -04'00'

LAWRENCE KRAMER, ARCHITECT
FLORIDA REGISTRATION No. 6225

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: A-2



SOUTH FLORIDA BOAT CENTER

1 A-1 BUILDING 1ST FLOOR PLAN

SCALE: 3/32" - 1'-0"

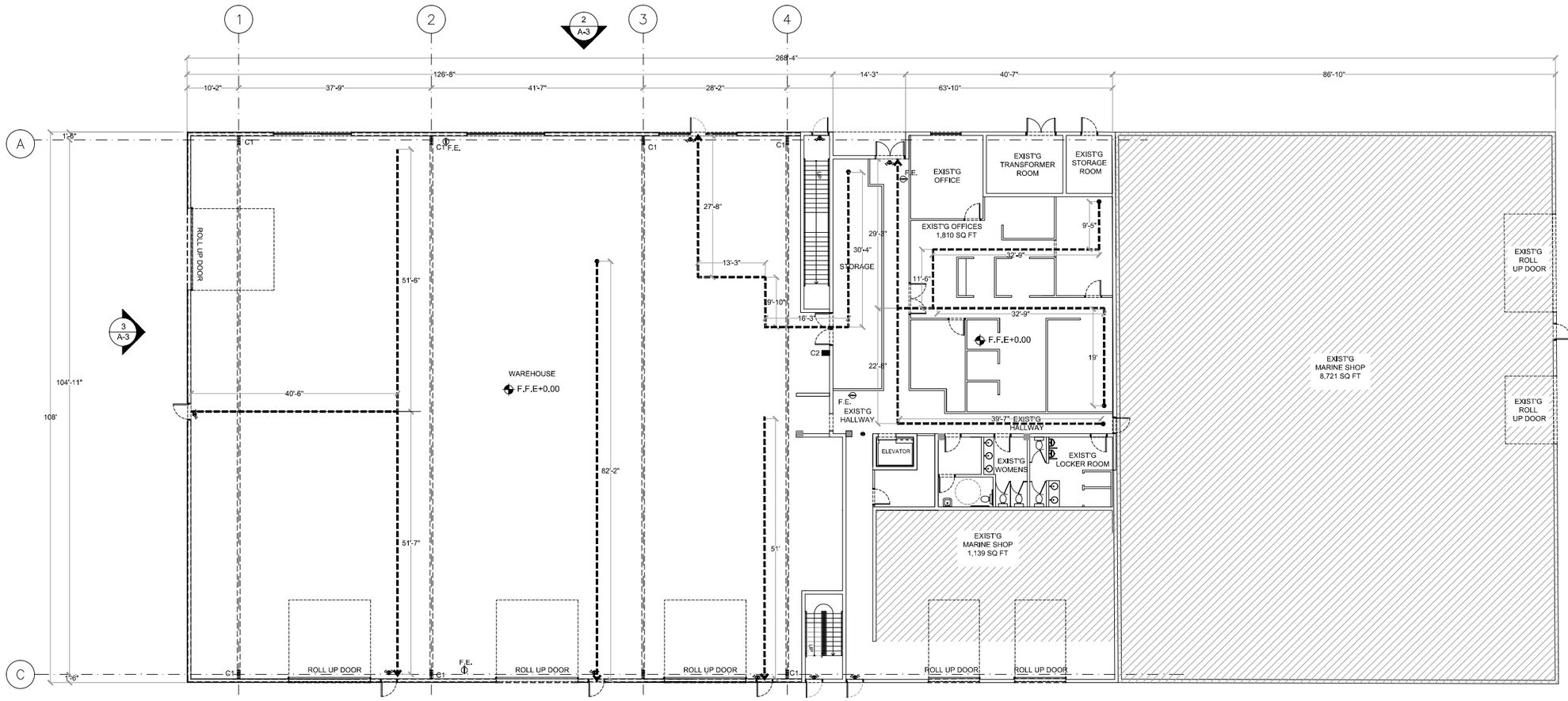
REVISIONS:

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchitects.com, c=US
Date: 2021.03.22 12:56:19 -04'00'

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, Fl. 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C000353

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN:	SEA
COLABORATE:	
DATE:	8-22-2016
PROJECT NUMBER:	08-16
SHEET NUMBER:	A-1



LEGEND

LIFE SAFETY SYMBOLS LEGEND

- FIRE EXTINGUISHER - CLASS B EVERY 50'
- COMBINATION EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY LIGHT W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- FIRE HYDRANT
- FIRE DEPT. CONECT.
- STAND PIPE
- DOBLE DET. VALVE
- WATER METER & BACKFLOW

SOUTH FLORIDA BOAT CENTER

1 LS-2 1ST FLOOR LIFE SAFETY PLAN

SCALE: 3/32" = 1'-0"

N W E S

REVISIONS:

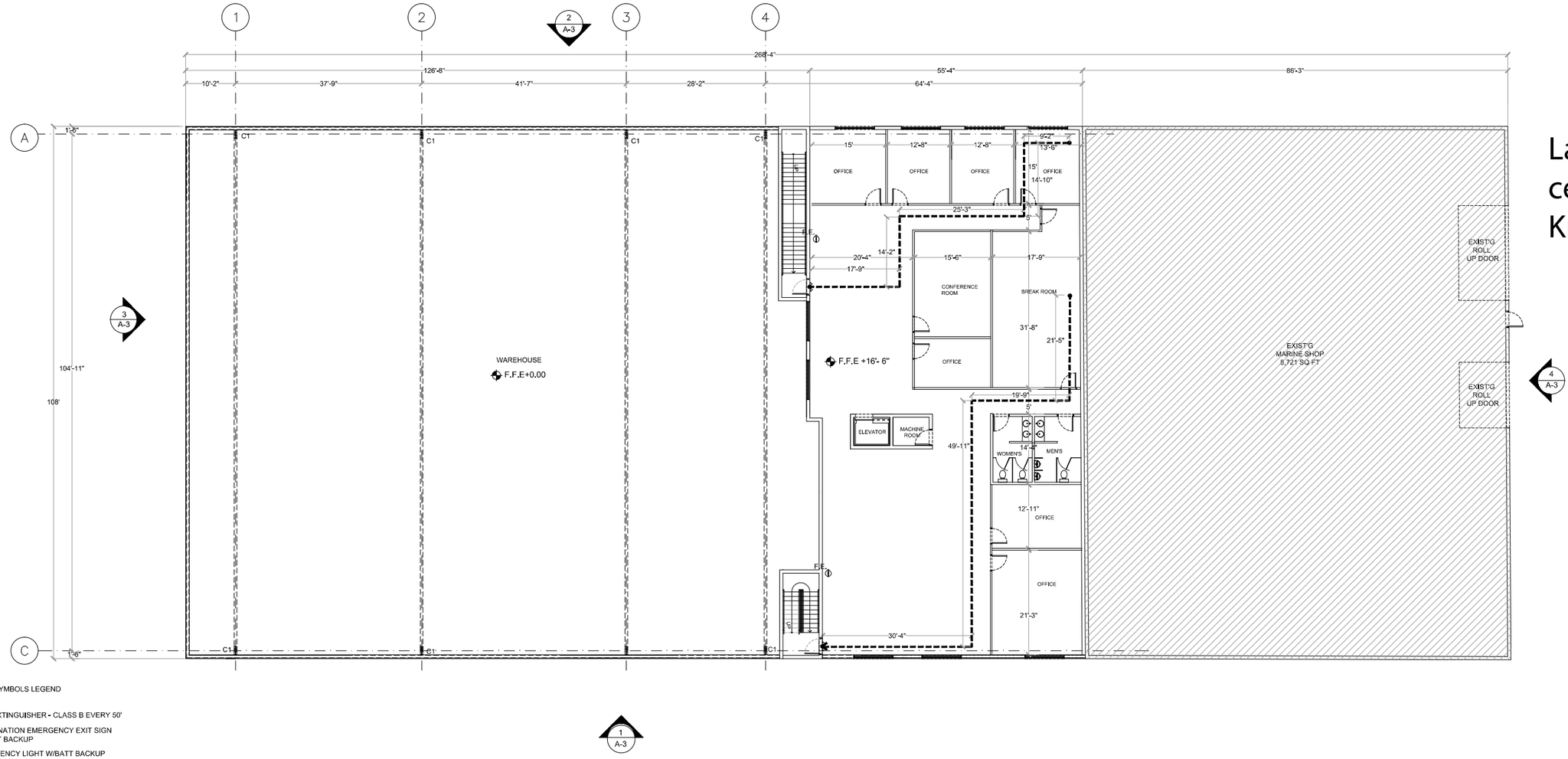
Lawrence Kramer

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchtiects.com, c=US
Date: 2021.03.22 12:55:54 -04'00'

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, Fl. 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: LS-2



LEGEND

LIFE SAFETY SYMBOLS LEGEND

- FIRE EXTINGUISHER - CLASS B EVERY 50'
- COMBINATION EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY LIGHT W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- FIRE HYDRANT
- FIRE DEPT. CONECT.
- STAND PIPE
- DOBLE DET. VALVE
- WATER METER & BACKFLOW

SOUTH FLORIDA BOAT CENTER

1 LS-3 2ND FLOOR LIFE SAFETY PLAN

SCALE: 3/32" - 1'-0"

REVISIONS:

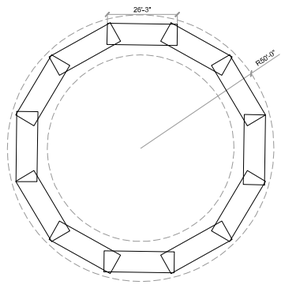
Lawrence Kramer

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchtiects.com, c=US
Date: 2021.03.22 12:55:30 -04'00'

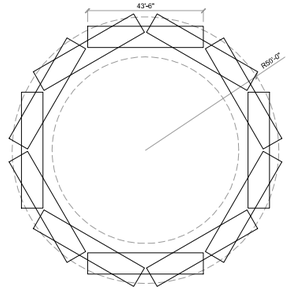
SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

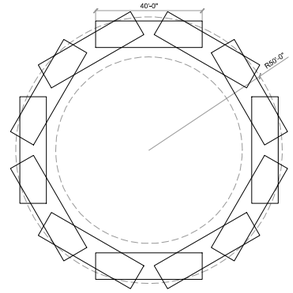
DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: LS-3



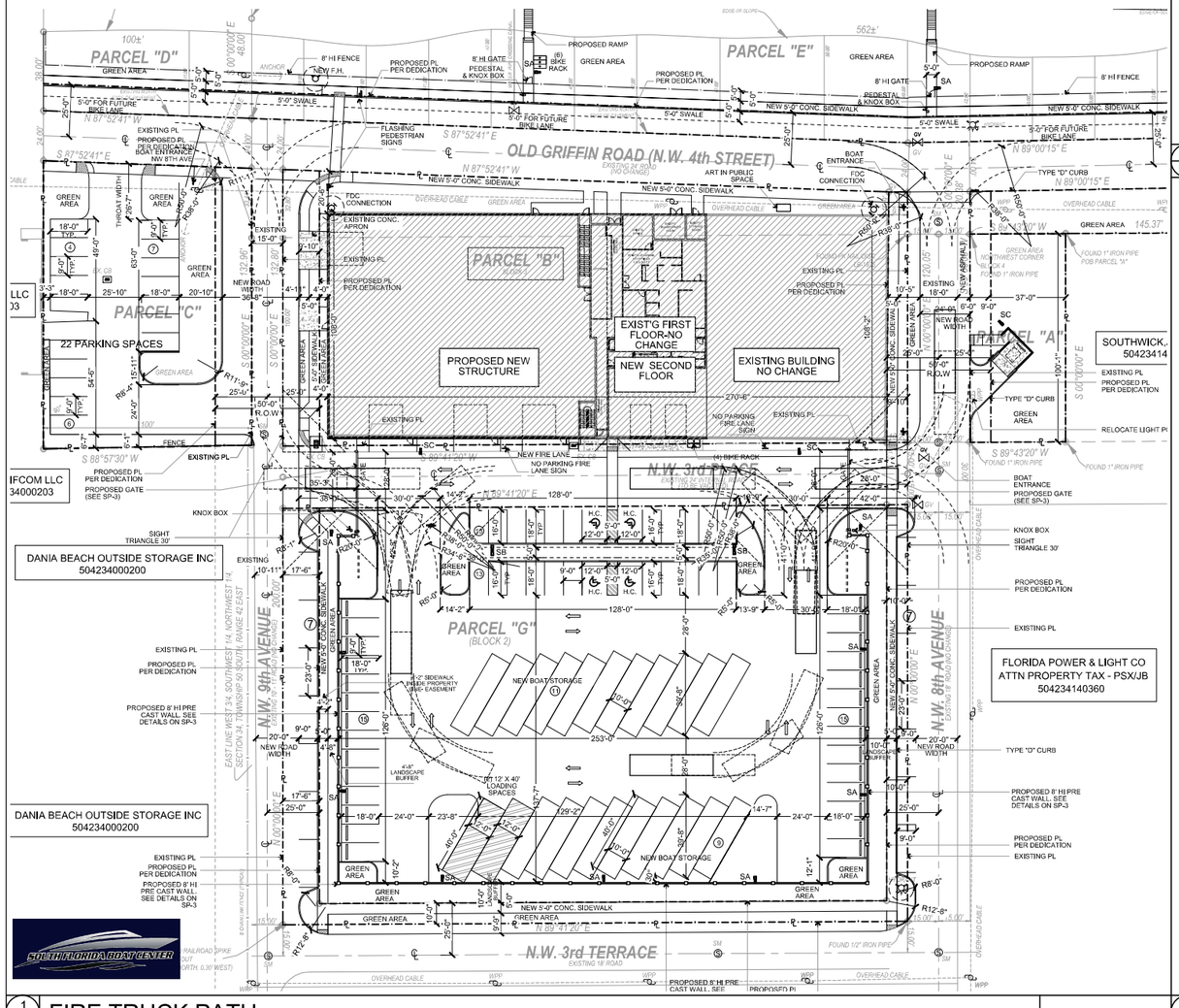
FIRE RESCUE TRUCK
ROUNDABOUT



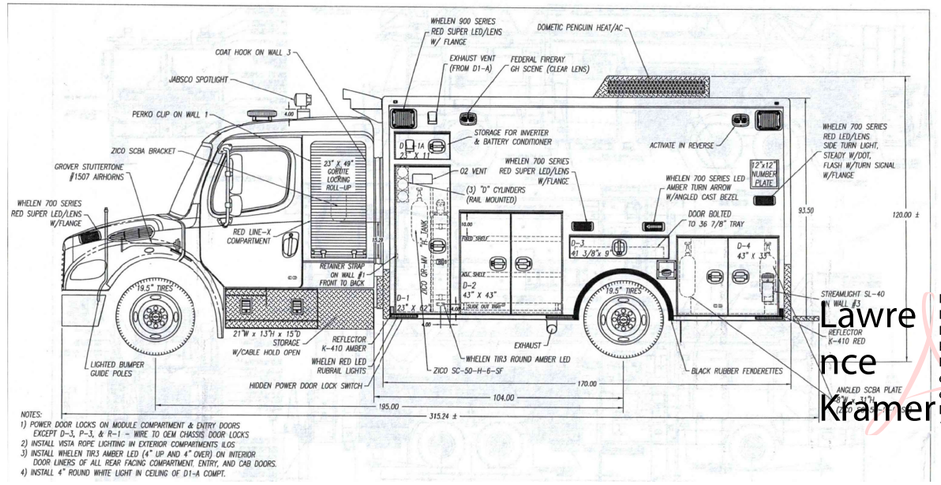
FIRE TRUCK
ROUNDABOUT



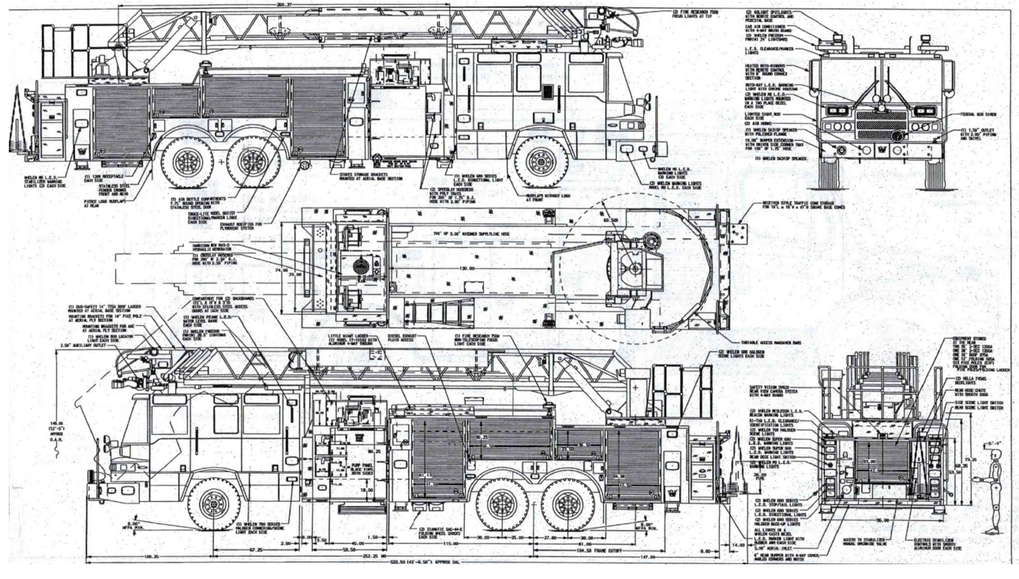
RV
ROUNDABOUT



1 LS-1 FIRE TRUCK PATH — SCALE: 1/32"=1'-0"



2 LS-1 FIRE RESCUE TRUCK — SCALE: NTS



3 LS-1 FIRE TRUCK — SCALE: NTS

REVISIONS:

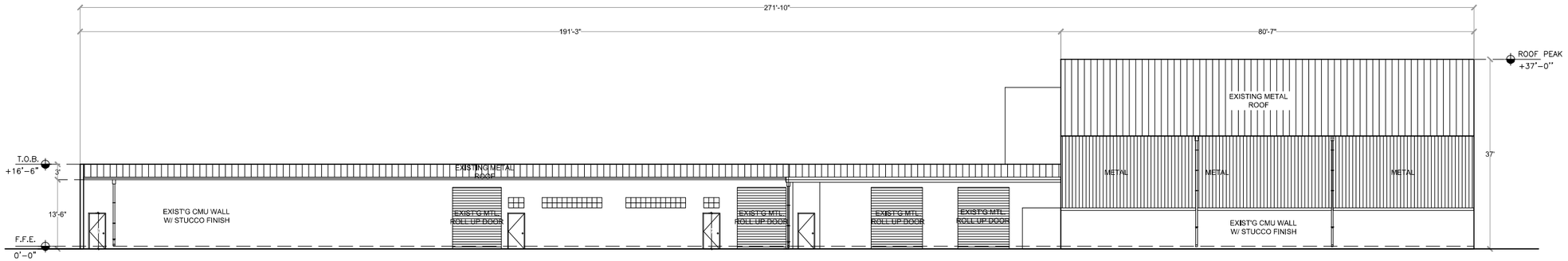
1	3-22-21
2	3-31-21

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchitects.com, c=US
Date: 2021.03.31 19:11:50 -04'00'

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, Fl. 33317
(954) 797-2621 - FAX (954) 797-2847
LIC. # AA-C001963

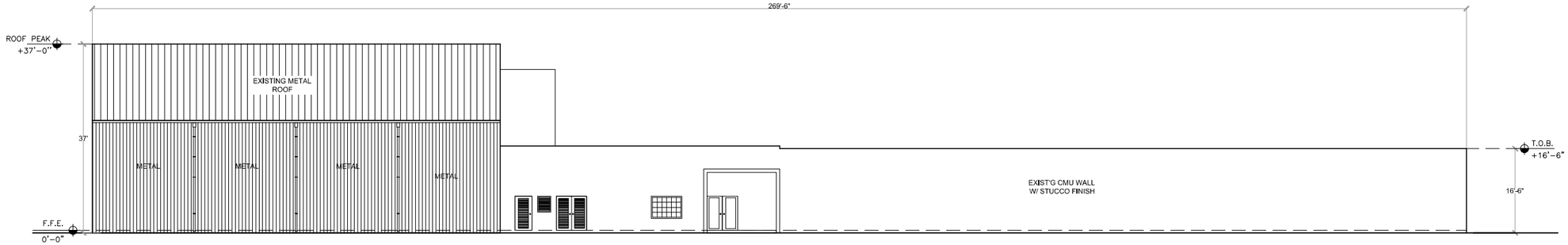
800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: LS-1



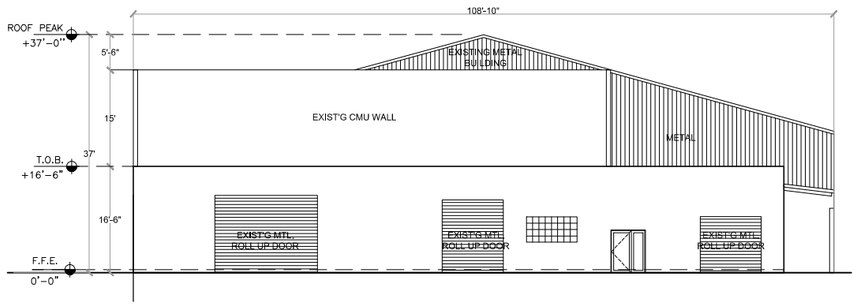
1 EX-2 EXISTING BUILDING SOUTH ELEVATIONS

SCALE: 3/32" - 1'-0"



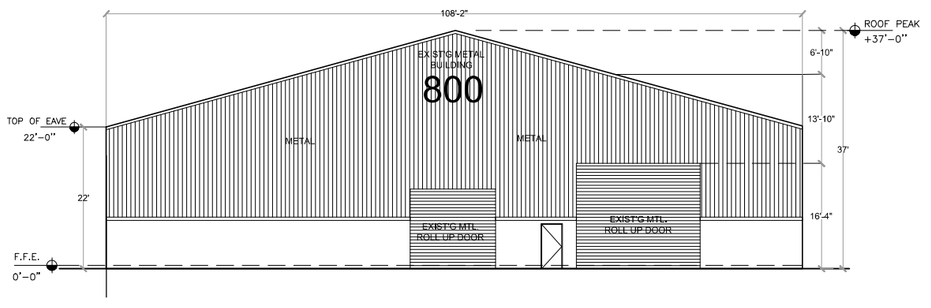
2 EX-2 EXISTING BUILDING NORTH ELEVATIONS

SCALE: 3/32" - 1'-0"



3 EX-2 EXISTING BUILDING WEST ELEVATIONS

SCALE: 3/32" - 1'-0"



4 EX-2 EXISTING BUILDING EAST ELEVATIONS

SCALE: 3/32" - 1'-0"

REVISIONS:

Lawrence Kramer

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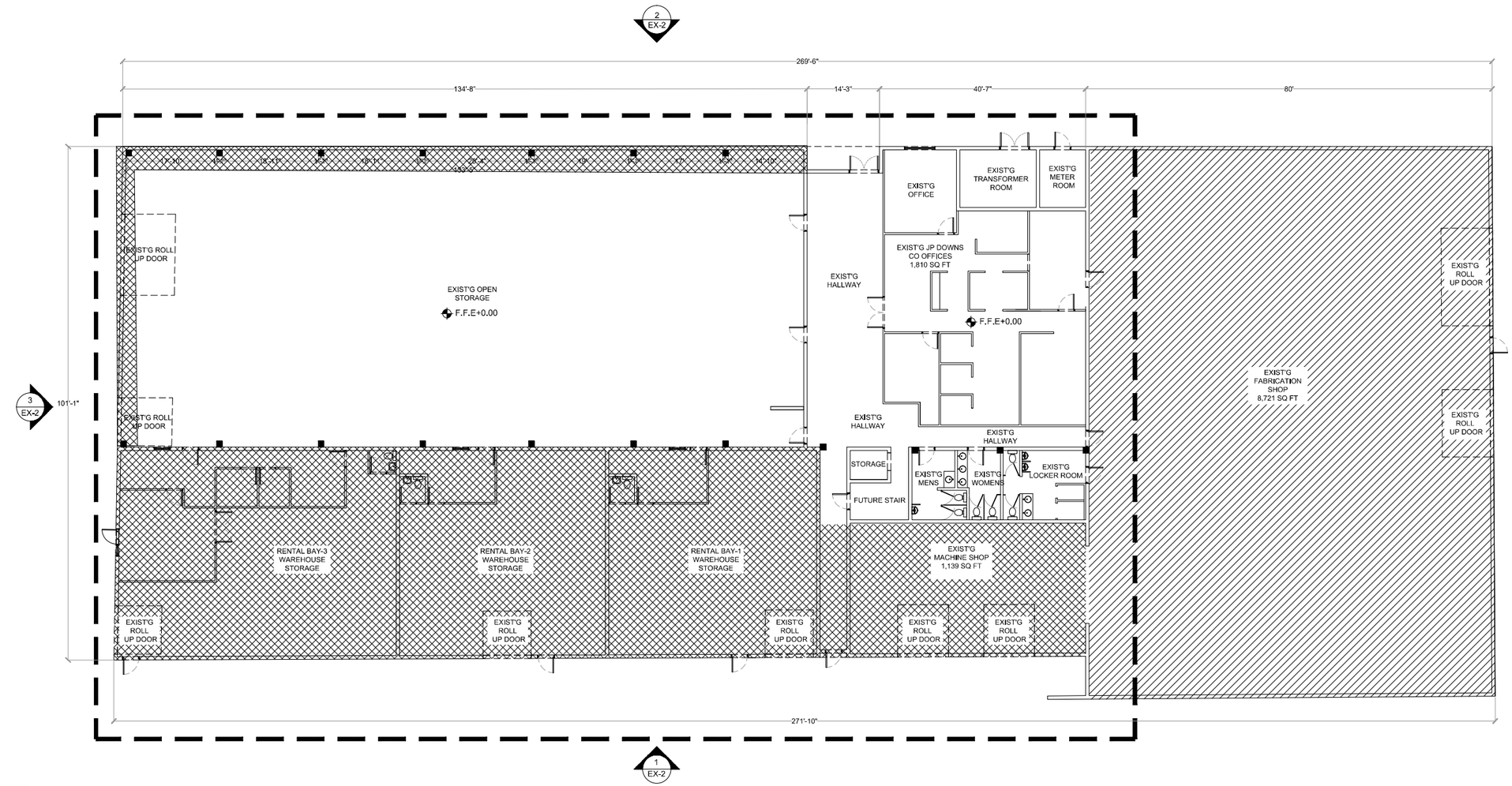
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchtiect s.com, c=US
Date: 2021.03.22 12:54:39 -04'00'

SOUTHEAST
ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, Fl. 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: EX-2



EXISTING (NO CHANGE)

TO BE DEMOLISHED

SOUTH FLORIDA BOAT CENTER

1 EX-1 EXISTING FLOOR PLAN / DEMOLITION

SCALE: 3/32" - 1'-0"

N
W E
S

REVISIONS:

Lawrence Kramer

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchtiects.com, c=US
Date: 2021.03.22 12:54:17 -04'00'

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, Fl. 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

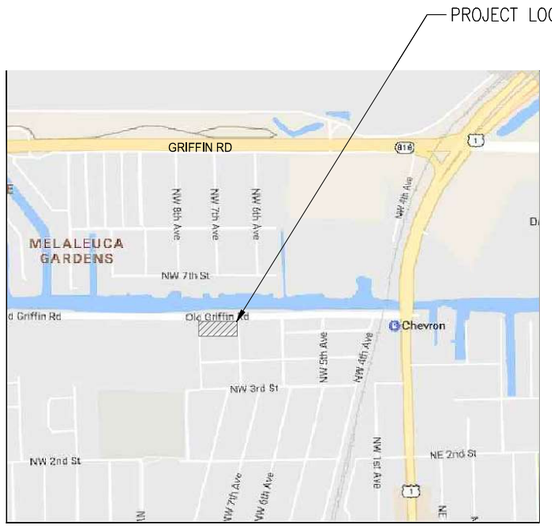
DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: EX-1

CONCEPTUAL CIVIL ENGINEERING PLANS FOR:
800 OLD GRIFFIN, LLC

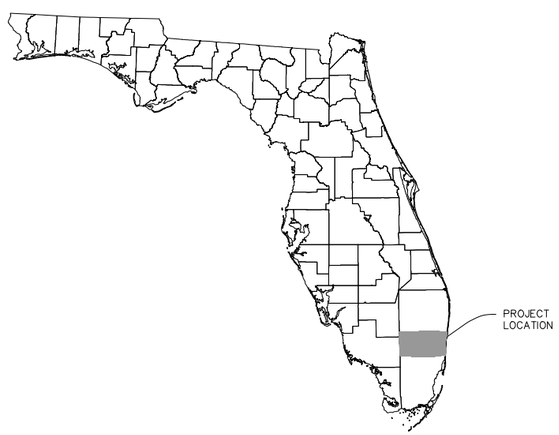
800 OLD GRIFFIN ROAD
DANIA BEACH, FLORIDA

GENERAL NOTES:

1. COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
2. FDOT R/W. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS & LATEST SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. BUILDINGS & UTILITIES. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS ARE STILL UNDER REVIEW BY VARIOUS JURISDICTIONAL AGENCIES. AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE DOCUMENTS ARE PERMITTED.
4. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.
5. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS, MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.
6. WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
7. ELEVATIONS. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
8. SURVEY & BENCHMARK. REFER TO SURVEY PREPARED BY PM SURVEYING FOR ADDITIONAL INFORMATION.
9. GEOTECHNICAL INFORMATION. REFER TO GEOTECHNICAL REPORTS AND BORING LOGS FOR ADDITIONAL INFORMATION INCLUDING SITE PREPARATION REQUIREMENTS.
10. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
11. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
12. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.
13. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
14. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.
15. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.
16. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED FACILITIES AND SYSTEMS.
17. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
18. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
19. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.
20. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.
21. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.



PROJECT LOCATION MAP
N.T.S.
S 33 - T 50 - R 42



DRAWING INDEX

DWG. #	TITLE
C1	COVER SHEET
C2	PAVING, GRADING, & DRAINAGE PLAN
C3	WATER & SEWER PLAN
C4	STRIPING PLAN
C5.1	PAVING, GRADING & DRAINAGE DETAILS
C5.2-5.3	SITE ENGINEERING DETAILS
C6	EROSION CONTROL PLAN

GOVERNING SPECIFICATIONS
REFER TO PROJECT SPECIFICATION SHEET FOR DETAILED PROJECT AND MATERIAL REQUIREMENTS. ITEMS NOT EXPLICITLY ADDRESSED BY SPECIFICATION SHEETS SHALL BE CONSTRUCTED PER FDOT SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION (v2017) UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

Water ERU Table

Type of Use	Unit of Measure	ERU per unit	Number Units	Number ERU's	Reference Code
Warehouse Mixed Use	1,000 sf	0.168	32.9	5.527	C06
Total Water ERU's				5.527	
Previous ERU's	1,000	0.168	27.9	(4.687)	Credit
		Total =		0.840	

Sewer ERU Table

Type of Use	Unit of Measure	ERU per unit	Number Units	Number ERU's	Reference Code
Warehouse Mixed Use	1,000 sf	0.168	32.9	5.527	C06
Total Water ERU's				5.527	
Previous ERU's	1,000	0.168	27.9	(4.687)	Credit
		Total =		0.840	

Know what's **below.** **Call** before you dig.

COVER SHEET

800 OLD GRIFFIN, LLC

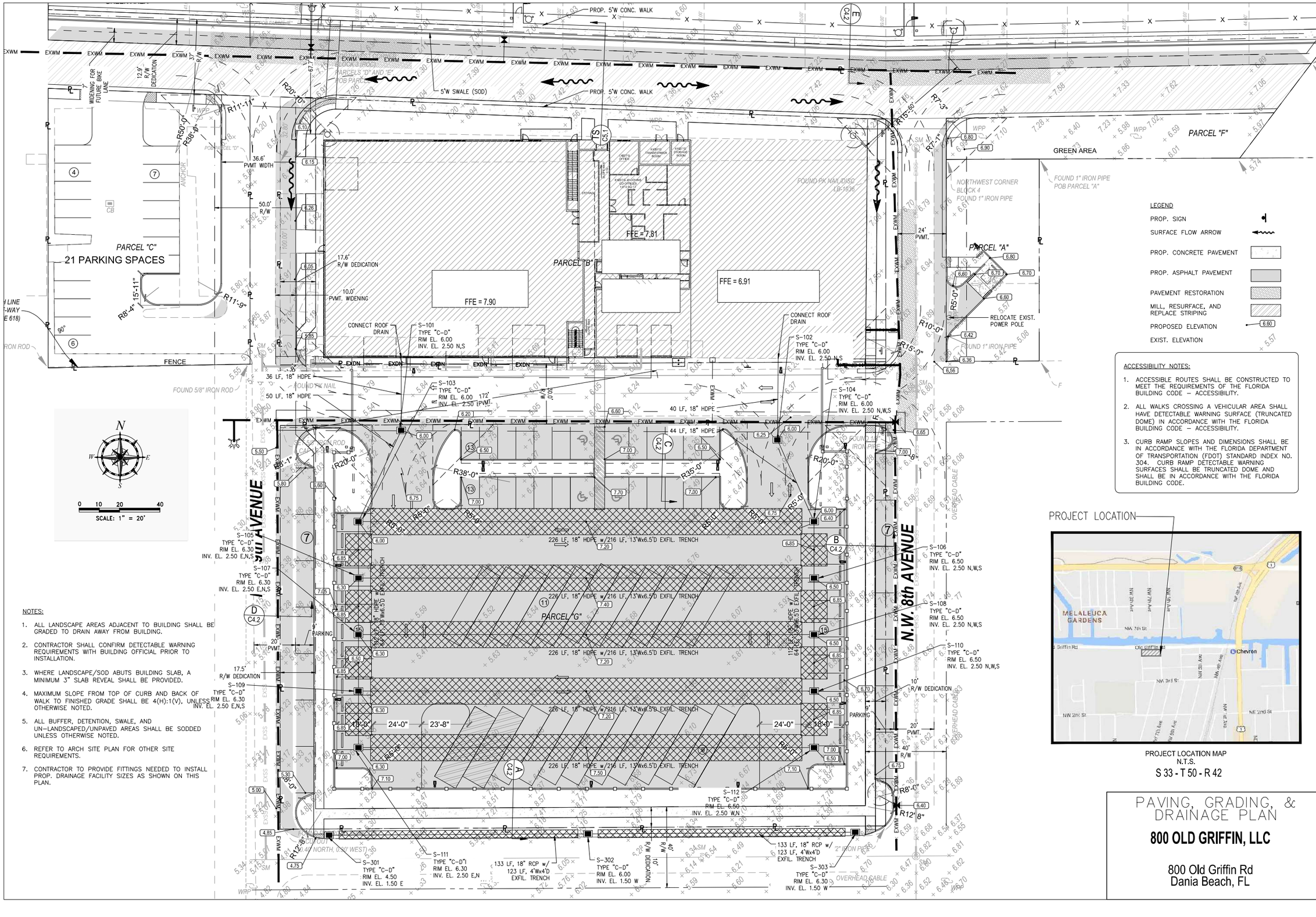
800 Old Griffin Rd
Dania Beach, FL

	DESCRIPTION:	BY:	DATE:
4	REVISED PER SP & CITY COMMENTS	TNM	1/20/21
3	REVISED PER CITY COMMENTS	TNM	12/1/20
2	REVISED PER NEW SITEPLAN	TNM	10/23/20
1	REVISED DESIGN ELEV. NUMBERS	JWL	10/24/18
	DESCRIPTION:	BY:	DATE:
	APPROVED:	R.REIKENS, PE	
	CHECKED:	R.REIKENS, PE	
	DRAWN:	R.REIKENS, PE	
	DESIGN:	R.REIKENS, PE	
	SCALE:	AS SHOWN	
	DATE:	3/31/21	

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS
801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
1.561.818.5381
rick@reikenis.com
FL CA No. 30827

Richard V Reikenis
Digitally signed by Richard V Reikenis
Date: 2021.04.01 10:04:37 -04'00'
Richard Reikenis
Florida P.E. No. 26978

SHEET
C1
OF 8



NOTES:

1. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
2. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
3. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
4. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
5. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
6. REFER TO ARCH SITE PLAN FOR OTHER SITE REQUIREMENTS.
7. CONTRACTOR TO PROVIDE FITTINGS NEEDED TO INSTALL PROP. DRAINAGE FACILITY SIZES AS SHOWN ON THIS PLAN.

LEGEND

- PROP. SIGN
- SURFACE FLOW ARROW
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PAVEMENT RESTORATION
- MILL, RESURFACE, AND REPLACE STRIPING
- PROPOSED ELEVATION 6.60
- EXIST. ELEVATION + 5.57

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

PROJECT LOCATION

PROJECT LOCATION MAP
N.T.S.
S 33 - T 50 - R 42

PAVING, GRADING, & DRAINAGE PLAN

800 OLD GRIFFIN, LLC

800 Old Griffin Rd
Dania Beach, FL

	DESCRIPTION:	BY:	DATE:
4	REVISED PER SP & CITY COMMENTS	TNM	1/20/21
3	REVISED PER CITY COMMENTS	TNM	12/1/20
2	REVISED PER NEW SITEPLAN	TNM	10/23/20
1	REVISED DESIGN ELEV. NUMBERS	JWL	10/24/18

DATE: 3/31/21
SCALE: AS SHOWN
DESIGN: R.REIKENS, PE
DRAWN: R.REIKENS, PE
CHECKED: R.REIKENS, PE
APPROVED: R.REIKENS, PE

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS
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rick@reikenis.com
1.561.818.5381
FL CA No. 30827

SEAL
RICHARD NTAUTAL REIKENIS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/31/2021
Richard Reikenis
Florida P.E. No. 26978

SHEET C2 OF 8

PROP. FH #1
PROP. 10' WATER EASEMENT
RESTORE PAVEMENT 50 EACH DIRECTION (PER BROWARD COUNTY)
EXIST. 6" WM
PARCELS "D" AND "E" AS PART OF 800 OLD GRIFFIN, LLC
6"x6" CUT-IN TEE
6" G.V. #1
PARCEL "E"
GREEN AREA
RELOCATE FH
EXIST. FH
EXIST. 8" WM
WALL-MOUNTED FDC (REFER TO MEP PLANS)
PARCEL "C"
21 PARKING SPACES
PARCEL "B"
PARCEL "F"
PROP. 2" WATER METER & RPZ
PROP. 6" SEWER CLEANOUT
PROP. 6" SEWER LATERAL
PROP. 3" FIRE LINE W/ FIRE SERVICE & DCDA
PROP. 10' SEWER EASEMENT (IF REQUIRED)
EXIST. 2" WATER METER & RPZ
EXIST. SAN MH
FENCE
FOUND PK NAIL
FOUND 5/8" IRON ROD
NORTHWEST CORNER BLOCK 4 FOUND 1" IRON PIPE
FOUND 1" IRON PIPE POB PARCEL "A"
FOUND PK NAIL DISC LB 1836
FOUND 1" IRON PIPE
FOUND 1/2" IRON PIPE
N.W. 9th AVENUE
N.W. 8th AVENUE
PARCEL "G"
EXIST. FH
(CLOSED) (0.40' NORTH, 0.30' WEST)

N
W E
S
0 10 20 40
SCALE: 1" = 20'

NOTES:

1. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
2. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
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6. REFER TO ARCH SITE PLAN FOR OTHER SITE REQUIREMENTS.
7. CONTRACTOR TO PROVIDE FITTINGS NEEDED TO INSTALL PROP. DRAINAGE FACILITY SIZES AS SHOWN ON THIS PLAN.

LEGEND

- PROP. SIGN
- SURFACE FLOW ARROW
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PAVEMENT RESTORATION
- MILL, RESURFACE, AND REPLACE STRIPING
- PROPOSED ELEVATION (6.60)
- EXIST. ELEVATION

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

PROJECT LOCATION

PROJECT LOCATION MAP
N.T.S.
S 33 - T 50 - R 42

DESCRIPTION:	BY:	DATE:
1 REVISED DESIGN ELEV. NUMBERS	JWL	10/24/18
2 REVISED PER CITY COMMENTS	TNM	10/23/20
3 REVISED PER CITY COMMENTS	TNM	12/1/20
4 REVISED PER SP & CITY COMMENTS	TNM	1/20/21

DATE: 3/31/21
SCALE: AS SHOWN
DESIGN: R.REIKENS, PE
DRAWN: R.REIKENS, PE
CHECKED: R.REIKENS, PE
APPROVED: R.REIKENS, PE

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rck@reikents.com
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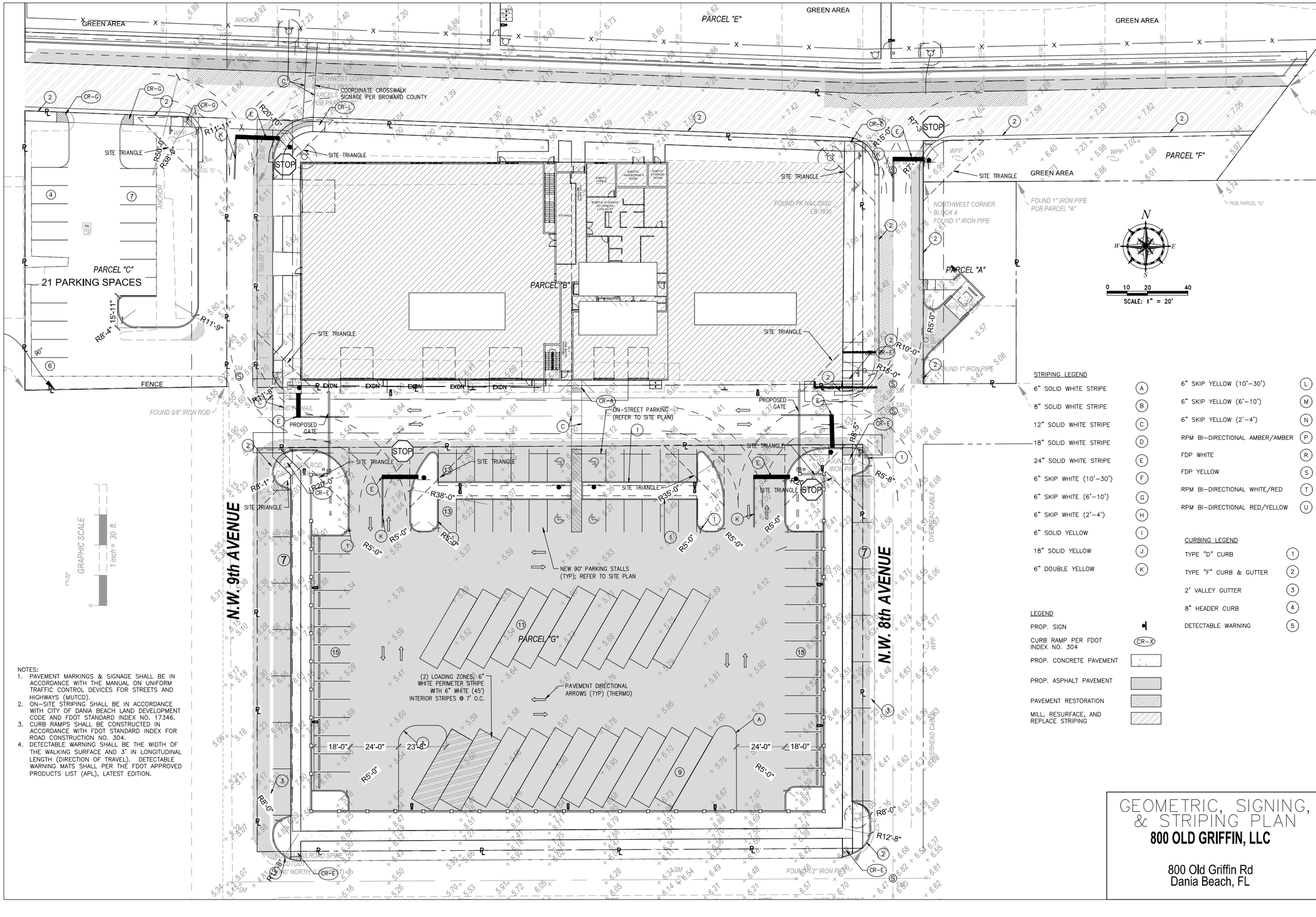
SEAL
RICHARD VYTAUTAS REIKENTS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/31/2021
Richard Reikenis
Florida P.E. No. 26978

WATER & SEWER PLAN

800 OLD GRIFFIN, LLC

800 Old Griffin Rd
Dania Beach, FL

SHEET C3 OF 8



NOTES:
1. PAVEMENT MARKINGS & SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD).
2. ON-SITE STRIPING SHALL BE IN ACCORDANCE WITH CITY OF DANIA BEACH LAND DEVELOPMENT CODE AND FDOT STANDARD INDEX NO. 17346.
3. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX FOR ROAD CONSTRUCTION NO. 304.
4. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.

STRIPING LEGEND

6" SOLID WHITE STRIPE	A	6" SKIP YELLOW (10'–30')	L
8" SOLID WHITE STRIPE	B	6" SKIP YELLOW (6'–10')	M
12" SOLID WHITE STRIPE	C	6" SKIP YELLOW (2'–4')	N
18" SOLID WHITE STRIPE	D	RPM BI-DIRECTIONAL AMBER/AMBER	P
24" SOLID WHITE STRIPE	E	FDP WHITE	R
6" SKIP WHITE (10'–30')	F	FDP YELLOW	S
6" SKIP WHITE (6'–10')	G	RPM BI-DIRECTIONAL WHITE/RED	T
6" SKIP WHITE (2'–4')	H	RPM BI-DIRECTIONAL RED/YELLOW	U
6" SOLID YELLOW	I		
18" SOLID YELLOW	J		
6" DOUBLE YELLOW	K		

CURBING LEGEND

TYPE "D" CURB	1
TYPE "F" CURB & GUTTER	2
2' VALLEY GUTTER	3
8" HEADER CURB	4
DETECTABLE WARNING	5

LEGEND

PROP. SIGN	
CURB RAMP PER FDOT INDEX NO. 304	CR–X
PROP. CONCRETE PAVEMENT	
PROP. ASPHALT PAVEMENT	
PAVEMENT RESTORATION	
MILL, RESURFACE, AND REPLACE STRIPING	

	DATE:	BY:	DESCRIPTION:
4	1/20/21	TNM	REVISED PER SP & CITY COMMENTS
3	10/23/20	TNM	REVISED PER NEW SITEPLAN
2	10/24/18	JWL	REVISED DESIGN ELEV. NUMBERS
1			

DATE: 3/31/21
SCALE: AS SHOWN
DESIGN: R.REIKENS, PE
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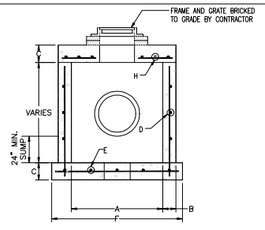
SEAL
RICHARD VYTAUTAS REIKENIS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/31/2021
Richard Reikenis
Florida P.E. No. 26978

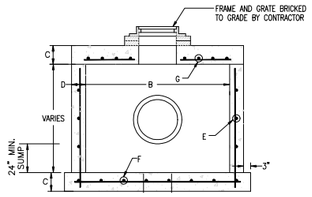
GEOMETRIC, SIGNING, & STRIPING PLAN
800 OLD GRIFFIN, LLC

800 Old Griffin Rd
Dania Beach, FL

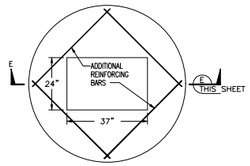
SHEET C4 OF 8



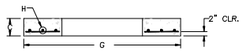
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



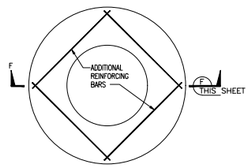
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



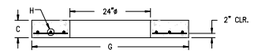
TOP SLAB FOR CATCH BASIN



SECTION E THIS SHEET
(SEE TABLE FOR DIMENSIONS)



TOP SLAB FOR MANHOLE



SECTION E THIS SHEET
(SEE TABLE FOR DIMENSIONS)

A	B	C	D	E* C.C.E.W.	F	G	H* C.C.E.W.
3'-6"9	4"	8"	ASTM C-478	#4 @ 12"	4'-8"@	4'-2"@	#4 @ 6"
3'-6"9	6"	8"	ASTM C-478	#4 @ 12"	5'-0"@	4'-6"@	#4 @ 6"
4'@	6"	8"	ASTM C-478	#4 @ 12"	6'-0"@	5'-0"@	#4 @ 6"
4'@	8"	8"	ASTM C-478	#4 @ 12"	6'-4"@	5'-4"@	#4 @ 6"
5'-0"@	8"	8"	ASTM C-478	#5 @ 12"	7'-4"@	6'-4"@	#5 @ 6"
6'-0"@	6"	8"	ASTM C-478	#5 @ 6"	8'-0"@	7'-0"@	#5 @ 6"
6'-0"@	8"	8"	ASTM C-478	#5 @ 6"	8'-4"@	7'-4"@	#5 @ 6"
7'-0"@	8"	8"	ASTM C-478	#5 @ 6"	9'-4"@	8'-4"@	#5 @ 6"
8'-0"@	10"	10"	ASTM C-478	#5 @ 6"	10'-8"@	9'-8"@	#6 @ 6"
10'-0"@	12"	12"	ASTM C-478	#5 @ 6"	12'-0" SQ.	12'-0"@	#6 @ 6"

INLET NOTES

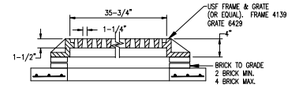
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

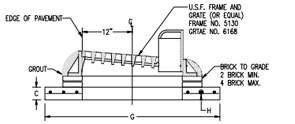
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

CIRCULAR CATCH BASIN (ON-SITE)



ON-SITE INLET FRAME & GRATE (TYPE "C-D" INLET)



TYPE 'F' CURB & GUTTER TOP (TYPE 'C-F' INLET)

GRATE ELEVATION AS SHOWN ON PLANS = EDGE OF PAVEMENT ELEVATION

A	B	C	D	E*	F*	G*
3'-6"	3'-6"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-0"	4'-0"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-10"	5'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
6'-0"	6'-0"	8"	8"	#4 @ 12"-V #4 @ 6"-H	#6 @ 12"	#6 @ 6"
8'-0"	8'-0"	10"	8"	#4 @ 12"-V #4 @ 6"-H	#6 @ 12"	#6 @ 6"
10'-0"	10'-0"	10"	8"	#4 @ 12"-V #4 @ 6"-H	#6 @ 6"	#7 @ 6"
3'-0"	4'-6"	8"	8"	#4 @ 12"	#4 @ 12"	#4 @ 6"
3'-6"	6'-0"	8"	8"	#4 @ 12"-V #4 @ 6"-H	#5 @ 12"	#5 @ 6"
4'-0"	6'-0"	8"	8"	#4 @ 12"-V #4 @ 6"-H	#5 @ 12"	#5 @ 6"
3'-6"	8'-0"	8"	8"	#4 @ 12"-V #4 @ 6"-H	#5 @ 12"	#5 @ 6"
4'-0"	8'-0"	8"	8"	#4 @ 12"-V #4 @ 6"-H	#5 @ 12"	#5 @ 6"
5'-0"	7'-0"	8"	8"	#4 @ 12"-V #4 @ 6"-H	#5 @ 12"	#5 @ 6"
6'-0"	8'-0"	8"	8"	#4 @ 12"-V #4 @ 6"-H	#6 @ 12"	#6 @ 6"
6'-0"	12'-0"	8"	8"	#4 @ 12"-V #4 @ 6"-H	#6 @ 12"	#6 @ 6"

INLET NOTES

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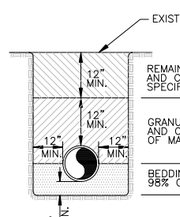
MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

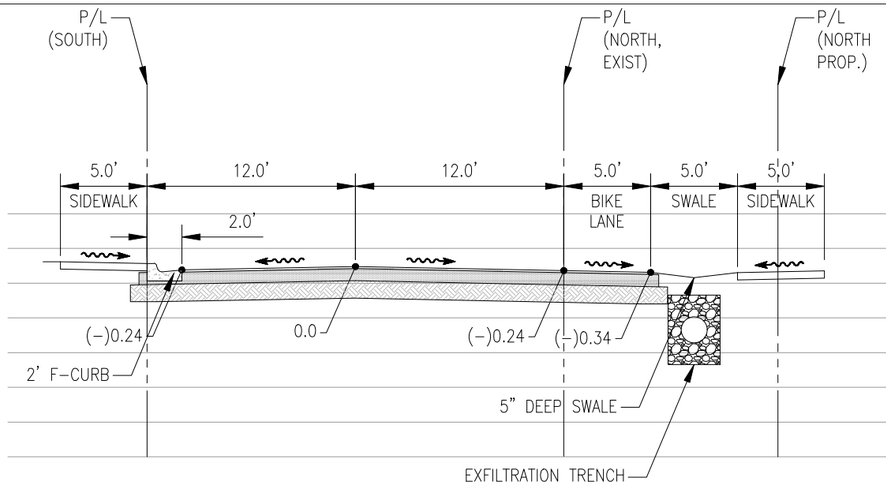
RECTANGULAR CATCH BASIN (ON-SITE)



NOTES:

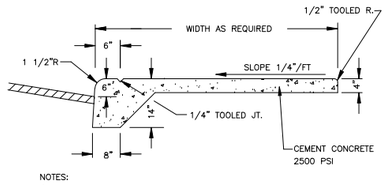
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 2 7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. SEE GENERAL NOTES FOR PIPE BACKFILL BENEATH PROPOSED PAVEMENT.

TRENCH DETAIL
N.T.S.



TYPICAL SECTION

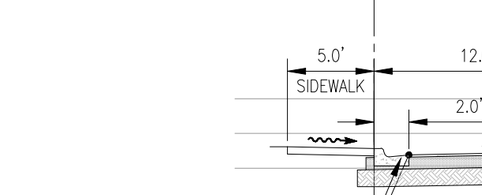
NTS



NOTES:

1. THE REVEAL SHOWN MAY VARY. REFER TO PLANS FOR LOCATIONS.
2. MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.

MONOLITHIC CURB AND SIDEWALK SECTION
N.T.S.



LONGITUDINAL SECTION

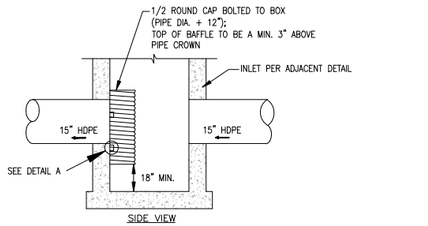
TRENCH CROSS SECTION

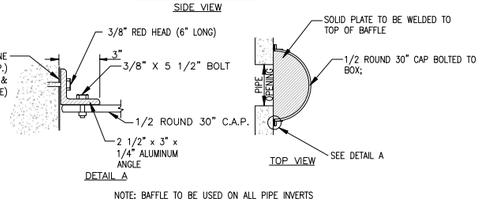
NOTES: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D-1557.

ON-SITE EXFILTRATION TRENCH DETAIL
N.T.S.

PAVEMENT SECTION REQUIREMENTS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
CONCRETE PAVEMENT (ON-SITE)	5.5" THICK (3,000 PSI) WITH JOINTING PER ACI 330. JOINTING PLAN TO BE SUBMITTED PRIOR TO POURING CONCRETE	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 30)
ASPHALT PAVEMENT	2" THICK SP-9.5 A.C.S.C. (2-LIFTS)	8" THICK LIMEROCK BASE (LBR 100) COMPACTED TO 98% AASHTO T-180 DENSITY & PLACED IN4" MAX. LIFTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
SIDEWALKS	SIDEWALK: 4" THICK CONCRETE (3,000 PSI). CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS BUILDING, EXISTING PAVEMENT, OR OTHER STRUCTURES.		

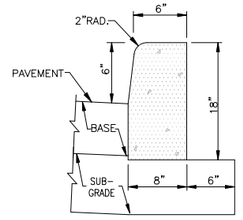
CONCRETE SIDEWALK RESTORATION DETAIL
N.T.S.



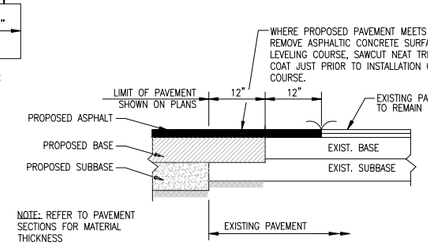


NOTE: BAFFLE TO BE USED ON ALL PIPE INVERTS CONNECTING TO EXFILTRATION TRENCH.

POLLUTION RETARDANT BAFFLE (PRB) DETAIL
N.T.S.

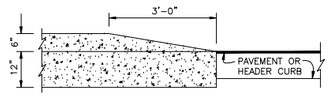


TYPE "D" CURB
N.T.S.



NOTE: REFER TO PAVEMENT SECTIONS FOR MATERIAL THICKNESS

PAVEMENT MATCHING DETAIL
N.T.S.



NOTE:
WHEN CURB TRANSITIONS ARE ADJACENT TO SIDEWALK THE TRANSITION MUST BE 12:1

TRANSITION CURB TAPER DETAIL
N.T.S.

DESCRIPTION:	DATE:	BY:
4 REVISED PER SP & CITY COMMENTS	TNM 1/20/21	
2 REVISED PER NEW SITEPLAN	TNM 10/23/20	
DESCRIPTION:	DATE:	BY:

DATE:	3/31/21
SCALE:	AS SHOWN
DESIGN:	R.REIKENS, PE
DRAWN:	R.REIKENS, PE
CHECKED:	R.REIKENS, PE
APPROVED:	R.REIKENS, PE

REIKENIS & ASSOCIATES, LLC
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801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
rick@reikenis.com
1.561.818.5381
FL CA No. 30827

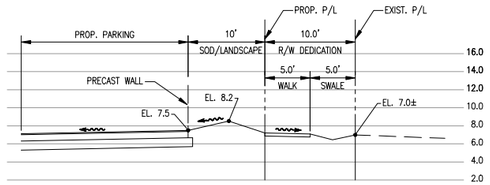
SEAL
RICHARD NTAUTAS REIKENIS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/31/2021
Richard Reikenis
Florida P.E. No. 26978

PAVING, GRADING & DRAINAGE DETAILS

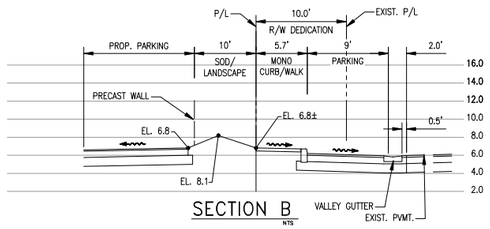
800 OLD GRIFFIN, LLC

800 Old Griffin Rd
Dania Beach, FL

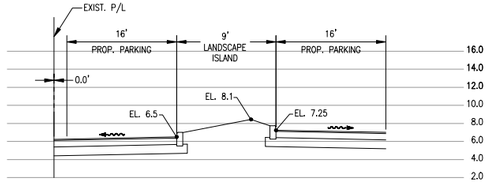
SHEET C5.1 OF 8



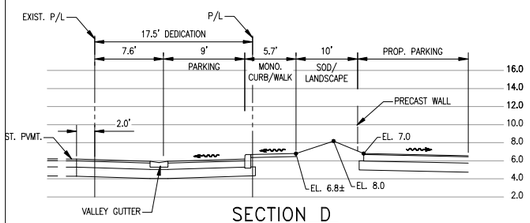
SECTION A
NTS



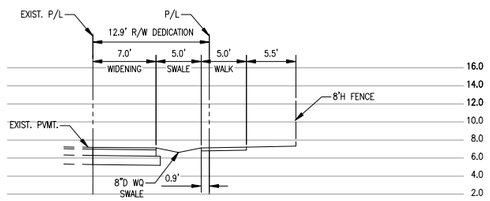
SECTION B
NTS



SECTION C
NTS



SECTION D
NTS



SECTION E
NTS

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C., RULE 62-555.314

	Water Main	Water Main	Water Main	
JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)	Alternate 3 ft. minimum	Alternate 3 ft. minimum	Alternate 6 ft. minimum	—
CROSSINGS (1) (4)	18 inches is the minimum between storm sewer, force main or storm sewer, 6 inches is the minimum if 12 inches is preferred	6 inches preferred 12 inches is the minimum	18 inches is the minimum between water main and force main, 6 inches is the minimum if 12 inches is preferred	—
HORIZONTAL SEPARATION	3 ft. minimum	3 ft. preferred 10 ft. minimum	3 ft. preferred 10 ft. minimum	10 ft. minimum
OTHER PIPE	STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	VACUUM SANITARY SEWER	GRAVITY SANITARY SEWER (3), SANITARY FORCE MAIN, RECLAIMED WATER	ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE SANITARY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

REPLACES FORMER DWG NO.105	WATER MAIN SEPARATION	FIGURE 105
REVISED 5/14/2018		

BROWARD COUNTY
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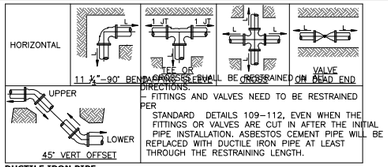
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



ALL FITTINGS SHALL BE RESTRAINED ON DEAD END

DIRECTIONS:
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

	HORIZONTAL, L (FEET)							45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End		UPPER	LOWER
4	1	2	4	10	7	20		9	4
6	2	3	6	14	15	28		12	5
8	2	4	8	17	23	37		16	7
10	2	5	9	21	30	44		19	8
12	3	5	10	24	38	52		22	9

PVC PIPE

	HORIZONTAL, L (FEET)							45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End		UPPER	LOWER
4	2	3	5	12	11	32		14	5
6	2	4	7	16	23	45		19	6
8	3	5	9	21	37	59		25	8
10	3	5	11	25	48	71		30	9
12	3	6	12	29	61	83		35	11

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW; NOMINAL SIZE EQUALS BRANCH SIZE; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%; VERTICAL LOW SIDE DEPTH EQUALS 3.5 FEET
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

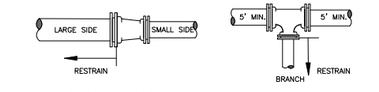
SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

REPLACES FORMER DWG NO.109	RESTRAINED JOINT REQUIREMENTS SINGLE FITTING	FIGURE 109
REVISED 5/14/2018		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



STRAIGHT REDUCER

SMALL SIDE	DUCTILE IRON PIPE				
DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'

SMALL SIDE	PVC PIPE				
	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

TEE REDUCER

BRANCH SIZE	DUCTILE IRON PIPE				
DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15"	10'
10"				23'

BRANCH SIZE	PVC PIPE				
	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		16'	8'	1'
8"			31'	25'
10"				44'

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT;SAFETY FACTOR: 1.5;BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

REPLACES FORMER DWG NO.112	RESTRAINED JOINT REQUIREMENTS REDUCING FITTINGS	FIGURE 112
REVISED 5/14/2018		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

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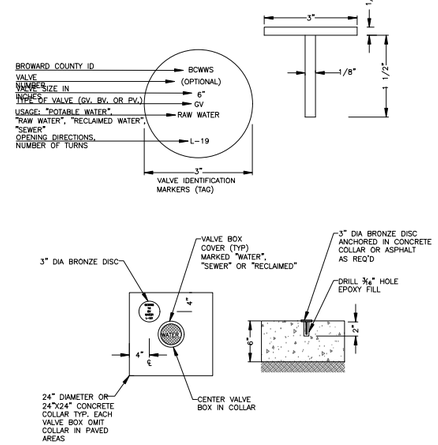
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL

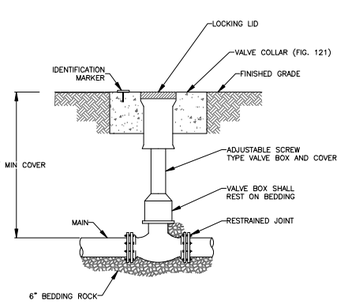


REPLACES FORMER DWG NO.3F	VALVE COLLAR AND IDENTIFICATION MARKER	FIGURE 121
REVISED 5/14/2018		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE REFLECTIVE RAISED PAVEMENT MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

REPLACES FORMER DWG NO.123	VALVE BOX DETAIL	FIGURE 123
REVISED 5/14/2018		

BROWARD COUNTY
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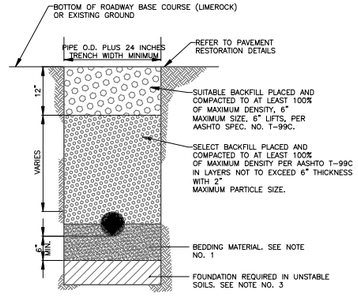
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAXIMUM PARTICLE SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REPLACES FORMER DWG NO.180	TYPICAL TRENCH BACKFILL	FIGURE 180
REVISED 5/14/2018		

DATE:	3/31/21
SCALE:	AS SHOWN
DESIGN:	R.REIKENIS, PE
DRAWN:	R.REIKENIS, PE
CHECKED:	R.REIKENIS, PE
APPROVED:	R.REIKENIS, PE

BY:	DATE:	DESCRIPTION:
TNM	10/23/20	2 REVISED PER NEW SITEPLAN

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS
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1.561.818.5381
rick@reikenis.com
FL CA No. 30827

SEAL
RICHARD VYTAUTAS REIKENIS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/31/2021
Richard Reikenis
Florida P.E. No. 26978

SITE ENGINEERING DETAILS

800 OLD GRIFFIN, LLC

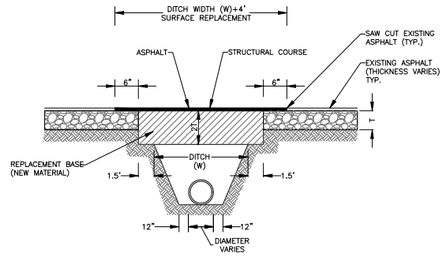
800 Old Griffin Rd
Dania Beach, FL

SHEET C5.2 OF 8

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



NOTES:

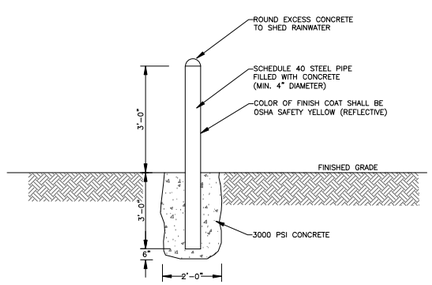
1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70%.
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REPLACES FORMER DWG NO.19B
REVISED 5/14/2018

RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION

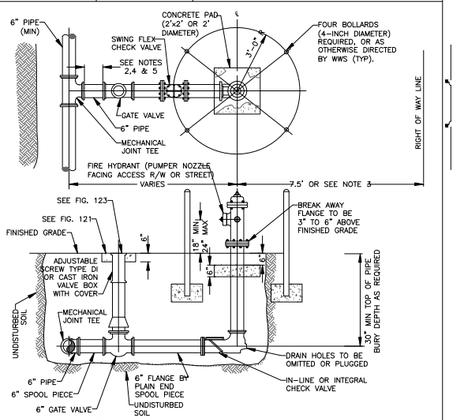
FIGURE 183



REPLACES FORMER DWG NO.194
REVISED 5/14/2018

BOLLARD

FIGURE 194

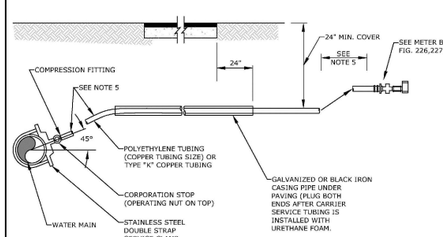


1. HYDRANT COATED WITH OSHA SAFETY YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCHCED REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
7. A BLUE RAISED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE ROADWAY OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

REPLACES FORMER DWG NO.8
REVISED 5/14/2018

FIRE HYDRANT INSTALLATION

FIGURE 231



NOTES:

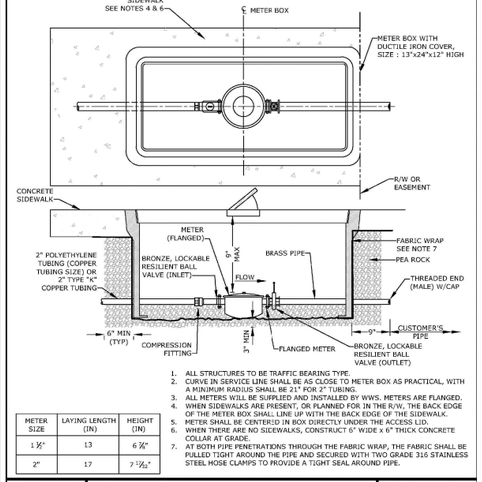
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICE REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICE REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21'.
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHYLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.

THIS DETAIL APPLIES ONLY TO RESIDENTIAL ROADS WITH LESS THAN 70' R.O.W. (NO MEDIAN) OR WITHIN EASEMENTS

REPLACES FORMER DWG NO.1A
REVISED 5/14/2018

TYPE 1 WATER SERVICE CONNECTION

FIGURE 221



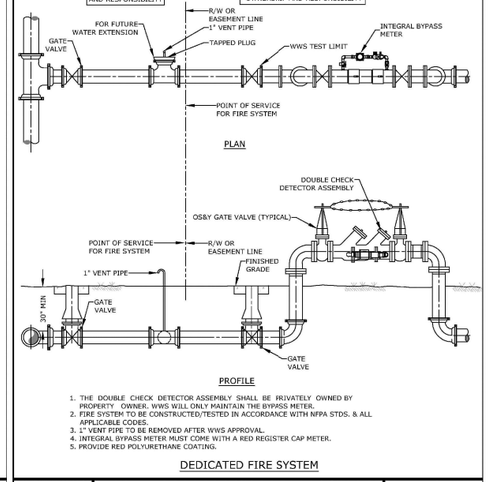
METER SIZE	LAYING LENGTH (IN)	HEIGHT (IN)
1 ½"	13	6 ⅜"
2"	17	7 ²³⁄₃₂"

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS SHALL BE 21" FOR 2" TUBING.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METERS ARE FLANGED.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
5. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6' WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PIPE PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.

REPLACES FORMER DWG NO.3C
REVISED 5/14/2018

WATER METER INSTALLATION FOR 1 ½" OR 2" METERS

FIGURE 228



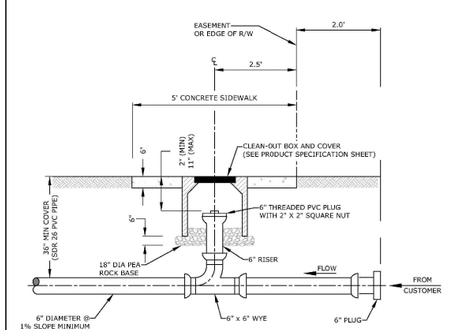
1. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE PRIVATELY OWNED BY PROPERTY OWNER. WWS WILL ONLY MAINTAIN THE BYPASS METER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. 1" VENT PIPE TO BE REMOVED AFTER WWS APPROVAL.
4. INTEGRAL BYPASS METER MUST COME WITH A RED REGISTER CAP METER.
5. PROVIDE RED POLYURETHANE COATING.

DEDICATED FIRE SYSTEM

REPLACES FORMER DWG NO.9A
REVISED 5/14/2018

TYPE 1
PRIVATE FIRE PROTECTION
4", 6" AND 8" DIAMETER CONNECTION

FIGURE 235



1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

REPLACES FORMER DWG NO.4A
REVISED 5/14/2018

SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE

FIGURE 341

DATE:	3/31/21
SCALE:	AS SHOWN
DESIGN:	R.REIKENS, PE
DRAWN:	R.REIKENS, PE
CHECKED:	R.REIKENS, PE
APPROVED:	R.REIKENS, PE

BY:	DATE:	DESCRIPTION:
TNM	10/23/20	2. REVISED PER NEW SITEPLAN

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS
801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
1.561.818.5381
rick@reikenis.com

FL CA No. 30827

SEAL

RICHARD VYTAUTAS REIKENIS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER

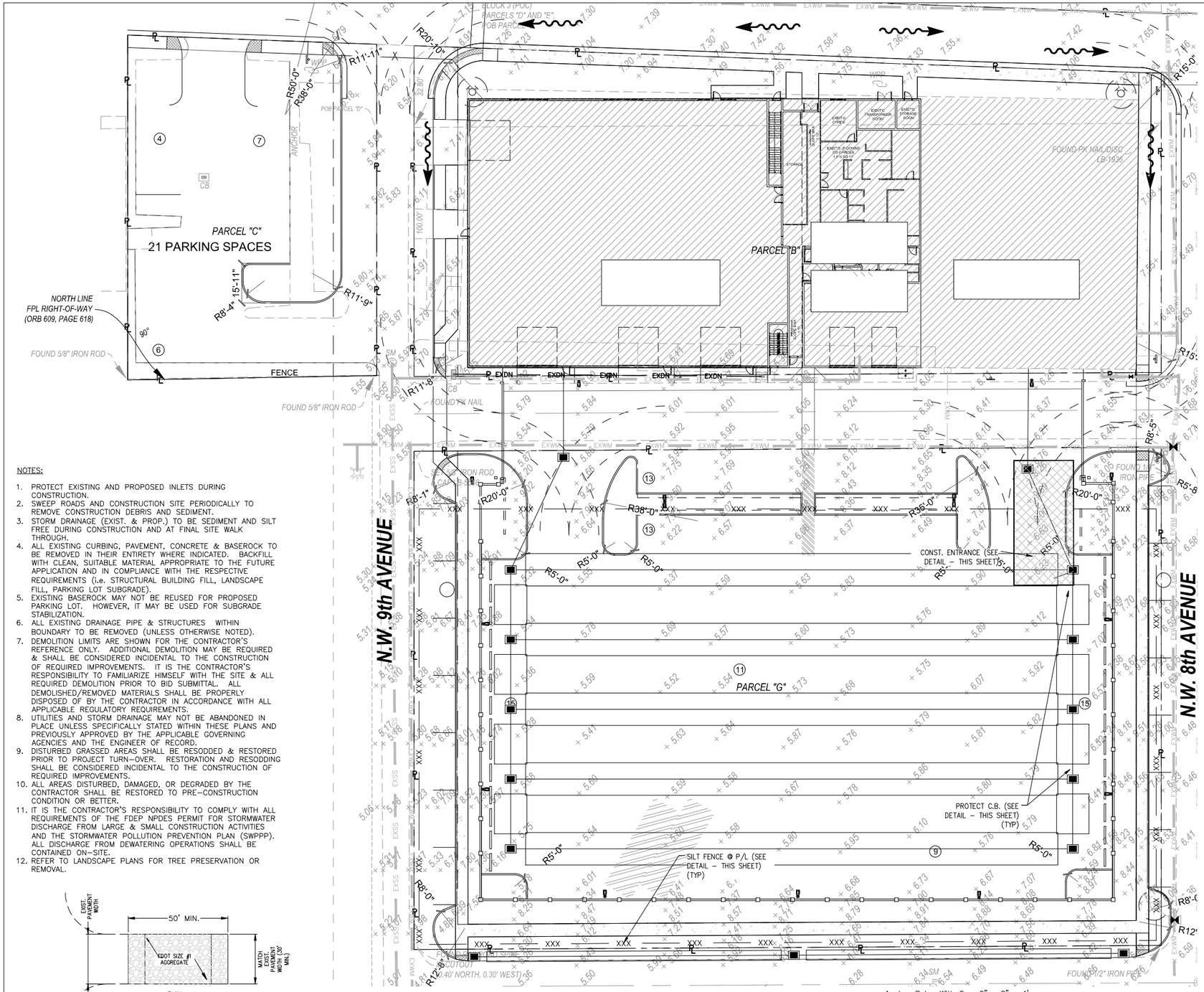
3/31/2021
Richard Reikenis
Florida P.E. No. 26978

SITE ENGINEERING DETAILS

800 OLD GRIFFIN, LLC

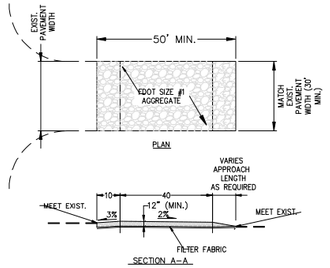
800 Old Griffin Rd
Dania Beach, FL

SHEET C5.3 OF 8

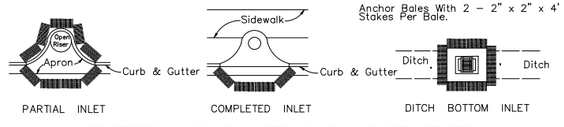


NOTES:

1. PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE (EXIST. & PROP.) TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
4. ALL EXISTING CURBING, PAVEMENT, CONCRETE & BASEROCK TO BE REMOVED IN THEIR ENTIRETY WHERE INDICATED. BACKFILL WITH CLEAN, SUITABLE MATERIAL APPROPRIATE TO THE FUTURE APPLICATION AND IN COMPLIANCE WITH THE RESPECTIVE REQUIREMENTS (i.e. STRUCTURAL BUILDING FILL, LANDSCAPE FILL, PARKING LOT SUBGRADE).
5. EXISTING BASEROCK MAY NOT BE REUSED FOR PROPOSED PARKING LOT. HOWEVER, IT MAY BE USED FOR SUBGRADE STABILIZATION.
6. ALL EXISTING DRAINAGE PIPE & STRUCTURES WITHIN BOUNDARY TO BE REMOVED (UNLESS OTHERWISE NOTED).
7. DEMOLITION LIMITS ARE SHOWN FOR THE CONTRACTOR'S REFERENCE ONLY. ADDITIONAL DEMOLITION MAY BE REQUIRED & SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF REQUIRED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE & ALL REQUIRED DEMOLITION PRIOR TO BID SUBMITTAL. ALL DEMOLISHED/REMOVED MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS.
8. UTILITIES AND STORM DRAINAGE MAY NOT BE ABANDONED IN PLACE UNLESS SPECIFICALLY STATED WITHIN THESE PLANS AND PREVIOUSLY APPROVED BY THE APPLICABLE GOVERNING AGENCIES AND THE ENGINEER OF RECORD.
9. DISTURBED GRASSED AREAS SHALL BE RESODDED & RESTORED PRIOR TO PROJECT TURN–OVER. RESTORATION AND RESODDING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF REQUIRED IMPROVEMENTS.
10. ALL AREAS DISTURBED, DAMAGED, OR DEGRADED BY THE CONTRACTOR SHALL BE RESTORED TO PRE–CONSTRUCTION CONDITION OR BETTER.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL REQUIREMENTS OF THE FDEP NPDES PERMIT FOR STORMWATER DISCHARGE FROM LARGE & SMALL CONSTRUCTION ACTIVITIES AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). ALL DISCHARGE FROM DEWATERING OPERATIONS SHALL BE CONTAINED ON–SITE.
12. REFER TO LANDSCAPE PLANS FOR TREE PRESERVATION OR REMOVAL.

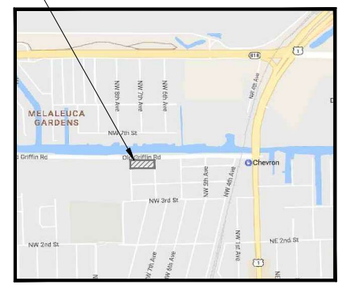


CONSTRUCTION ACCESS DETAIL
N.T.S.



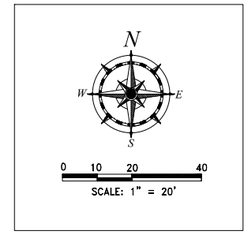
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
CONTRACTOR TO PROTECT ALL STM STRUCTURES FROM SEDIMENTATION DURING CONSTRUCTION.
N.T.S.

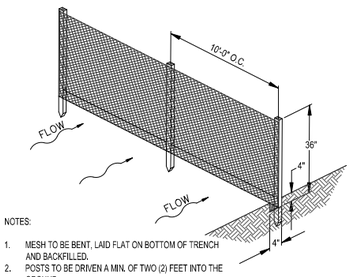
PROJECT LOCATION



PROJECT LOCATION MAP
N.T.S.

S 33 - T 50 - R 42





NOTES:

1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
2. POSTS TO BE DRIVEN A MIN. OF TWO (2) FEET INTO THE GROUND.
3. SILT FENCE TO BE PLACED ALL AROUND CLEARING PERIMETERS.

FILTER FABRIC SILT FENCE DETAIL
N.T.S.

INLET PROTECTION
N.T.S.

EROSION CONTROL PLAN
800 OLD GRIFFIN, LLC

800 Old Griffin Rd
Dania Beach, FL

	DESCRIPTION:	BY:	DATE:
2	REVISED PER NEW SITEPLAN	TNM	10/23/20
1	REVISED DESIGN ELEV. NUMBERS	JWL	10/24/18

DATE: 3/31/21
SCALE: AS SHOWN
DESIGN: R.REIKENS, PE
DRAWN: R.REIKENS, PE
CHECKED: R.REIKENS, PE
APPROVED: R.REIKENS, PE

REIKENIS & ASSOCIATES, LLC
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SEAL
RICHARD IVYAUTAS REIKENIS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/31/2021
Richard Reikenis
Florida P.E. No. 26978

SHEET C6
OF 8

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE — REFER TO PLAN
WATER SOURCE / SYSTEM — WELL
PRESSURE REQUIRED — 55 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON KIM MOYER "LANDSCAPE PLAN" DATED FEBRUARY 3, 2021. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 30'.

THIS SITE SHALL BE IRRIGATED WITH TWO INDEPENDENT SYSTEM. THE WATER SOURCE FOR EACH SYSTEM SHALL BE A PUMP DRAWING WATER FROM A WELL.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RAINBIRD SPRINKLERS, IN-LINE VALVES, AND CONTROL SYSTEM. WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT AND SIDEWALKS.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO ENSURE PROPER OPERATION, PUMP STATION CAPACITIES, WELL CAPACITIES, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT EACH PUMP STATION SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPING SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS 3/4" SHALL BE SDR 21, CLASS 200.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED IN EACH SYSTEM FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

SPRAY HEADS SHALL BE RAINBIRD 1800 SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS, SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED IN NARROW LANDSCAPED AREAS.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND INSERT ELBOWS.

POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR SPRAY NOZZLE AND SHALL BE PRESSURE REGULATED TO 30 PSI.

ROTOR SPRINKLERS SHALL BE RAINBIRD 5000 SERIES WHICH SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 3/4" INSERT ELBOWS.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 4" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12", AND ROTOR HEADS SHALL BE INSTALLED IN 6".

CONTROL SYSTEM

CONTROL SYSTEM SHALL BE A RAINBIRD ESP SERIES ELECTRIC TYPE. FOR SYSTEM A, ONE 10 STATION CONTROLLER SHALL ACTIVATE 8 IN-LINE VALVES. FOR SYSTEM B, ONE 7 STATION CONTROLLER SHALL ACTIVATE 5 IN-LINE VALVES. A RAIN SENSOR SHALL BE INSTALLED PER SYSTEM TO CONSERVE WATER.

CONTROLLERS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED. EACH CONTROLLER SHALL BE LOCATED AT THE PUMP STATION.

CONTROL LINES FROM AUTOMATIC CONTROLLERS TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THHN TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLOR CODED TO FACILITATE TROUBLESHOOTING AND, (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM EACH CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

EACH RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PUMP STATION/WELL

LOCATION OF EACH PUMP STATION AND WELL SHALL BE VERIFIED ON SITE.

EACH PUMP STATION SHALL HAVE A CAPACITY OF 60 GPM @ 127 FT.HD. BASIC COMPONENTS SHALL INCLUDE:

(1) A SELF-PRIMING CENTRIFUGAL PUMP WITH THE CAPACITY NOTED
(2) A 5 HP MOTOR TO MATCH ON SITE ELECTRIC
(3) FIBERGLASS ENCLOSURE
(4) GATE AND CHECK VALVES
(5) RUST INHIBITOR SYSTEM
(6) FLOW METER
(7) VFD

EACH STATION SHALL BE MOUNTED ON A 6" THICK REINFORCED CONCRETE SLAB SIZED TO ACCOMMODATE THE STATION AND ASSOCIATE EQUIPMENT.

EACH WELL SHALL BE DEVELOPED FOR A MINIMUM FLOW OF 75 GPM AND TO THE DEPTH REQUIRED TO ACCESS WATER WITH MINIMAL RUST STAINING PROPERTIES. A RUST INHIBITOR SYSTEM SHALL BE INSTALLED PER SYSTEM IF DEEMED TO BE NECESSARY.

EACH SUCTION LINE SHALL BE INSTALLED AND SCREENED TO PREVENT THE INTAKE OF HARMFUL MATERIAL INTO THE SYSTEM.

PROGRAMMING

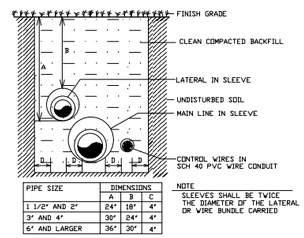
EACH SYSTEM SHALL BE PROGRAMMED TO OPERATE UNDER THE WATER RESTRICTION GUIDELINES ESTABLISHED BY LOCAL AUTHORITIES.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCH/WEEK.

PIPE SIZE	DIMENSIONS A	B	C
3/4" TO 2"	18"	12"	4"
2 1/2" AND 3"	18"	18"	4"
4" AND LARGER	24"		4"

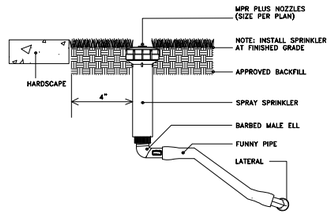
TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



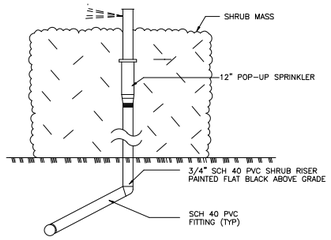
PIPE SIZE	DIMENSIONS A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

NOTE: SLEEVES SHALL BE TWICE THE DIAMETER OF THE LATERAL OR WIRE BUNDLE CARRIED

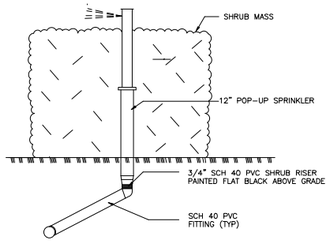
TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS



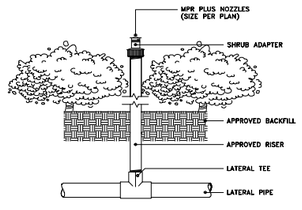
SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



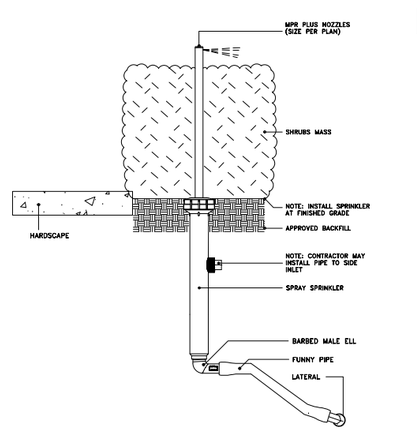
SPRINKLER DETAIL (N.T.S.)
12" POP-UP SPRAY ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MIN. HEIGHT OF 24"



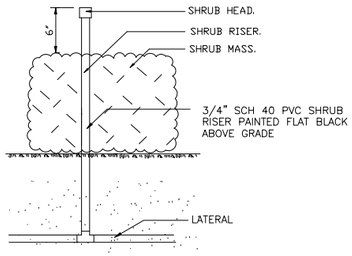
SPRINKLER DETAIL (N.T.S.)
12" POP-UP SPRAY ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MIN. HEIGHT OF 18"



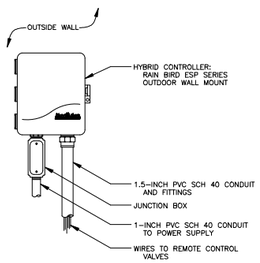
SHRUB/BUBBLER SPRINKLER (N.T.S.)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING.



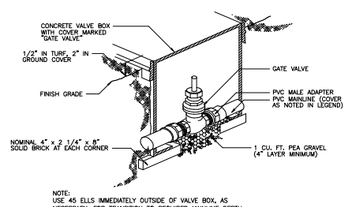
SPRINKLER DETAIL (N.T.S.)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAX. HEIGHT OF 8"



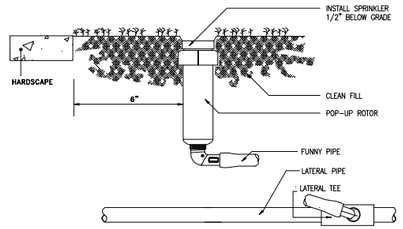
SPRINKLER DETAIL N.T.S.)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



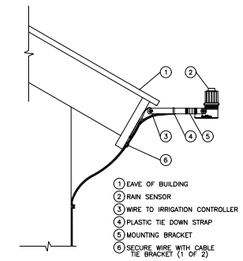
ESP WALL MOUNT CONTROLLER
NOT TO SCALE



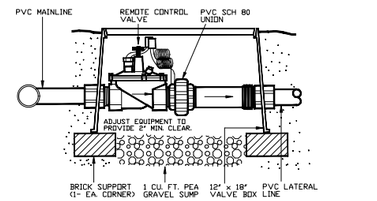
GATE VALVE DETAIL
NOT TO SCALE



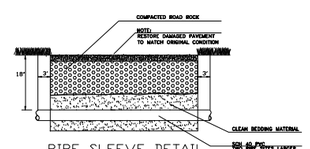
SPRINKLER DETAIL (NTS)
POP-UP ROTOR ON POPY PIPE SWING JOINT LOCATED IN SOD OR MULCH



RAIN SENSOR RSD-BEX
NOT TO SCALE



REMOTE CONTROL VALVE DETAIL
NOT TO SCALE



PIPE SLEEVE DETAIL
NOT TO SCALE

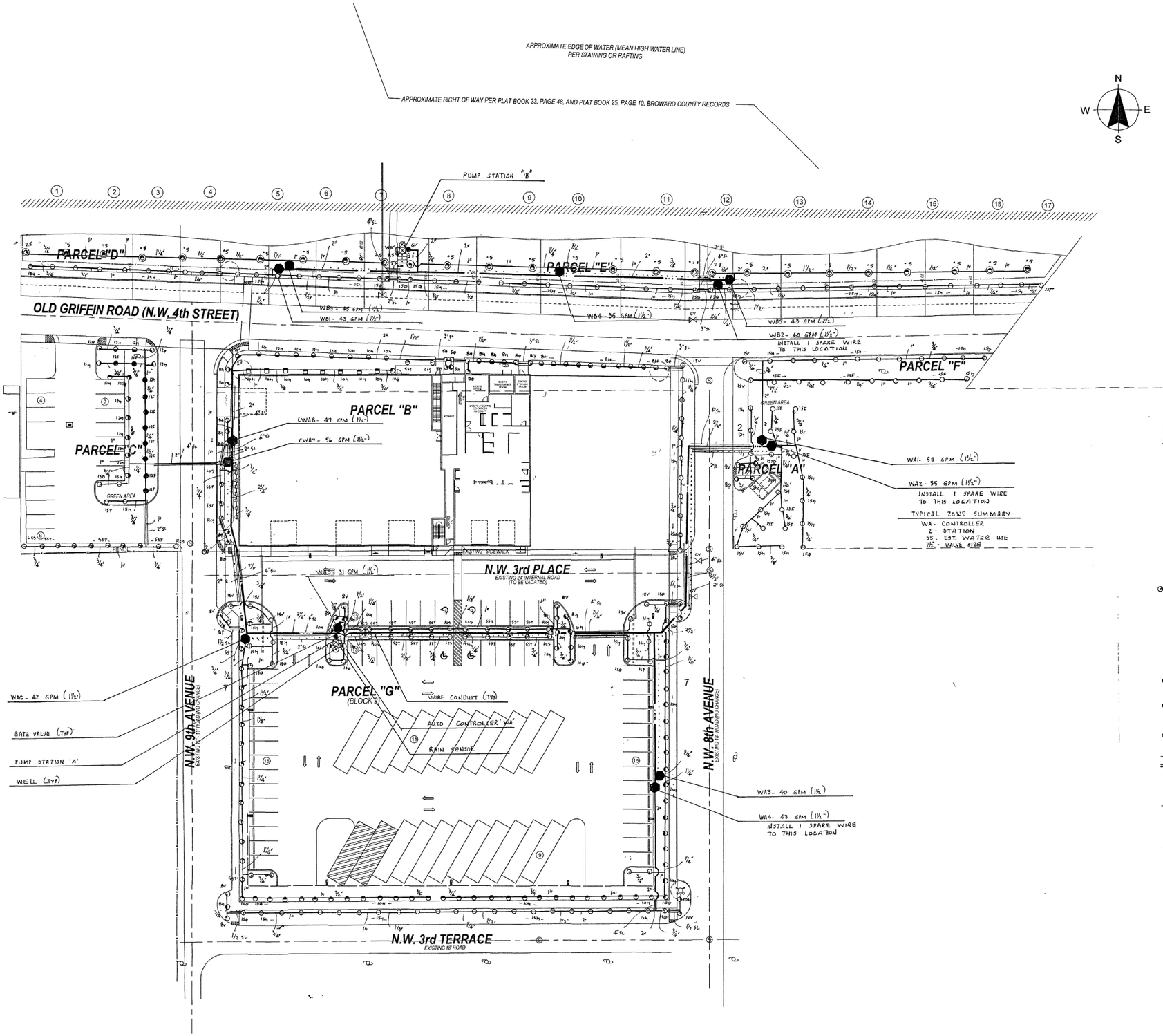
REVISIONS:
1-21-21
2-15-21

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, Fl. 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

LAWRENCE KOULER, ARCHITECT
FLORIDA REGISTERED ARCHITECT

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: KMD
COLABORATE:
DATE: 3/26/2021
PROJECT NUMBER: 08-16
SHEET NUMBER: IR-2



LEGEND

SYMBOL	MODEL NO.	DESCRIPTION	*	EST. QUANTITY	
△	PABS-PRS-SQ-QTR	RAINBIRD SPRAY BUBBLER	01	--	
△	PABS-PRS-SQ-HLF	RAINBIRD SPRAY BUBBLER	07	--	
10H	PABS-PRS-10H	RAINBIRD SHRUB POP-UP SPRAY	08	--	
5Q	1806-PRS-5Q	RAINBIRD 6" POP-UP SPRAY	02	--	
8V	1806-PRS-8V	RAINBIRD 6" POP-UP SPRAY	08	--	
8Q	1806-PRS-8Q	RAINBIRD 6" POP-UP SPRAY	10	--	
8T	1806-PRS-8T	RAINBIRD 6" POP-UP SPRAY	02	--	
8H	1806-PRS-8H	RAINBIRD 6" POP-UP SPRAY	20	--	
10V	1806-PRS-10V	RAINBIRD 6" POP-UP SPRAY	03	--	
10Q	1806-PRS-10Q	RAINBIRD 6" POP-UP SPRAY	05	--	
10H	1806-PRS-10H	RAINBIRD 6" POP-UP SPRAY	55	--	
12V	1806-PRS-12V	RAINBIRD 6" POP-UP SPRAY	01	--	
12Q	1806-PRS-12Q	RAINBIRD 6" POP-UP SPRAY	02	--	
12H	1806-PRS-12H	RAINBIRD 6" POP-UP SPRAY	15	--	
12TQ	1806-PRS-12TQ	RAINBIRD 6" POP-UP SPRAY	01	--	
12F	1806-PRS-12F	RAINBIRD 6" POP-UP SPRAY	09	--	
RCS	1806-PRS-15RCS	RAINBIRD 6" POP-UP SPRAY	07	01	
LCS	1806-PRS-15LCS	RAINBIRD 6" POP-UP SPRAY	08	--	
SST	1806-PRS-15SST	RAINBIRD 6" POP-UP SPRAY	37	--	
15V	1806-PRS-15V	RAINBIRD 6" POP-UP SPRAY	11	--	
15Q	1806-PRS-15Q	RAINBIRD 6" POP-UP SPRAY	13	05	
15T	1806-PRS-15T	RAINBIRD 6" POP-UP SPRAY	02	01	
15H	1806-PRS-15H	RAINBIRD 6" POP-UP SPRAY	60	41	
15TQ	1806-PRS-15TQ	RAINBIRD 6" POP-UP SPRAY	01	--	
15F	1806-PRS-15F	RAINBIRD 6" POP-UP SPRAY	16	--	
2.5	5004-PL-PC-2.5	RAINBIRD 4" POP-UP ROTOR	--	05	
5.0	5004-PL-PC-5.0	RAINBIRD 4" POP-UP ROTOR	--	22	
	150 PEB	RAINBIRD 1 1/2" SOLENOID VALVE	08	05	
	ESP-LXME	RAINBIRD AUTO. CONTROLLER	01	01	
NOT SHOWN	ESP-SM3	RAINBIRD EXPANSION MODULE	02	01	
	RSD-BEX	RAINBIRD RAIN SENSOR	01	01	
NOT SHOWN		PAIGE THHN WIRE			
		#12 AWG COMMON	700 LF	300 LF	
		#14 AWG CONTROL	2,500 LF	1,000 LF	
NOT SHOWN		SCH 40 GALVANIZED STEEL	AS REQUIRED		
		SCH 40 PVC			
		MAIN LINE	700 LF	300 LF	
		SLEEVES	AS REQUIRED		
NOT SHOWN		SPRINKLERS RISERS	AS REQUIRED		
NOT SHOWN		PVC FITTINGS	AS REQUIRED		
		WIRE CONDUIT	700 LF	300 LF	
		TYPE 1120 PVC LATERALS	AS REQUIRED		
		SDR 26, CLASS 160 (1"+LARGER) SDR 21, CLASS 200 (3/4")			
GV		GATE VALVE	01	01	
GV		VALVE BOX	09	06	
		GROUNDING LOCATION	01	01	
		WELL	01	01	
		PUMP STATION	01	01	

NOTES: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

1 IR-1 MASTER IRRIGATION PLAN

SCALE 1 400

REVISIONS

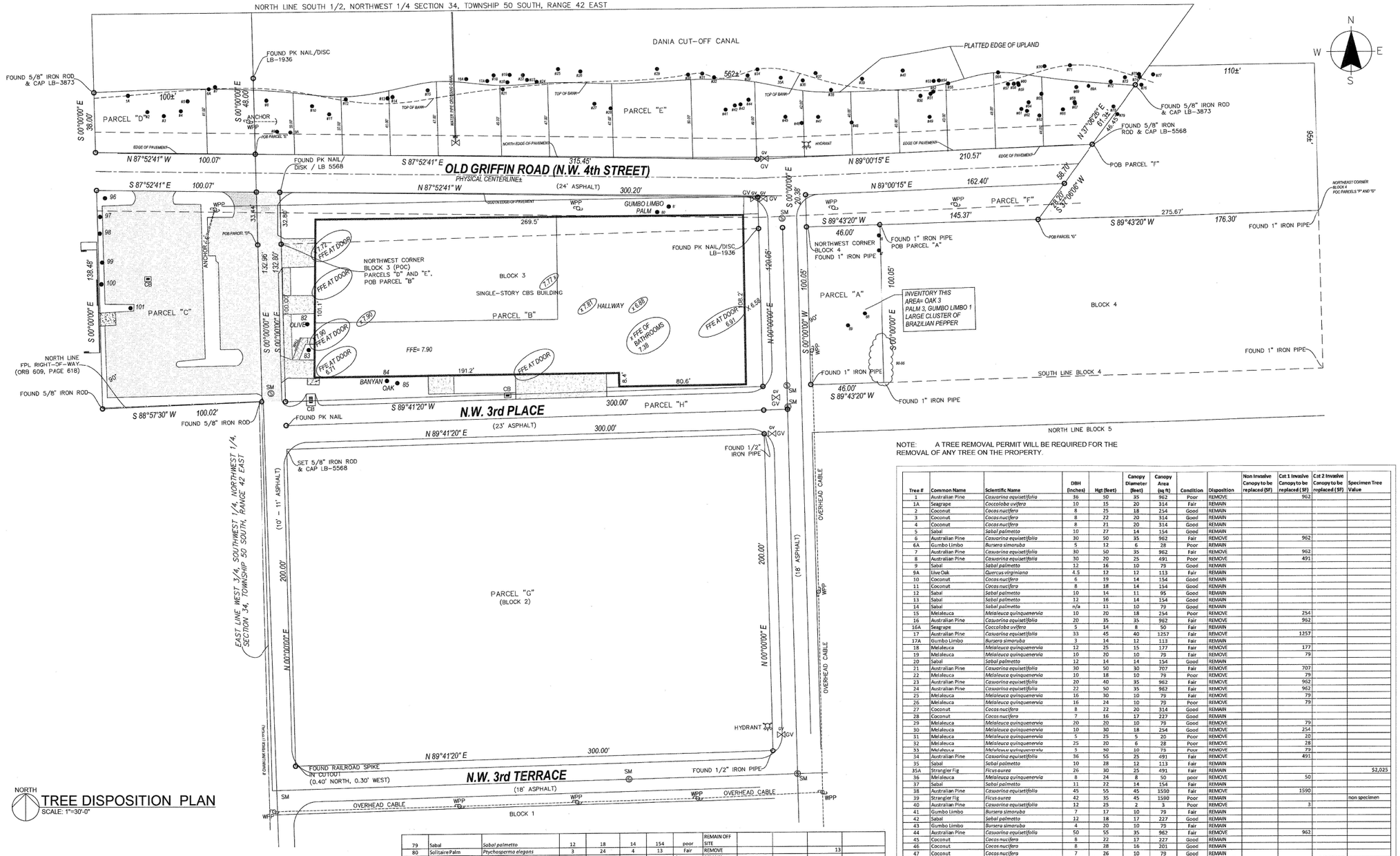
1	1-21-21
2	2-15-21

LAWRENCE KRAMER, ARCHITECT FLORIDA REGISTRATION No 6579

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd Ste. 3 # Plantation, FL 33317
(954) 797-2521 - FAX (954) 797-2847
LIC. # AA-C001963

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN KMD
COLABORATE
DATE
PROJECT NUMBER 08-16
SHEET NUMBER IR-1

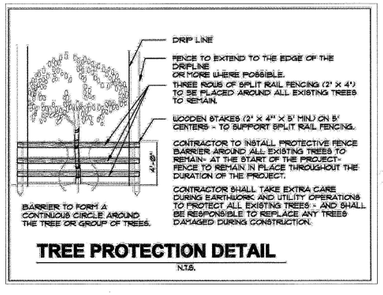


NOTE: A TREE REMOVAL PERMIT WILL BE REQUIRED FOR THE REMOVAL OF ANY TREE ON THE PROPERTY.

Tree #	Common Name	Scientific Name	DBH (inches)	Hgt (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Disposition	Non Invasive Canopy to be replaced (SF)	Cat 1 Invasive Canopy to be replaced (SF)	Cat 2 Invasive Canopy to be replaced (SF)	Specimen Tree Value
1	Australian Pine	*Casuarina equisetifolia*	36	50	35	962	Poor	REMOVE		962		
1A	Seagrape	*Coccoloba uvifera*	10	15	20	314	Fair	REMAIN				
2	Coconut	*Cocos nucifera*	8	25	18	254	Good	REMAIN				
3	Coconut	*Cocos nucifera*	8	22	20	314	Good	REMAIN				
4	Coconut	*Cocos nucifera*	8	21	20	314	Good	REMAIN				
5	Sabal	*Sabal palmetto*	10	27	14	154	Good	REMAIN				
6	Australian Pine	*Casuarina equisetifolia*	30	50	35	962	Fair	REMOVE		962		
6A	Gumbo Limbo	*Bursera simaruba*	5	12	6	28	Poor	REMAIN				
7	Australian Pine	*Casuarina equisetifolia*	30	50	35	962	Fair	REMOVE		962		
8	Australian Pine	*Casuarina equisetifolia*	30	20	25	491	Poor	REMOVE		491		
9	Sabal	*Sabal palmetto*	12	16	10	79	Good	REMAIN				
9A	Live Oak	*Quercus virginiana*	4.5	12	12	113	Fair	REMAIN				
10	Coconut	*Cocos nucifera*	6	19	14	154	Good	REMAIN				
11	Coconut	*Cocos nucifera*	8	18	14	154	Good	REMAIN				
12	Sabal	*Sabal palmetto*	10	14	11	95	Good	REMAIN				
13	Sabal	*Sabal palmetto*	12	16	14	154	Good	REMAIN				
14	Sabal	*Sabal palmetto*	n/a	11	10	79	Good	REMAIN				
15	Melaleuca	*Melaleuca quinquenervia*	10	20	18	254	Poor	REMOVE		254		
16	Australian Pine	*Casuarina equisetifolia*	20	35	35	962	Fair	REMOVE		962		
16A	Seagrape	*Coccoloba uvifera*	5	14	8	50	Fair	REMAIN				
17	Australian Pine	*Casuarina equisetifolia*	33	45	40	1257	Fair	REMOVE		1257		
17A	Gumbo Limbo	*Bursera simaruba*	3	14	12	113	Fair	REMAIN				
18	Melaleuca	*Melaleuca quinquenervia*	12	25	15	177	Fair	REMOVE		177		
19	Melaleuca	*Melaleuca quinquenervia*	10	20	10	79	Fair	REMOVE		79		
20	Sabal	*Sabal palmetto*	12	14	14	154	Good	REMAIN				
21	Australian Pine	*Casuarina equisetifolia*	30	50	30	707	Fair	REMOVE		707		
22	Melaleuca	*Melaleuca quinquenervia*	10	18	10	79	Poor	REMOVE		79		
23	Australian Pine	*Casuarina equisetifolia*	20	40	35	962	Fair	REMOVE		962		
24	Australian Pine	*Casuarina equisetifolia*	22	50	35	962	Fair	REMOVE		962		
25	Melaleuca	*Melaleuca quinquenervia*	16	30	10	79	Fair	REMOVE		79		
26	Melaleuca	*Melaleuca quinquenervia*	16	24	10	79	Poor	REMOVE		79		
27	Coconut	*Cocos nucifera*	8	22	20	314	Good	REMAIN				
28	Coconut	*Cocos nucifera*	7	16	17	227	Good	REMAIN				
29	Melaleuca	*Melaleuca quinquenervia*	20	20	10	79	Good	REMOVE		79		
30	Melaleuca	*Melaleuca quinquenervia*	10	30	18	254	Good	REMOVE		254		
31	Melaleuca	*Melaleuca quinquenervia*	5	25	5	20	Poor	REMOVE		20		
32	Melaleuca	*Melaleuca quinquenervia*	25	20	6	28	Poor	REMOVE		28		
33	Melaleuca	*Melaleuca quinquenervia*	3	30	10	79	Poor	REMOVE		79		
34	Australian Pine	*Casuarina equisetifolia*	36	55	25	491	Fair	REMOVE		491		
35	Sabal	*Sabal palmetto*	10	28	12	113	Fair	REMAIN				
35A	Strangler Fig	*Ficus aurea*	26	30	25	491	Fair	REMAIN				$2,025
36	Melaleuca	*Melaleuca quinquenervia*	8	24	8	50	poor	REMOVE		50		
37	Sabal	*Sabal palmetto*	11	22	14	154	Fair	REMAIN				
38	Australian Pine	*Casuarina equisetifolia*	45	55	45	1590	Fair	REMOVE		1590		
39	Strangler Fig	*Ficus aurea*	42	35	45	1590	Poor	REMAIN				non specimen
40	Australian Pine	*Casuarina equisetifolia*	12	25	2	3	Poor	REMOVE		3		
41	Gumbo Limbo	*Bursera simaruba*	7	17	10	79	Fair	REMAIN				
42	Sabal	*Sabal palmetto*	12	18	17	227	Good	REMAIN				
43	Gumbo Limbo	*Bursera simaruba*	4	20	10	79	Fair	REMAIN				
44	Australian Pine	*Casuarina equisetifolia*	50	55	35	962	Fair	REMOVE		962		
45	Coconut	*Cocos nucifera*	8	22	17	227	Good	REMAIN				
46	Coconut	*Cocos nucifera*	8	28	16	201	Good	REMAIN				
47	Coconut	*Cocos nucifera*	7	26	10	79	Good	REMAIN				
48	Gumbo Limbo	*Bursera simaruba*	25	35	40	1257	fair	REMAIN				$6,075
49	Gumbo Limbo	*Bursera simaruba*	4	12	8	50	Fair	REMAIN				
50	Australian Pine	*Casuarina equisetifolia*	45	55	45	1590	Poor	REMOVE		1590		
51	Australian Pine	*Casuarina equisetifolia*	20	40	20	314	Fair	REMOVE		314		
52	Sabal	*Sabal palmetto*	11	20	12	113	Good	REMAIN				
53	Australian Pine	*Casuarina equisetifolia*	10	35	10	79	Poor	REMOVE		79		
54	Australian Pine	*Casuarina equisetifolia*	25	50	20	314	Fair	REMOVE		314		
55	Australian Pine	*Casuarina equisetifolia*	40	60	50	1963	Fair	REMOVE		1963		
56	Melaleuca	*Melaleuca quinquenervia*	8	10	3	7	Poor	REMOVE		7		
56A	Strangler Fig	*Ficus aurea*	15	11	15	177	Poor	REMAIN				
57	Australian Pine	*Casuarina equisetifolia*	24	30	20	314	Fair	REMOVE		314		
58	Australian Pine	*Casuarina equisetifolia*	24	40	35	962	Fair	REMOVE		962		
59	Australian Pine	*Casuarina equisetifolia*	35	60	35	962	Fair	REMOVE		962		
60	Sabal Palm dbl	*Sabal palmetto*	20	17	18	254	Fair	REMAIN				
61	Australian Pine	*Casuarina equisetifolia*	35	60	35	962	Poor	REMOVE		962		
62	Sabal	*Sabal palmetto*	9	18	15	177	Fair	REMAIN				
63	Australian Pine	*Casuarina equisetifolia*	16	40	25	491	Fair	REMOVE		491		
64	Australian Pine	*Casuarina equisetifolia*	18	40	20	314	Fair	REMOVE		314		
65	Australian Pine	*Casuarina equisetifolia*	23	50	25	491	Fair	REMOVE		491		
66	Australian Pine	*Casuarina equisetifolia*	22	35	30	707	Fair	REMOVE		707		
67	Gumbo Limbo	*Bursera simaruba*	18	30	20	314	Fair	REMAIN				$2,278
68	Sabal	*Sabal palmetto*	10	18	15	177	Good	REMAIN				
69	Australian Pine	*Casuarina equisetifolia*	19	35	15	177	Fair	REMOVE		177		
69A	Australian Pine	*Casuarina equisetifolia*	11	35	22	380	Fair	REMOVE		380		
70	Australian Pine	*Casuarina equisetifolia*	5	35	8	50	Poor	REMOVE		177		
71	Sabal	*Sabal palmetto*	11	25	11	95	Fair	REMAIN				
72	unknown	*unknown*	4	16	12	113	Poor	REMOVE	113			
73	Melaleuca	*Melaleuca quinquenervia*	20	20	20	314	Poor	REMOVE		314		
74	Melaleuca	*Melaleuca quinquenervia*	16	20	15	177	Fair	REMOVE		177		
75	Melaleuca	*Melaleuca quinquenervia*	9	23	8	50	Fair	REMOVE		50		
76	Gumbo Limbo	*Bursera simaruba*	6	22	7	38	Fair	REMAIN OFF SITE				
77	Melaleuca	*Melaleuca quinquenervia*	20	35	25	491	Fair	REMAIN OFF SITE				
78	Gumbo Limbo	*Bursera simaruba*	9	20	12	113	Fair	REMAIN				
79	Sabal	*Sabal palmetto*	12	18	14	154	poor	REMAIN OFF SITE				
80	Solitaire Palm	*Ptychosperma elegans*	3	24	4	13	Fair	REMOVE			13	
81	Gumbo Limbo	*Bursera simaruba*	17	26	25	491	fair to poor	REMAIN				
82	Ligustrum	*Ligustrum japonicum*	10	10	10	79	poor	REMOVE	79			
83	California Fan Palm	*Washingtonia filifera*	13	28	5	20	Fair	REMOVE			20	
84	Strangler Fig	*Ficus aurea*	29	27	35	962	Fair	REMOVE				$8,100
85	Brazilian pepper	*Schinus terebinthifolia*			25	491		REMOVE		491		
86	Live Oak	*Quercus virginiana*	6	12	10	79	Poor	REMAIN				
87	Sabal	*Sabal palmetto*	10	20	10	79	Fair	REMAIN				
88	Sabal	*Sabal palmetto*	10	20	14	154	Good	REMAIN				
89	Live Oak	*Quercus virginiana*	6	24	10	79	Fair	REMOVE	79			
90	Live Oak	*Quercus virginiana*	7	18	12	113	Poor	REMAIN				
91	Live Oak	*Quercus virginiana*	6	14	10	79	Poor	REMAIN				
92	Live Oak	*Quercus virginiana*	8	14	10	79	Poor	REMAIN				
93	Live Oak	*Quercus virginiana*	4	14	10	79	Poor	REMAIN				
94	Gumbo Limbo	*Bursera simaruba*	30	20	25	491	Poor	REMAIN				non specimen
95	Live Oak	*Quercus virginiana*	7	17	10	79	poor	REMAIN				
96	Strangler Fig	*Ficus aurea*	12	18	18	254	Fair	REMAIN				
97	Queen Palm	*Syagrus romanzoffiana*	10	18	12	50	Fair	REMAIN				
98	Queen Palm	*Syagrus romanzoffiana*	10	8	10	50	Poor	REMAIN				
99	Queen Palm	*Syagrus romanzoffiana*	10	20	12	70	Fair	REMAIN				
100	Queen Palm	*Syagrus romanzoffiana*	10	14	12	50	Poor	REMAIN				
101	Queen Palm	*Syagrus romanzoffiana*	10	12	10	50	Poor	REMAIN				
Totals									271 271 (1.5)= 407 sf	23766 23766 (.25)= 5941.5 sf	33 33 (1)= 33 sf	$8,100

Mitigation required= 6381.5 sf ÷ $8100
Mitigation provided= 14 Crape Myrtle@ 100 sf = 1400 sf
6 Live Oak @ 300 sf = 1800 sf
11 Gumbo Limbo @ 300 sf = 3300 sf
2 Live Oak @ $164(2.7) = $442.80 x 2 = $885.60
Total provided = 6500 sf ÷ $7215

NORTH
TREE DISPOSITION PLAN
SCALE: 1"=30'-0"



TREE PROTECTION DETAIL
N.T.S.

[redacted]

PREPARED BY:

Kimberly Moyer, RLA
Landscape Architecture
(954) 592-3695
Lic. No. #LA0000952

REGISTERED LANDSCAPE ARCHITECT KIMBERLY ANN MOYER LA 0000952 STATE OF FLORIDA

Kimberly Moyer

Digitally signed by Kimberly Moyer
Date: 2021.03.21 16:40:57 -04'00'

SOUTH FLORIDA BOAT CENTER

800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DATE:	01-20-2021
PROJECT NUMBER:	
DRAWN BY:	J.G.
CHECKED BY:	K.M.
SCALE:	AS NOTED
REVISION:	DATE: BY:
	02-03-2021

SHEET NUMBER:

TD-1

TREE DISPOSITION PLAN

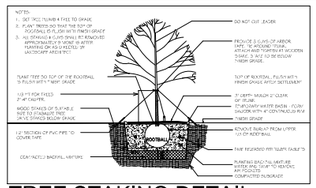
[redacted]

City of Dania Beach Standard Landscape Plan Notes

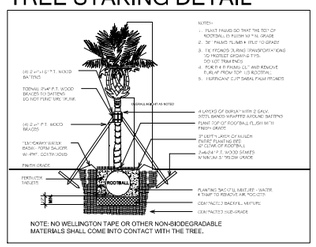
1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
6. Tree relocations:
a. Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation
b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

Caliper	Minimum Root Ball Diameter
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 inches per inch of trunk diameter

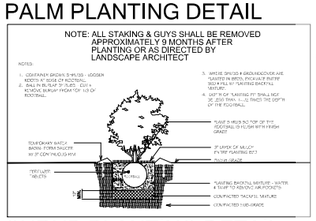
Transplanted trees with undersized root balls may be rejected by the City
Arborist and replacement trees may be required.
c. A temporary irrigation system shall be provided during and for the first 40 days after root pruning.
7. All planting must follow planting specifications and details shown on the plan.
8. Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
9. All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
10. All sizes shown for plant material are to be considered minimums.
11. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence
12. All new plant material shall be warranted by the landscape contractor for a minimum period of one year. The warrantee period shall begin after acceptance of the plants by the City Arborist.
13. All plant beds to be treated with pre-emergent herbicide prior to planting.
14. All tree and palm staking and support shall be removed one year after installation.
15. No fertilizer shall be applied to newly planted trees and palms.
16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
17. Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
18. All wire guys and/or fabric straps shall be flagged with florescent colored tape.
19. Mulching:
a. All landscape areas not covered by sod shall be covered by a minimum 3inch layer of mulch.
b. A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.
c. Cypress mulch shall not be used.
20. All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
21. All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.



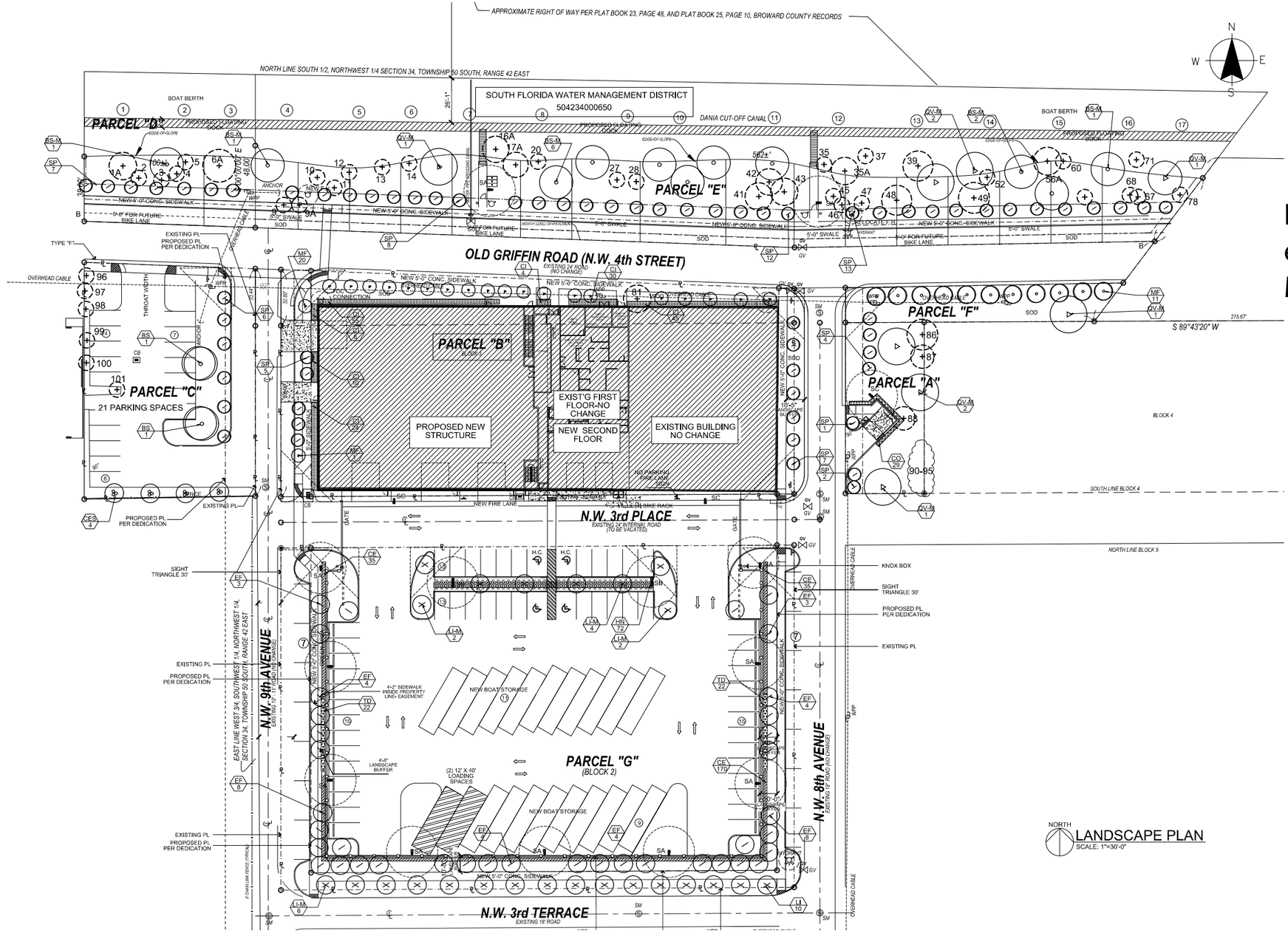
TREE STAKING DETAIL

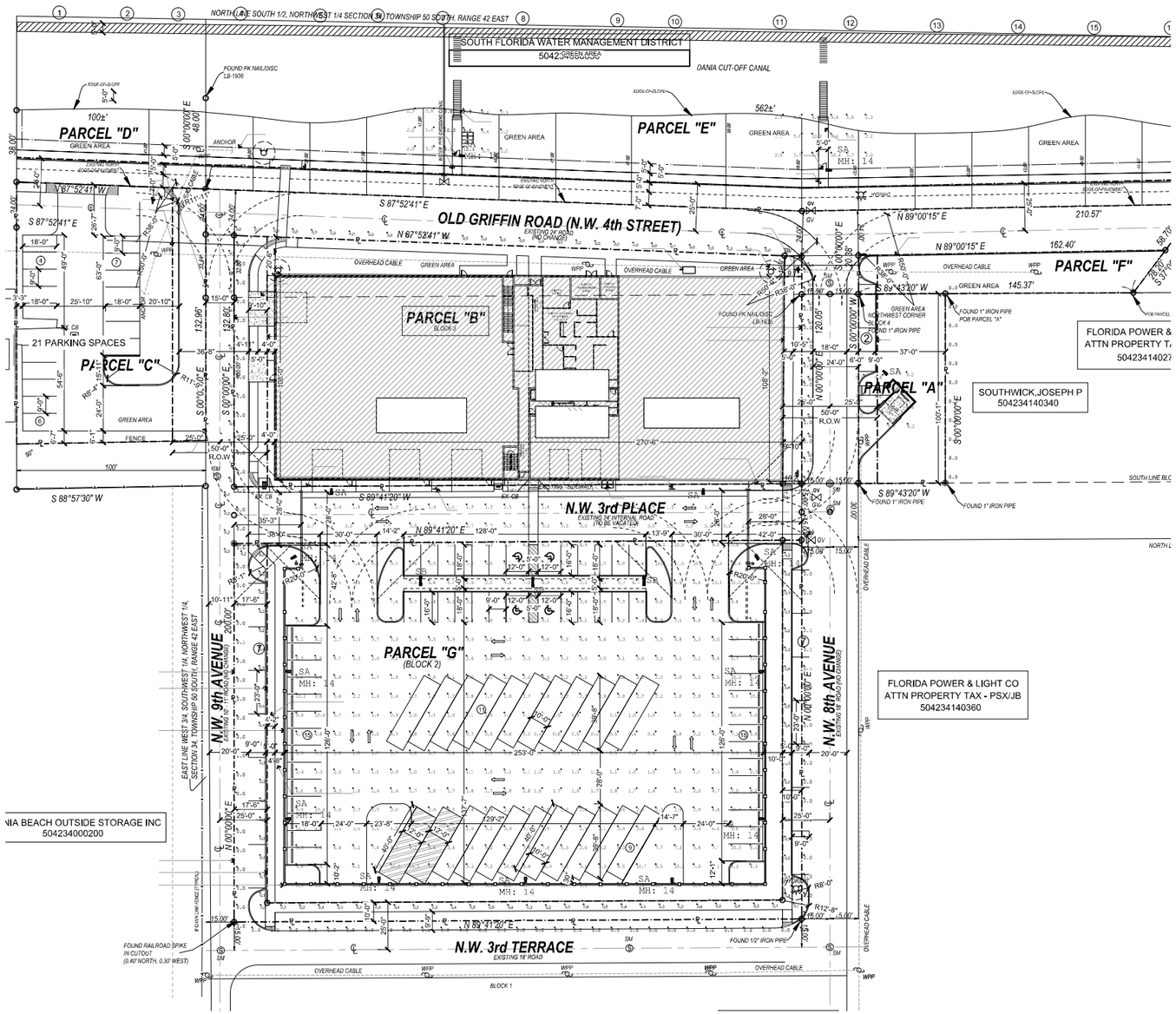


PALM PLANTING DETAIL



SHRUB PLANTING DETAIL


APPROXIMATE RIGHT OF WAY PER PLAT BOOK 23, PAGE 48, AND PLAT BOOK 25, PAGE 10, BROWARD COUNTY RECORDS
NORTH LINE SOUTH 1/2, NORTHWEST 1/4 SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
504234000650
DANIA CUT-OFF CANAL
PARCEL "D"
PARCEL "E"
PARCEL "F"
PARCEL "A"
PARCEL "B"
BLOCK 7
PARCEL "C"
21 PARKING SPACES
PARCEL "G"
(BLOCK 2)
OLD GRIFFIN ROAD (N.W. 4th STREET)
N.W. 3rd PLACE
EXISTING 24' INTERNAL ROAD (TO BE VACATED)
N.W. 9th AVENUE
EXISTING 18' ROAD
N.W. 8th AVENUE
EXISTING 18' ROAD (TO BE PAVED)
N.W. 3rd TERRACE
EXISTING 18' ROAD
PROPOSED NEW STRUCTURE
NEW SECOND FLOOR
EXIST'G FIRST FLOOR-NO CHANGE
EXISTING BUILDING NO CHANGE
NEW 5'-0" CONC. SIDEWALK
NEW 5'-0" CONC. SIDEWALK
NEW 5'-0" CONC. SIDEWALK



LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Description	LLF	Lum. Lumens
	SA	15	Xtra Light VNTLEDM022004SNDIM510XXBLHOHS Single Head	0.900	14735
	SB	3	Xtra Light VNTLEDM022004SNDIM510XXBLHOHS 2@180°	0.900	13870

CALCULATION SUMMARY						
Label	Calc Type	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREAS	Illuminance	3,06 fc	11,8 fc	0,4 fc	11,08	3,06
PROPERTY LINE	Illuminance	0,39 fc	3,9 fc	0,0 fc	N.A.	N.A.

NOTES:
1. ALL DESIGN FOR LIGHTING SHALL MEET THE I.E.S.N.A. STANDARD PRACTICE FOR STREET AND HIGHWAY LIGHTING, LATEST EDITION.
2. A MINIMUM OF FIFTEEN(15') FEET RADIUS THERE WILL BE BETWEEN ANY PROPOSED LIGHTING FIXTURES AND PROPOSED TREES AS MEASURED AT MATURITY.
3. ALL PROPOSED UTILITIES(FPL POWER LINES, TELEPHONE, CABLE TELEVISION, ETC.) , INCLUDING SERVICES LINES TO INDIVIDUAL PROPERTIES NECESSARY TO SERVE THE DEVELOPMENT UNDER CONSIDERATION, SHALL BE INSTALLED UNDERGROUND AT LEAST EIGHTEEN (18") INCHES BELOW THE FINISHED GROUND ELEVATION.
4. PROPOSED LIGHT POLES SHALL OBSERVE A 2'-6" CLEARANCE FROM ALL PAVED AREAS AND LIGHT POLES SHALL BE ABLE TO WITHSTAND SUSTAINED 140 MPH WIND LOADS.
5. THE PARCEL PROPOSED FOR LAND CLEARING OR DEVELOPMENT DOES NOT SERVE AS HABITAT FOR A RARE, THREATENED OR ENDANGERED SPECIES OR A SPECIES OF SPECIAL CONCERN; OR IS NOT AN ENVIRONMENTALLY SENSITIVE AREA.
6. OUTDOOR LIGHTING INSTALLATION SHALL NOT BE PLACED IN PERMANENT USE UNTIL A LETTER OF COMPLIANCE, SIGNED AND SEALED BY A REGISTERED ENGINEER OR ARCHITECT, IS PROVIDED TO THE CITY STATING THAT THE LIGHTS HAVE BEEN FIELD TESTED AND MEET THE APPROVED PHOTOMETRIC PLAN.
7. SECURITY LIGHTING SHALL BE INSTALLED WITH SHIELDS THAT PRECLUDE LIGHT SPILLAGE ONTO ADJACENT RESIDENTIAL PROPERTIES.

SOUTH FLORIDA BOAT CENTER

1 PH-1 PROPOSED PHOTOMETRIC PLAN — SCALE: 1/32"=1'-0"

VNTLEDM022004SNDIM510XXBLHOHS

PRODUCT IMAGES & SPECIFICATIONS

VIENTO SMALL

AREA & SITE LED LUMINAIRE

FEATURES
- Outstanding photometric performance results in sites with excellent uniformity, optimal pole spacing and lower power density.
- Optics are completely sealed against moisture and environmental contaminants (IP66).
- Low profile architectural design offers a contemporary appearance with excellent light output and is night sky friendly.
- Field serviceable luminaire utilizing Lumileds LED technology.
- Controls ready luminaire for independent operation or remote management.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONSTRUCTION
- Housing: One-piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Housing and door are protected with a thermoset TGIC-polyester powder coat finish using a tightly controlled multi-stage process to a uniform 3 mil thickness (min). This finish provides superior protection from corrosion and maximum environmental durability.
- Powder coat finish in bronze, white or custom colors (consult factory).

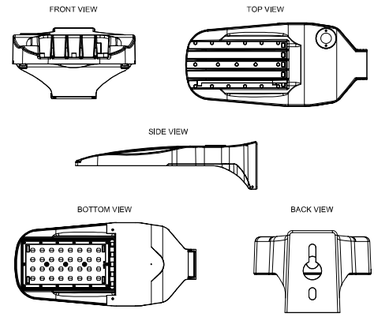
ELECTRICAL
- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%%%, THD <20%%%, and an expected life of 100,000 hours with <1%%% failure rate.
- Surge Protection: 20kA standard.
- NEMA twist-lock receptacle available as an option. NOTE: Photocontrol or shorting cap required for operation (not included).
- Dimming: 0-10v dimmable driver standard.
- Passive Infrared (PIR) Photo/Motion Sensor option available.

MOUNTING
- Integral arm with key hole slot facilitates quick and easy installation.
- Nut plate eliminates loose hardware in the pole and reduces installation labor.

DIMENSIONAL DATA

WEIGHT: 10.93 LBS

24.09" L X 11.07" W X 6.4" H



SCALE: NTS

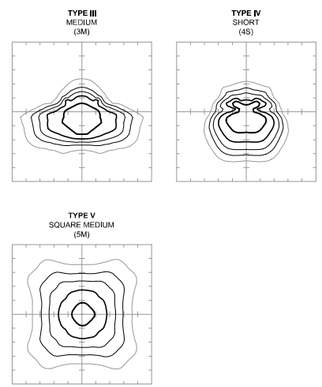
PHOTOMETRIC DATA

	MODEL	CCT	LUMENS	SYSTEM WATTS	Lm/W
TYPE II - MEDIUM (3M)	100	5000K	13739	108.2	127.0
TYPE IV - SHORT (4S)	100	5000K	13869	109.2	127.1
TYPE V - MEDIUM (5M)	100	5000K	14735	109.1	135.0

IES DISTRIBUTION TYPES

ISO LINES

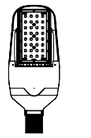
DISTANCE IN UNITS OF MOUNTING HEIGHT VALUES BASED ON 25 FT MOUNTING HEIGHT.



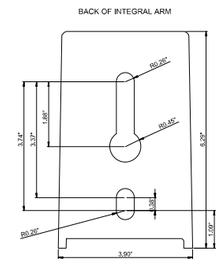
MOUNTING DATA

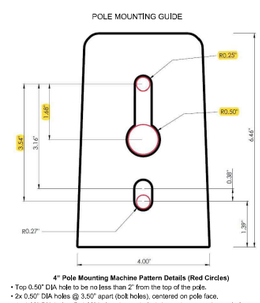
SINGLE

EPA: 0.68 SQ. FT.



MOUNTING DETAIL





4" Pole Mounting Machine Pattern Details (Red Circles)
- Top 0.50" DIA hole to be no less than 2" from the top of the pole.
- 2x 0.50" DIA holes @ 3.50" apart (bolt holes), centered on pole face.
- 1x 1.00" DIA holes @ 1.68" below the top hole (wireway), centered on pole face.

2 PH-1 PROPOSED LIGHT FIXTURE — SCALE: NTS

Lawrence Kramer

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@searchitects.com, c=US
Date: 2021.03.31 19:12:28 -04'00'

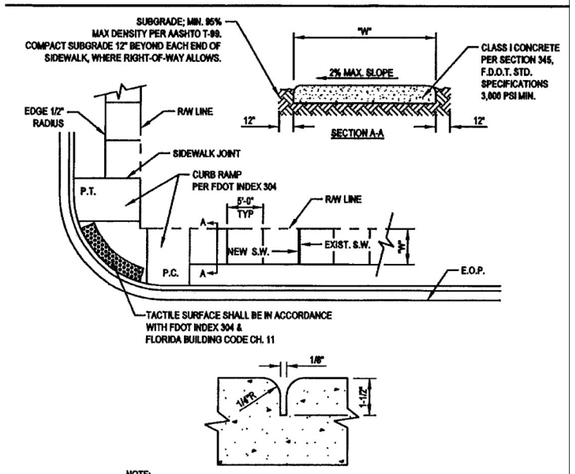
REVISIONS:	
1	1-21-21
2	3-22-21

LAWRENCE KRAMER - ARCHITECT
FLORIDA REGISTRATION NO. 0013

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd., Ste. 3 # Plantation, Fl. 33317
(954) 797-0521 - FAX (954) 797-2847
LIC. # AA-C000 1953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN:	ALEX H
COLABORATE:	
DATE:	8-22-2016
PROJECT NUMBER:	08-16
SHEET NUMBER:	PH-1

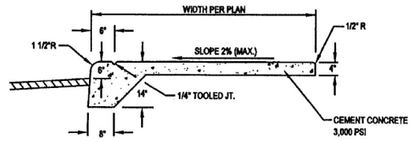


NOTE:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED THROUGH DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. CONCRETE SHALL BE BROOM FINISHED WITH EVEN DUSTLESS SURFACE.

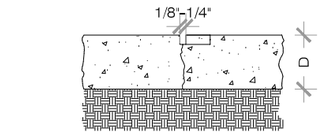
TABLE OF SIDEWALK THICKNESS - "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS - "W"	
STANDARD WIDTH	5'
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

CONCRETE WALK CONSTRUCTION

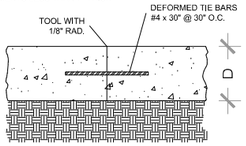
1 SP-2 — CONCRETE WALK — SCALE: NTS



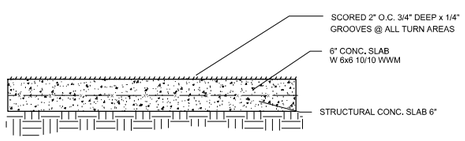
2 SP-2 — MON. CURB AND WALK — SCALE: NTS



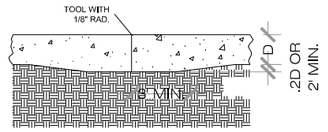
SECTION 1 TYPE 'A' UNDOWELED CONTRACTION (CONTROL) JOINT
N.T.S.
UNDOWELED TRANSVERSE CONTRACTION OR LONGITUDINAL JOINT, SAWED OR PRE-MOLDED. DO NOT DOWEL PAVEMENTS LESS THAN 7" THICK



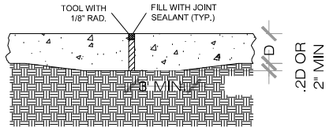
SECTION 2 TYPE 'B' TIED JOINT
N.T.S.
TIED LONGITUDINAL CONSTRUCTION OR CONTRACTION JOINT WHERE REQUIRED. NOTE: DO NOT TIE MORE THAN THREE LANES TOGETHER.



DETAIL: STAMPED CONCRETE N.T.S.



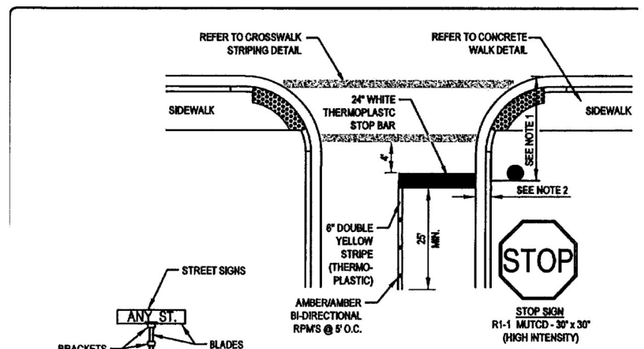
SECTION 4 TYPE 'C-1' BUTT JOINT
N.T.S.
IN LIEU OF THICKENING EDGES, OVERALL PAVEMENT THICKNESS MAY BE INCREASED AS FOLLOW: 6 INCHES OR LESS, ADD 0.5 INCH, MORE THAN 6 INCHES, ADD 1 INCH.



SECTION 5 TYPE 'D' BUTT JOINT
N.T.S.
ISOLATION JOINT FOR PAVEMENTS LESS THAN 8" THICK.

GENERAL NOTES:
1. USE ACI OR FC&PA CERTIFIED FLATWORK FINISHER
2. USE ACI 330R-08 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
3. USE ACI 330.1-94 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
4. ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
5. PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
6. IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1½" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND, ALTERNATE WILL BE TO USE FLOWABLE FILL,
7. LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
8. KEEP ALL JOINTS CONTINUOUS
9. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 4 TO 12 HOURS FROM TIME OF PLACEMENT; CONTROL JOINTS MAXIMUM SPACING SHALL BE 12 ½ FEET
10. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP

3 SP-2 — MON. CURB AND WALK — SCALE: NTS



NOTES:
1. STOP SIGN PLACEMENT SHALL BE AT RADIUS, WHEN POSSIBLE (5' MINIMUM / 30' MAXIMUM FROM THROUGHFARE).
2. AT CURBED LOCATIONS, SIGN SHALL BE 2' FROM EDGE OF SIGN TO FACE OF CURB. AT UNCURBED LOCATIONS, SIGN SHALL BE 6' TO 12' FROM EDGE OF PAVEMENT. WHERE SIDEWALK ABUTS CURB, SIGN SHALL BE PLACED IN SIDEWALK AS SHOWN.
3. STOP BAR AND STOP SIGN SHALL BE PLACED ADJACENT TO EACH OTHER, WHEN POSSIBLE. WHEN A CROSSWALK IS PRESENT, THE STOP BAR SHALL BE PLACE 4' CLEAR FROM CROSSWALK STRIPING.
4. FLAT BLADE: ALCOA #86054.6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3877 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30" OR 36" L.
5. LETTERS: NAME - 6" & 9" SERIES 'B' # 3870 HIGH INTENSITY (SILVER) OR EQUAL - SUFFIX - 4.5" SERIES AS ABOVE.
6. 9" BLADES WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.
7. 12" BLADES WITH 9" LETTERS:
   - THOROUGHFARE ROADS FOUR LANES OR WIDER.
   - TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.
   - ONLY ONE BLADE WILL BE USED INDICATING THE SIDE STREET NAME.

4 SP-2 — STOP SIGN AND STOP BAR — SCALE: NTS

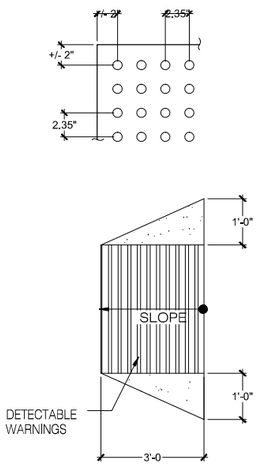
NOTE:

CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN: 1:12 AND CROSS SOLPE SHALL BE 2% OR LESS.

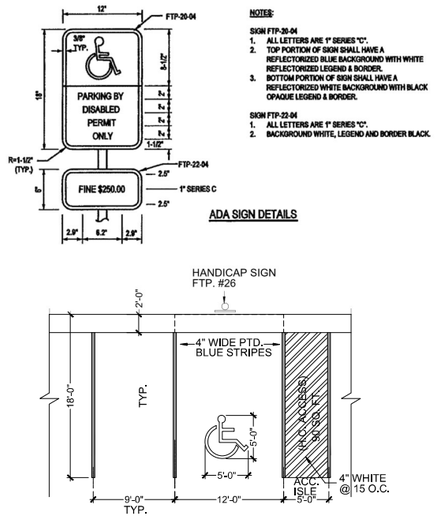
DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPYING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH US DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2 TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

WHERE A CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR GUTTER SHALL BE REMOVED TO THE NEARESTJOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB AND GUTTER IS LESS THAN 5'-0" LONG, THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'-0"

WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLANT CEMENT CONCRETE, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK ON LIGHT OR LIGHT ON DARK.



5 SP-2 — DETECTABLE WARNING — SCALE: NTS

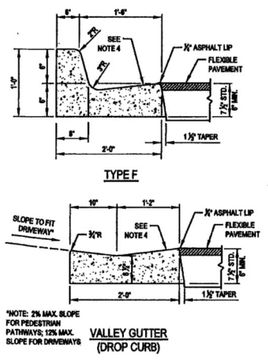


NOTES:
SIGN FTP-20-04
1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

SIGN FTP-22-04
1. ALL LETTERS ARE 1" SERIES "C".
2. BACKGROUND WHITE, LEGEND AND BORDER BLACK.

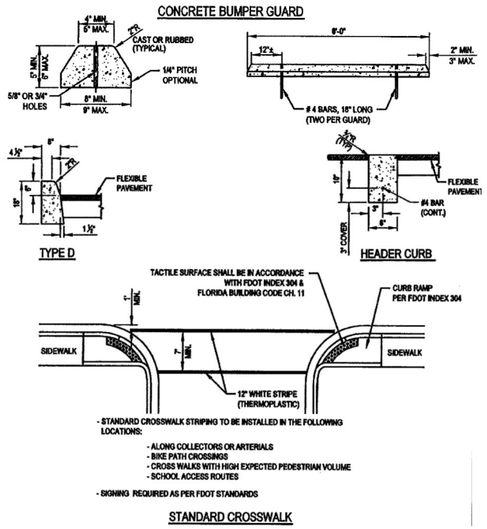
ADA SIGN DETAILS

6 SP-2 — ACC. PARK'G. SIGN. & PAV. MARKINGS — SCALE: NTS



NOTES:
1. ULTIMATE STRENGTH OF CONCRETE FOR CURBS AND GUTTERS SHALL BE 3,000 P.S.I. @ 28 DAYS.
2. 1/8"-1/4" CONTRACTION JOINTS IN CURB AND GUTTER SHALL BE CUT AS SHOWN AND AT 10 FT. MAXIMUM SPACING. NO SECTION SHALL BE LESS THAN 4 FT.
3. WHEN PAVEMENT IS CONCRETE, PROVIDE A 1/2" EXPANSION JOINT WITH PRE-FORMED JOINT FILLER & JOINT SEAL BETWEEN CURB AND CONCRETE PAVEMENT. (1-1/2" TAPER ON CURB FACE NOT REQUIRED AT CONCRETE PAVEMENT.)
4. WHEN USED ON HIGH EDGE OF PAVEMENT, THE CROSS SLOPE OF TYPES "E", "F", AND VALLEY GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT EDGE OF PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6" MINIMUM UNLESS OTHERWISE SHOWN ON PLANS. THE SURFACE ON THE LOW EDGE OF PAVEMENT TO BE 1/4" ABOVE LIP OF GUTTER. SURFACE ON HIGH EDGE OF PAVEMENT TO BE FLUSH WITH LIP OF CURB AND GUTTER. IF BOTH EDGES ARE AT SAME ELEVATION, SURFACE SHALL BE FLUSH.
5. ENDS OF TYPE "E" & "F" CURBING SHALL TRANSITION FROM FULL HEIGHT TO FLUSH IN 3 FEET.
6. THE MINIMUM CONSTRUCTED FLOW-LINE GRADIENT FOR STREET DRAINAGE UTILIZING CURB & GUTTER OR VALLEY GUTTER SHALL BE 0.20%.
7. REFER TO FDOT INDEX 300 FOR ADDITIONAL INFORMATION.

CONCRETE BUMPER GUARD



- STANDARD CROSSWALK STRIPING TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - ALONG COLLECTORS OR ARTERIALS
  - BIKE PATH CROSSINGS
  - CROSS WALKS WITH HIGH EXPECTED PEDESTRIAN VOLUME
  - SCHOOL ACCESS ROUTES
- SIGNING REQUIRED AS PER FDOT STANDARDS

STANDARD CROSSWALK

7 SP-2 — CONC. CURB,GUTTER,STD CROSSWALK & HEADER CURB DETAILS — SCALE: NTS

REVISIONS:

Lawrence Kramer

Digitally signed by Lawrence Kramer
DN: cn=Lawrence Kramer, o=South East Architects, ou, email=fran@seaarchitects.com, c=US
Date: 2021.03.22 12:44:43 -04'00'

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, Fl. 33317
(954) 797-2827 - FAX (954) 797-2847
LIC. # AA-C001953

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: SP-2

LOCATION MAP

SP-087-20
VA-006-21
VA-007-21
VA-008-21
VA-009-21
VC-010-21
OT-012-21

SITE PLAN

VARIANCE

VACATION OF RIGHT OF WAY

EXCEPTION

800 OLD GRIFFIN ROAD

Legend

- SUBJECT PROPERTY
- 1000' RADIUS

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

0 80 160 320 480 640 Feet

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: April 27, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director
Richard Lorber, AICP, Planning and Zoning Manager
Anne-Christine Carrie, Senior Planner

SUBJECT: **VA-006-21/VA-007-21/VA-008-21/VA-009-21/OT-12-21/SP-87-20:** The applicant, Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC is requesting Variances, a design Exception, a ROW Vacation and Site Plan approval to allow the manufacture, repair, docking and outdoor storage of boats on the property located at 800 Old Griffin Road.

Request

VARIANCES

1. To allow a zero-foot (0') setback where a minimum setback of thirty feet (30') is required; per Section 303-100.
2. To allow no right-of-way (ROW) dedication to the south of the Old Griffin Road centerline where a minimum dedication of thirteen feet (13') is required; per Section 815-30.
3. To allow perimeter buffer trees to be fourteen feet (14') tall where a minimum of sixteen feet (16') is required; per Section 275-120.
4. To allow fifteen percent (15%) shade trees where the LDC requires a minimum of forty percent (40%), and eight percent (8%) intermediate trees where the LDC requires a minimum of thirty percent (30%); per Section 275-190.

EXCEPTION:

To allow an exception from the Industrial Design Standards identified in Section 511-30(g) and Section 511-30(i) of the LDC.

SITE PLAN

To allow the addition of an office to an existing building, the construction of a dock with seventeen (17) boat berths, an outdoor storage area for twenty (20) boats, and surface parking for eighty-seven (87) cars.

PROPERTY INFORMATION

EXISTING ZONING:	Marine (MA)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

SITE ACREAGE:	4.69 gross acres/3.04 net acres
EXISTING USE:	Maintenance and Repair of Boats
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 consists of an existing marine industrial building, a parking lot and vacant land with overhead power lines. If approved, the development would reduce the non-conformity of the existing structure.

The applicant has also requested to vacate that section of NW 3 Place that cuts through the development site, between NW 8 and 9 Avenues. The requested Vacation (VC-10-21) was brought before the Planning and Zoning Board on April 21, 2021 and the first reading by the City Commission is scheduled for April 27, 2021.

VARIANCES
The applicant is requesting several Variances, which are described below.

Perimeter Buffer Trees
On the southern portion of the property are FPL transmission lines beneath which the Applicant proposes to have outdoor storage of boats and parking. In accordance with the LDC, the area will be surrounded by a ten-foot (10') wide landscape buffer with trees. Because of the power line, FPL restricts the height of trees to fourteen feet (14'). Section 275-190 of the Land Development Code (LDC) requires 16 feet.

Percentage of Shade Trees
The applicant is requesting to reduce the tree type percentages set forth in Section 275-120 due to constraints that the FPL transmission lines pose to this site. The number of trees will meet the LDC minimum requirements.

Building Setback
The roads surrounding the subject property are narrow and substandard in terms of width. To expand the roads, the applicant is dedicating land which shifts the property lines inwards. In so doing, the setback of the existing building is shifted below the thirty feet (30') required, to a little as zero feet (0') on the east side of the current building.

Dedication of Right-of-Way
Old Griffin Road cuts across the northern portion of the site and is presently twenty-four feet (24') wide. To meet the minimum right-of-way (ROW) width of fifty feet (50'), the property owner is required to dedicate land. Along the north side of Old Griffin Road, the Applicant is dedicating between twelve and a half (12.5) and thirteen (13) feet of ROW, and an easement where a bike lane and public sidewalk will be constructed. To the south, the existing structure sits between ten (10) and fifteen (15) feet from the roadway but a ROW dedication of thirteen (13) feet is required. The Applicant requests to waive the thirteen (13) foot dedication requirement for the south side of Old Griffin Road. This Variance will enable

the Applicant to meet the requirements of Section 815-30 by providing their required section of roadway for each roadway segment surrounding the remainder of the property.

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

(1) *"That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."*

For each Variance, the Applicant has demonstrated how the intent of the subject regulations will be maintained using an alternative design or improvement. Where a Variance for the ROW dedication is needed, the Applicant is adding access for alternative modes of transportation in the form of bike lanes, crosswalks and boat docks along the Dania Cut-Off Canal. Although the existing power lines limit the height and types of trees on the site, the developer will provide tree canopies where there currently is none. Where the building setbacks could not be met, the Applicant proposes to widen and improve the public sidewalk.

(2) *"That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."*

The requested Variances allow the developer to reduce the non-conformity of the existing site. The vacant portions of the site are currently burdened by power lines but will now be improved with compatible uses. The project as a whole will be more compatible with the surrounding land uses and beneficial to the community.

(3) *"That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."*

The requested Variances furthers Policy 1.62 of the Future Land Use Element of the Comprehensive Plan, which states that "[…] Marine Industrial development shall be planned, designed, and built to be as fully enclosed in buildings as is reasonably possible and to minimize adverse secondary impacts of noise, outdoor activities, environmental pollution, vibration, dust, odors, is generat[ed], or other physical activity […]." The requested Variances will allow the property owner to improve non-conforming structure that exists on the site, and to fully enclose the light, industrial-marine uses proposed.

(3) *"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."*

The property was developed along narrow roadways that no longer conform to the LDC. The existing power lines serve the general public but limit the property owner's use of the land. Per the Applicant, it would be unnecessarily burdensome to modify the site's existing structure and to dedicate more ROW than currently proposed on the site plan.

(5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

The requested Variances will reduce the non-conforming nature of the site and allow the developer to make improvements which are consistent with the Code.

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

EXCEPTION

The Industrial Design Standards identified in Article 511 ensure that industrial developments are compatible with other uses permitted in the area. They seek to promote designs and landscape elements which complement the surrounding area and achieve the design goals of the City of Dania Beach. To facilitate the adaptive reuse of a non-conforming structure, the Applicant request to partially waive the requirements of Sections 511-30 (g) and (i).

Section 511-20.B of the City's LDC states, the City Commission may approve exceptions to the Industrial Design Standards as conditions to a site plan approval upon making the findings identified below.

(1) "There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable."

The east and west elevations of the existing building are made of metal wall panels with openings for ventilation and doors but no glass. Per Section 511-30.g the use of metal panels for the exterior walls is prohibited. On secondary elevations, which include the east and west facades of the site, at least 10% of the ground floor elevation must consist of glass; per Section 511-30.i. Waiving the two standards would allow the non-conforming condition of the secondary elevations to remain. The Applicant has submitted a justification statement demonstrating how changing these elevations to comply with the respective regulations is impracticable.

(2) "The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create."

The existing portions of the principal façade will now have a stucco finish and additional architectural elements such as canopies, shifts in plane and a consistent color palette. Windows and doors will be added at the ground level where there currently are none. Finally, the landscaping on the development site as whole will now meet or exceed the code requirements. The roads and sidewalks will be widened and repaired, and on-street parking will benefit the area as a whole.

(3) "The property does not front on a collector or arterial roadway."

The roads abutting the property are presently substandard and do not serve as arterial or collector roadways.

The Applicant has submitted plans, documents and justification statements demonstrating how the improvements are consistent with the Exception criteria.

SITE PLAN

The Applicant proposes to refurbish the existing structure and build-out the second story with office space. To the west, the existing surface lot will be restriped and landscaped. To the south, the vacant land will be paved and used for outdoor boat storage and vehicular parking. To the east, the Applicant proposes to add landscaping and an enclosure for a dumpster. On the northern parcel, the Applicant will construct a five-foot (5') dock parallel to the Dania Cut-Off Canal. Up to 17 boat berths are proposed and no jet skis will be stored within one hundred feet (100') of a residence. The Applicant will secure the dock area with a vinyl-coated chain link fence that will run parallel to Old Griffin Road.

The project is estimated to have a construction value in the $2 million range. The Public Art impact fee is estimated at $10,000 (one-half of one percent (0.5%) of construction value). The final amount will be calculated and due at the time of building permit issuance.

PUBLIC OUTREACH

Per the property owner, several community outreach efforts were made in the form of mailers, phone calls and post cards. These efforts include, but are not limited to, the following:

- On December 23, 2020 and on January 15, 2021, post cards with information about the project were mailed out to the surrounding properties. Per the property owner, a total of 1,500 postcards were mailed out in each instance.
- On January 19, 2021, the property mailed letters to the surrounding business properties regarding the vacation of NW 3rd Place.
- On February 10, 2021, the property owner received a letter of support from Curtis Sherrod, a resident of Melaleuca Gardens.
- On February 11, 2021, the property owner discussed the scope of the project with Vice Mayor Marco Salvino, resident of the Maleleuca Gardens neighborhood, and the possible concerns from the other residents.
- On March 23, 2021 and on March 25, 2021, the Applicant discussed the project with Tammie James, a Byrde Pointe HOA representative, and sent digital renderings of the project to the HOA.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the Development Review Committee (DRC) on November 25, 2020, December 31, 2020 and February 11, 2021. The DRC includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The outstanding DRC comments are listed as conditions of approval in the resolution, which must be addressed prior to issuance of a building permit.

CONDITIONS OF APPROVAL

1. That the vacation request, VC-10-21, be approved by the City Commission on second reading and prior to submittal of a building permit. (Planning)
2. PUBLIC ART PROGRAM: Per Article 811, the project is estimated to have a construction value in the $2 million range. The Public Art impact fee is estimated at $10,000 (one-half of one percent (0.5%) of construction value). The final amount will be calculated and due at the time of building permit issuance. (Planning)

3. RAC TRAFFIC IMPACT MITIGATION: In accordance with Section 810-70 and Resolution No. 2014-049, a fee in the amount of $21.26 per p.m. peak hour trip is required for this proposal. Based on the traffic study by KBP Consulting, Inc., dated January 2021, 34 net new PM Peak hour trips will be generated by this development, and a fee of $212.60 shall be paid prior to issuance of a building permit. (Planning)
4. The Applicant shall provide a recorded copy of the dedications and vacations, as depicted on Sheet SP-1. I, at the time of building permit. (Civil)
5. The submitted Drainage Statement, Report and Calculations are unsatisfactory and not approved with the Site Plan application. Onsite drainage basin shall contain 25-year 3-day rainfall without offsite discharge or overflow. Drainage facilities for offsite roadways shall be provided to protect the road crown for a minimum of 5-year 1 day design storm events. (Civil)
6. Provide drainage facilities along Old Griffin Road. (Civil)
7. Please provide satisfactory Topographic Survey. The provided survey is unsatisfactory and incomplete. (Civil)
8. The Site Plan approval shall be concurrent with Variance approvals. (Civil)
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. (Civil)
10. 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. (Civil)
11. All pavement markings shall be alkyd-based thermoplastic and fully retro reflectorized, per BCTED specifications with the exception of parking stall striping. (Civil)
12. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable). (Civil)
13. Detail and complete satisfactory engineering plans, satisfactory Drainage Report/Calculations will be required prior to Building and R/W permit approval. (Civil)
14. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Civil)
15. Show also all existing and proposed utilities on the landscaping plans for potential conflicts. (Civil)
16. 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). (Civil)
17. 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. (Civil)
18. 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 EPGMD 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. (Civil)
19. Wayfinding signing details shall be provided by the applicant that should show at a minimum direction, dimension of signs and installation details. The purpose of the wayfinding signing is to guide the site traffic to the new boat storage located on Parcel G. (Traffic)

20. The crosswalk across Old Griffin Road and its associated signage shown on the Master Site Plan (drawing MSP-1) cannot be constructed until after an engineering study has been performed once the site has been in operation for at least six months, as discussed in the meetings with the applicant. The applicant should coordinate with Broward County to obtain the requirements of the study and subsequent approval prior to the installation of the crosswalk and signage since Old Griffin Road is under County jurisdiction. (Traffic)
21. The crosswalk(s) along Old Griffin Road shall be approved by the City Engineer and Broward County prior to issuance of a building permit. (Planning)
22. Plans from all disciplines, including but not limited to Landscape, shall be consistent with the Master Site Plan sheet prior to building permit submittal. (Planning)

Recommendation

The requested Variances, design Exception and Site Plan meet the City's zoning regulations to allow the improvement of the site, and the manufacture, repair, docking and outdoor storage of boats on the property.

Therefore, staff is recommending approval of the requests with the outstanding DRC comments as conditions of approval to be addressed prior to issuance of a building permit.

South East Architect Services, Inc.

4310 W. Broward Blvd. Plantation, Fl. 33317 Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com Lic. No. State of Florida: AR 004021

February 15, 2021

PZ Number: SP-087-20
Project Name: 800 Old Griffin LLC

Project Address: 800 Old Griffin Road

Agent: Lawrence Kramer (954) 797-2821

Request for an exception per Section 511-30 for elevations facing Old Griffin Road, NE 8th Ave and NE 9th Ave.

1. There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable.

Response:

There are circumstances that are peculiar both to the site and the existing 1990's metal building systems structure which makes compliance with particular requirements impracticable. The structure in question is an existing and may be noted to be a legal non-conforming structure with operating businesses, a portion of the structure is a concrete slab surrounded by masonry walls. The owner is proposing to redevelop the entire site and building and in turn mitigate the non-compliant elements and thereby improve the buildings aesthetics.

2. The applicant has offered significant enhancements to other pertinent aspects to the site that the City Commission determines will offset any negative impact that an exception to these standards might otherwise create.

Response:

The applicant is proposing significant enhancements to the site and building that will offset any negative impact to these standards. The proposed new construction and renovation to the existing structure includes the following enhancements:

At Old Griffin Road frontage, glass windows and doors make up over 25% of the entire primary elevation as measured from 2.5' above grade to 8' above grade. We are provided a little over 10% more only for the aesthetic of the building. Solid wall elements will have articulated architectural elements; such as entrance decorative canopies. We are also providing extra landscaping while removing all the invasive species at the entire property. The existing building will be improved to the maximum nonstructural level. Please refer to landscape (L-1) layout to view over the twenty native trees, such as sabal palms & simpson's stopper, and more than a hundred (134) shrubs such as cocoplums being added to just along the front of the building. Visual improvements on the existing building will be also providing, defined color patterns will be created to emphasize architectural elements. As per the color elevations, the new and existing structure will have the

same pattern throughout so that all sides would look coherent and as part of one element. We are providing raised corniced parapets walls as well as overhands over the main entrances.

At NE 8th Ave. and NE 9th Ave. we are proposing articulated architectural elements complimentary to the Old Griffin Road design elements. All metal building system walls will be covered by stucco and will use the same language. The non-conforming nature of the property will be hidden and visually mitigated from all sides facing Old Griffin.

3. The property does not front on a collector or arterial roadway.

Response:

The property fronts on Old Griffin Road, both NE 8th and 9th Avenues are minor roadways in the middle of a marine industrial community. The existing structure which has a metal building system wall facing NE 8th Ave. will be faced in stucco with strong architectural elements. The NE 9th Ave. elevation will also have corresponding architectural design elements creating an overall coherent design.

Sincerely,

Lawrence Kramer, Pres.

South East Architect Services, Inc.

South East Architect Services, Inc.

4310 W. Broward Blvd. Plantation, Fl. 33317 Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com Lic. No. State of Florida: AR 004021

November 30, 2020

PZ Number: SP-087-20
Project Name: 800 Old Griffin LLC

Project Address: 800 Old Griffin Road

Agent: Lawrence Kramer (954) 797-2821

Waiver to reduce the dedication request at Old Griffin Road.

1. The City of Dania Beach is requesting a dedication of land to create a 50' Right of Way for Old Griffin Road.

The waiver request to create a 50' ROW on Old Griffin Road, 25' north and south of the road's centerline can not be accomplished on the south side. The structure sits 10' and 15' from its property line at Old Griffin Road and 22' and 27' from the centerline of Old Griffin Road. A dedication to create the 50' ROW would encroach into the building.

We are proposing a dedication of 13' on the north side of the centerline thereby providing the 25' requested and we are proposing the construction a sidewalk and on street parking, at south side of the centerline we are proposing a 5' sidewalk on our property which will leave us with 5' to 10' of building frontage dedicated for landscaping. Old Griffin Road's drive lanes will not change from the current 24', 12' in each direction from the current centerline.

The street improvements plus the renovation of the building will create a revitalization of the street one that is aesthetically pleasing and one that also meets the road requirement of 24'.

Sincerely,

Lawrence Kramer, Pres.
South East Architect Services, Inc.

South East Architect Services, Inc.

4310 W. Broward Blvd. Plantation, Fl. 33317 Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com Lic. No. State of Florida: AR 004021

February 6, 2020

PZ Number:

Project Name: 800 Old Griffin llc

Project Address: 800 Old Griffin Road

Agent: Lawrence Kramer (954) 797-2821

Per Sec. 275-120, perimeter buffer trees must be a minimum of 16 feet in height and be shade trees.

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 maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The petitioner is proposing a redeployment of what it is existing. We are proposing to develop an empty site that has overhead power lines. Unfortunately, we cannot have trees taller than 16' since Florida Power and Light has the lines going throughout the propose parking. We will still maintain the number of trees, but they will be smaller.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The variance would not be detrimental to the community. All exit/access are being maintained. The applicant has offered significant enhancements to other pertinent aspects of the site and structure that the city commission determines will offset any negative impact that an exception to these standards might otherwise create. The proposed modification site plan will help the existing site to be a better and less hazardous place for the entire community.

3. That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Response: The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. The city's goals and objectives for the district, utilizing public transportation and pedestrian traffic, are the same objectives we seek to employ. These improvements are for the benefit of the local community.

(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: Due to unique circumstances of the property and petitioner which render conformity with the strict requirements of the subject regulations unnecessarily burdensome. The intent of this

provision of the code is to provide a better site. As such the variance is the minimum necessary to allow the tenant to develop the site

(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: The variance requested is the minimum variance necessary to afford relief to the petitioner, while preserving the character, health and safety of the community. The petitioner is proposing to transform this vacant lot into a better. The health and welfare of the community is not affected by the variance requested.

End of comments

Sincerely,

Lawrence Kramer, Pres.
South East Architect Services, Inc.

South East Architect Services, Inc.

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ldk@searchitects.com Lic. No. State of Florida: AR 004021

February 6, 2020

PZ Number:

Project Name: 800 Old Griffin llc

Project Address: 800 Old Griffin Road

Agent: Lawrence Kramer (954) 797-2821

Per Sec. 275-190, a minimum of 40% of the required trees must be shade trees, 30% maximum intermediate trees, and maximum of 10% small trees

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 maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The petitioner is proposing a redeployment of what it is existing. We are proposing to develop an empty site that has overhead power lines. Unfortunately, we cannot have trees taller than 16' since Florida Power and Light has the lines going throughout the propose parking which also means that we will not be able to accomplish the minimum 40 percent of required trees that must be shade. We will design as close as we can to this requirements, but from the constrain from the overhead power lines, a variance must be obtained.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The variance would not be detrimental to the community. All exit/access are being maintained. The applicant has offered significant enhancements to other pertinent aspects of the site and structure that the city commission determines will offset any negative impact that an exception to these standards might otherwise create. The proposed modification site plan will help the existing site to be a better and less hazardous place for the entire community.

3. That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Response: The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. The city's goals and objectives for the district, utilizing public transportation and pedestrian traffic, are the same objectives we seek to employ. These improvements are for the benefit of the local community.

(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: Due to unique circumstances of the property and petitioner which render conformity with the strict requirements of the subject regulations unnecessarily burdensome. The intent of this provision of the code is to provide a better site. As such the variance is the minimum necessary to allow the tenant to develop the site

(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: The variance requested is the minimum variance necessary to afford relief to the petitioner, while preserving the character, health and safety of the community. The petitioner is proposing to transform this vacant lot into a better. The health and welfare of the community is not affected by the variance requested.

End of comments

Sincerely,

Lawrence Kramer, Pres.
South East Architect Services, Inc.

South East Architect Services, Inc.

4310 W. Broward Blvd. Plantation, Fl. 33317 Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com Lic. No. State of Florida: AR 004021

January 18, 2021

Project Name: 800 Old Griffin LLC

Project Address: 800 Old Griffin Road

Agent: Lawrence Kramer (954) 797-2821

REQUEST FOR A VARIANCE:

Building on street sides must have a setback of 30' + 10' of landscape. Sec. 303-100 of the City's LDR's

PARCEL B-G			
SETBACKS	REQUIRED	PROPOSED	DEVIATION
STREET (N)	30'-0"+10'-0"	VARIES- MIN.10'-10"	MAX. 29'-2"
AB. RESID. (S)	50'-0"+10'-0"	222'-8"	0'-0"
STREET (E)	30'-0"+10'-0"	VARIES- MIN.0'-0"	MAX. 40'-0"
STREET (W)	30'-0"+10'-0"	VARIES- MIN.4'-0"	MAX. 36'-0"

(The proposed design will not increase the existing buildings footprint)

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 maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The petitioner is proposing an addition and renovation to 1990's metal building systems industrial structure. The building is a legal non-conforming structure which lies close to the property lines on all three streets, Old Griffin Road, NE 8th Ave. and NE 9th Ave. and therefore can not meet the requirements as outlined in the City's ordinance. The petitioner is proposing significant improvements which demonstrates that the new structure and the renovation to the existing structure will positively add to the stability and appearance along Old Griffin Road.

1. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The requested variance is otherwise compatible with the surrounding land uses and will not be detrimental to the community. The building and the uses are compliant with the City's Land

Use and Zoning. The building is currently occupied with businesses that are compliant and the petitioner's proposed use is also fully compliant with the ordinances of the City. The variance will not be detrimental to surrounding properties and community.

2. 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 variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. The petitioner with reference to the public areas is dedicating lands for additional roadway and improving public streets adding sidewalks and landscaping. The furtherance of the goals imbedded in the Comprehensive plan are being met both by the new businesses this project will generate and the aesthetics of the structure.

3. 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: Due to unique circumstances of the property which render conformity with the strict requirements of the subject regulations unnecessarily burdensome. The building is a legal non-conforming structure built in the 1990's. The petitioner is proposing significant improvements to the structure, adding landscaping, dedicating land for the improvement of the surrounding streets. The new and renovated structure will provide a new facade on Old Griffin Road, NE 8th Ave. and NE 9th Ave., in addition we are proposing at the existing structure along Old Griffin Road an Art in Public Places sculpture and wall mural.

4. 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: The variance requested is the minimum variance necessary to afford relief to the petitioner, while preserving the character, health and safety of the community. Petitioner is proposing a higher quality site plan that will alleviate any potential for congestion and provide the City with a superior project. As such the variance will not confer any special privilege on petitioner that it is denied to other similarly situated lands.

End of comments

Sincerely,

Sides

Lawrence Kramer, Pres.
South East Architect Services, Inc.

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

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Folio Number(s): 504234140270 Legal Description: ATTACHED

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Address of Applicant: 4310 W BROWARD BLVD, PLANTATION FL 33317

Business Telephone: (954) 797 2821 Home: _____ Fax: _____

E-mail address: LDK@SEARCHITECTS.COM

Name of Property Owner: 800 OLD GRIFFIN LLC

Address of Property Owner: 800 OLD GRIFFIN ROAD, DANIA BEACH FL 33004

Business Telephone: (954) 9933268 Home: _____ Fax: _____

Explanation of Request: _____
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Chnstopher Burke
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Kristen Lichtman

(Signature of Notary Public – State of Florida **)**

Notary Public State of Florida
Kristen N Lichtman
My Commission HH 032758
Expires 08/16/2024

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4310 W. Broward Blvd. Suite No. 3 Plantation, FL 33317
(O) 954-797-2821 (Fax) 954-797-2847 (E-Mail) ldk@searchitects.com

800 Marina Technical Center Corporation
800 Old Griffin Road
Dania Beach, Florida
PZ: SP-087-20

March 22, 2021

ANSWER TO COMMENTS

ZONING

9.1.1 TIER 1 - TRAFFIC STUDY Provide a statement from the City Engineer to Community Development saying that the traffic study/statement submitted by the applicant is complete and Accepted prior to being scheduled for public hearing.

ANSWER: Statement provided 2-10

28. Staff Comment TIER 1 - 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 EACH FOLIO NUMBER 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.

28.1. Applicant Response Attached is the latest Municipal lien search. The owner already requested another one and we will have it by DRC meeting.

28.1.1. Staff Comment Acknowledged

28.1.2. Staff Comment Per the City's system, there appears to be an open code violation on this property (#NOV-20-0256). Per Sec. 680-40, this application cannot be scheduled for public hearing with open violations. The copy of the email submitted to staff titled Lien Search result is not sufficient. Provide a Municipal Lien Search Request from the Finance Department stating that there are not outstanding.

ANSWER: Municipal Lien Search has been provided by owner. Comment satisfied per Barbara Urow city code compliance supervisor on 2/9 and confirmed by Anne Christine Carrie on 2/9

34.Staff Comment Per Section 511-30(C), identify how plans meet the following requirements: Large, blank, unarticulated walls shall be prohibited.

34.1. Applicant Response See revised elevations facing old griffin road.

34.1.1. Staff Comment Elevations shown are inconsistent with the architectural standards for the district as outlined in the CRA Redevelopment Plan and Sec. 511- 30(C). Please note that a non-conforming structure may be improved if it reduces the non-conformity of the site; per Sec. 710-50(B). Revise elevations or request an Exception as follows:

Per Sec. 511-30(B), the City Commission may approve exceptions to this article as conditions to a site plan approval upon making the following findings: 1 (..)

ANSWER: Please see attached justification statement and revised color elevations

48. Staff Comment Applicant is strongly encouraged to meet with the Bird Point neighborhood association and submit proof of public outreach efforts.

48.1. Applicant Response: Please see attached brochure already provided to all neighbors.

48.1.1. Staff Comment At the time of public hearing, the Applicant is expected to have met with or spoken to neighboring properties to go over this project. The flyer provided does not demonstrate this. Please submit evidence of public outreach, community meetings, conversations, and responses from neighboring properties, including the Bird Pointe HOA.

ANSWER: Owner had contacted all Neighborhood associations. There are no issues. Owner presented evidence to Anne Christina via email.

49.1.1. Staff Comment On site plan, show the required sidewalk improvements along the east side of Parcel C, and along the west side of Parcel A.

ANSWER: Please see revised Site Plan (attached)

55. Staff Comment Per Sec. 240-20(B), accessory docks cannot extend into the waterway more than 20' or 10% the width of the canal (whichever is less).

55.1.1. Staff Comment On survey, include the width of the canal.

55.1.2. Staff Comment On site plan, identify "waterway" line and revise the length of the proposed docks according to this requirement.

55.2. Applicant Response Please have a look at the revised survey & reference drawings of the dock.

55.2.1. Staff Comment The docks may extend no more than 20 feet from the property line into the canal. Revise site plan to show the property line, and revise docks in accordance with Sec. 240-20.b.

ANSWER: Please see revised Site Plan (attached) Per email from Anne Christine comment satisfied on 2/11

59. Staff Comment PUBLIC ART PROGRAM: Per Article 811. New development an 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. **ANSWER: Owner will pay the fee.**

60. Staff Comment NEW: Per Sec. 265-110.c.6, when a row of parking stalls is immediately adjacent to a driveway, a minimum stacking area of twenty-five (25) feet is required between the property line and the entrance to the first stall. Revise parking layout on Parcel C accordingly and update parking table as applicable.

ANSWER: Please see revised Site Plan (attached)

CRA

TIER 2

A. COMPLETE STREETS IMPROVEMENTS: Per Sec. 309-10(C), construction of on-street parking, sidewalks and street furniture is required. Show sidewalk improvements on site plan and landscape plans which shall be consistent with street sections CE-3 (SW 2 Ave) and CE-4 (SW 3 Street) of the CRA Redevelopment Plan.
   A: Trash receptacles has been added throughout the site. See revised site plan

TRAFFIC

1- Please remove the reference to a flashing pedestrian sign and the corresponding sidewalk across Old Griffin Road and replace it with a pedestrian warning sign (like a W11-2 with W16-7p). A flashing sign and sidewalk can be installed if a warrant study which occurs six months after the site is operational justifies a sidewalk across Old Griffin Road. Curb ramps in the direction of a potential future sidewalk should be proposed. **A: Per see revised site plan. Note 9. has been added also into MSP-1 plans as well as "future" pedestrian crosswalk.**

2- 18' is not an adequate width for the south driveway of the Parcel C parking lot. Please widen this driveway. Also please provide a dimension for the north driveway of the Parcel C parking lot.
   A: See revised site plan.

3- The sight distance headed SBR at NW 8th Ave and NW 3rd Place is very limited and could conflict with the gate. Will the gate be open during business hours but closed at night? If not, please provide signage to mitigate this such as a mounted convex mirror to mitigate conflicts with the gate and provide vehicles ample sight distance.

   A: Gates has been relocated. They are now out of the sight triangle. The gate will be open during business hours and close at night. Convex mirror added

4- Stop Bars are not shown on NW 3rd Place. Stop bars must still be shown behind crosswalks and after the gates, with adequate sight distance for turning onto NW 9th Ave and NW 8th Ave. If they are existing and to remain, display them on the plans and label as existing.
A: Added. See Civil drawings.

5- Please provide more clear details on the wayfinding signage. A set of drawing should be included to address this. These would be best as part of a signing and striping set as well, to prevent overcrowding on the plans. The drawings should show a description and placement of the wayfinding signs.
A: Revised civil drawings will have the wayfinding signs during building permit process.

6 - In regards to the cross section of Old Griffin Road. In discussions with the FDOT engineer that worked on the section of Old Griffin Road to the west of Bryan Road, he indicated that the project most likely will not get built. He added that the cross section of Old Griffin Road should include a sidewalk on the south side of the road since it would be difficult to install sidewalks on the north side due to current right-of-way constraints. The FDOT engineer referred us to the county project engineer for a decision. Unfortunately, we haven't been able to get a response from the county after several attempts to communicate with the engineer assigned to the Old Griffin Road west of Bryan Road project.
A: Zoning approved site plan per DRC meeting

Engineering

TIER 1

1- Please provide a response letter for following comments. Please give specific responses to the open issues, not generic responses such as "see plan" or "corrected".
A: Noted

2- Provide R/W (width/dimensions), NVAL, R/W dedication, and all Easements information on Topographic Survey, all engineering plans, and Site Plan. Not Satisfied. The survey information is incomplete for R/W and existing Utility Easements. The plans are missing proposed utility easement for existing WM, existing water service, existing water meter, existing sanitary cleanout along R/W vacation (NW 3 Place). Show easement for proposed FH as applicable.
A: There is no existing utility easement in the property. R/W has been added in the Survey. Please locate the proposed utility easement for existing WM on the plan SP-1.I (SITE PLAN W/ CLARIFICATION) & also the sketch and legal.

5- Please provide drainage facilities, exfiltration trench, swales along NW 9 Ave, NW 3 Terrace, NW 8 Avenue, and Old Griffin Road. Provide drainage narrative and calculations. Not Satisfied. Please provide Narrative, statement, report. Provide information for existing drainage facilities on the plans. Not satisfied. Provide signed and sealed detail drainage narrative for onsite and offsite areas. Supporting calculations shall match the narrative for drainage.

A: Response: Drainage facilities have been designed to satisfy this comment. Please see the narrative for the storm water calculations and the calculations as revised, which are attached. The on-site system is now designed to hold in excess of a 10 year, I day rainfall event, and the offsite roadway additional impervious will now have 2.5" runoff handled for water quality.

6- Please provide a narrative for proposed drainage plans. Describe water quality, water quantity and drainage design criteria for the project. Discuss outfall and discharge as applicable. Please provide narrative for both onsite and offsite drainage facilities. Not Satisfied.

a. Provide narrative/report for onsite and offsite systems

A: Please see narrative attached to the storm water management calculations.

e. Existing FFE is lower than calculated 100 -year zero discharge stage. Zero discharge stage shall be based on entire site area (not 1.37 acre). All FFE shall be lower than Zero discharge stage. We have revised the design of the system.

A: Total linear feet of trench is now 1,200 lf. Peak Stage for 100-year storm is now 6.82. FFE is 6.91.

f. Provide basin maps for proposed acreage. The site plan indicates 4.12 acres. The Drainage calculations indicates 1.37 acres.

A: Response: Basin map has been provided to accompany calculations. The building and parking area is 2.16 acres. The rest of the area is right-of-way and existing parking along Old Griffin.

g. Provide calculations for offsite roadways. Provide 5-year storm protection for roadways.

A: The calculations for the off-site roadways (additional impervious area) are included in the revised storm water calculations.

h. Provide drainage facilities along Old Griffin Road. The proposed project will impact the drainage along Old Griffin Road. Roadway shall be protected for 5- year design storms.

A: Swale on the north side is maintained. On the south side, we have added Type F curb, and the natural grade of the road has a high point in the middle of the block, with drainage to both 8th and 9th on either side of the building.

7- Please provide Site Plan, Engineering plans, Water & Sewer Utility plans, Pavement Marking and Signage Plan, Stormwater Pollution Prevention plans with sufficient details. Not Satisfied. Provide details for offsite signs and striping. Provide details for Engineering and Water/Sewer plans. Not satisfied. Stop Bar shall be 4 feet behind cross walk. No site grading shown along Dumpster and adjacent parking areas. Is widening along Old Griffin Road part of this project? Then provide striping and grading along the roadway. The proposed sidewalk and bike lanes along old Griffin Road will affect roadway drainage. Please provide drainage facilities on both sides of Old Griffin Road. On the south side of Old Griffin Road Type F curb & gutter shall be required. See Detail 4 on SP-2. Roadway restoration including milling/resurfacing shall be required along Old Griffin Road to accommodate utility work and drainage modification.

- **A: Water and sewer details have been provided. Pavement marking has been added to the plans.**
- **Stop bar moved 4'**
- **Type F Curb and Gutter added to the western edge of the property. On the north side, we have included a swale with catch basins and exfiltration trench in order to provide drainage for the north side of the road.**
- **A note has been added to the plans calling for milling/resurfacing where there may be trenching required. Milling and resurfacing of Old Griffin for the entire frontage of the road has been called out on the plans.**

8- Please clarify the use of striping legend and curbing legend. Plans did not identify any of these legends or elements. Please identify all curb elements on the site plan and PGD plans. Not Satisfied. Not all type of curbs is identified on the plans. Not satisfied. Identify 8" header curb on the plans. In addition, Type F curb shall be required along south side of Old Griffin Road.
A: See sheet C4 for curbs and striping.

9- All dimensions, Radius, and horizontal controls shall be shown on Site Plan and Engineering Plans. Not satisfied. No radius information shown on plans.
A: See sheet C2 for dimensions, radii & horizontal controls. Also, please see radius added on MSP-1. Also , Horizontal control and radius information have been added to Sheet C4.

13- Please provide engineering cross sections for all impacted roadways with sufficient details and specifications (asphalt, limerock, subbase etc.). Not Satisfied. Expand sections, show limit of construction, where to match, etc. Not satisfied. Show limits of construction, where to match, etc.

A: Pavement specifications are on Sheet C5.1 and cross sections area shown on Sheet C5.2.

14- Please show the proposed Building Footprint on engineering plans instead of hatch areas. Please clarify how ADA accessibility will be provided. Not Satisfied. Please clarify accessibility.

A: All civil drawings were revised to provide the interior layout of the building. Please refer also to the architectural drawings. Each entrance on the east west side there is an existing ramp with less than 1:12 slope to match FFE exterior and existing interior.

15- Please identify all ADA ramp, accessible route, curb ramp, curb ramp type on site plan and PGD plans (onsite and offsite). Ramp details shall be shown on engineering plans. Not Satisfied. Access aisles on the parking lot need to be connected. It is not clear how accessible route is being provided to the building.

A: See Sheet C4 for ADA ramps, et al. Also please see architectural drawings.

16. Water meter shall be placed at R/W limits per BC standard detail. The sanitary cleanout shall be placed at R/W limits per BC standard detail. The backflow preventer and DDCV shall be located in private property limits per BC standard details. Please show all pavement restoration work on the plans as applicable for proposed utility installation. Not Satisfied. Show FH in R/W or in utility easement. Show pavement restoration. Existing WM, Water Service, Clean-out along vacated R/W shall be placed in Utility Easements. The existing Fire Hydrant is too close to pavement or bike lane

A: We have relocated the hydrants to the north and show an easement for the hydrants on private property.

17. Any road Cuts for utilities connections, curb cuts and/or others within the ROW shall be restored. Not Satisfied. Provide plans and details on the plans.

A: Notes are revised to call out requirement for pavement restoration.

21. Please show sight triangles for applicable driveways on Site plan and engineering plans. Not satisfied. Please callout sight triangles.

A: All triangles has been added

22. The Site Plan approval shall be concurrent with Variances approval.

A: They are concurrent

28. The proposed dumpster is in conflict with traffic movement. Not satisfied. Please clarify conflict with Utility Pole location.

A: Dumpster has been rotated to be in the same way of traffic. Pole, per MSP-1 will be relocated

29. All offsite utilities shall be shown and called out on the plans. Any necessary relocation/adjustment shall be shown on plans. Not satisfied. Identify all water and sewer facilities along R/W

A: Existing Water and sewer has been added in Civil drawings

31. Private irrigation pipes across Old Griffin Road shall not be allowed

A: We are providing two wells in order to not cross Old Griffin. Please see revised Irrigation-1

LARRY KRAMER, PRESIDENT
SOUTH EAST ARCHITECT SERVICES, INC. Date

Christopher Burke
800 Old Griffin Road
Dania Beach, Fl. 33004
(954) 233-1983
Chris.burke@mmsoa.com

January 19, 2021

La Valliere Roussy Family
1001 Old Griffin Road
Dania Beach, Fl. 33004

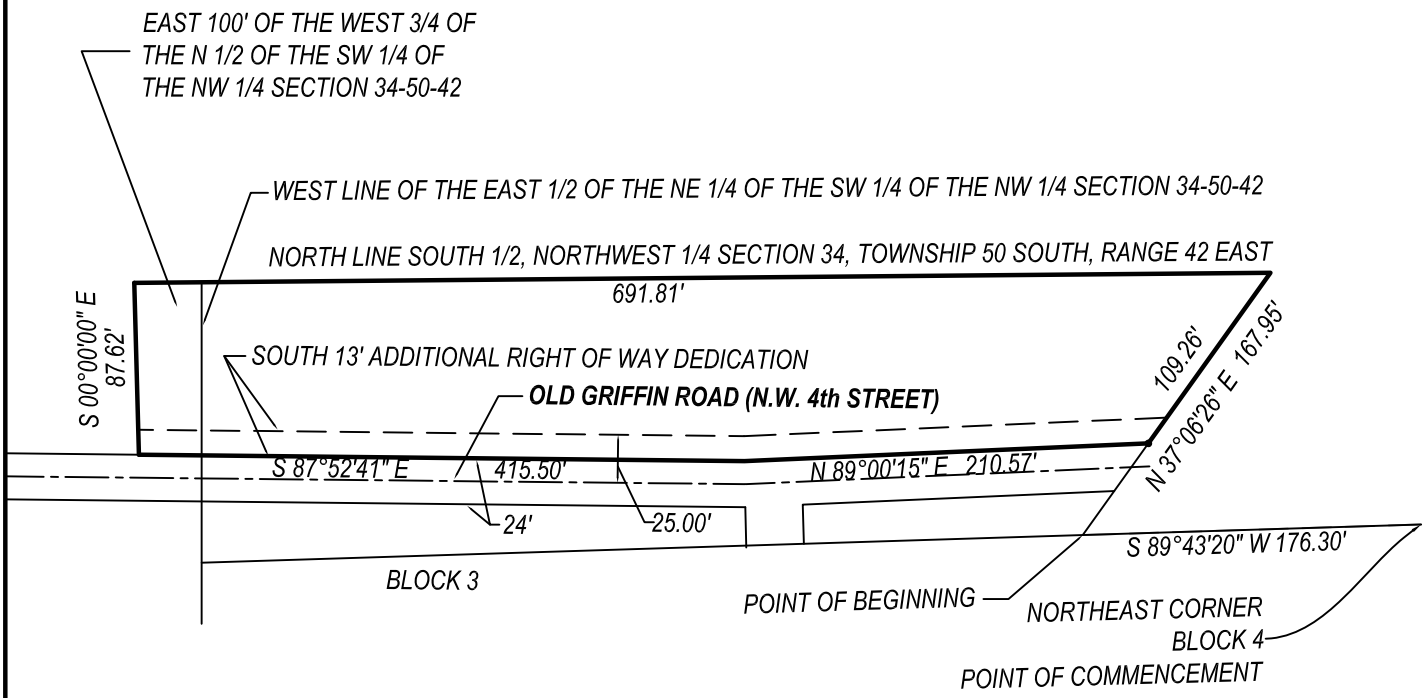
Dear La Valliere Roussy Family,

Please be advised that 800 Old Griffin Road has been purchased by Mr. Burke. With the expansion of his company we have asked the City of Dania Beach to vacate NW 3rd Place, and in exchange we will be widening NW 9th Ave from 15 feet to 20 feet to maintain ease of access to your property.

If you have any questions please feel free to reach out to me directly by phone or email. Thank you for your cooperation.

Kind Regards,

Christopher Burke



GRAPHIC SCALE

100 0 50 100

1 INCH = 100 FT.

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WWW.PMSURVEYING.NET

JOB#16080720

EXHIBIT 'A'
SKETCH AND LEGAL

LEGAL DESCRIPTION :

THE SOUTH 13 FEET OF THE FOLLOWING DESCRIBED PROPERTY, (LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF OLD GRIFFIN ROAD AKA NORTHWEST 4TH STREET)
THAT PART OF THE EAST 100 FEET OF THE W 3/4 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS CANAL RIGHT-OF-WAY, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 609, PAGE 618 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND
A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 AND IN THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF BLOCK 4 OF CORRECTED PLAT OF DANIA MANOR, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.3 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 127°23'06" TO THE RIGHT (WEST TO NE) AND RUN NORTHEASTERLY TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 34; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34 TO A POINT WHERE THE NORTH LINE OF BLOCK 3 OF CORRECTED PLAT OF DANIA MANOR, SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WOULD INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34, IF EXTENDED WESTERLY; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 3, IN A STRAIGHT LINE , AS IF EXTENDED TO THE POINT OF BEGINNING; LESS THE RIGHT-OF-WAY FOR BROWARD ROAD, OTHERWISE KNOWN AS NORTHWEST 4TH

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DOUG WALKER License Number 7211 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

01-20-21
DATE

DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

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4546 CAMBRIDGE STREET
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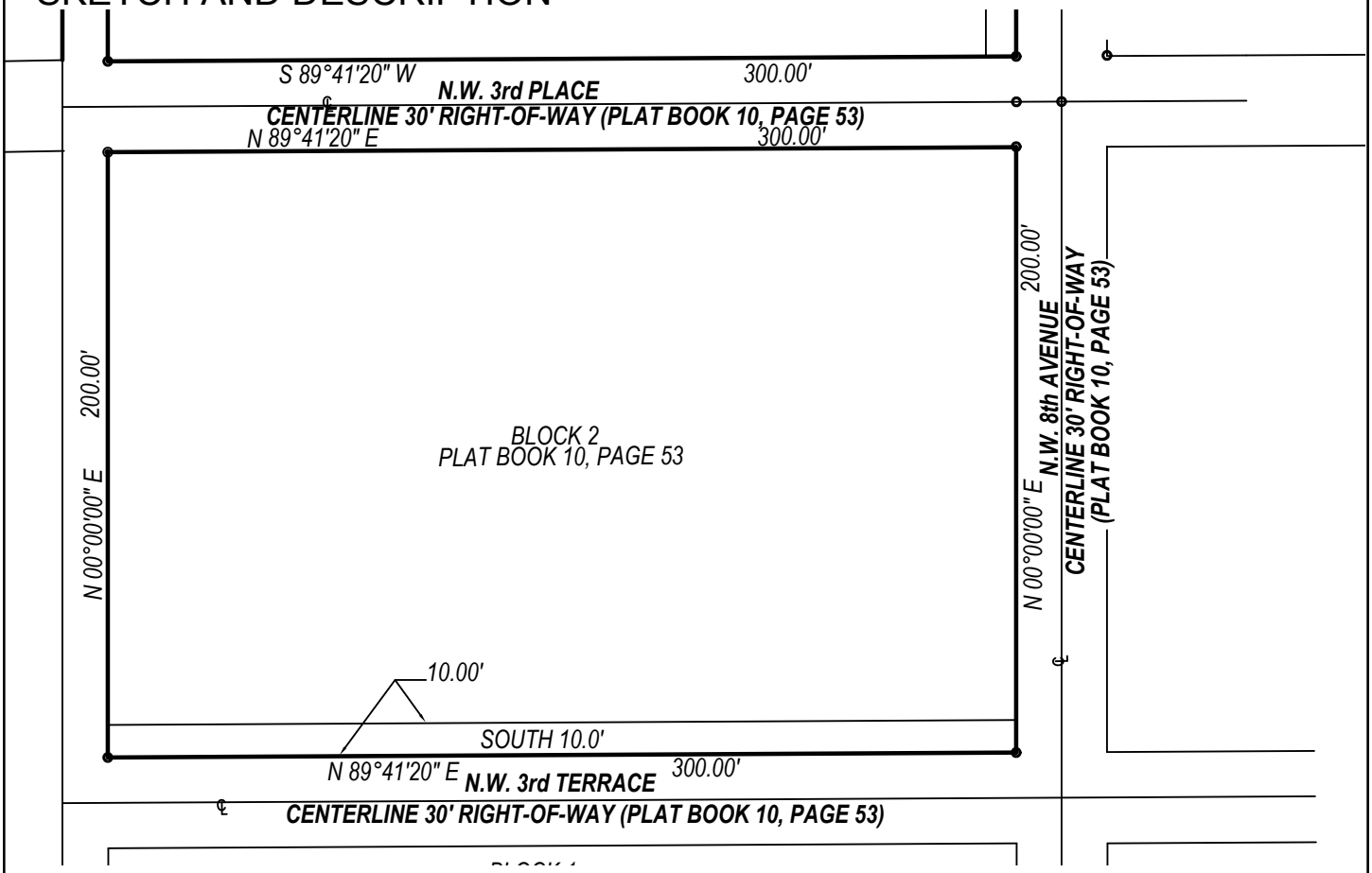

LEGAL DESCRIPTION:

THE SOUTH 10.00 FEET OF BLOCK 2, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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DOUG WALKER License Number 7211 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

DATE: 4-17-19

SIGNED: _____

DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

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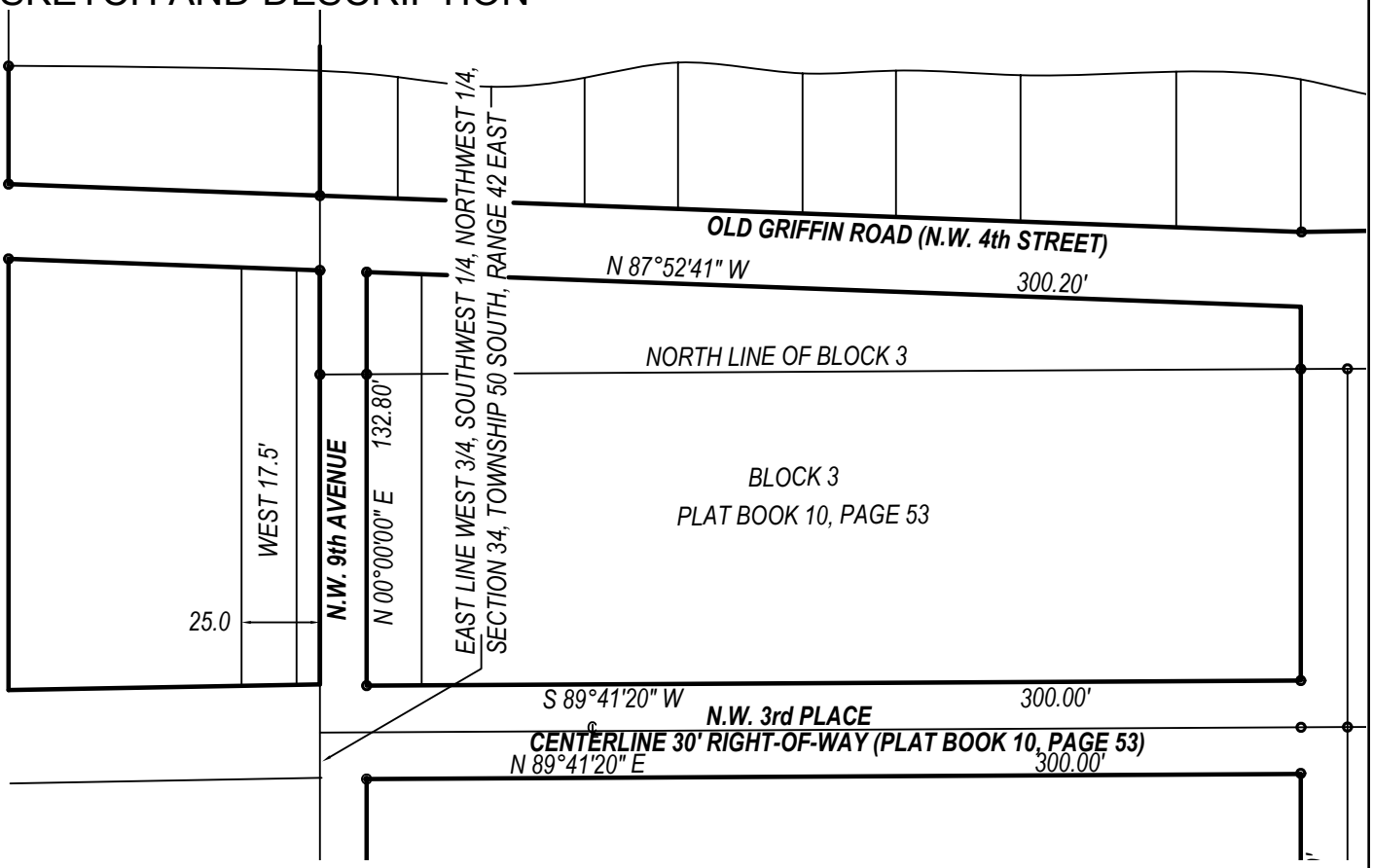

LEGAL DESCRIPTION:

THE WEST 17.50 FEET OF THE EAST 25.0 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
THAT PART OF THE EAST 100 FEET OF THE W 3/4 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS CANAL RIGHT-OF-WAY, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 609, PAGE 618 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
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DOUG WALKER License Number 7211 STATE OF FLORIDA Professional Surveyor and Mapper

DATE: 4-17-19

SIGNED: _____

DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

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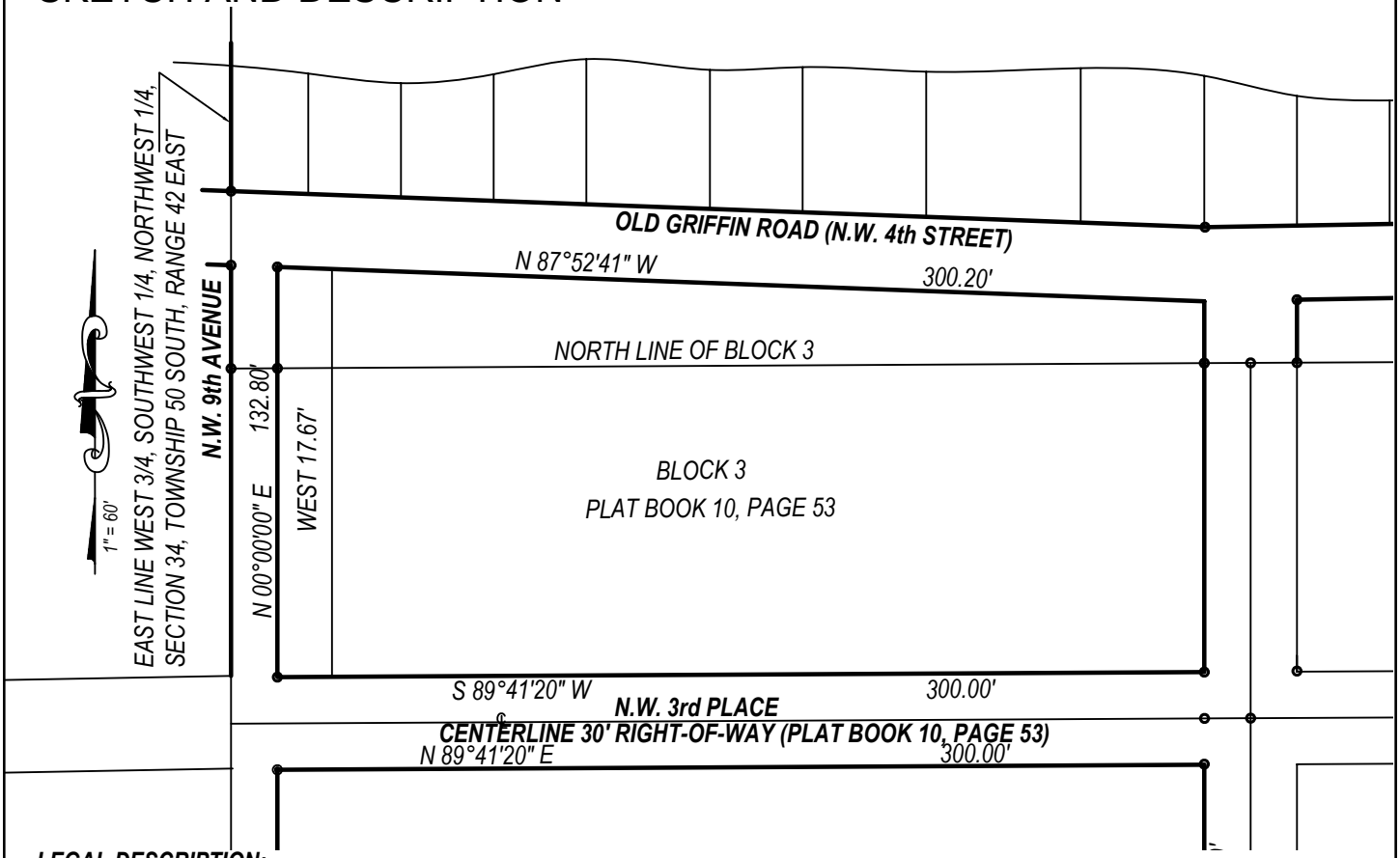

LEGAL DESCRIPTION:

THE WEST 17.67 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
BLOCK 3, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEGINNING AT THE NW CORNER OF BLOCK 3 OF DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF , RECORDED IN PLAT BOOK 10, AT PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NW 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD), THENCE EASTWARD ALONG THE SAID SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD , THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3, THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT OF BEGINNING

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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DOUG WALKER License Number 7211 STATE OF FLORIDA

DATE: 4-17-19

SIGNED: _____

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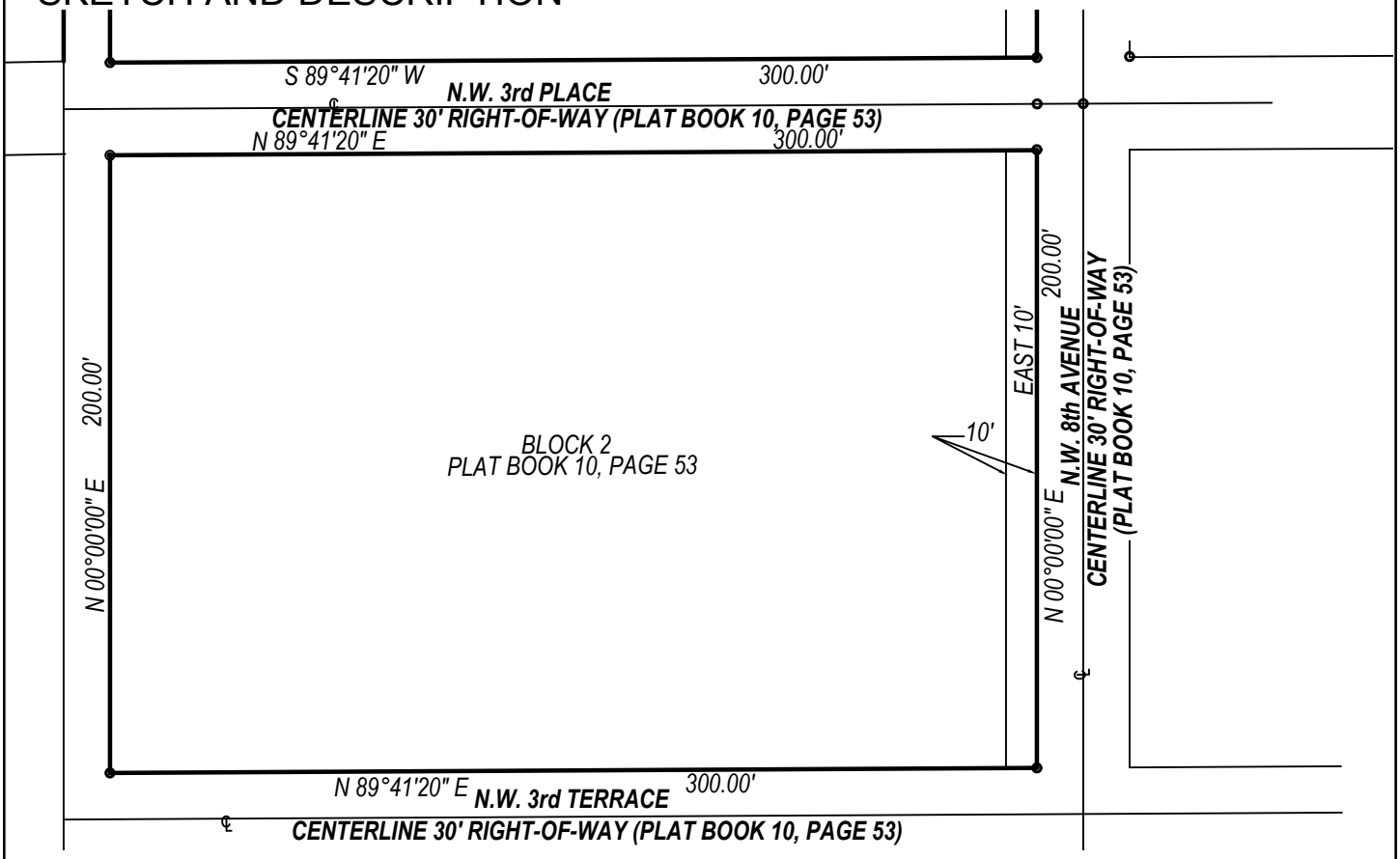

LEGAL DESCRIPTION:

THE EAST 10 FEET OF BLOCK 2, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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DOUG WALKER License Number 7211 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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SIGNED: _____

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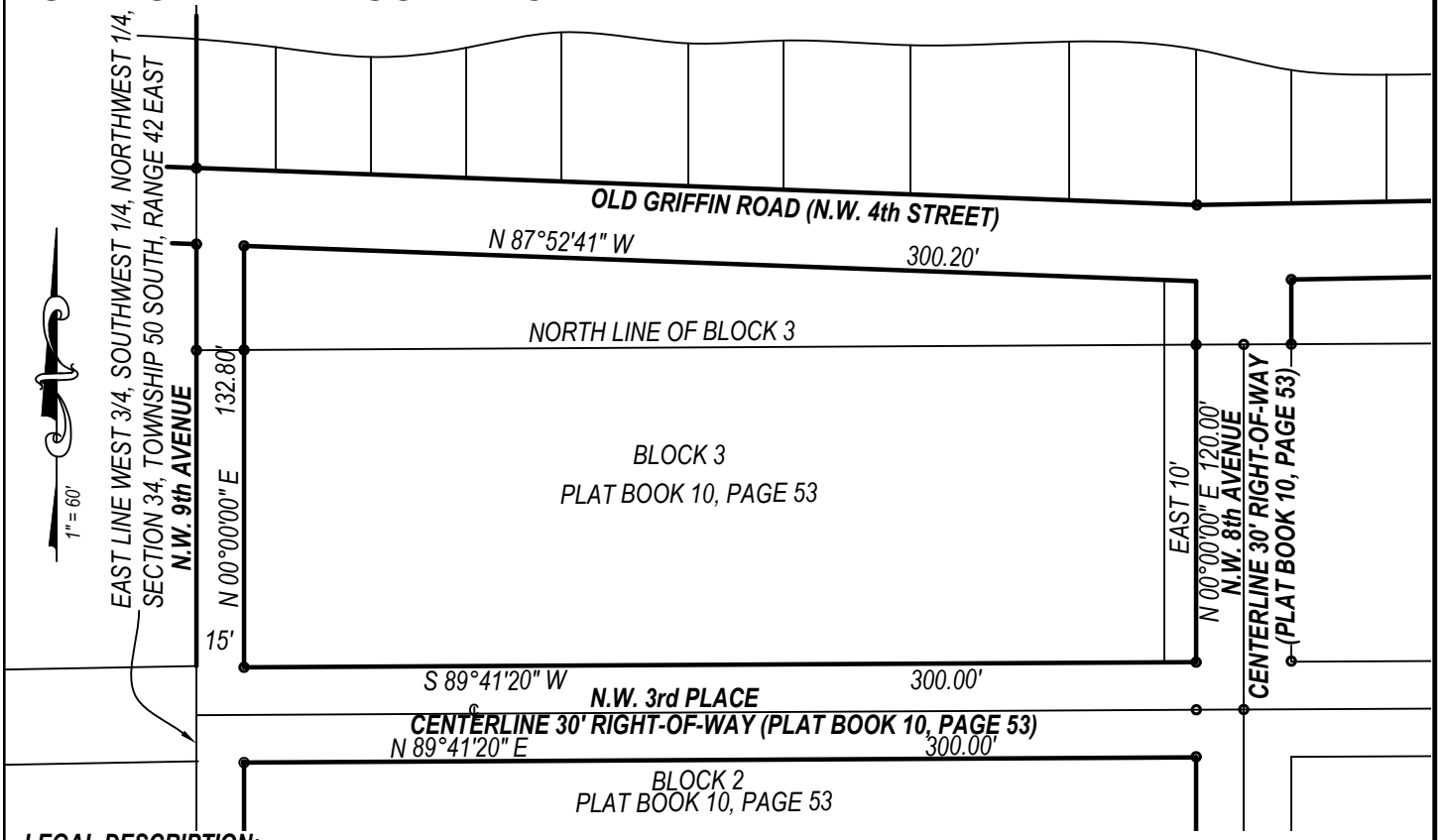

LEGAL DESCRIPTION:

THE WEST 10 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND;
ALL OF BLOCK 3, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, AT PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
AND
BEGINNING AT THE NW CORNER OF BLOCK 3 OF DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF , RECORDED IN PLAT BOOK 10, AT PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NW 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD), THENCE EASTWARD ALONG THE SAID SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD , THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3, THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT OF BEGINNING.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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DOUG WALKER License Number 7211 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER

DATE: 4-17-19

SIGNED: _____

DOUG WALKER
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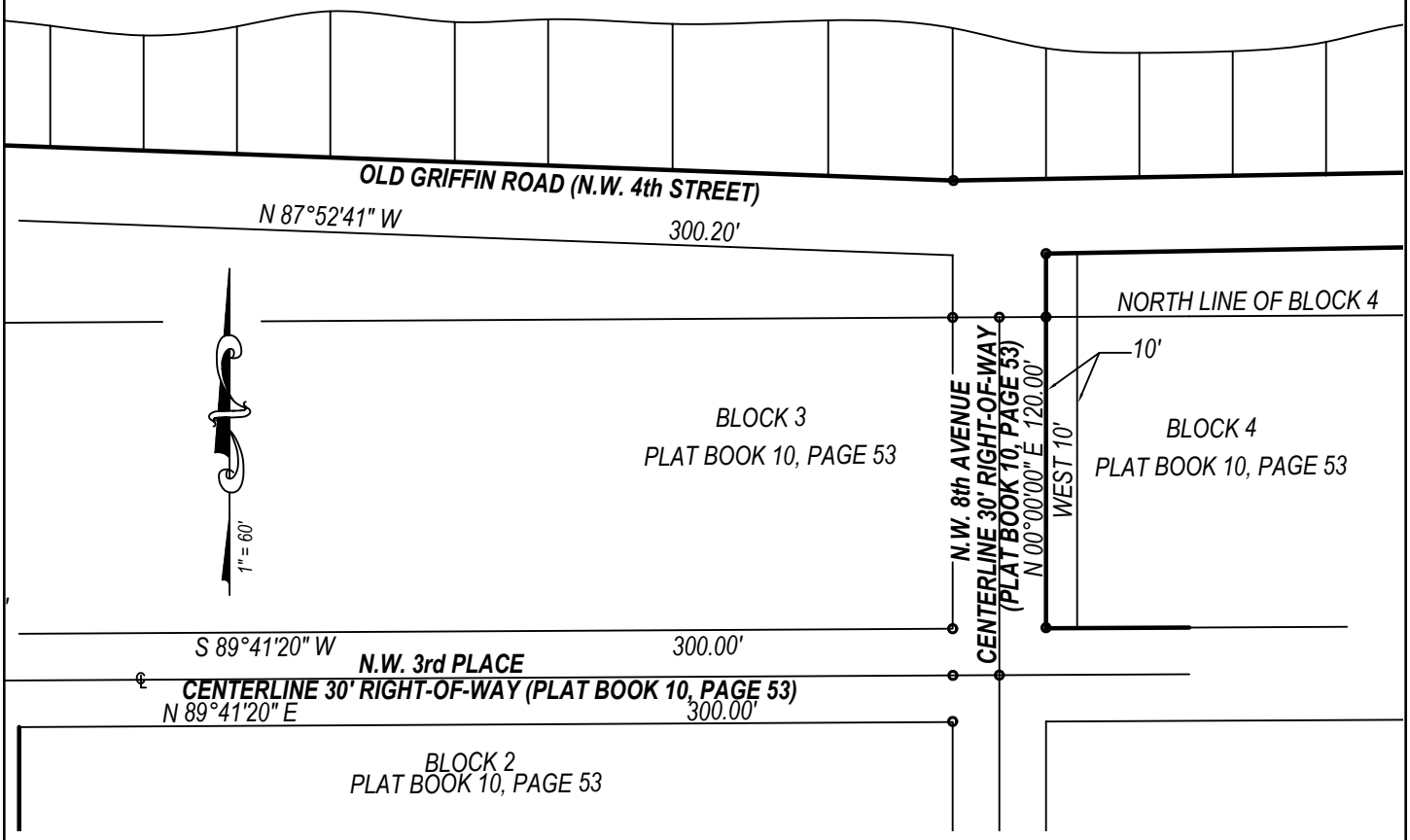


LEGAL DESCRIPTION:

THE WEST 10 FEET OF BLOCK 4, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH A 10 FOOT STRIP OF LAND CREATED BY EXTENDING THE WEST LINE OF SAID BLOCK 4 NORTHERLY TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF OLD GRIFFIN ROAD (ALSO KNOWN AS NW 4TH STREET) SAID STRIP LYING 10 FEET EAST OF SAID LINE EXTENDED.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DOUG WALKER License Number 7211 STATE OF FLORIDA

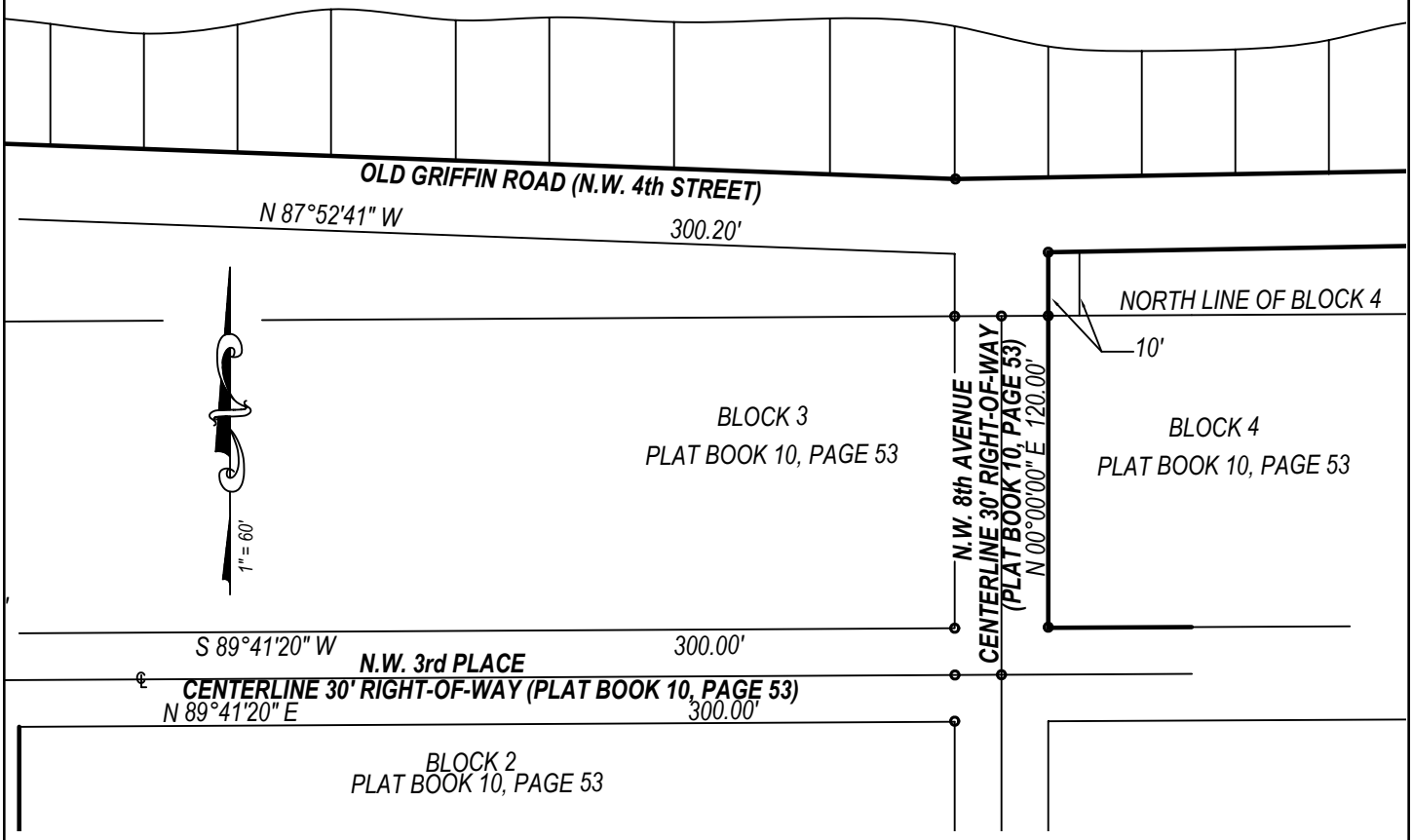
DATE: 4-17-19

SIGNED:

DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

PRINCIPAL MERIDIAN SURVEYING
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094
Please visit us on the web @ www.pmsurveying.net

EXHIBIT 'A'
SKETCH AND DESCRIPTION



LEGAL DESCRIPTION:

THE WEST 10 FEET OF BLOCK 4, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
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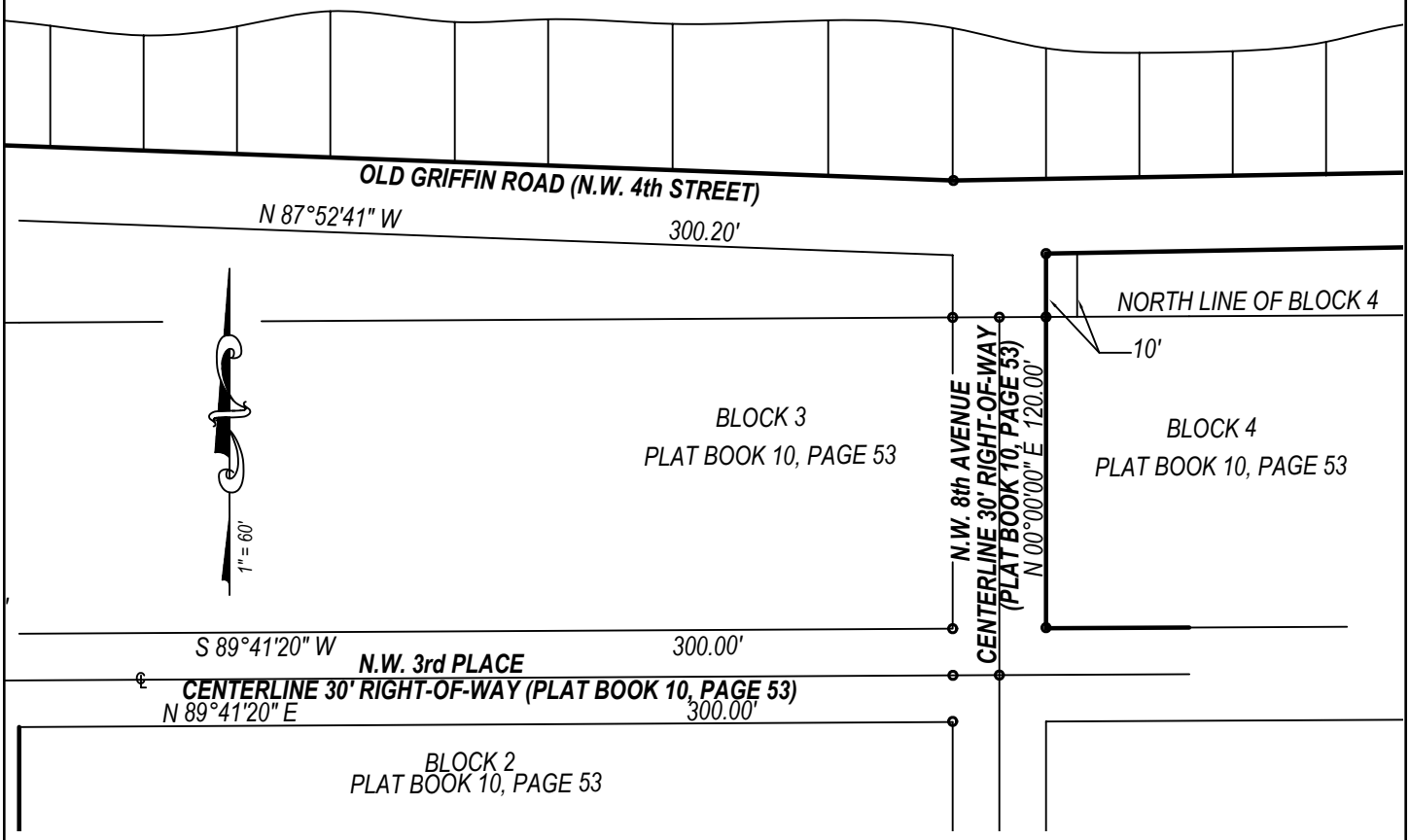

LEGAL DESCRIPTION:

A 10 FOOT STRIP OF LAND CREATED BY EXTENDING THE WEST LINE OF BLOCK 4, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. NORTHERLY TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF OLD GRIFFIN ROAD (ALSO KNOWN AS NW 4TH STREET) SAID STRIP LYING 10 FEET EAST OF SAID LINE EXTENDED.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
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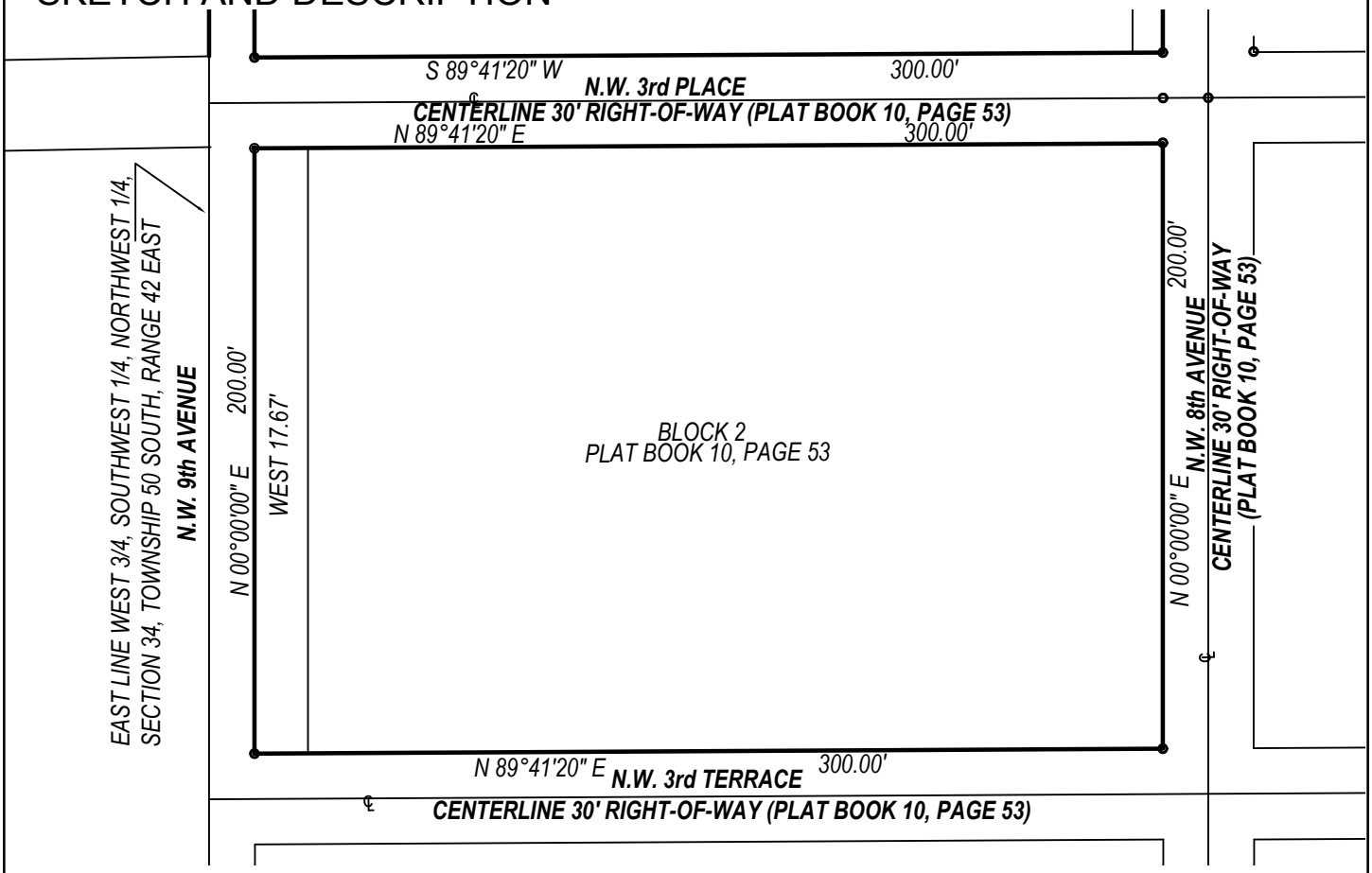
EXHIBIT 'A'
SKETCH AND DESCRIPTION



LEGAL DESCRIPTION:

THE WEST 17.67 FEET OF BLOCK 2, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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DOUG WALKER License Number 7211 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

DATE: 4-17-19

SIGNED: _____

DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

PRINCIPAL MERIDIAN SURVEYING
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094
Please visit us on the web @ www.pmsurveying.net

Francisco Montaner

From: Chris Burke <chris.burke@mmsoa.com>
Sent: Thursday, December 3, 2020 10:42 AM
To: Francisco Montaner
Subject: Fwd: City of Dania Beach - Lien Search

South Florida Boat Center
19606 SW 69th Place
Pembroke Pines Fl, 33332
Mobile:954-993-3268
Fax: 954-252-3345
MMSOA.COM
Southfloridaboatcenter.com

Begin forwarded message:

From: "Jelaso, Megan" <mjelaso@daniabeachfl.gov>
Subject: City of Dania Beach - Lien Search
Date: December 3, 2020 at 10:40:19 AM EST
To: "'cburke@sfboatcenter.com'" <cburke@sfboatcenter.com>

Good Morning,

Please find the below results for the address: 800 Old Griffin Rd (folio – 5042-34-00-0202).

- Water – N/A – Parking Lot
- Code Violation – None
- Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
- Other Amounts – None
- Property As Reference is clear of liens placed by the City of Dania Beach – Yes

City hall is closed so we are working from home. We apologize for any inconvenience.

Have a Great Day

Megan Jelaso
Revenue Coordinator III | City of Dania Beach
mjelaso@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3672 | **Fax:** 954-922-5619

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

REIKENIS & ASSOCIATES, LLC

801 South Olive Avenue, Suite 105
West Palm Beach, Florida 33401
561-818-5381

March 17, 2021

South Florida Boat Center, 800 Old Griffin Road
Dania Beach, Florida

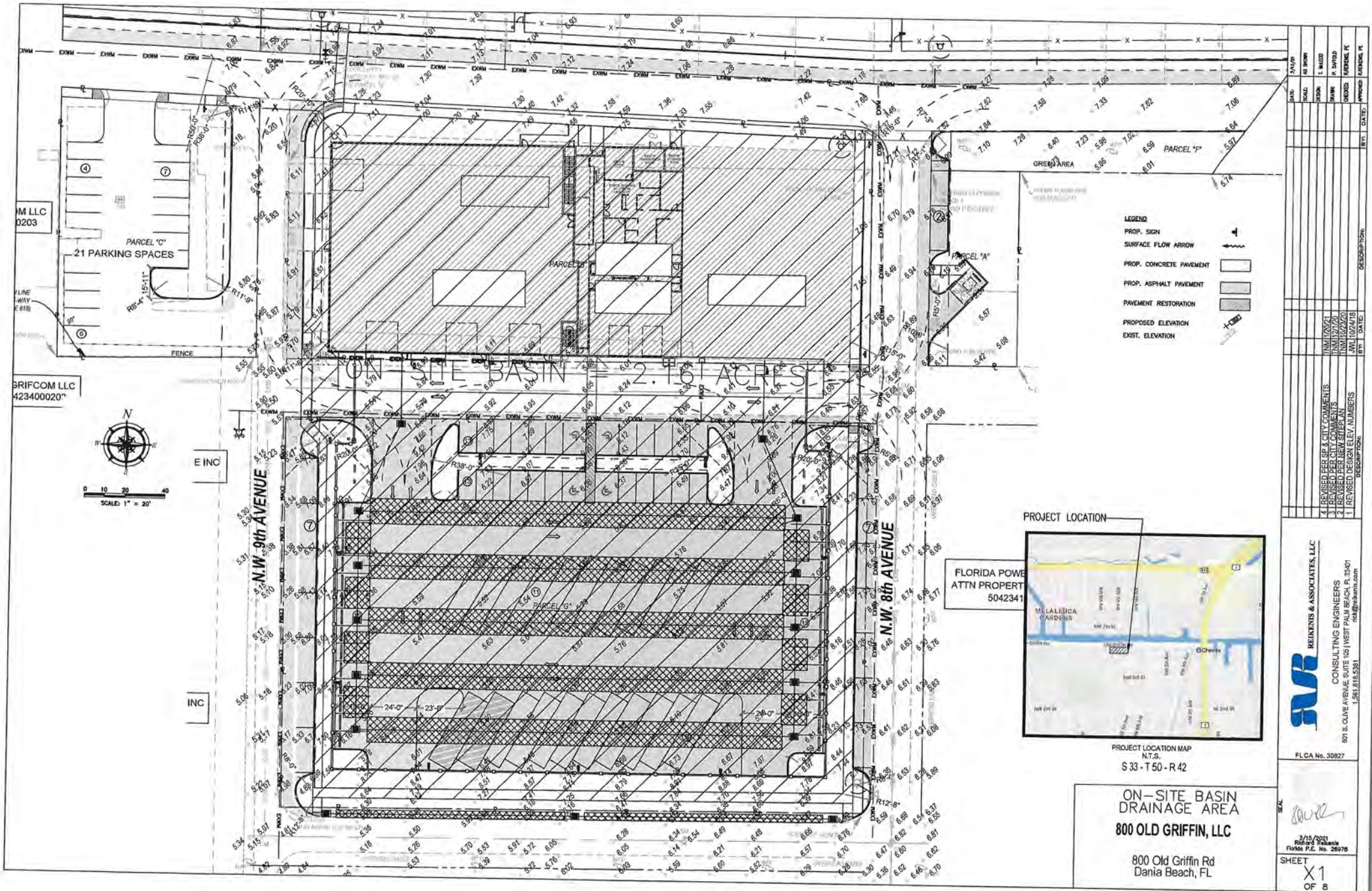
Storm Water Management Calculations
Narrative

Drainage facilities and swales included along NW 9th Ave, NW 3rd Terrace, NW 8th Avenue, and Old Griffin Road. For the property, the storm water management system consists of an exfiltration trench system which will retain in excess of the 10 year, 1 day rainfall event. The perimeter berm is designed to hold the 25 year storm. Discharge from the property is through a bubble-up and overflow system. The off-site roadways systems are designed to handle water quality (2.5" for the additional impervious area).

See attached Storm Water Management Calculations.

RICHARD VYTAUTAS REIKENIS ★ LICENSE ★ No. 26978 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Richard V Reikenis, PE
Florida PE Registration Number 26978



NO.	DESCRIPTION:	DATE:	BY:
4	REVISED PER SR & CITY COMMENTS	03/11/2021	RR
3	REVISED PER CITY COMMENTS	11/17/2020	RR
2	REVISED PER NEW SITE PLAN	10/22/2020	RR
1	REVISED DESIGN ELEV. NUMBERS	10/24/18	MH

DESIGNED: R.REIKENIS, PE
DRAWN: P. SAYEED
CHECKED: T. MAZZEO
SCALE: AS SHOWN
DATE: 1/31/18

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS
801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
1.561.818.5381 rick@reikenis.com
FLCA No. 30827

3/15/2021
Richard Reikenis
Florida P.E. No. 29976

ON-SITE BASIN DRAINAGE AREA

800 OLD GRIFFIN, LLC

800 Old Griffin Rd
Dania Beach, FL

SHEET X1 OF 8

REIKENIS & ASSOCIATES, LLC

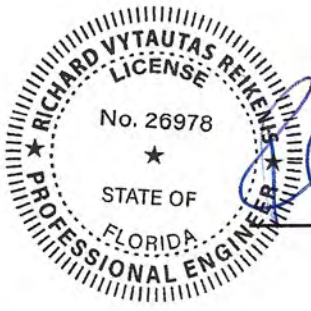
801 S. Olive Ave., Suite 105; West Palm Beach, Florida 33401

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS
FOR

MARINA TECHNICAL CENTER

DANIA BEACH, FL
MMA #17-010

April 20, 2017
Revised:
March 10, 2021



RICHARD REIKENIS, P.E.
FL P.E. NO. 26978

3/10/2021
Date

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: MARINA TECHNICAL CENTER
Project #: MMA #17-010

Date: 04/20/17
Revised: 03/10/21

PROPOSED

Site Area = 2.16 ac
Basin Area = 2.16 ac

	Acres	%	Grading From	Grading To
Impervious Area				
Building	0.68 ac	(31%)	6.91	
Pavement & Sidewalks	1.15 ac	(53%)	5.25	7.00
Pervious Area				
Green Space	0.33 ac	(15%)	4.50	7.00
Subtotal Impervious Areas	1.83 ac	(85%)		
Subtotal Pervious Areas	0.33 ac	(15%)		

Find Curve Number:

Avg. Pervious Ground El. = 5.75
Control EL. = 0.50 (NAVD; Per Broward County Maps)
Depth to Water Table = 5.25
Soil Type = Coastal

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.33 ac
Storage from Table = 8.18 in (w/ 25% compaction)
Avail Soil Storage = 0.22 af
Soil Moisture Storage (S) = 1.25 in
Curve Number = **89**

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: MARINA TECHNICAL CENTE
Project #: MMA #17-010

Date: 04/20/17
Revised: 03/10/21

PROPOSED

Starting Stage	0.50
Ending Stage	8.50
Stage Increment	1.00

Name	Pavement & Sidewalks	Green Space	Prop. Trench	
Area	1.15	0.33	1.55 (AF)	
Start Elev	5.25	4.50	0.50	
End Elev	7.00	7.00	4.50	
Stage Feet NAVD	Linear Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Total Storage Ac-ft
0.50	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.39	0.39
2.50	0.00	0.00	0.78	0.78
3.50	0.00	0.00	1.16	1.16
4.50	0.00	0.00	1.55	1.55
5.50	0.02	0.07	1.55	1.64
6.50	0.51	0.26	1.55	2.33
7.50	1.66	0.59	1.55	3.81
8.50	2.81	0.92	1.55	5.29

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM
Project Name: MARINA TECHNICAL CENTER
Date: 04/20/17
Project #: MMA #17-010
Revised: 03/10/21

Soil Moisture Storage (S_{prop})	1.25 in	
10 Year, 1 Day Rainfall Amount (P):	8.5 in	Figure C-3
50 Year, 3 Day Rainfall Amount (P):	15.5 in	Figure C-7
25 Year, 3 Day Rainfall Amount (P):	13.0 in	Figure C-8
100 Year, 3 Day Rainfall Amount (P):	17.0 in	Figure C-9

PARKING LOT EL: 10-YEAR, 1-DAY RUNOFF CALCULATIONS (PER CITY):

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 7.2 in

Volume = Q x Site Area x 1'/12"
= 7.2 in X 2.16 X 1'/12" = **1.29 AF**

50-YEAR, 3-DAY RUNOFF CALCULATIONS:

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 14.1 in

Volume = Q x Site Area x 1'/12"
= 14.1 in X 2.16 X 1'/12" = **2.54 AF**

PERIMETER BERM & ALLOW. DISCHARGE: 25-YEAR, 3-DAY RUNOFF CALCULATIONS:

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 11.6 in

Volume = Q x Site Area x 1'/12"
= 11.6 in X 2.16 X 1'/12" = **2.09 AF**

FINISHED FLOORS: 100-YEAR, 3-DAY RUNOFF CALCULATIONS:

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 15.6 in

Volume = Q x Site Area x 1'/12"
= 15.6 in X 2.16 X 1'/12" = **2.81 AF**

Storm Event	Rainfall (in)	Peak Stage (ft-NAVD)	Peak Discharge (cfs)	Design Criteria	Prop Stage (ft-NAVD)
10-yr, 1-day =	8.5	3.83	0.00	Parking Lot Grade	6.00
50-yr, 3-day	15.5	6.19	0.78	City of Dania Beach	n/a
25-yr, 3-day =	13.0	6.08	0.21	Perimeter Berm	7.00
100-yr, 3-day =	17.0	6.82	0.00	Finished Floors - Zero Discharge	6.91

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: MARINA TECHNICAL CENTER
Date: 04/20/17

Project #: MMA #17-010
Revised: 03/10/21

WATER QUALITY CALCULATIONS

1-inch Over the Project Area

(Treated Volume) 1-inch * 1-ft/12-in * 2.16 (PROJECT AREA (AC)) = **0.18** (TREATED VOLUME) ac-ft

2.5-inches Times the Percent Impervious

(Site Area) 2.16 (PROJECT AREA (AC)) - (0.00 (LAKES (AC)) + 0.68 (ROOFS (AC))) = 1.48 (SITE AREA) ac

(Impervious Area) 1.48 (SITE AREA (AC)) - 0.33 (PERVIOUS AREA (AC)) = 1.15 (IMPERVIOUS AREA) ac

(% Impervious) IMPERVIOUS AREA * 100% / SITE AREA (AC) = 77.70%

(2.5-in * % Imp.) 2.5-inches * 77.70% (PERCENT IMPERVIOUS) = 1.94 (INCHES TO BE TREATED) in

(Treated Volume) 1.94 (TREATED (IN)) * 1-ft/12-in * 2.16 (PROJECT AREA - LAKES (AC)) = **0.35** (TREATED VOLUME) ac-ft

THEREFORE 2.5-INCHES X %IMP GOVERNS

Required WQ Treatment = **0.35** ac-ft

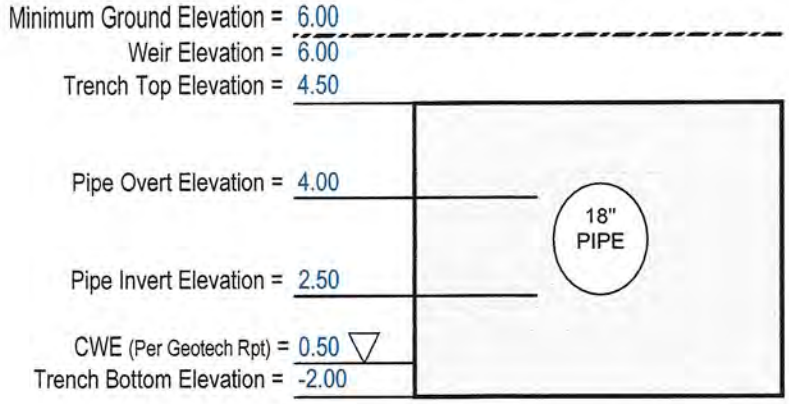
Provided WQ Treatment (Via Exfil Trench @ EL. of 4.5) = **1.55** ac-ft

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Project Name: MARINA TECHNICAL CENTER
Project #: MMA #17-010

Engineer: TNM
Date: 04/20/17
Revised: 03/10/21

EXFILTRATION TRENCH DESIGN FOR PROPOSED ONSITE IMPROVEMENTS



Standard Formula

$L = V/(K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$

<=== INPUT ONLY IN GRAY CELLS

V	Volume Treated (acre-in)	15.72	(10Y-1D: From Runoff Calcs)
W	Trench Width (feet)	13	
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	6.52E-05	(Geotech Report)
H_2	Depth to Water Table (feet)	5.50	<=== H_2 can extend no lower than the CWE
Du	Non Saturated Trench Depth (feet)	4.00	
Ds	Saturated Trench Depth (feet)	2.50	

L Length of Trench Required **1014**

$V = L \cdot (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$

<=== INPUT ONLY IN GRAY CELLS

L	Length of Trench Provided	1200
W	Trench Width (feet)	13
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	6.52E-05
H_2	Depth to Water Table (feet)	5.5
Du	Non Saturated Trench Depth (feet)	4
Ds	Saturated Trench Depth (feet)	2.5

V Volume Treated (acre-in) **18.61**
Volume Treated (acre-ft) **1.55**

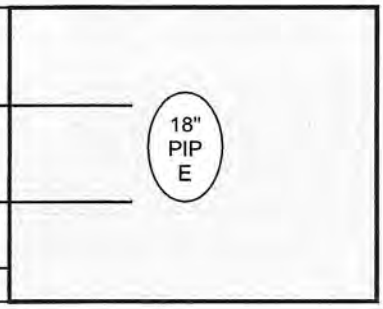
CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Project Name: MARINA TECHNICAL CENTER
Project #: MMA #17-010

Engineer: TNM
Date: 04/20/17
Revised: 03/10/21

EXFILTRATION TRENCH DESIGN FOR PROPOSED OFFSITE 8th & 9th IMPROVEMENTS

Minimum Ground Elevation = 4.50
Weir Elevation = 4.50
Trench Top Elevation = 3.00
Pipe Overt Elevation = 2.50
Pipe Invert Elevation = 1.00
CWE (Per Geotech Rpt) = 0.50
Trench Bottom Elevation = -1.00



Standard Formula

$L = V/(K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$

<=== INPUT ONLY IN GRAY CELLS

V	Volume Treated (acre-in)	0.50	(WQ for Add'l Pavement in R/W: 0.2
W	Trench Width (feet)	4	AC x 2.5")
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	6.52E-05	(Geotech Report)
H_2	Depth to Water Table (feet)	4.00	<=== H_2 can extend no lower
Du	Non Saturated Trench Depth (feet)	2.50	than the CWE
Ds	Saturated Trench Depth (feet)	1.50	

L Length of Trench Required **122**

$V = L \cdot (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$

<=== INPUT ONLY IN GRAY CELLS

L	Length of Trench Provided	246
W	Trench Width (feet)	4
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	6.52E-05
H_2	Depth to Water Table (feet)	4
Du	Non Saturated Trench Depth (feet)	2.5
Ds	Saturated Trench Depth (feet)	1.5

V Volume Treated (acre-in) **1.01**
Volume Treated (acre-ft) **0.08**

WQ Treatment for Old Griffin Bike Lane: 7' x 610 LF x 2.5" / 43,560 = 0.25 Ac-In
Swale Volume Provided for Bike Lane: 5' x 610 LF x 8" x 0.5 / 43,560 = 0.28 Ac-In

PERCOLATION TEST RESULTS

Date March 27, 2017

Proj. # J-17060

Project Marina Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

Test No.	Location	Flow (gpm)	Flow (CFS)	Hole Diameter (Inches)	Hole Depth (Feet)	Depth To Watertable (Feet)	Hydraulic Conductivity (CFS/ft**2-ft)	Hydraulic Conductivity (ft/day-ft)
P-1	See Test Location Plan	1.8	4.05E-03	6	10.0	5.3	6.52E-05	5.6

Notes: 1. Test conducted in accordance with SFWMD's Usual Open-Hole Constant Head procedures.

QuEST

POST-DEVELOPMENT CASCADE ROUTING

Project Name: 800 Marina Tech
Reviewer: T. McLeod
Project Number: 17010
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.1 hr, Iterations: 200

Basin 1: OnSite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 10 year
1 Day Rainfall: 8.5 inches
Area: 2.16 acres
Ground Storage: 1.25 inches
Time of Concentration: 0.17 hours
Initial Stage: 0.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
0.50	0.00
1.50	0.39
2.50	0.78
3.50	1.16
4.50	1.55
5.50	1.64
6.50	2.33
7.50	3.81
8.50	5.29

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NAVD)
0.00	0.50
90.00	0.50

Structure: 1

From Basin: OnSite
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 6 ft NAVD, Length = 3 ft
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.09	0.00	0.00	0.00	0.50	0.50
2.00	0.17	0.00	0.00	0.00	0.50	0.50
3.00	0.27	0.00	0.00	0.00	0.50	0.50
4.00	0.38	0.04	0.00	0.00	0.50	0.50
5.00	0.53	0.10	0.00	0.00	0.52	0.50
6.00	0.71	0.18	0.00	0.00	0.55	0.50
7.00	0.92	0.27	0.00	0.00	0.60	0.50
8.00	1.16	0.36	0.00	0.00	0.66	0.50
9.00	1.45	0.48	0.00	0.00	0.75	0.50
10.00	1.81	0.64	0.00	0.00	0.88	0.50
11.00	2.29	0.99	0.00	0.00	1.05	0.50
12.00	5.58	11.29	0.00	0.00	2.07	0.50
13.00	6.52	1.46	0.00	0.00	2.87	0.50
14.00	6.95	0.84	0.00	0.00	3.09	0.50
15.00	7.23	0.55	0.00	0.00	3.23	0.50
16.00	7.48	0.54	0.00	0.00	3.35	0.50
17.00	7.63	0.33	0.00	0.00	3.42	0.50
18.00	7.79	0.33	0.00	0.00	3.50	0.50
19.00	7.94	0.33	0.00	0.00	3.57	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
20.00	8.09	0.33	0.00	0.00	3.63	0.50
21.00	8.19	0.22	0.00	0.00	3.68	0.50
22.00	8.30	0.22	0.00	0.00	3.73	0.50
23.00	8.40	0.22	0.00	0.00	3.78	0.50
24.00	8.50	0.22	0.00	0.00	3.82	0.50
25.00	8.50	0.00	0.00	0.00	3.83	0.50
26.00	8.50	0.00	0.00	0.00	3.83	0.50
27.00	8.50	0.00	0.00	0.00	3.83	0.50
28.00	8.50	0.00	0.00	0.00	3.83	0.50
29.00	8.50	0.00	0.00	0.00	3.83	0.50
30.00	8.50	0.00	0.00	0.00	3.83	0.50
31.00	8.50	0.00	0.00	0.00	3.83	0.50
32.00	8.50	0.00	0.00	0.00	3.83	0.50
33.00	8.50	0.00	0.00	0.00	3.83	0.50
34.00	8.50	0.00	0.00	0.00	3.83	0.50
35.00	8.50	0.00	0.00	0.00	3.83	0.50
36.00	8.50	0.00	0.00	0.00	3.83	0.50
37.00	8.50	0.00	0.00	0.00	3.83	0.50
38.00	8.50	0.00	0.00	0.00	3.83	0.50
39.00	8.50	0.00	0.00	0.00	3.83	0.50
40.00	8.50	0.00	0.00	0.00	3.83	0.50
41.00	8.50	0.00	0.00	0.00	3.83	0.50
42.00	8.50	0.00	0.00	0.00	3.83	0.50
43.00	8.50	0.00	0.00	0.00	3.83	0.50
44.00	8.50	0.00	0.00	0.00	3.83	0.50
45.00	8.50	0.00	0.00	0.00	3.83	0.50
46.00	8.50	0.00	0.00	0.00	3.83	0.50
47.00	8.50	0.00	0.00	0.00	3.83	0.50
48.00	8.50	0.00	0.00	0.00	3.83	0.50
49.00	8.50	0.00	0.00	0.00	3.83	0.50
50.00	8.50	0.00	0.00	0.00	3.83	0.50
51.00	8.50	0.00	0.00	0.00	3.83	0.50
52.00	8.50	0.00	0.00	0.00	3.83	0.50
53.00	8.50	0.00	0.00	0.00	3.83	0.50
54.00	8.50	0.00	0.00	0.00	3.83	0.50
55.00	8.50	0.00	0.00	0.00	3.83	0.50
56.00	8.50	0.00	0.00	0.00	3.83	0.50
57.00	8.50	0.00	0.00	0.00	3.83	0.50
58.00	8.50	0.00	0.00	0.00	3.83	0.50
59.00	8.50	0.00	0.00	0.00	3.83	0.50
60.00	8.50	0.00	0.00	0.00	3.83	0.50
61.00	8.50	0.00	0.00	0.00	3.83	0.50
62.00	8.50	0.00	0.00	0.00	3.83	0.50
63.00	8.50	0.00	0.00	0.00	3.83	0.50
64.00	8.50	0.00	0.00	0.00	3.83	0.50
65.00	8.50	0.00	0.00	0.00	3.83	0.50
66.00	8.50	0.00	0.00	0.00	3.83	0.50
67.00	8.50	0.00	0.00	0.00	3.83	0.50
68.00	8.50	0.00	0.00	0.00	3.83	0.50
69.00	8.50	0.00	0.00	0.00	3.83	0.50
70.00	8.50	0.00	0.00	0.00	3.83	0.50
71.00	8.50	0.00	0.00	0.00	3.83	0.50
72.00	8.50	0.00	0.00	0.00	3.83	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OnSite	3.83	25.80	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OnSite	1.29	0.00	0.00	0.00	1.29	0.00

Project Name: 800 Marina Tech
Reviewer: T. McLeod
Project Number: 17010
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.1 hr, Iterations: 200

Basin 1: OnSite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 13 inches
Area: 2.16 acres
Ground Storage: 1.25 inches
Time of Concentration: 0.17 hours
Initial Stage: 0.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
0.50	0.00
1.50	0.39
2.50	0.78
3.50	1.16
4.50	1.55
5.50	1.64
6.50	2.33
7.50	3.81
8.50	5.29

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NAVD)
0.00	0.50
90.00	0.50

Structure: 1

From Basin: OnSite
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 6 ft NAVD, Length = 3 ft
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	0.50	0.50
2.00	0.12	0.00	0.00	0.00	0.50	0.50
3.00	0.17	0.00	0.00	0.00	0.50	0.50
4.00	0.23	0.00	0.00	0.00	0.50	0.50
5.00	0.29	0.01	0.00	0.00	0.50	0.50
6.00	0.35	0.02	0.00	0.00	0.50	0.50
7.00	0.41	0.03	0.00	0.00	0.51	0.50
8.00	0.47	0.03	0.00	0.00	0.51	0.50
9.00	0.52	0.04	0.00	0.00	0.52	0.50
10.00	0.58	0.05	0.00	0.00	0.53	0.50
11.00	0.64	0.05	0.00	0.00	0.54	0.50
12.00	0.70	0.06	0.00	0.00	0.55	0.50
13.00	0.76	0.06	0.00	0.00	0.57	0.50
14.00	0.81	0.07	0.00	0.00	0.58	0.50
15.00	0.87	0.07	0.00	0.00	0.59	0.50
16.00	0.93	0.07	0.00	0.00	0.61	0.50
17.00	0.99	0.08	0.00	0.00	0.62	0.50
18.00	1.05	0.08	0.00	0.00	0.64	0.50
19.00	1.11	0.08	0.00	0.00	0.66	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
20.00	1.16	0.08	0.00	0.00	0.67	0.50
21.00	1.22	0.09	0.00	0.00	0.69	0.50
22.00	1.28	0.09	0.00	0.00	0.71	0.50
23.00	1.34	0.09	0.00	0.00	0.73	0.50
24.00	1.40	0.09	0.00	0.00	0.75	0.50
25.00	1.48	0.14	0.00	0.00	0.78	0.50
26.00	1.57	0.14	0.00	0.00	0.81	0.50
27.00	1.65	0.14	0.00	0.00	0.84	0.50
28.00	1.74	0.15	0.00	0.00	0.87	0.50
29.00	1.82	0.15	0.00	0.00	0.90	0.50
30.00	1.91	0.15	0.00	0.00	0.93	0.50
31.00	1.99	0.15	0.00	0.00	0.96	0.50
32.00	2.08	0.15	0.00	0.00	0.99	0.50
33.00	2.16	0.16	0.00	0.00	1.03	0.50
34.00	2.25	0.16	0.00	0.00	1.06	0.50
35.00	2.33	0.16	0.00	0.00	1.09	0.50
36.00	2.42	0.16	0.00	0.00	1.13	0.50
37.00	2.50	0.16	0.00	0.00	1.16	0.50
38.00	2.59	0.16	0.00	0.00	1.20	0.50
39.00	2.67	0.16	0.00	0.00	1.23	0.50
40.00	2.75	0.16	0.00	0.00	1.26	0.50
41.00	2.84	0.17	0.00	0.00	1.30	0.50
42.00	2.92	0.17	0.00	0.00	1.33	0.50
43.00	3.01	0.17	0.00	0.00	1.37	0.50
44.00	3.09	0.17	0.00	0.00	1.41	0.50
45.00	3.18	0.17	0.00	0.00	1.44	0.50
46.00	3.26	0.17	0.00	0.00	1.48	0.50
47.00	3.35	0.17	0.00	0.00	1.51	0.50
48.00	3.43	0.17	0.00	0.00	1.55	0.50
49.00	3.53	0.19	0.00	0.00	1.59	0.50
50.00	3.63	0.19	0.00	0.00	1.63	0.50
51.00	3.74	0.23	0.00	0.00	1.68	0.50
52.00	3.86	0.27	0.00	0.00	1.73	0.50
53.00	4.03	0.35	0.00	0.00	1.80	0.50
54.00	4.23	0.43	0.00	0.00	1.88	0.50
55.00	4.47	0.51	0.00	0.00	1.98	0.50
56.00	4.74	0.59	0.00	0.00	2.10	0.50
57.00	5.07	0.71	0.00	0.00	2.24	0.50
58.00	5.47	0.88	0.00	0.00	2.41	0.50
59.00	6.01	1.27	0.00	0.00	2.64	0.50
60.00	9.71	13.18	0.00	0.00	3.89	0.50
61.00	10.77	1.67	0.00	0.00	5.54	0.50
62.00	11.26	0.96	0.00	0.00	5.68	0.50
63.00	11.57	0.62	0.00	0.00	5.77	0.50
64.00	11.85	0.62	0.00	0.00	5.84	0.50
65.00	12.02	0.37	0.00	0.00	5.89	0.50
66.00	12.20	0.37	0.00	0.00	5.94	0.50
67.00	12.37	0.37	0.00	0.00	5.98	0.50
68.00	12.54	0.37	0.03	0.00	6.02	0.50
69.00	12.66	0.25	0.10	0.01	6.05	0.50
70.00	12.77	0.25	0.15	0.02	6.06	0.50
71.00	12.89	0.25	0.18	0.03	6.07	0.50
72.00	13.00	0.25	0.21	0.05	6.08	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.21	72.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OnSite	6.08	72.00	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OnSite	2.09	0.00	0.05	0.00	2.04	0.00

Project Name: 800 Marina Tech
Reviewer: T. McLeod
Project Number: 17010
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.1 hr, Iterations: 200

Basin 1: OnSite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 50 year
3 Day Rainfall: 15.5 inches
Area: 2.16 acres
Ground Storage: 1.25 inches
Time of Concentration: 0.17 hours
Initial Stage: 0.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
0.50	0.00
1.50	0.39
2.50	0.78
3.50	1.16
4.50	1.55
5.50	1.64
6.50	2.33
7.50	3.81
8.50	5.29

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NAVD)
0.00	0.50
90.00	0.50

Structure: 1

From Basin: OnSite
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 6 ft NAVD, Length = 3 ft
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.07	0.00	0.00	0.00	0.50	0.50
2.00	0.14	0.00	0.00	0.00	0.50	0.50
3.00	0.21	0.00	0.00	0.00	0.50	0.50
4.00	0.28	0.00	0.00	0.00	0.50	0.50
5.00	0.35	0.02	0.00	0.00	0.50	0.50
6.00	0.42	0.03	0.00	0.00	0.51	0.50
7.00	0.49	0.04	0.00	0.00	0.52	0.50
8.00	0.56	0.05	0.00	0.00	0.53	0.50
9.00	0.62	0.06	0.00	0.00	0.54	0.50
10.00	0.69	0.07	0.00	0.00	0.55	0.50
11.00	0.76	0.07	0.00	0.00	0.57	0.50
12.00	0.83	0.08	0.00	0.00	0.58	0.50
13.00	0.90	0.08	0.00	0.00	0.60	0.50
14.00	0.97	0.09	0.00	0.00	0.62	0.50
15.00	1.04	0.09	0.00	0.00	0.64	0.50
16.00	1.11	0.10	0.00	0.00	0.66	0.50
17.00	1.18	0.10	0.00	0.00	0.68	0.50
18.00	1.25	0.10	0.00	0.00	0.70	0.50
19.00	1.32	0.11	0.00	0.00	0.72	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
20.00	1.39	0.11	0.00	0.00	0.75	0.50
21.00	1.46	0.11	0.00	0.00	0.77	0.50
22.00	1.53	0.11	0.00	0.00	0.79	0.50
23.00	1.60	0.12	0.00	0.00	0.82	0.50
24.00	1.67	0.12	0.00	0.00	0.84	0.50
25.00	1.77	0.17	0.00	0.00	0.88	0.50
26.00	1.87	0.18	0.00	0.00	0.91	0.50
27.00	1.97	0.18	0.00	0.00	0.95	0.50
28.00	2.07	0.18	0.00	0.00	0.99	0.50
29.00	2.17	0.19	0.00	0.00	1.03	0.50
30.00	2.27	0.19	0.00	0.00	1.07	0.50
31.00	2.37	0.19	0.00	0.00	1.11	0.50
32.00	2.47	0.19	0.00	0.00	1.15	0.50
33.00	2.58	0.19	0.00	0.00	1.19	0.50
34.00	2.68	0.19	0.00	0.00	1.23	0.50
35.00	2.78	0.20	0.00	0.00	1.27	0.50
36.00	2.88	0.20	0.00	0.00	1.32	0.50
37.00	2.98	0.20	0.00	0.00	1.36	0.50
38.00	3.08	0.20	0.00	0.00	1.40	0.50
39.00	3.18	0.20	0.00	0.00	1.44	0.50
40.00	3.28	0.20	0.00	0.00	1.48	0.50
41.00	3.39	0.20	0.00	0.00	1.53	0.50
42.00	3.49	0.20	0.00	0.00	1.57	0.50
43.00	3.59	0.20	0.00	0.00	1.61	0.50
44.00	3.69	0.20	0.00	0.00	1.66	0.50
45.00	3.79	0.21	0.00	0.00	1.70	0.50
46.00	3.89	0.21	0.00	0.00	1.74	0.50
47.00	3.99	0.21	0.00	0.00	1.79	0.50
48.00	4.09	0.21	0.00	0.00	1.83	0.50
49.00	4.21	0.23	0.00	0.00	1.88	0.50
50.00	4.32	0.23	0.00	0.00	1.93	0.50
51.00	4.46	0.28	0.00	0.00	1.99	0.50
52.00	4.61	0.33	0.00	0.00	2.05	0.50
53.00	4.80	0.42	0.00	0.00	2.13	0.50
54.00	5.04	0.52	0.00	0.00	2.23	0.50
55.00	5.33	0.62	0.00	0.00	2.36	0.50
56.00	5.66	0.72	0.00	0.00	2.50	0.50
57.00	6.04	0.86	0.00	0.00	2.67	0.50
58.00	6.52	1.06	0.00	0.00	2.88	0.50
59.00	7.16	1.53	0.00	0.00	3.16	0.50
60.00	11.58	15.79	0.00	0.00	5.14	0.50
61.00	12.84	2.00	0.16	0.00	6.07	0.50
62.00	13.42	1.15	0.70	0.04	6.18	0.50
63.00	13.79	0.75	0.77	0.11	6.19	0.50
64.00	14.13	0.74	0.76	0.17	6.19	0.50
65.00	14.34	0.44	0.62	0.23	6.16	0.50
66.00	14.54	0.44	0.53	0.27	6.15	0.50
67.00	14.75	0.44	0.49	0.32	6.14	0.50
68.00	14.95	0.44	0.47	0.36	6.14	0.50
69.00	15.09	0.30	0.40	0.39	6.12	0.50
70.00	15.23	0.30	0.35	0.42	6.11	0.50
71.00	15.36	0.30	0.33	0.45	6.11	0.50
72.00	15.50	0.30	0.32	0.48	6.10	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.78	62.70	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OnSite	6.19	62.70	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OnSite	2.53	0.00	0.48	0.00	2.06	0.00

Project Name: 800 Marina Tech
Reviewer: T. McLeod
Project Number: 17010
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.1 hr, Iterations: 200

Basin 1: OnSite

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 17 inches
Area: 2.16 acres
Ground Storage: 1.25 inches
Time of Concentration: 0.17 hours
Initial Stage: 0.5 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
0.50	0.00
1.50	0.39
2.50	0.78
3.50	1.16
4.50	1.55
5.50	1.64
6.50	2.33
7.50	3.81
8.50	5.29

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NAVD)
0.00	0.50
90.00	0.50

Structure: 1

From Basin: OnSite
To Basin: Offsite1
Structure Type: Gravity
Weir: None
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	0.50	0.50
2.00	0.15	0.00	0.00	0.00	0.50	0.50
3.00	0.23	0.00	0.00	0.00	0.50	0.50
4.00	0.30	0.01	0.00	0.00	0.50	0.50
5.00	0.38	0.03	0.00	0.00	0.50	0.50
6.00	0.46	0.04	0.00	0.00	0.51	0.50
7.00	0.53	0.05	0.00	0.00	0.52	0.50
8.00	0.61	0.06	0.00	0.00	0.53	0.50
9.00	0.68	0.07	0.00	0.00	0.55	0.50
10.00	0.76	0.08	0.00	0.00	0.57	0.50
11.00	0.84	0.09	0.00	0.00	0.58	0.50
12.00	0.91	0.09	0.00	0.00	0.60	0.50
13.00	0.99	0.10	0.00	0.00	0.62	0.50
14.00	1.07	0.10	0.00	0.00	0.64	0.50
15.00	1.14	0.11	0.00	0.00	0.67	0.50
16.00	1.22	0.11	0.00	0.00	0.69	0.50
17.00	1.29	0.12	0.00	0.00	0.71	0.50
18.00	1.37	0.12	0.00	0.00	0.74	0.50
19.00	1.45	0.12	0.00	0.00	0.77	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
20.00	1.52	0.12	0.00	0.00	0.79	0.50
21.00	1.60	0.13	0.00	0.00	0.82	0.50
22.00	1.67	0.13	0.00	0.00	0.85	0.50
23.00	1.75	0.13	0.00	0.00	0.87	0.50
24.00	1.83	0.13	0.00	0.00	0.90	0.50
25.00	1.94	0.20	0.00	0.00	0.94	0.50
26.00	2.05	0.20	0.00	0.00	0.98	0.50
27.00	2.16	0.20	0.00	0.00	1.02	0.50
28.00	2.27	0.21	0.00	0.00	1.07	0.50
29.00	2.38	0.21	0.00	0.00	1.11	0.50
30.00	2.49	0.21	0.00	0.00	1.16	0.50
31.00	2.60	0.21	0.00	0.00	1.20	0.50
32.00	2.71	0.21	0.00	0.00	1.25	0.50
33.00	2.83	0.22	0.00	0.00	1.29	0.50
34.00	2.94	0.22	0.00	0.00	1.34	0.50
35.00	3.05	0.22	0.00	0.00	1.38	0.50
36.00	3.16	0.22	0.00	0.00	1.43	0.50
37.00	3.27	0.22	0.00	0.00	1.48	0.50
38.00	3.38	0.22	0.00	0.00	1.52	0.50
39.00	3.49	0.22	0.00	0.00	1.57	0.50
40.00	3.60	0.22	0.00	0.00	1.62	0.50
41.00	3.71	0.22	0.00	0.00	1.67	0.50
42.00	3.82	0.23	0.00	0.00	1.71	0.50
43.00	3.94	0.23	0.00	0.00	1.76	0.50
44.00	4.05	0.23	0.00	0.00	1.81	0.50
45.00	4.16	0.23	0.00	0.00	1.86	0.50
46.00	4.27	0.23	0.00	0.00	1.91	0.50
47.00	4.38	0.23	0.00	0.00	1.95	0.50
48.00	4.49	0.23	0.00	0.00	2.00	0.50
49.00	4.62	0.26	0.00	0.00	2.06	0.50
50.00	4.74	0.26	0.00	0.00	2.11	0.50
51.00	4.89	0.31	0.00	0.00	2.18	0.50
52.00	5.05	0.36	0.00	0.00	2.25	0.50
53.00	5.27	0.47	0.00	0.00	2.34	0.50
54.00	5.53	0.57	0.00	0.00	2.45	0.50
55.00	5.84	0.68	0.00	0.00	2.59	0.50
56.00	6.20	0.79	0.00	0.00	2.75	0.50
57.00	6.63	0.95	0.00	0.00	2.94	0.50
58.00	7.16	1.16	0.00	0.00	3.17	0.50
59.00	7.86	1.68	0.00	0.00	3.48	0.50
60.00	12.70	17.35	0.00	0.00	5.71	0.50
61.00	14.09	2.19	0.00	0.00	6.39	0.50
62.00	14.72	1.26	0.00	0.00	6.53	0.50
63.00	15.12	0.82	0.00	0.00	6.59	0.50
64.00	15.50	0.81	0.00	0.00	6.63	0.50
65.00	15.72	0.49	0.00	0.00	6.66	0.50
66.00	15.95	0.49	0.00	0.00	6.69	0.50
67.00	16.17	0.49	0.00	0.00	6.72	0.50
68.00	16.40	0.49	0.00	0.00	6.74	0.50
69.00	16.55	0.33	0.00	0.00	6.76	0.50
70.00	16.70	0.33	0.00	0.00	6.78	0.50
71.00	16.85	0.33	0.00	0.00	6.80	0.50
72.00	17.00	0.33	0.00	0.00	6.82	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OnSite	6.82	72.00	0.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OnSite	2.80	0.00	0.00	0.00	2.80	0.00

Erin Santiago
Arborist FL-5705A | LIAF Inspector #2018-0214
The Santiago Group LLC
thesantiagogroupllc@gmail.com
(954) 947-1087

December 22, 2020

ISA Certified Arborist Report
The following is an arborist report for 800 Old Griffin Road in Dania Beach, FL. The purpose of this report is to identify and evaluate the condition of the trees.

This report is not a risk assessment on a Level 1, 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the tree.

Methods:
An on-site visual inspection at ground level was made on December 16 and 21, 2020 to observe the trees. The size of each tree was measured as diameter at breast height (DBH), breast height being 4.5 feet above ground utilizing diameter measure tape. Tree heights were estimated in feet. Some DBH measurements were estimated when access to the tree or tree parts could not be obtained. Canopy spread measured by wheel where possible.

The condition rating of each tree is described as Excellent, Good, Fair, or Poor. Refer to Tree Disposition Plan for tree locations, specimen appraisals, and proposed actions.

See Appendix A for Tree Inventory and Condition, Appendix B for Photographs, and Appendix C for Tree Protection Details.

Respectfully submitted,

Erin Santiago
ISA Certified Arborist FL-5705A | LIAF Inspector #2018-0214

Appendix A: Tree Inventory and Condition

Tree #	Common Name *Scientific Name*	DBH (inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Note
1	Australian Pine *Casuarina equisetifolia*	36	50	35	962	Poor	
1A	Seagrape *Coccoloba uvifera*	10	15	20	314	Fair	Multistem
2	Coconut Palm *Cocos nucifera*	8	25	18	254	Good	
3	Coconut Palm *Cocos nucifera*	8	22	20	314	Good	
4	Coconut Palm *Cocos nucifera*	8	21	20	314	Good	
5	Sabal Palm *Sabal palmetto*	10	27	14	154	Good	
6	Australian Pine *Casuarina equisetifolia*	30	50	35	962	Fair	
6A	Gumbo Limbo *Bursera simaruba*	5	12	6	28	Poor	Poor structure. Volunteer.
7	Australian Pine *Casuarina equisetifolia*	30	50	35	962	Fair	
8	Australian Pine *Casuarina equisetifolia*	30	20	25	491	Poor	Topped off for overhead utility clearance.
9	Sabal Palm *Sabal palmetto*	12	16	10	79	Good	
10	Coconut Palm *Cocos nucifera*	6	19	14	154	Good	
11	Coconut Palm *Cocos nucifera*	8	18	14	154	Good	
12	Sabal Palm *Sabal palmetto*	10	14	11	95	Good	
13	Sabal Palm *Sabal palmetto*	12	16	14	154	Good	
14	Sabal Palm *Sabal palmetto*	n/a	11	10	79	Good	Juvenile. No grey wood at 4.5 ft yet.
15	Melaleuca *Maleleuca quinquenervia*	10	20	18	254	Poor	
16	Australian Pine *Casuarina equisetifolia*	20	35	35	962	Fair	
16A	Seagrape *Coccoloba uvifera*	5	14	8	50	Fair	Volunteer
17	Australian Pine *Casuarina equisetifolia*	33	45	40	1257	Fair	
17A	Gumbo Limbo *Bursera simaruba*	3	14	7	38	Fair	Volunteer
18	Melaleuca *Maleleuca quinquenervia*	12	25	15	177	Fair	
19	Melaleuca *Maleleuca quinquenervia*	10	20	10	79	Fair	

Appendix A: Tree Inventory and Condition

Tree #	Common Name *Scientific Name*	DBH (inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Note
20	Sabal Palm *Sabal palmetto*	12	14	14	154	Good	
21	Australian Pine *Casuarina equisetifolia*	30	50	30	707	Fair	
22	Melaleuca *Maleleuca quinquenervia*	10	18	10	79	Poor	
23	Australian Pine *Casuarina equisetifolia*	20	40	35	962	Fair	
24	Australian Pine *Casuarina equisetifolia*	22	50	35	962	Fair	
25	Melaleuca *Maleleuca quinquenervia*	16	30	10	79	Fair	
26	Melaleuca *Maleleuca quinquenervia*	16	24	10	79	Poor	
27	Coconut Palm *Cocos nucifera*	8	22	20	314	Good	
28	Coconut Palm *Cocos nucifera*	7	16	17	227	Good	
29	Melaleuca *Maleleuca quinquenervia*	20	20	10	79	Good	
30	Melaleuca *Maleleuca quinquenervia*	10	30	18	254	Good	
31	Melaleuca *Maleleuca quinquenervia*	5	25	5	20	Poor	
32	Melaleuca *Maleleuca quinquenervia*	25	20	6	28	Poor	
33	Melaleuca *Maleleuca quinquenervia*	5	30	10	79	Poor	
34	Australian Pine *Casuarina equisetifolia*	36	55	25	491	Fair	
35	Sabal Palm *Sabal palmetto*	10	28	12	113	Fair	Scaffold for strangler fig
35A	Strangler Fig *Ficus aurea*	26	30	25	491	Fair	Sparse with some insect infestation. Some areas of decay throughout.
36	Melaleuca *Maleleuca quinquenervia*	8	24	8	50	poor	Severe slope. High likelihood of failure.
37	Sabal Palm *Sabal palmetto*	11	22	14	154	Fair	Severe slope
38	Australian Pine *Casuarina equisetifolia*	45	55	45	1590	Fair	
39	Strangler Fig *Ficus aurea*	42	35	45	1590	Poor	Large areas of dead wood through both codominant stems and the scaffold structure. Erosion has exposed root structure. Tree appears anchored on south side, but has poor wound response. Monitor. Recommend pruning dead wood over waterway.

Appendix A: Tree Inventory and Condition

Tree #	Common Name *Scientific Name*	DBH (inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Note
40	Australian Pine *Casuarina equisetifolia*	12	25	2	3	Poor	Exposed roots. No remaining scaffolds.
41	Gumbo Limbo *Bursera simaruba*	7	17	10	79	Fair	Mediocre structure
42	Sabal Palm *Sabal palmetto*	12	18	17	227	Good	
43	Gumbo Limbo *Bursera simaruba*	4	20	10	79	Fair	Structure impacted by shade
44	Australian Pine *Casuarina equisetifolia*	50	55	35	962	Fair	Codominance with damage
45	Coconut Palm *Cocos nucifera*	8	22	17	227	Good	
46	Coconut Palm *Cocos nucifera*	8	28	16	201	Good	
47	Coconut Palm *Cocos nucifera*	7	26	10	79	Good	
48	Gumbo Limbo *Bursera simaruba*	25	35	40	1257	fair	Canopy structure impacted by shade
49	Gumbo Limbo *Bursera simaruba*	4	12	8	50	Fair	Codominant stems. Structurally prune to promote dominant leader.
50	Australian Pine *Casuarina equisetifolia*	45	55	45	1590	Poor	Codominance
51	Australian Pine *Casuarina equisetifolia*	20	40	20	314	Fair	
52	Sabal Palm *Sabal palmetto*	11	20	12	113	Good	
53	Australian Pine *Casuarina equisetifolia*	10	35	10	79	Poor	
54	Australian Pine *Casuarina equisetifolia*	25	50	20	314	Fair	
55	Australian Pine *Casuarina equisetifolia*	40	60	50	1963	Fair	
56	Melaleuca *Maleleuca quinquenervia*	8	10	3	7	Poor	
56A	Strangler Fig *Ficus aurea*	15	11	15	177	Poor	Severe slope and damage
57	Australian Pine *Casuarina equisetifolia*	24	30	20	314	Fair	
58	Australian Pine *Casuarina equisetifolia*	24	40	35	962	Fair	
59	Australian Pine *Casuarina equisetifolia*	35	60	35	962	Fair	
60	Sabal Palm (double) *Sabal Palmetto*	20	17	18	254	Fair	Severe slope
61	Australian Pine *Casuarina equisetifolia*	35	60	35	962	Poor	Dead wood on north side

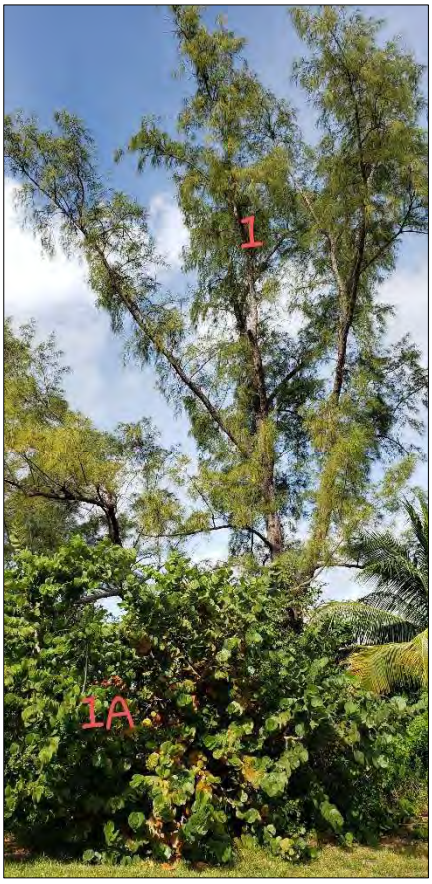
Appendix A: Tree Inventory and Condition

Tree #	Common Name *Scientific Name*	DBH (inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Note
62	Sabal Palm *Sabal palmetto*	9	18	15	177	Fair	
63	Australian Pine *Casuarina equisetifolia*	16	40	25	491	Fair	
64	Australian Pine *Casuarina equisetifolia*	18	40	20	314	Fair	
65	Australian Pine *Casuarina equisetifolia*	23	50	25	491	Fair	
66	Australian Pine *Casuarina equisetifolia*	22	35	30	707	Fair	
67	Gumbo Limbo *Bursera simaruba*	18	30	20	314	Fair	Sap seepage from wound site. Weak connections.
68	Sabal Palm *Sabal palmetto*	10	18	15	177	Good	
69	Australian Pine *Casuarina equisetifolia*	19	35	15	177	Fair	
70	Australian Pine *Casuarina equisetifolia*	5	35	8	50	Poor	
71	Sabal Palm *Sabal palmetto*	11	25	11	95	Fair	Severe slope
72	unknown	4	16	12	113	Poor	Roots eroded
73	Melaleuca *Maleleuca quinquenervia*	20	20	20	314	Poor	
74	Melaleuca *Maleleuca quinquenervia*	16	20	15	177	Fair	
75	Melaleuca *Maleleuca quinquenervia*	9	23	8	50	Fair	
76	Gumbo Limbo *Bursera simaruba*	6	22	7	38	Fair	No scaffolds
77	Melaleuca *Maleleuca quinquenervia*	20	35	25	491	Fair	
78	Gumbo Limbo *Bursera simaruba*	9	20	12	113	Fair	Mediocre structure
79	Sabal Palm *Sabal palmetto*	12	18	14	154	poor	Premature browning. Monitor for possible lethal bronzing.
80	Solitaire Palm *Ptychosperma elegans*	3	24	4	13	Fair	In conflict with overhead utility
81	Gumbo Limbo *Bursera simaruba*	17	26	25	491	fair to poor	Severe codomjnamce. Bark inclusion. Utility trimmed.
82	Ligustrum *Ligustrum japonicum*	10	10	10	79	poor	Sparse canopy with voids. Nutrient deficient.
83	California Fan Palm *Washingtonia filifera*	13	28	5	20	Fair	Chlorotic

Appendix A: Tree Inventory and Condition

Tree #	Common Name *Scientific Name*	DBH (inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Note
84	Strangler Fig *Ficus aurea*	29	27	35	962	Fair	Limited root zone on north side due to proximity to building. Surface roots crowding foundation. No apparent damage to the building from the surface. Surface root damage from parked cars. Multistem. Canopy structure impacted by competion from building and Brazilian Pepper.
85	Brazilian Pepper *Schinus terebinthifolia*			25	491		
86	Live Oak *Quercus virginiana*	6	12	10	79	Poor	Poor structure
87	Sabal Palm *Sabal palmetto*	10	20	10	79	Fair	
88	Sabal Palm *Sabal palmetto*	10	20	14	154	Good	
89	Live Oak *Quercus virginiana*	6	24	10	79	Fair	Structure impacted by competition
90	Live Oak *Quercus virginiana*	7	18	12	113	Poor	Poor structure
91	Live Oak *Quercus virginiana*	6	14	10	79	Poor	Poor structure
92	Live Oak *Quercus virginiana*	8	14	10	79	Poor	Poor structure
93	Live Oak *Quercus virginiana*	4	14	10	79	Poor	Poor structure
94	Gumbo Limbo *Bursera simaruba*	30	20	25	491	Poor	Several trees have melded and grown together. Poor structure.
95	Live Oak *Quercus virginiana*	7	17	10	79	poor	Growing inside clump of Gumbo Limbo

Appendix B: Photographs



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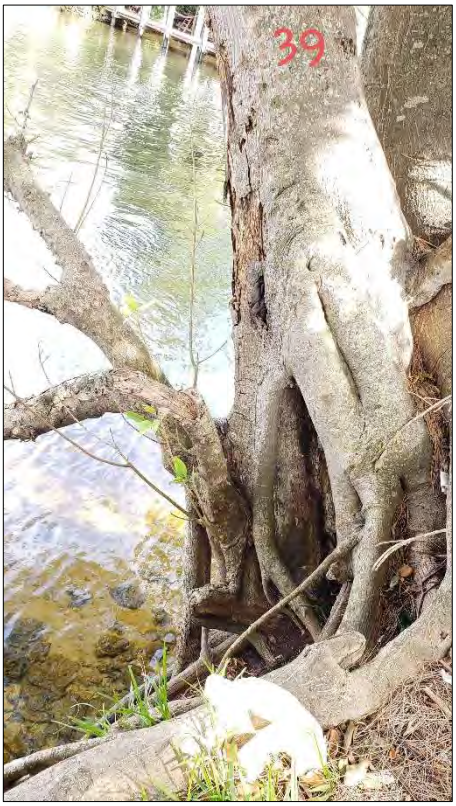

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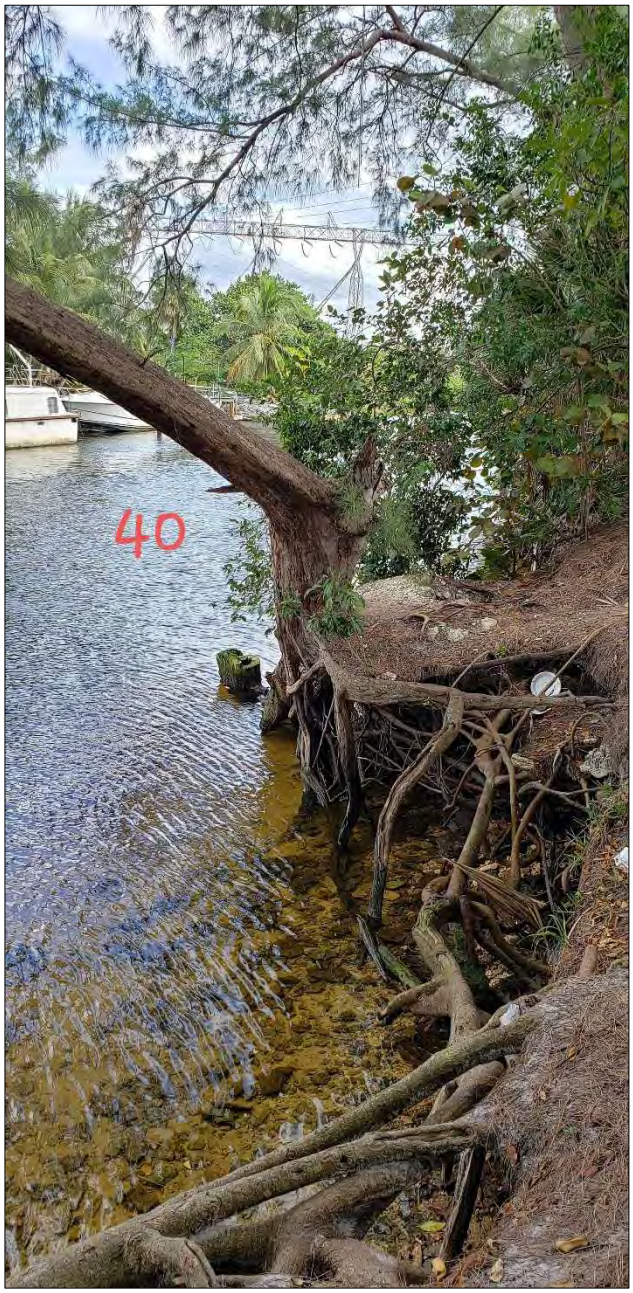

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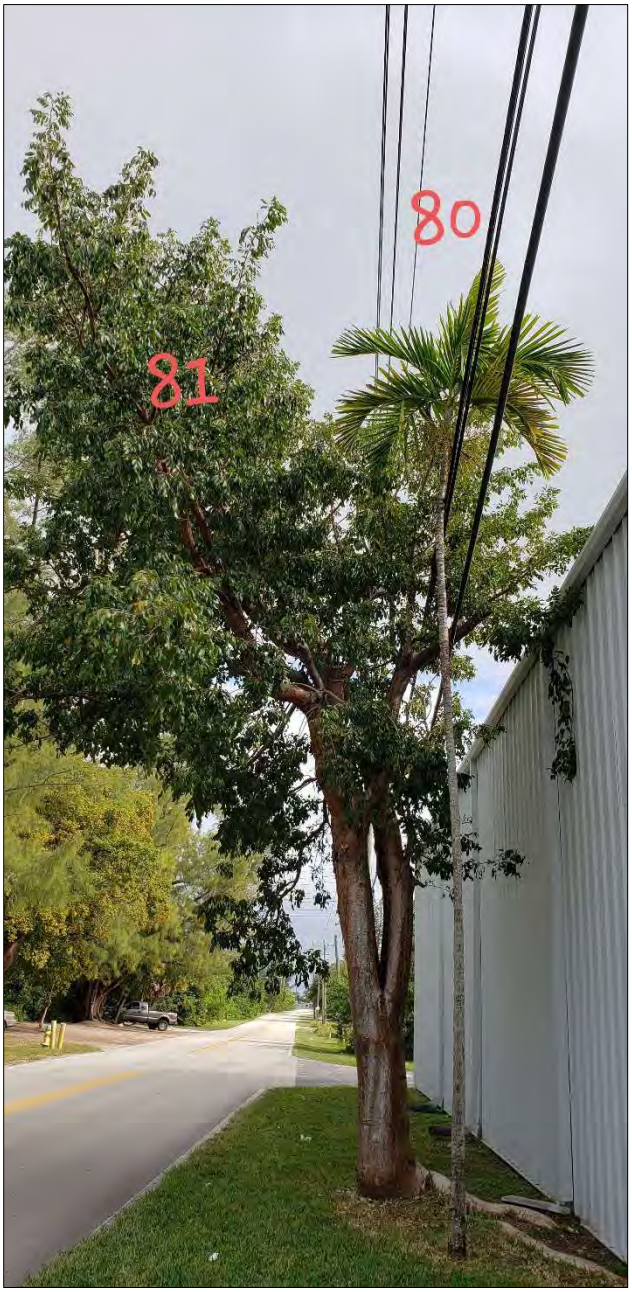

Appendix B: Photographs

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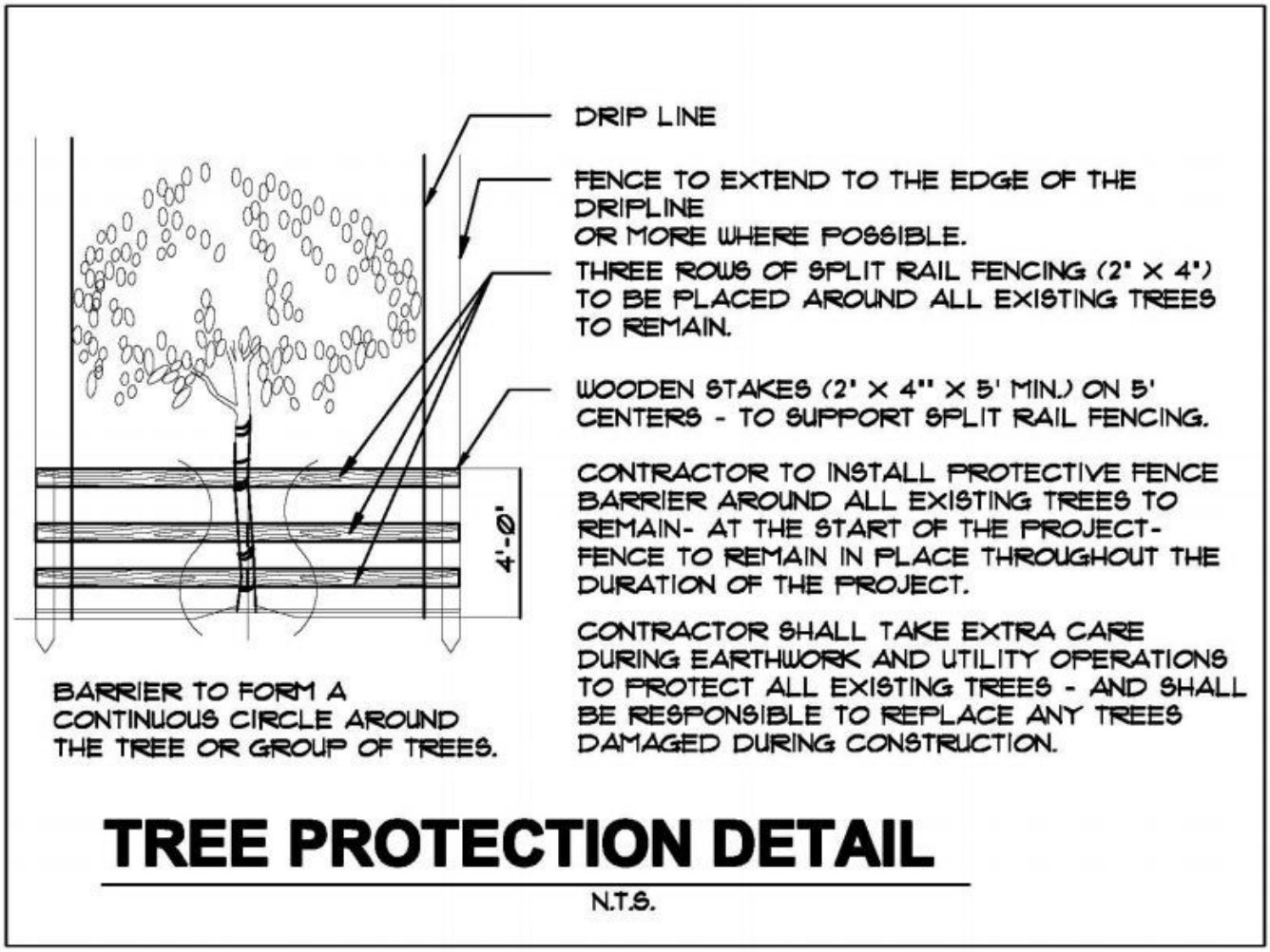
Appendix C: Tree Protection Detail



South Florida Boat Center

800 Old Griffin Road
Dania Beach, Florida

TRAFFIC STUDY

prepared for:
800 Marine Technical Center, Inc.

KBP CONSULTING, INC.

December 2018
Revised January 2021

South Florida Boat Center

800 Old Griffin Road

Dania Beach, Florida

Traffic Study

December 2018
Updated January 2021

Prepared for:
800 Marine Technical Center, Inc.

Prepared by:
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TABLE OF CONTENTS

INTRODUCTION.....1

INVENTORY.....3
Existing Land Uses and Access.....3
Proposed Land Uses and Access.....3
Roadway System.....3

TRIP GENERATION.....4

TRIP DISTRIBUTION AND ASSIGNMENT.....7
Site Circulation – Boat Storage Traffic.....7

TRAFFIC IMPACTS.....9

SUMMARY & CONCLUSIONS.....10

LIST OF FIGURES

FIGURE 1 – Project Location Map.....2
FIGURE 2 – Project Traffic – Turning Movement Volumes.....8

LIST OF TABLES

TABLE 1 – Trip Generation Summary.....5
TABLE 2 – Capacity and Level of Service Analysis.....9

Appendices

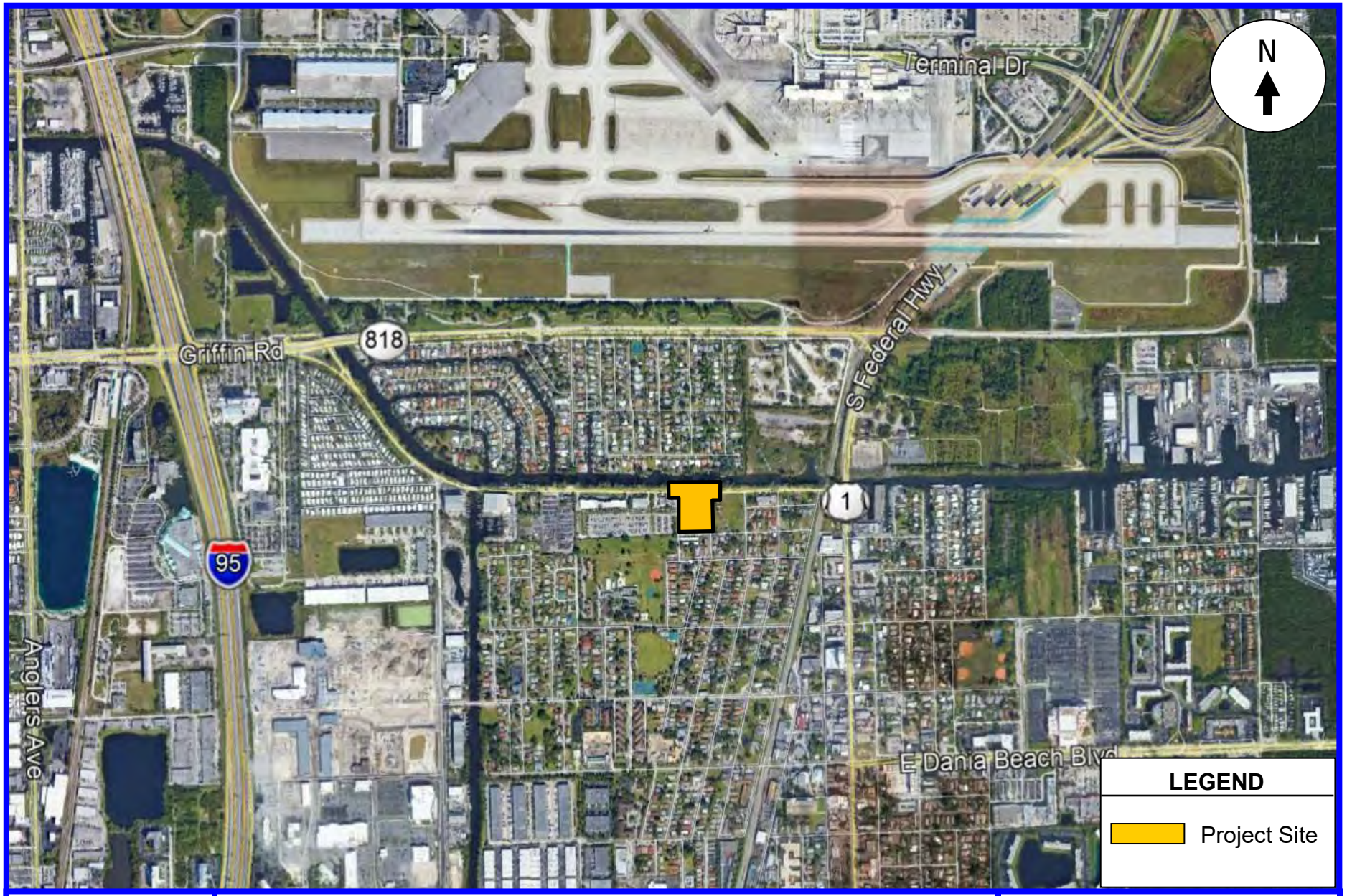
INTRODUCTION

The South Florida Boat Center is an existing marine related industrial / warehouse facility located on the south side of Old Griffin Road approximately 1,300 feet west of US 1 / Federal Highway in Dania Beach, Broward County, Florida. More specifically, the subject site is located at 800 Old Griffin Road. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by 800 Marine Technical Center, Inc. to prepare a traffic study in connection with the proposed expansion of this facility. This study addresses the trip generation characteristics of the existing and proposed development, the forecasted project traffic turning movement volumes at the primary connections to Old Griffin Road, and the traffic impacts to the adjacent street network.

This traffic study is divided into five (5) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Assignment
4. Traffic Impacts
5. Summary & Conclusions



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
South Florida Boat Center
Dania Beach, Florida

INVENTORY

Existing Land Uses and Access

The subject +/- 4.13-acre site currently contains a 26,929 square foot maintenance / industrial area and 944 square feet of office space. There is an existing informal parking area located in the southeast quadrant of the intersection at Old Griffin Road and NW 8th Avenue and a paved parking area located in the southwest quadrant of the intersection at Old Griffin Road and NW 9th Avenue. Vehicular access to this site is provided by one (1) full-access driveway on Old Griffin Road, two (2) access points on NW 8th Avenue, four (4) access points on NW 9th Avenue, and four (4) access points on NW 3rd Place. A graphic depicting the existing vehicular access points is presented in Appendix A. The parcel located south of NW 3rd Place between NW 8th Avenue and NW 9th Avenue is currently vacant. The Broward County Folio Numbers for the overall site are 5042 34 14 0270, 5042 34 00 0202, and 5042 34 14 0120.

Proposed Land Uses and Access

The subject site will be modified, and the resulting uses will consist of 24,582 square feet of maintenance / industrial area and 8,632 square feet of office space. The total building area will be 33,214 square feet. Additionally, a new boat / recreational vehicle storage area with approximately 20 spaces will be added on the currently vacant parcel located south of NW 3rd Place between NW 8th Avenue and NW 9th Avenue and 22 boat berths will be located on the north side of Old Griffin Road along the Dania Cut-Off Canal. The existing vehicular access to the site will remain. Two (2) new access points on NW 3rd Place will be provided to the proposed boat / recreational vehicle storage area. Appendix B contains the preliminary site plan for the proposed modification to the site and Appendix C contains a graphic depicting the future access points to the site.

Roadway System

Old Griffin Road is a two-lane minor arterial roadway oriented in the east-west direction. This facility extends from US 1 / State Road 5 / Federal Highway to Griffin Road – a distance of approximately one (1) mile. The posted speed limit on Old Griffin Road is 40 miles per hour (mph). The remaining roadways serving the study area are two-lane locally maintained facilities.

TRIP GENERATION

A trip generation analysis has been conducted for the existing and proposed development on this site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate land use categories and corresponding rates / equations for the existing and proposed development are as follows:

GENERAL LIGHT INDUSTRIAL (ITE LAND USE #110)

- Weekday: $T = 3.79 (X) + 57.96$
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $Ln(T) = 0.74 Ln(X) + 0.39$ (88% in / 12% out)
- PM Peak Hour: $Ln(T) = 0.69 Ln(X) + 0.43$ (13% in / 87% out)

SMALL OFFICE BUILDING (ITE LAND USE #712)

- Weekday: $T = 16.19 (X)$
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 1.92 (X)$ (83% in / 17% out)
- PM Peak Hour: $T = 2.45 (X)$ (32% in / 68% out)

GENERAL OFFICE BUILDING (ITE LAND USE #710)

- Weekday: $Ln(T) = 0.97 Ln(X) + 2.50$
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 1.16 (X)$ (86% in / 14% out)
- PM Peak Hour: $Ln(T) = 0.95 (X) + 0.36$ (16% in / 84% out)

MARINA (ITE LAND USE #420)

- Weekday: $T = 2.41 (X)$
  where T = number of trips and X = number of berths
- AM Peak Hour: $T = 0.07 (X)$ (33% in / 67% out)
- PM Peak Hour: $T = 0.21 (X)$ (60% in / 40% out)

The referenced ITE Manual does not contain trip generation data for boat and recreational vehicle parking / storage areas. Our experience and reviews of similar sites suggests that vehicular activity on a daily and peak hour basis is rare. However, for the purposes of this analysis, we have aggressively estimated that 30% of the proposed spaces will be active on a daily basis generating approximately 12 trips per day with four (4) trips (2 inbound and 2 outbound) in both the AM and PM peak hours.

Utilizing the previously identified trip generation rates and equations from the referenced ITE Manual as well as the assumptions for the boat / recreational vehicle storage area, a trip generation analysis was undertaken for the existing and proposed development. The results of this effort are documented in Table 1 below and the trip generation data from the referenced ITE publication is presented in Appendix D.

Table 1
South Florida Boat Center
Trip Generation Analysis
800 Old Griffin Road - Dania Beach, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Industrial	26,929 SF	160	15	2	17	2	13	15
Small Office	944 SF	15	2	0	2	1	1	2
Sub-Total (Existing)	**27,873 SF**	**175**	**17**	**2**	**19**	**3**	**14**	**17**
Proposed								
Maintenance / Industrial	24,582 SF	151	14	2	16	2	12	14
General Office	8,632 SF	99	9	1	10	2	9	11
Marina	22 Berths	53	1	1	2	3	2	5
Boat / RV Parking Area	20 Spaces	12	2	2	4	2	2	4
Sub-Total (Proposed)	**33,214 SF**	**315**	**26**	**6**	**32**	**9**	**25**	**34**
Difference (Proposed - Existing)		**140**	**9**	**4**	**13**	**6**	**11**	**17**

Compiled by: KBP Consulting, Inc. (January 2021).
Source: ITE Trip Generation Manual (10th Edition).

As indicated in Table 1 above, the proposed project is anticipated to generate 315 daily vehicle trips, 32 AM peak hour vehicle trips (26 inbound and 6 outbound) and 34 vehicle trips (9 inbound and 25 outbound) during the typical afternoon peak hour.

When compared with the trips generated by the existing development on this site, this represents an increase of 140 daily vehicle trips, an increase of thirteen (13) AM peak hour vehicle trips, and an increase of seventeen (17) PM peak hour vehicle trips.

TRIP DISTRIBUTION AND ASSIGNMENT

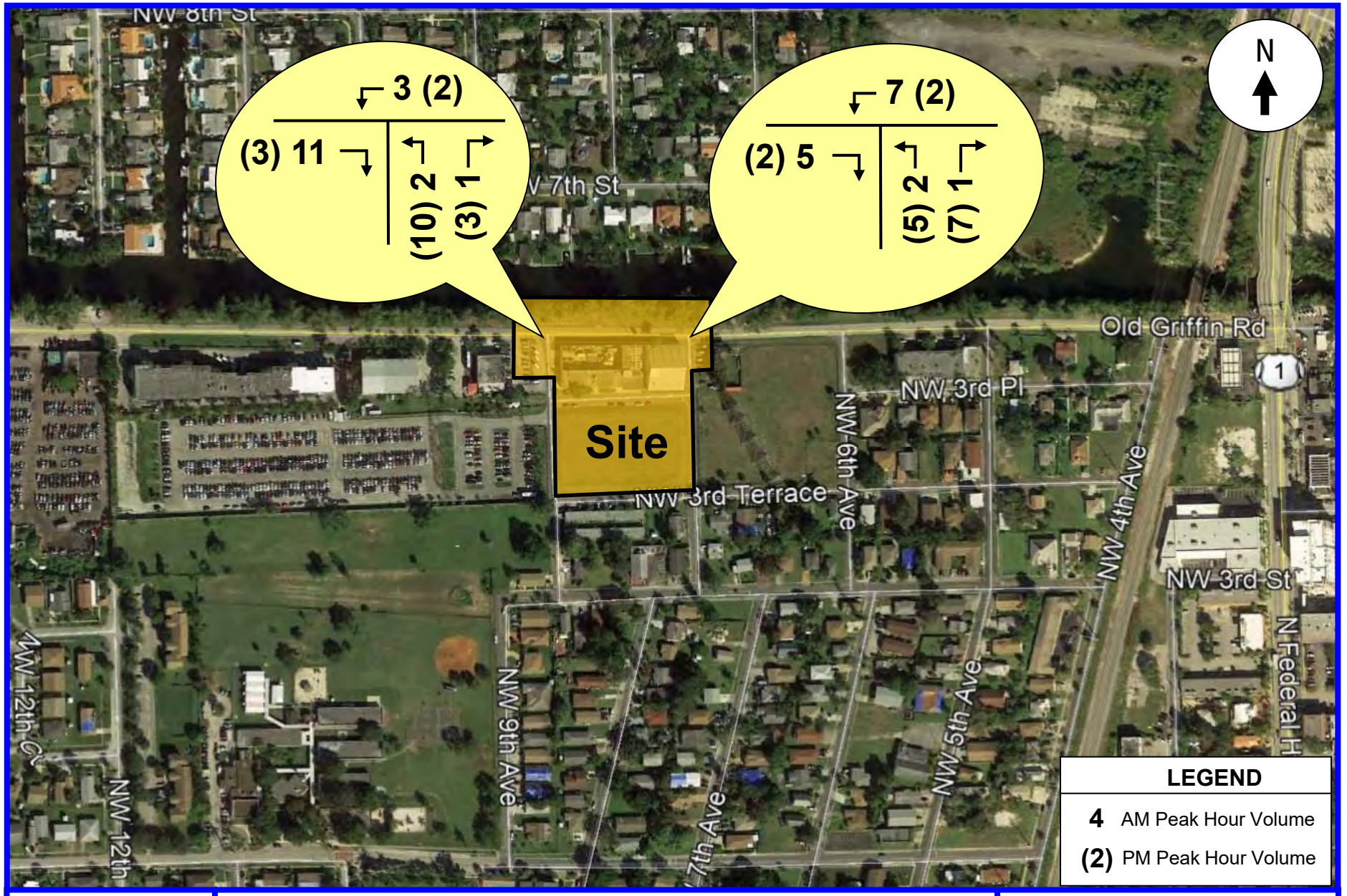
Given the surrounding transportation network, it is projected that all of the vehicular traffic associated with the South Florida Boat Center site will enter and exit via Old Griffin Road. Furthermore, based upon the configuration of the transportation network and the region's land uses, the following trip distribution pattern has been developed:

- 60% to and from the west via Old Griffin Road
    - 25% to and from the north via I-95
    - 25% to and from the south via I-95
    - 10% to and from the west via Griffin Road (State Road 818)
- 40% to and from the east via Old Griffin Road
    - 20% to and from the north via US 1 / Federal Highway
    - 20% to and from the south via US 1 / Federal Highway

Based upon the trip distribution patterns described above, the project traffic assignments were developed for the intersections of Old Griffin Road and NW 8th Avenue and Old Griffin Road and NW 9th Avenue. The resulting project traffic turning movement volumes at these intersections are depicted in Figure 2 on the following page.

Site Circulation – Boat Storage Traffic

Directional signs will be included on and around the site to guide boat storage traffic into the site utilizing NW 8th Avenue (as opposed to NW 9th Avenue). From NW 8th Avenue the boat storage traffic will be directed to proceed west on NW 3rd Place to enter through the western access driveway to the storage area. Exiting boat storage traffic will be directed to utilize the eastern site driveway.



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Project Traffic – Turning Movement Volumes

FIGURE 2
South Florida Boat Center
Dania Beach, Florida

TRAFFIC IMPACTS

In order to assess the likely traffic impacts of the proposed modifications to the South Florida Boat Center on the surrounding roadway network, the roadway capacities and current volumes of Old Griffin Road, Griffin Road, and US 1 / Federal Highway were obtained from the latest Broward County Level of Service (LOS) and Capacity Tables. This information along with the additional project traffic associated with the expanded facilities is summarized in Table 2 below.

Table 2
South Florida Boat Center
Capacity and Level of Service Analysis
800 Old Griffin Road - Dania Beach, Florida

		Daily				PM Peak Hour			
Roadway	**Lanes**	**Capacity (vpd)**	**2019 Volume (vpd)**	**Project Traffic (vpd)**	**% Impact**	**Capacity (vph)**	**2019 Volume (vph)**	**Project Traffic (vph)**	**% Impact**
Old Griffin Road									
- Griffin Rd to NW 8th / 9th Ave	2L	13,320	6,600	84	0.63%	1,197	627	10	0.84%
- NW 8th / 9th Ave to US 1	2L	13,320	6,600	56	0.42%	1,197	627	7	0.58%
Griffin Road									
- Old Griffin Road to I-95	6LD	59,900	35,500	84	0.14%	5,390	3,373	10	0.19%
US 1 / Federal Highway									
- North of Old Griffin Road	4LD	32,400	42,500	28	0.09%	2,920	4,038	4	0.14%
- South of Old Griffin Road	5L	32,400	42,500	28	0.09%	2,920	4,038	3	0.10%

Compiled by: KBP Consulting, Inc. (January 2021).
Source: Broward County Capacity and Level of Service Analysis 2019 & 2040.

As indicated above, the project traffic impacts (as related to roadway capacity) associated with the proposed modifications are, in all cases, well below 1.0% during the daily and PM peak hour. As such, the traffic impacts attributed to this proposed modification to the South Florida Boat Center are considered to be insignificant or, “de minimis”.

SUMMARY & CONCLUSIONS

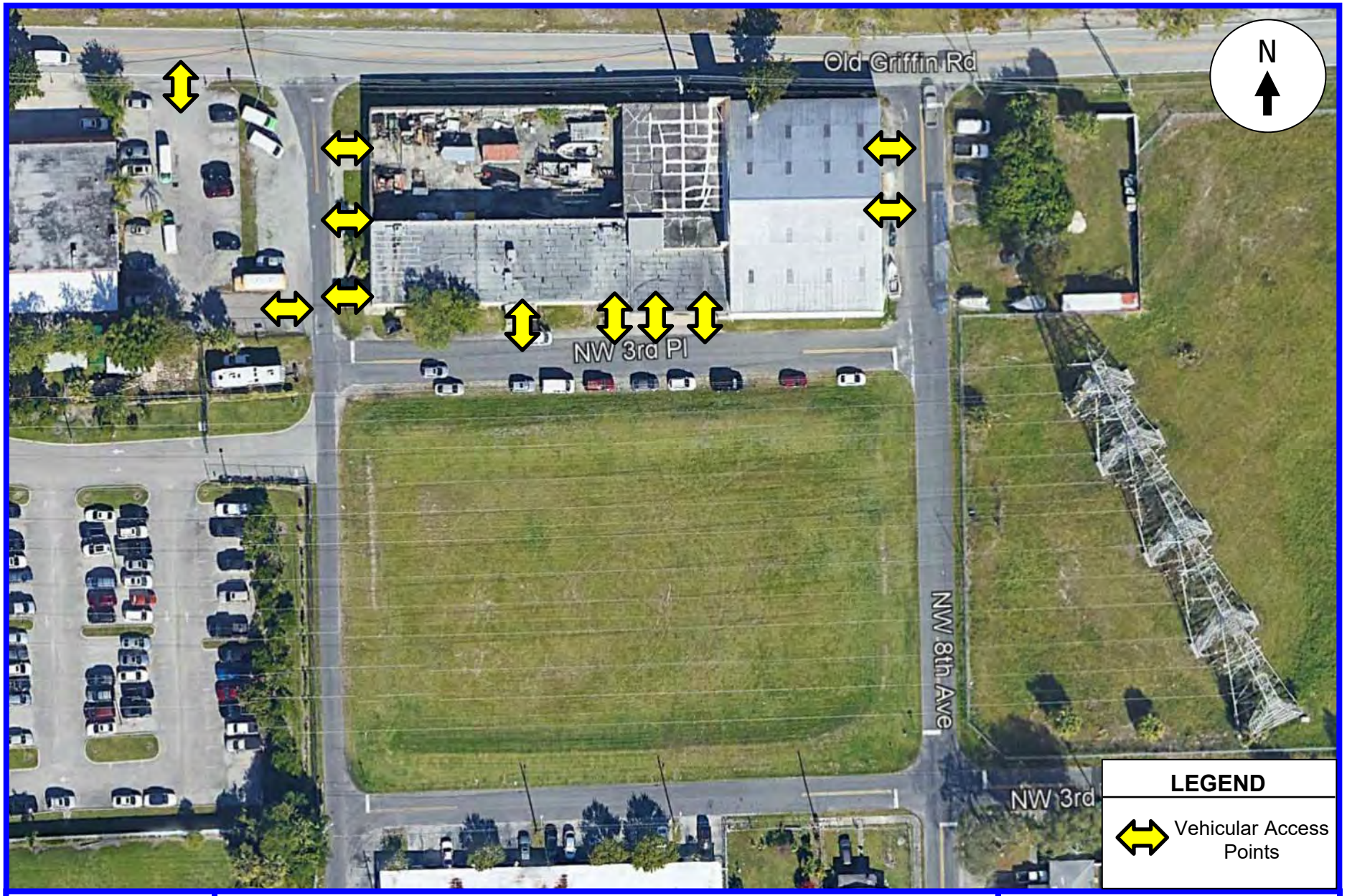
The South Florida Boat Center is an existing marine related industrial / warehouse facility located on the south side of Old Griffin Road approximately 1,300 feet west of US 1 / Federal Highway in Dania Beach, Broward County, Florida. The subject site will be modified, and the resulting uses will consist of 24,582 square feet of maintenance / industrial area and 8,632 square feet of office space. The total building area will be 33,214 square feet. Additionally, a new boat / recreational vehicle storage area with approximately 20 spaces will be added on the currently vacant parcel located south of NW 3rd Place between NW 8th Avenue and NW 9th Avenue and 22 boat berths will be located on the north side of Old Griffin Road along the Dania Cut-Off Canal. The existing vehicular access to the site will remain. Two (2) new access points on NW 3rd Place will be provided to the proposed boat / recreational vehicle storage area.

The trip generation analysis indicates that the proposed project is anticipated to generate 315 daily vehicle trips, 32 AM peak hour vehicle trips (26 inbound and 6 outbound) and 34 vehicle trips (9 inbound and 25 outbound) during the typical afternoon peak hour. When compared with the trips generated by the existing development on this site, this represents an increase of 140 daily vehicle trips, an increase of thirteen (13) AM peak hour vehicle trips, and an increase of seventeen (17) PM peak hour vehicle trips. The increase in traffic associated with the proposed development is considered “de minimis” and will have a negligible impact on the surrounding transportation network.

Appendix A

South Florida Boat Center

Existing Vehicular Access Points



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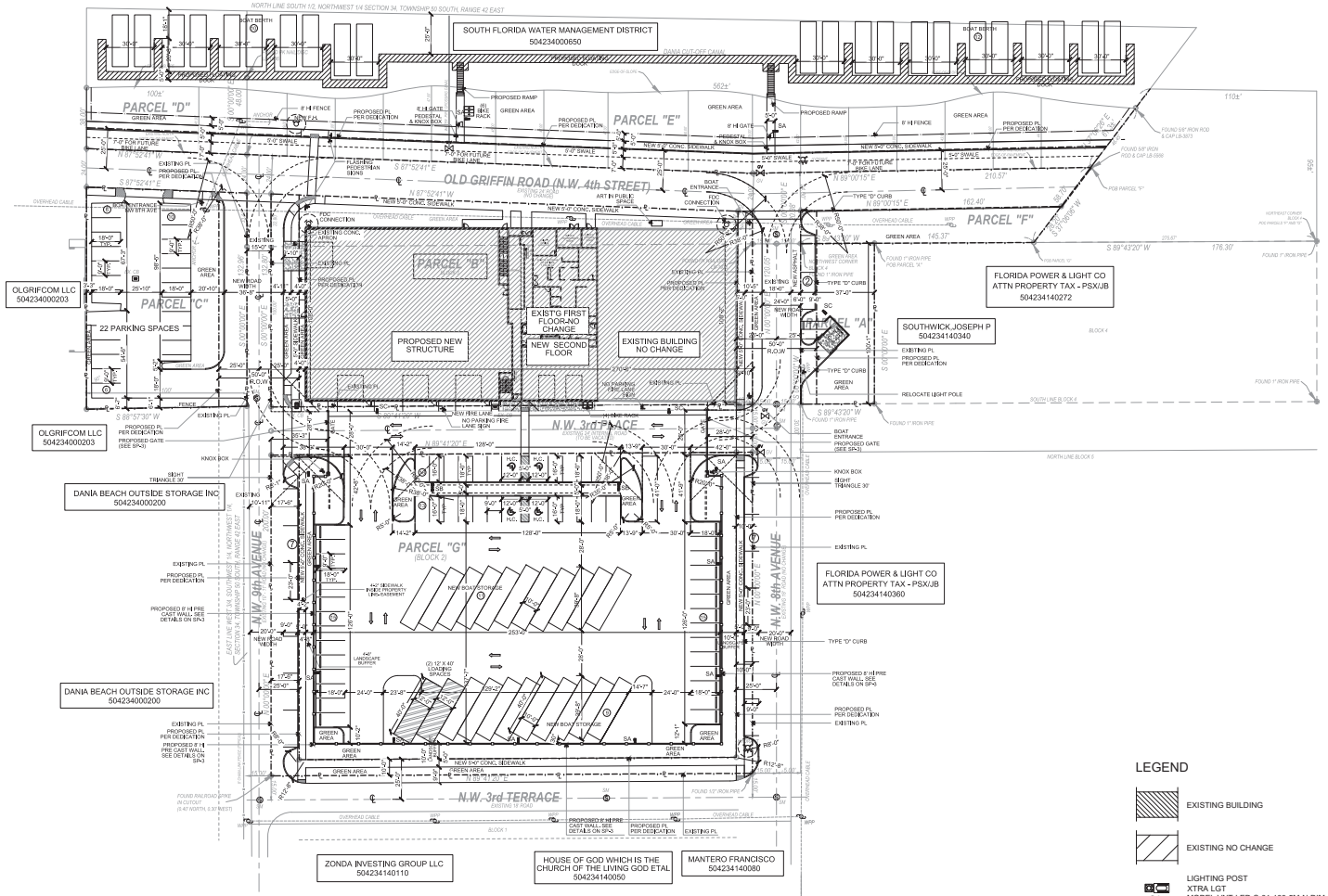
Existing Vehicular Access Points

FIGURE A-1
South Florida Boat Center
Dania Beach, Florida

Appendix B

South Florida Boat Center

Preliminary Site Plan



800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LOCATION MAP

SCALE: N.T.S.

ZONING:	MA- MARINE
USE:	MAINTENANCE AND REPAIR SHOP
CONSTRUCTION TYP:	V-B
FOLIO NUMBER	504234140270

PLAT:DANIA MANOR CORR PLAT 10-53 B

WIND LOAD DESIGN:	170 MPH 3 SEC. GUST
	EXPOSURE "C"
EXIST'G FINISH FLOOR	REFER TO C-2

BUILDING CODE: FLORIDA BUILDING CODE 2017
FLORIDA FIRE PREVENTION CODE 6TH EDITION

EXIST'G SITE DATA:

PARCEL A	4,603. SQ. FT.
PARCEL B	37,927 SQ. FT.
PARCEL C	13,573 SQ. FT.
PARCEL D	8,859 SQ. FT.
PARCEL E	51,472 SQ. FT.
PARCEL F	3,283 SQ. FT.
PARCEL G	60,027 SQ.FT.
TOTAL SITE 4.12 ACRES	179,744 SQ. FT.
FIRST FLOOR	27,887 SQ. FT.
SECOND FLOOR (NEW)	5,326 SQ. FT.
TOTAL=	33,213 SQ. FT.
EXISTING MAINTENANCE BUILDING	13,166 SQ. FT.
PROPOSED STRUCTURE FIRST FLOOR	14,722 SQ. FT.
PROPOSED SECOND FLOOR	5,326 SQ. FT.
TOTAL =	33,213 SQ.FT.

COVERAGE

	REQUIRED	PROPOSED
BUILDING		27,887 SQ. FT.=
PARKING AREA		49,285 SQ. FT.
LANDSCAPE AREA		77,444 SQ. FT.
IMPERVIOUS AREA		106,633 SQ.FT. = 59%
PERVIOUS AREA		73,111 SQ. FT.= 41%

PARCEL B-G

SETBACKS	REQUIRED	PROPOSED	DEVIATION
STREET (N)	30'-0"	VARIES- MIN.0'-0"	30'-0"
AB. RESID. (S)	50'-0"	222'-8"	0'-0"
STREET (E)	30'-0"	VARIES- MIN.0'-0"	30'-0"
STREET (W)	30'-0"	VARIES- MIN.4'-0"	26'-0"

REQUIRED PARKING:

EXIST'G/NEW MANUFACTURE & REPAIR: 33,214 SQ/FT / 500 SQ/FT	67
(1) SPACE PER 10 MARINE STORAGE (20):	2
(1) SPACE PER BOAT BERTH	22
TOTAL REQUIRED	89 SPACES

PROVIDED:

ON-SITE STANDARD	74 SPACES
ON-SITE HANDICAP	4 SPACES
OFF-SITE STANDARD	16 SPACES
TOTAL PROVIDED	94 SPACES

BICYCLE PARKING REQUIREMENT (10%): 10 PARKING PROVIDED

LOADING SPACES REQUIREMENT: (2) 12' x 40' SPACES REQUIRED

NOTES:

1. NO SERVICE, REPAIR OR VEHICLE WASHING ACTIVITIES SHALL BE PERMITTED ON THE PREMISES.
2. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM.
3. JET-SKIS AND MOTORCYCLES SHALL NOT BE STORED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIALLY-ZONED PROPERTY.
4. NO SIGNS ARE PROPOSED.
5. COMMERCIAL PROPERTIES UNDER CONSTRUCTION ARE REQUIRED TO PROVIDE SECURITY FENCING WITH SCREENING SHOWING PROJECT RENDERING WHEN ADJACENT TO ROW. USE OF CITY LOGO REQUIRES CITY COMMISSION APPROVAL.
6. NW 3ER PLACE WILL ONLY HAVE TRAFFIC FROM WEST TO EAST.NO BOAT TRAILER WILL BE ALLOW TO EXIT ON NW 9TH AVENUE
7. ACCESS SHALL BE CONTROLLED BY A SECURITY GATE
8. THE DOCKS ON PARCELS E & D ARE DEVELOPED AS PART OF THE MAIN DEVELOPMENT TO THE SOUTH

LEGEND

- EXISTING BUILDING
- EXISTING NO CHANGE
- SA — LIGHTING POST XTRA LGT MODEL VNT-LED-S-01-100-5M-N-DIM-5-20 14' HI
- SC — LIGHTING POST XTRA LGT MODEL VNT-LED-S-01-100-4S-N-DIM-5-20
- SB — LIGHTING POST XTRA LGT MODEL VNT-LED-S-01-100-3M-N-DIM-5-20 14' HI

REVISIONS:

1	1-7-21

LAWRENCE WAGER, ARCHITECT
CHRIS MCGRIFF, ARCHITECT

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001950

800 OLD GRIFFIN LLC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 5-29-2019
PROJECT NUMBER: 08-16
SHEET NUMBER: MSP-1

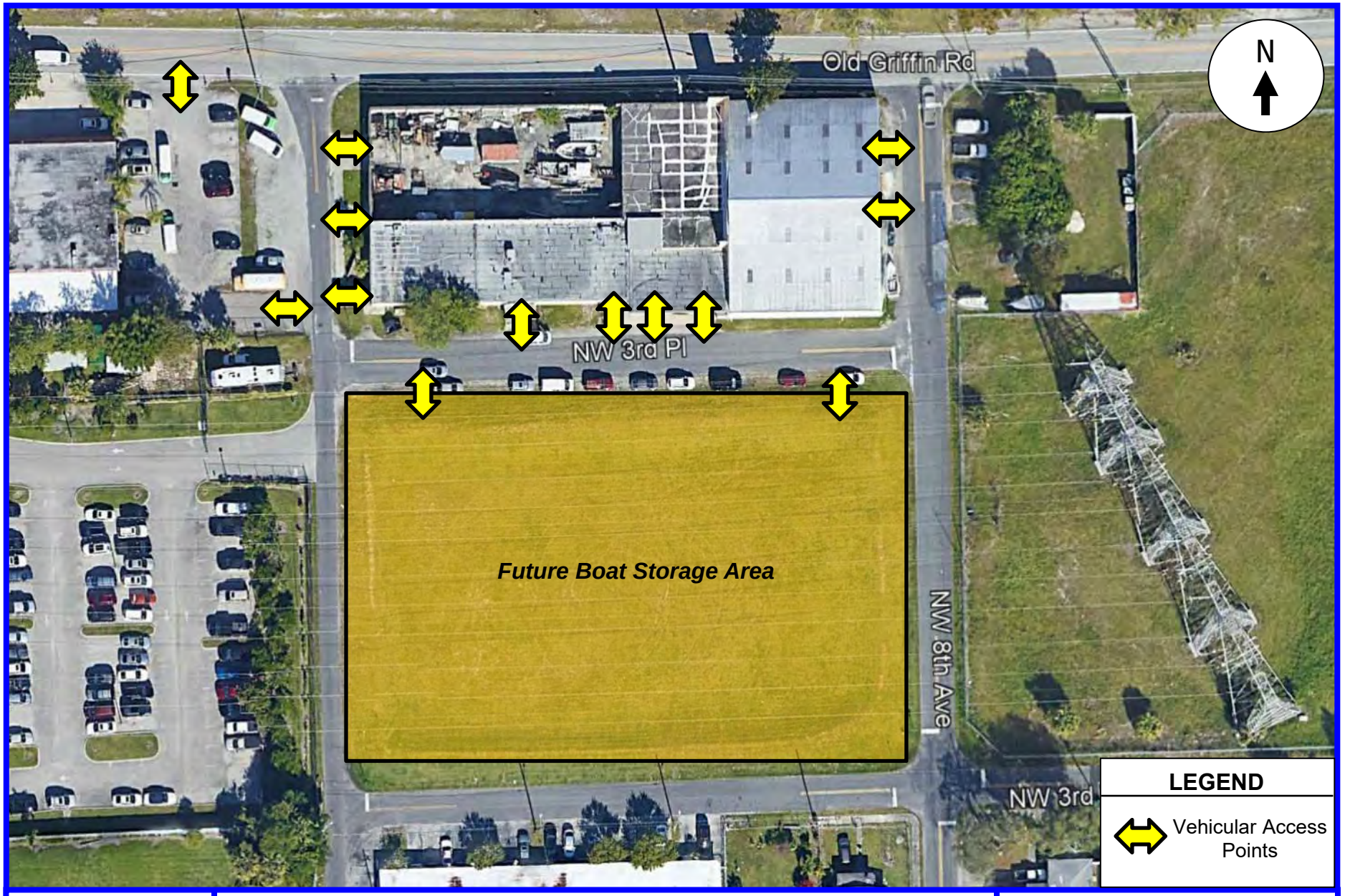
1 MSP-1 MASTER SITE PLAN

SCALE: 1:400

Appendix C

South Florida Boat Center

Future Vehicular Access Points



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Future Vehicular Access Points

FIGURE C-1
South Florida Boat Center
Dania Beach, Florida

Appendix D

South Florida Boat Center

ITE Trip Generation Data

General Light Industrial
(110)

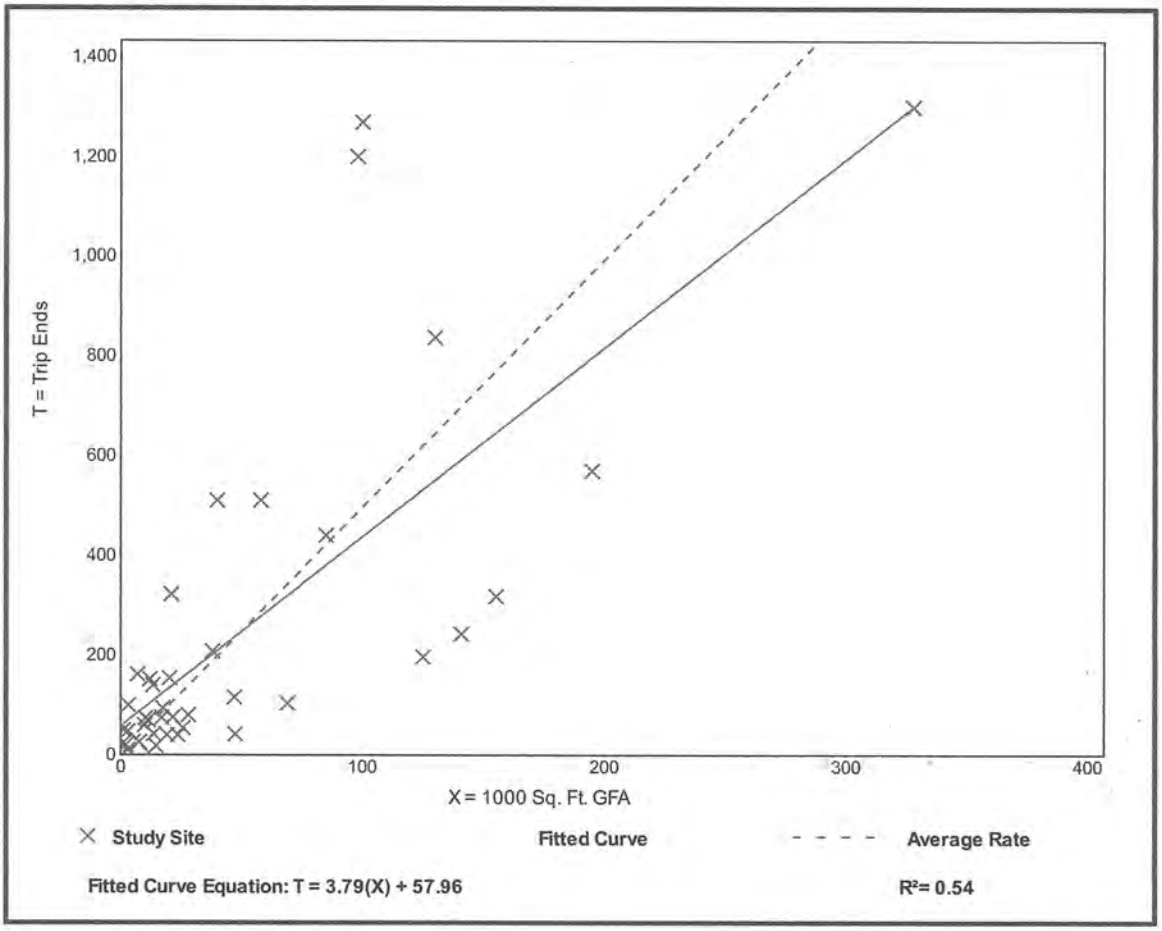
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 40
1000 Sq. Ft. GFA: 49
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.96	0.34 - 43.86	4.20

Data Plot and Equation



Fitted Curve Equation: T = 3.79(X) + 57.96

R^2= 0.54

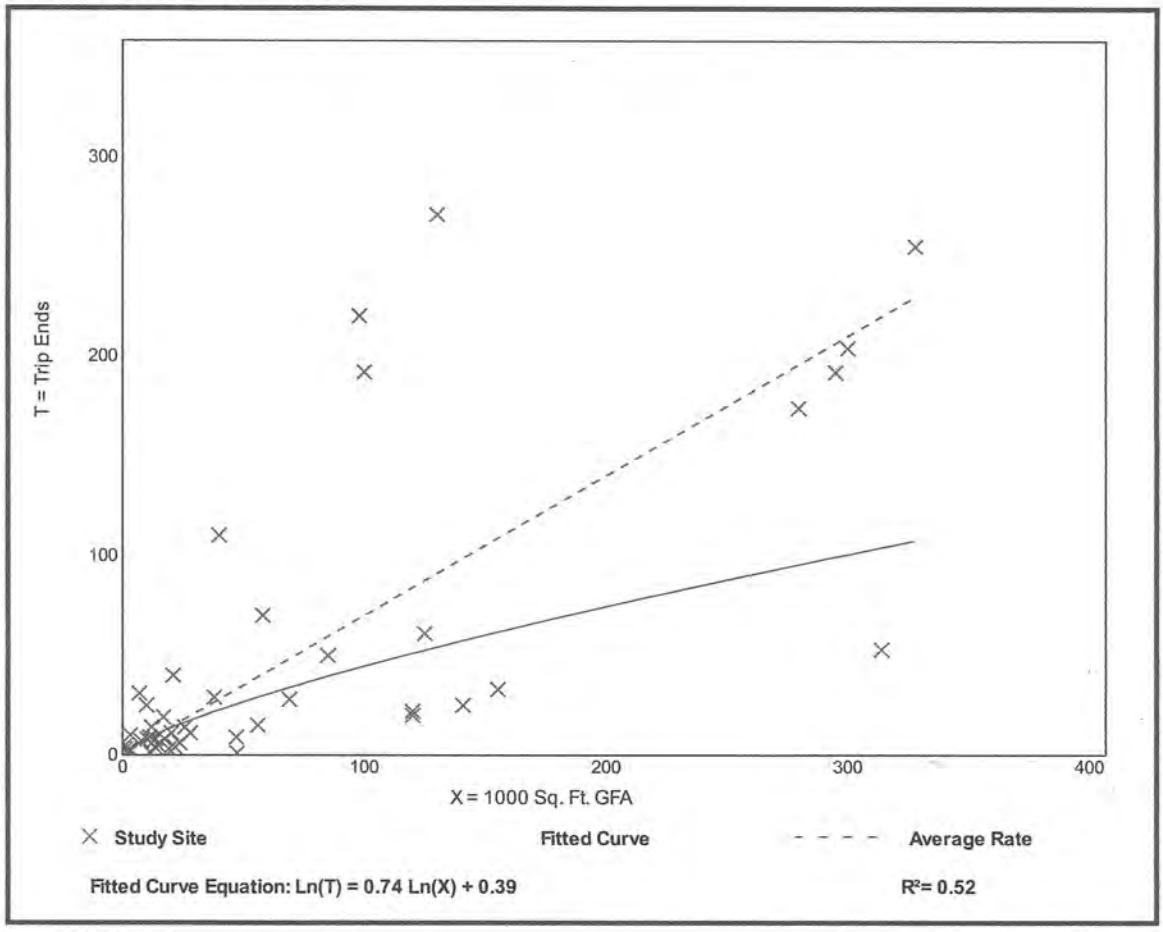
General Light Industrial
(110)

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: 45
1000 Sq. Ft. GFA: 73
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

Data Plot and Equation



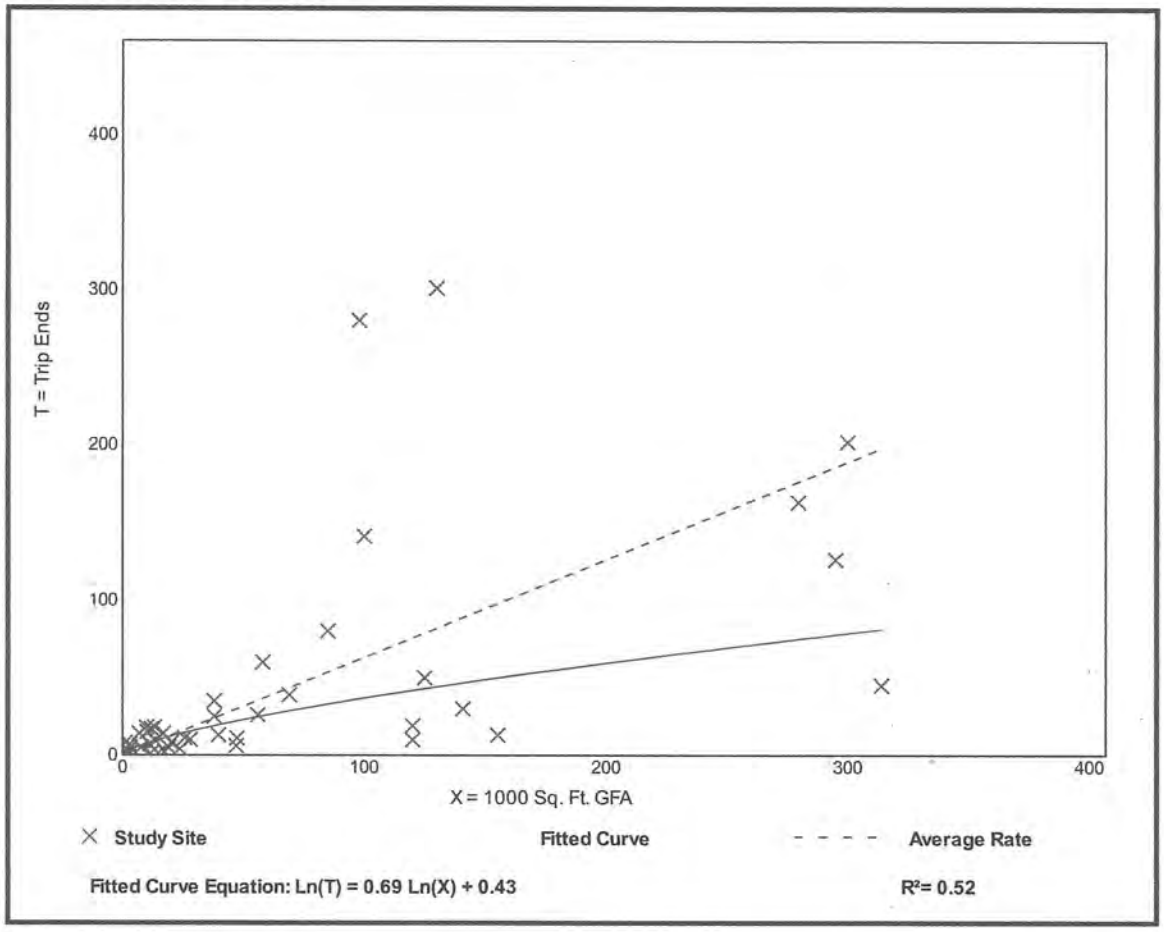
General Light Industrial
(110)

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: 44
1000 Sq. Ft. GFA: 67
Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.69 Ln(X) + 0.43

R^2= 0.52

General Office Building
(710)

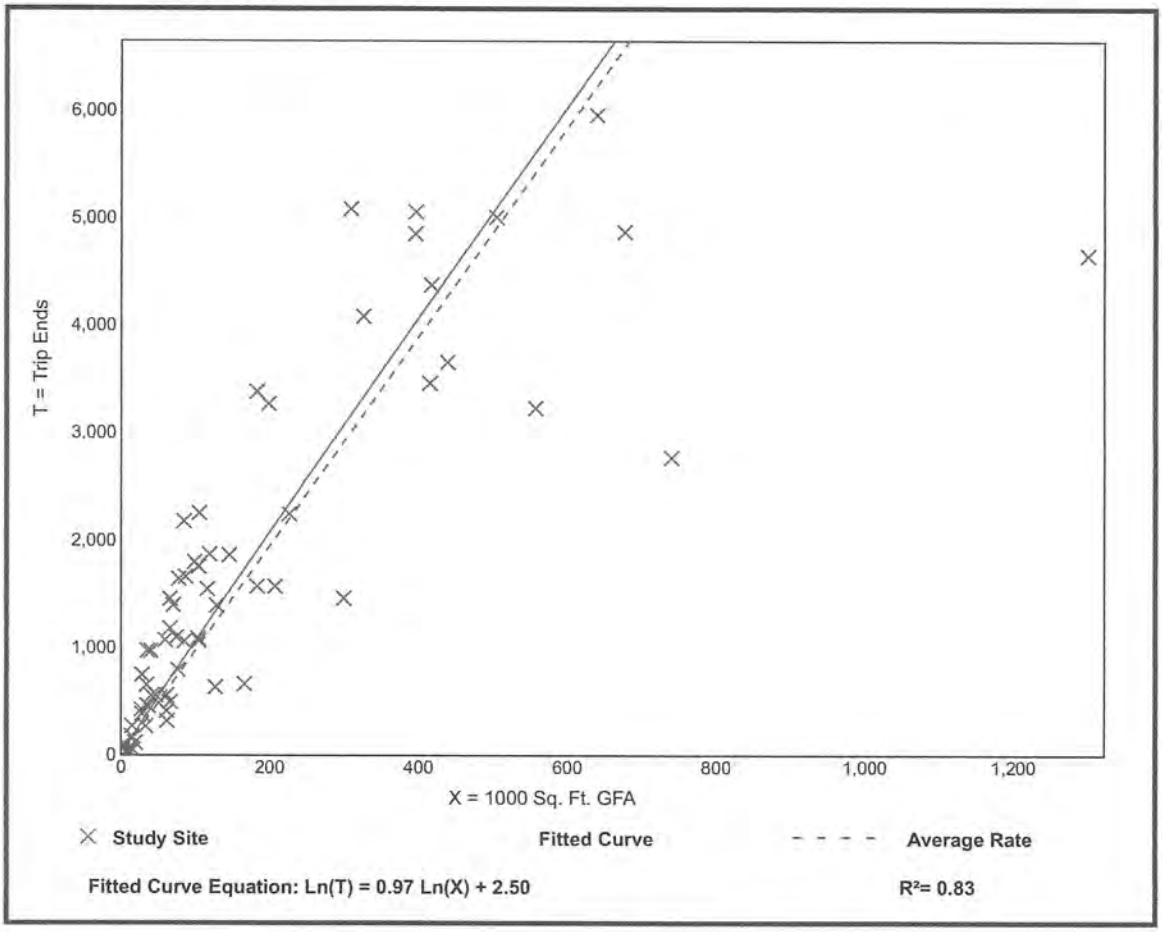
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 66
1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.97 Ln(X) + 2.50

R^2= 0.83

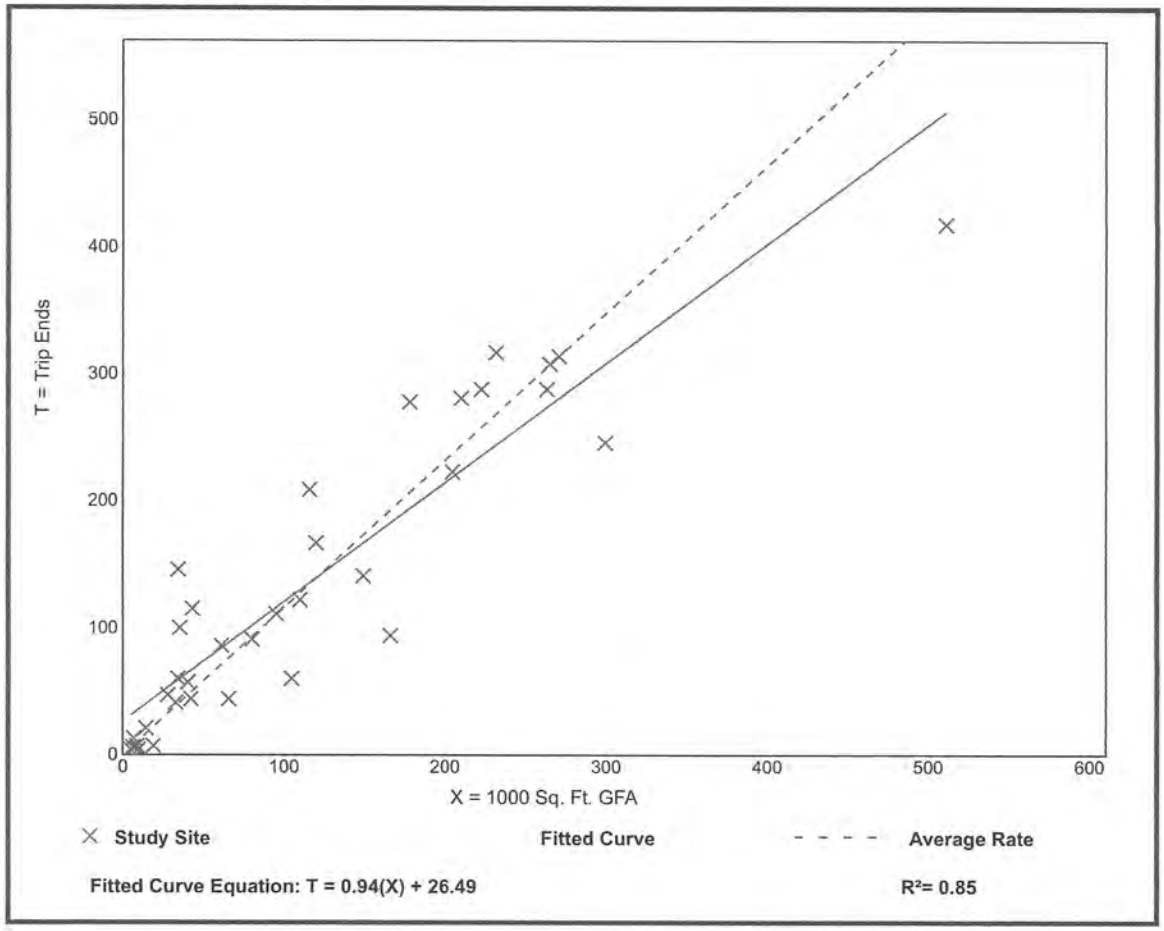
General Office Building
(710)

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: 35
1000 Sq. Ft. GFA: 117
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



Fitted Curve Equation: T = 0.94(X) + 26.49

R^2= 0.85

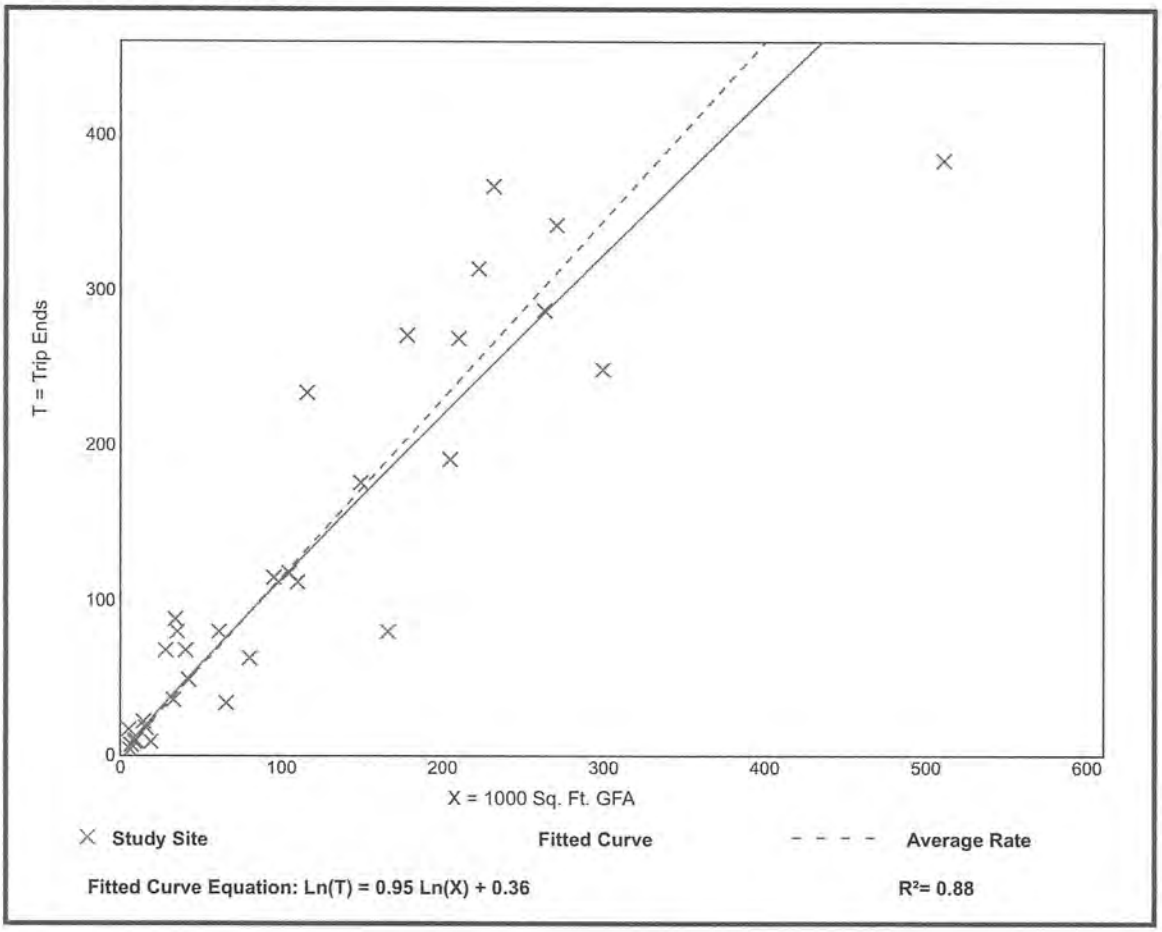
General Office Building
(710)

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: 32
1000 Sq. Ft. GFA: 114
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.95 Ln(X) + 0.36

R^2= 0.88

Small Office Building
(712)

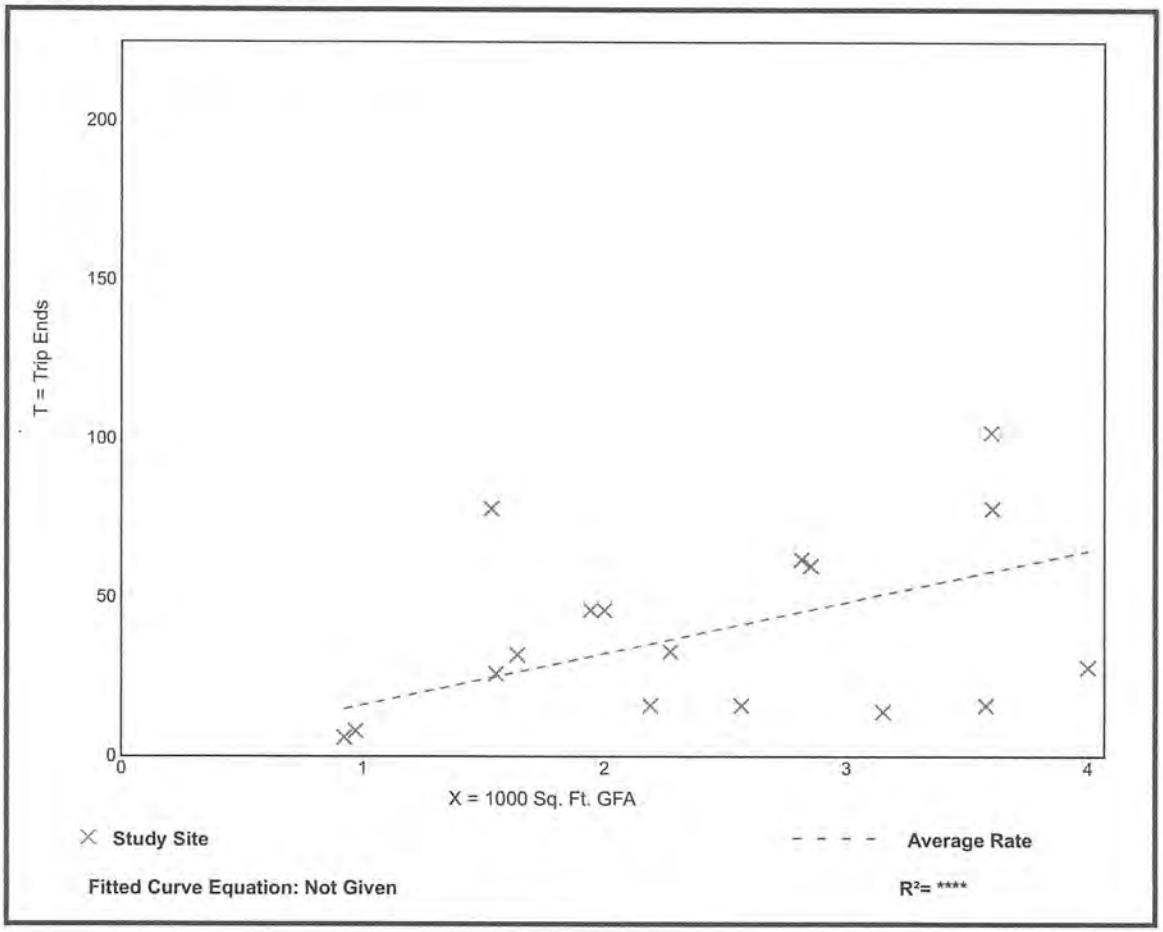
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 17
1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.19	4.44 - 50.91	11.03

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

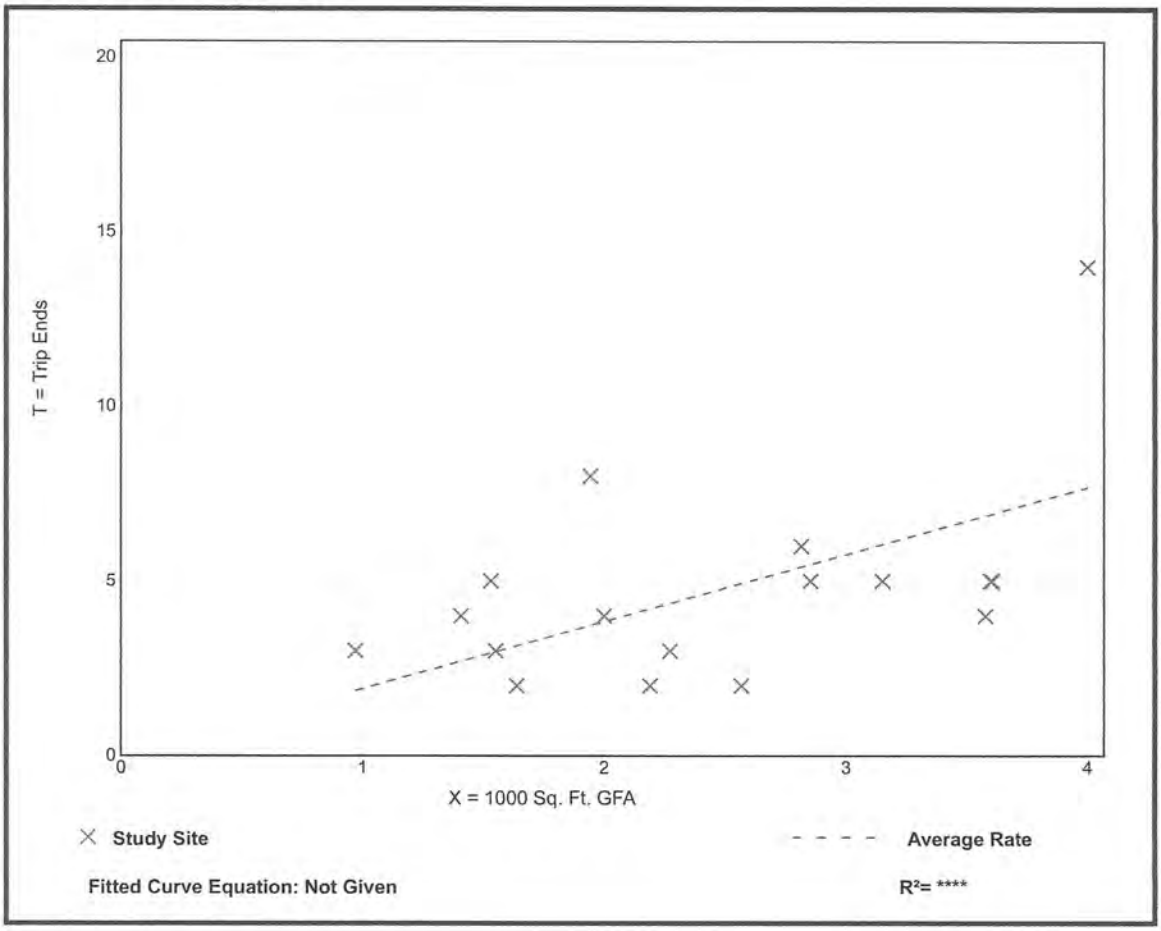
Small Office Building
(712)

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: 17
1000 Sq. Ft. GFA: 2
Directional Distribution: 83% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.92	0.78 - 4.12	0.97

Data Plot and Equation



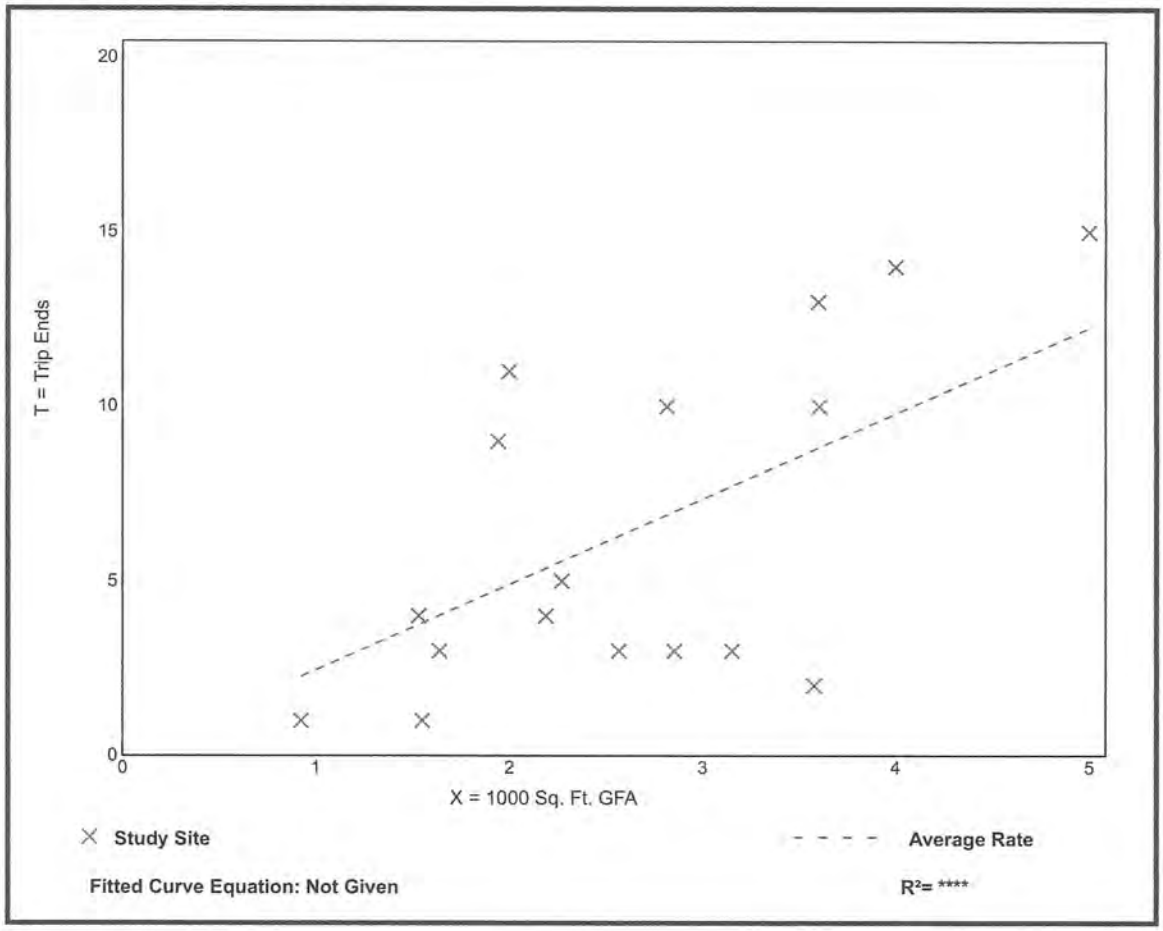
Small Office Building
(712)

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: 17
1000 Sq. Ft. GFA: 3
Directional Distribution: 32% entering, 68% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.45	0.56 - 5.50	1.38

Data Plot and Equation



Marina
(420)

Vehicle Trip Ends vs: **Berths**
On a: **Weekday**

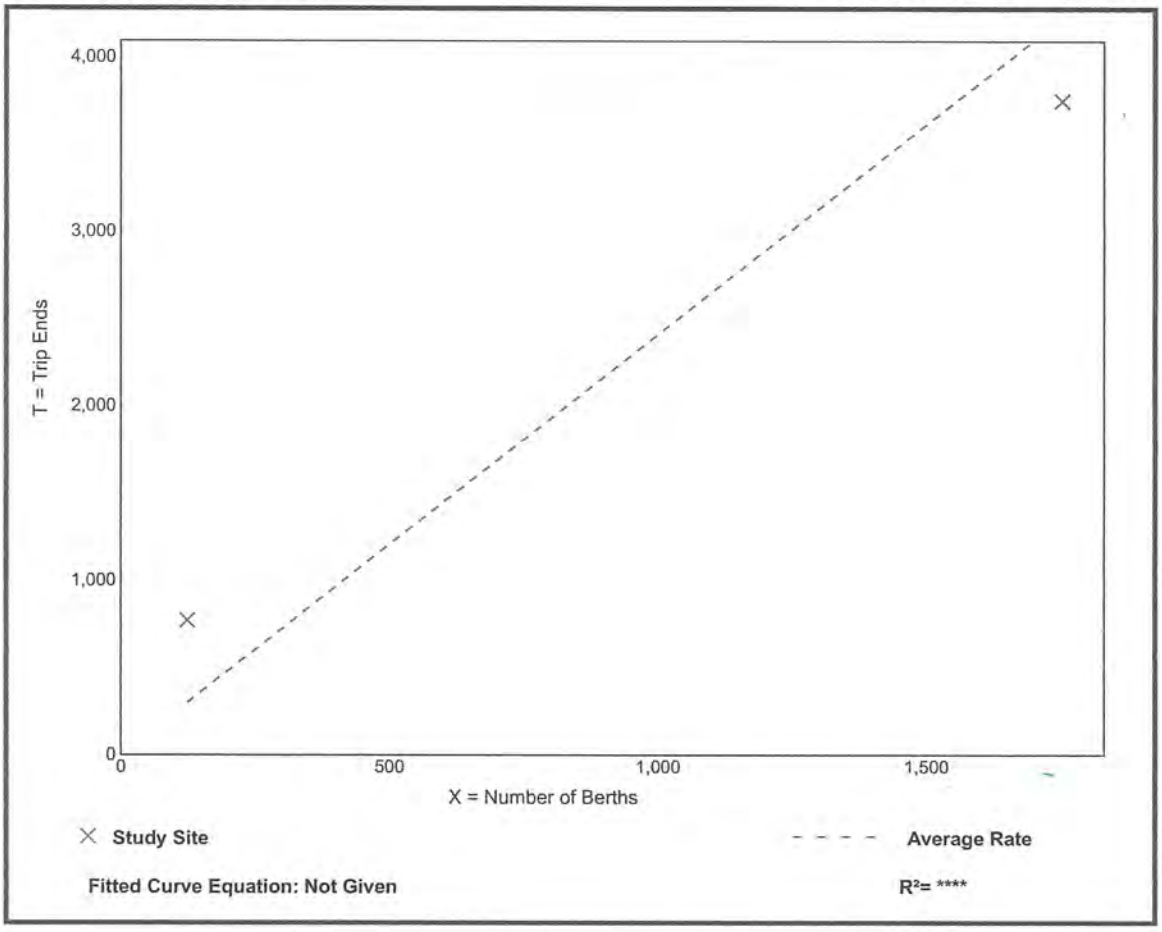
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Berths: 939
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
2.41	2.14 - 6.21	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

Marina
(420)

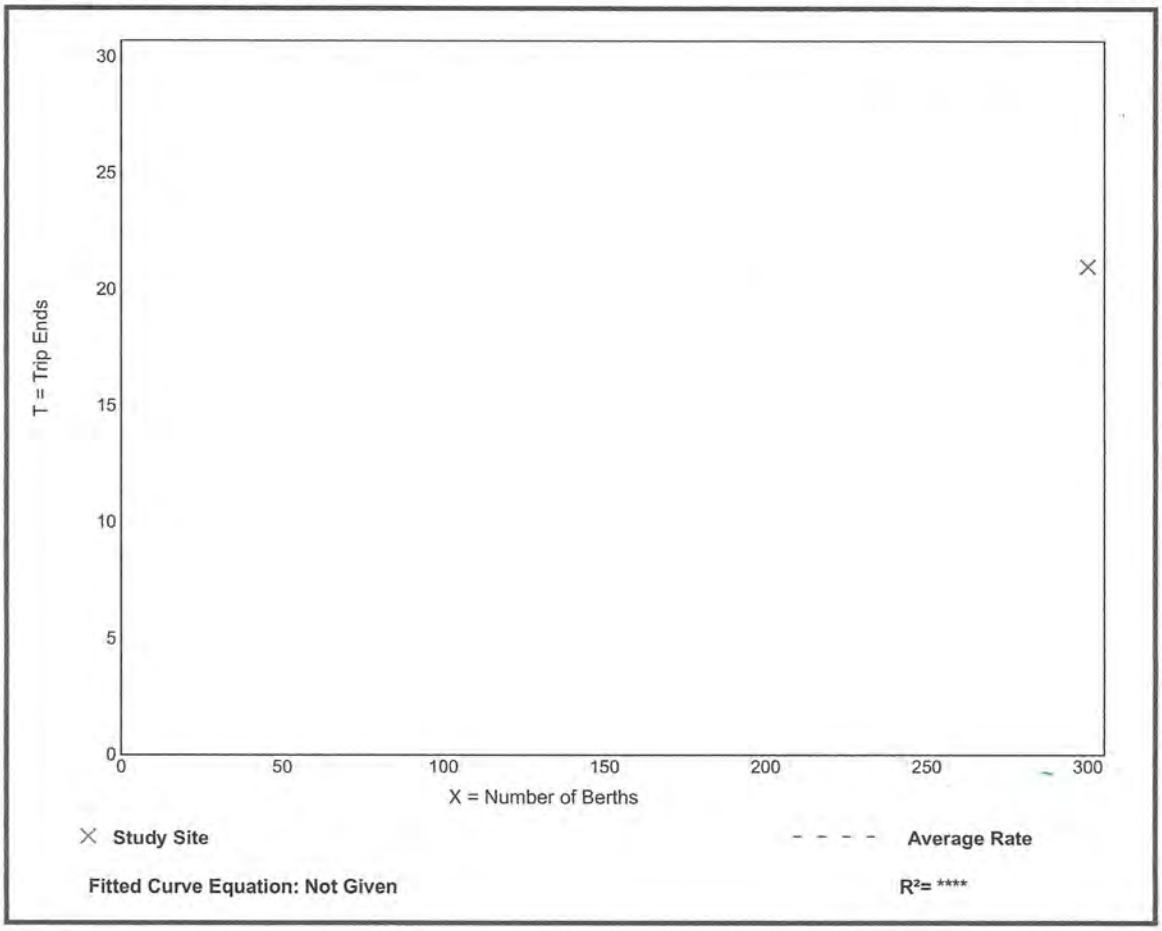
Vehicle Trip Ends vs: **Berths**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Berths: 300
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.07	0.07 - 0.07	*

Data Plot and Equation

Caution – Small Sample Size



Marina
(420)

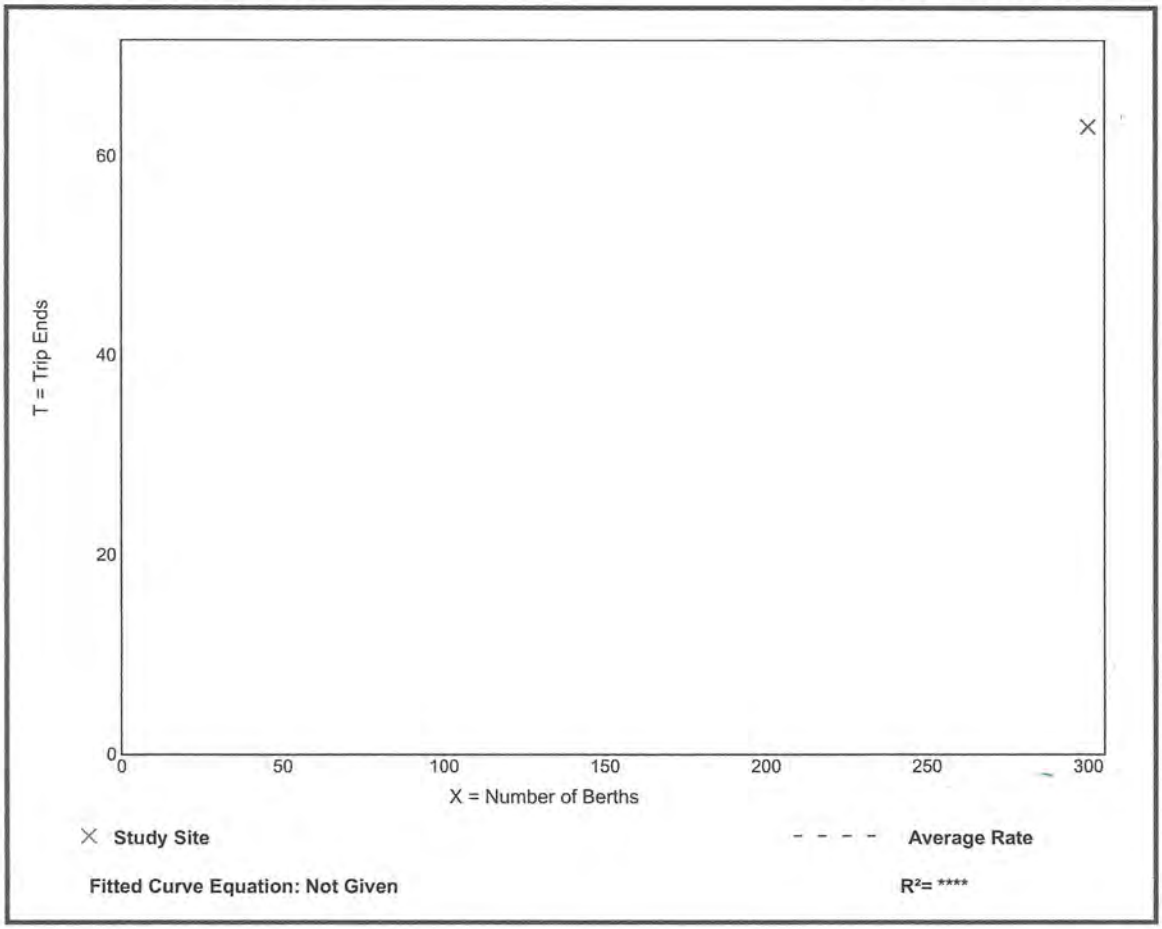
Vehicle Trip Ends vs: **Berths**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Berths: 300
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Berth

Average Rate	Range of Rates	Standard Deviation
0.21	0.21 - 0.21	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ****

SPRINKLERMATIC
FIRE PROTECTION SYSTEMS, INC.

Keeping Florida Safe Since 1987

HYDRANT # & LOCATION: 800 Old Griffin Rd, Dania Beach, FL 33004 DATE: 1/12 - 1/13/21

TEST BY: Sprinklermatic Day or Week: Tues/Wed TIME OF DAY: 9:00 MIN. OF FLOW: 5

WATER SUPPLIED BY: City of Dania Beach

PURPOSE OF TEST: Fire Sprinkler Design Criteria

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.9	0.9	0.9
PITOT READING:	33		
GPM:	**964**	**0**	**0**

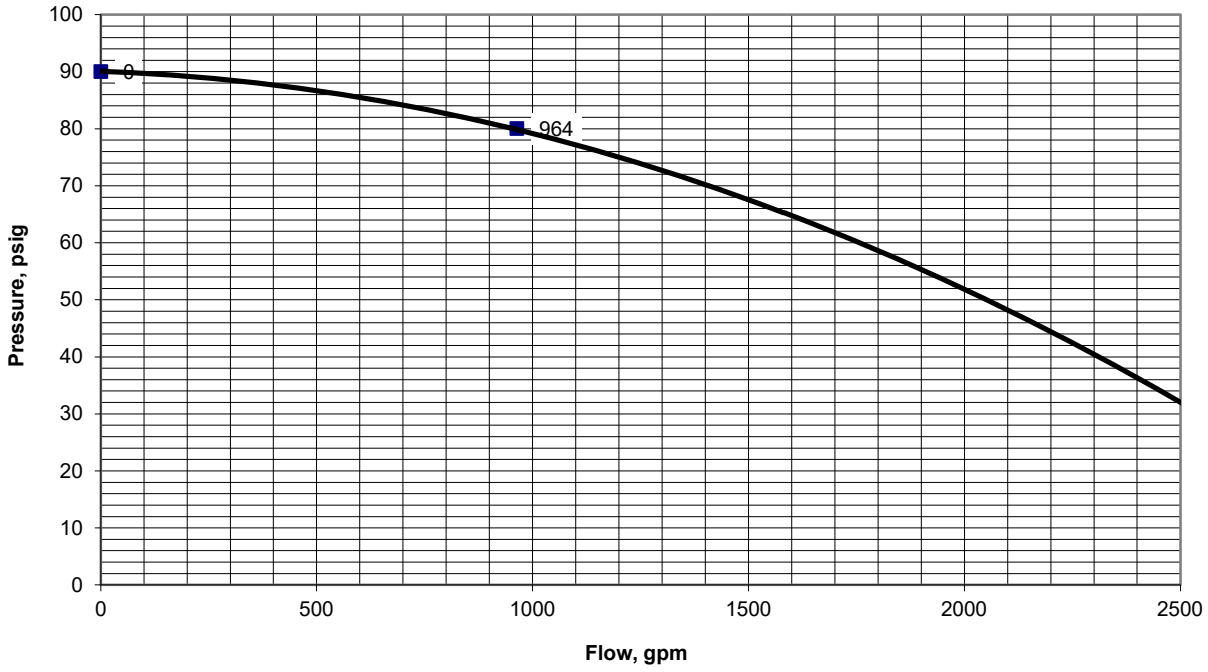
TOTAL FLOW DURING TEST: **964** GPM

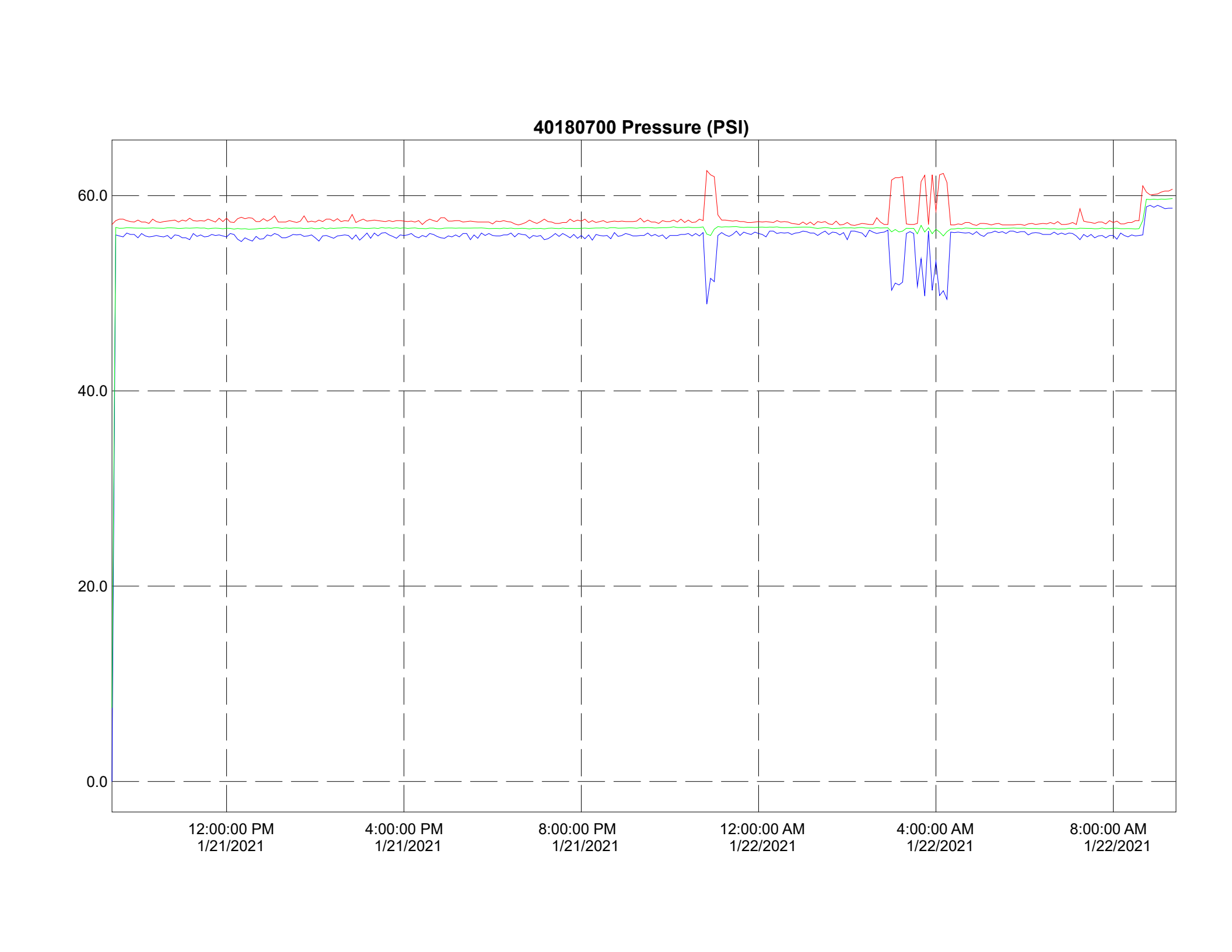
STATIC READING: 90 PSI RESIDUAL: 80 PSI

RESULTS: AT 20 PSI RESIDUAL **2757** GPM AT 0 PSI **3157** GPM

ESTIMATED CONSUMPTION: **4820** GAL.

REMARKS:




40180700 Pressure (PSI)
60.0
40.0
20.0
0.0
12:00:00 PM
1/21/2021
4:00:00 PM
1/21/2021
8:00:00 PM
1/21/2021
12:00:00 AM
1/22/2021
4:00:00 AM
1/22/2021
8:00:00 AM
1/22/2021

Channel Plot 1:

	Time	40180700 Pressure Min	40180700 Pressure Avg	40180700 Pressure Max
1	1/21/2021 9:25:00 AM	0.0	7.5629	57.0452
2	1/21/2021 9:30:00 AM	55.9707	56.7399	57.4359
3	1/21/2021 9:35:00 AM	55.873	56.6496	57.5824
4	1/21/2021 9:40:00 AM	55.7753	56.6593	57.5824
5	1/21/2021 9:45:00 AM	56.1661	56.7106	57.4359
6	1/21/2021 9:50:00 AM	56.0195	56.7033	57.3382
7	1/21/2021 9:55:00 AM	56.0195	56.6813	57.2894
8	1/21/2021 10:00:00 AM	55.6777	56.6716	57.4847
9	1/21/2021 10:05:00 AM	56.1172	56.6716	57.2894
10	1/21/2021 10:10:00 AM	55.873	56.6618	57.2894
11	1/21/2021 10:15:00 AM	55.7753	56.6642	57.1429
12	1/21/2021 10:20:00 AM	55.8242	56.6886	57.5824
13	1/21/2021 10:25:00 AM	55.9219	56.6642	57.3382
14	1/21/2021 10:30:00 AM	55.8242	56.6618	57.2405
15	1/21/2021 10:35:00 AM	55.7753	56.652	57.3382
16	1/21/2021 10:40:00 AM	55.9219	56.696	57.3871
17	1/21/2021 10:45:00 AM	55.58	56.696	57.4359
18	1/21/2021 10:50:00 AM	55.9707	56.6838	57.4847
19	1/21/2021 10:55:00 AM	55.9219	56.6276	57.2894
20	1/21/2021 11:00:00 AM	55.6777	56.6496	57.4847
21	1/21/2021 11:05:00 AM	55.6777	56.6862	57.3871
22	1/21/2021 11:10:00 AM	55.4823	56.6569	57.6801
23	1/21/2021 11:15:00 AM	56.1172	56.6764	57.4359
24	1/21/2021 11:20:00 AM	55.8242	56.6984	57.3871
25	1/21/2021 11:25:00 AM	55.9707	56.6716	57.4359
26	1/21/2021 11:30:00 AM	55.7753	56.674	57.3871
27	1/21/2021 11:35:00 AM	55.8242	56.6056	57.5824
28	1/21/2021 11:40:00 AM	56.0195	56.6496	57.4359
29	1/21/2021 11:45:00 AM	55.9219	56.6716	57.2894
30	1/21/2021 11:50:00 AM	55.9707	56.6545	57.6801
31	1/21/2021 11:55:00 AM	55.873	56.6056	57.3382
32	1/21/2021 12:00:00 PM	55.7753	56.6618	57.6801
33	1/21/2021 12:05:00 PM	56.1172	56.6471	57.2894
34	1/21/2021 12:10:00 PM	56.0195	56.5641	57.2405
35	1/21/2021 12:15:00 PM	55.5311	56.6349	57.6313
36	1/21/2021 12:20:00 PM	55.2869	56.5812	57.7778
37	1/21/2021 12:25:00 PM	55.6777	56.6105	57.6313
38	1/21/2021 12:30:00 PM	55.4823	56.5519	57.7289
39	1/21/2021 12:35:00 PM	55.3358	56.5641	57.6801
40	1/21/2021 12:40:00 PM	55.8242	56.5812	57.3382
41	1/21/2021 12:45:00 PM	55.5311	56.6471	57.3382
42	1/21/2021 12:50:00 PM	55.58	56.6252	57.6313
43	1/21/2021 12:55:00 PM	55.9707	56.6691	57.3871
44	1/21/2021 1:00:00 PM	55.873	56.6447	57.5824
45	1/21/2021 1:05:00 PM	56.1172	56.7179	57.9243
46	1/21/2021 1:10:00 PM	55.9707	56.7009	57.2894
47	1/21/2021 1:15:00 PM	55.6777	56.6422	57.2894
48	1/21/2021 1:20:00 PM	55.6777	56.6789	57.2894
49	1/21/2021 1:25:00 PM	55.8242	56.6545	57.4359
50	1/21/2021 1:30:00 PM	56.0195	56.6716	57.3382
51	1/21/2021 1:35:00 PM	55.9707	56.6593	57.2405
52	1/21/2021 1:40:00 PM	56.0195	56.6642	57.3871
53	1/21/2021 1:45:00 PM	55.8242	56.6325	57.9243
54	1/21/2021 1:50:00 PM	55.873	56.6447	57.2894
55	1/21/2021 1:55:00 PM	55.9707	56.674	57.3871

Channel Plot 1:

	Time	40180700 Pressure Min	40180700 Pressure Avg	40180700 Pressure Max
56	1/21/2021 2:00:00 PM	55.6777	56.6129	57.2894
57	1/21/2021 2:05:00 PM	55.3358	56.6227	57.4847
58	1/21/2021 2:10:00 PM	55.873	56.7033	57.3382
59	1/21/2021 2:15:00 PM	55.9219	56.5958	57.5824
60	1/21/2021 2:20:00 PM	55.7753	56.6691	57.5824
61	1/21/2021 2:25:00 PM	55.6288	56.6471	57.3871
62	1/21/2021 2:30:00 PM	55.873	56.6667	57.6313
63	1/21/2021 2:35:00 PM	55.9219	56.6764	57.3382
64	1/21/2021 2:40:00 PM	55.9707	56.7253	57.4359
65	1/21/2021 2:45:00 PM	55.9219	56.6886	57.3871
66	1/21/2021 2:50:00 PM	55.5311	56.6838	58.0708
67	1/21/2021 2:55:00 PM	55.9707	56.7106	57.2405
68	1/21/2021 3:00:00 PM	55.4335	56.6813	57.4359
69	1/21/2021 3:05:00 PM	55.7753	56.6496	57.5824
70	1/21/2021 3:10:00 PM	56.1661	56.6325	57.3871
71	1/21/2021 3:15:00 PM	55.6288	56.652	57.4359
72	1/21/2021 3:20:00 PM	56.1661	56.6862	57.4847
73	1/21/2021 3:25:00 PM	55.873	56.6374	57.4359
74	1/21/2021 3:30:00 PM	56.1661	56.7253	57.3871
75	1/21/2021 3:35:00 PM	56.2149	56.6716	57.3382
76	1/21/2021 3:40:00 PM	55.9707	56.7033	57.4359
77	1/21/2021 3:45:00 PM	55.8242	56.6496	57.3382
78	1/21/2021 3:50:00 PM	55.6288	56.6984	57.4359
79	1/21/2021 3:55:00 PM	55.9707	56.652	57.4359
80	1/21/2021 4:00:00 PM	55.9219	56.7033	57.3871
81	1/21/2021 4:05:00 PM	55.9707	56.6422	57.3382
82	1/21/2021 4:10:00 PM	56.1172	56.6691	57.3871
83	1/21/2021 4:15:00 PM	55.8242	56.6911	57.2894
84	1/21/2021 4:20:00 PM	55.6777	56.63	57.4359
85	1/21/2021 4:25:00 PM	55.9219	56.63	57.0452
86	1/21/2021 4:30:00 PM	55.7753	56.6105	57.3871
87	1/21/2021 4:35:00 PM	56.1172	56.6667	57.5824
88	1/21/2021 4:40:00 PM	56.0195	56.6716	57.4359
89	1/21/2021 4:45:00 PM	55.8242	56.6154	57.3382
90	1/21/2021 4:50:00 PM	55.6777	56.6129	57.7289
91	1/21/2021 4:55:00 PM	55.6288	56.6691	57.7289
92	1/21/2021 5:00:00 PM	55.873	56.6862	57.3871
93	1/21/2021 5:05:00 PM	55.7753	56.6838	57.3871
94	1/21/2021 5:10:00 PM	55.9707	56.6593	57.4359
95	1/21/2021 5:15:00 PM	55.7753	56.6813	57.4359
96	1/21/2021 5:20:00 PM	56.1172	56.6667	57.2894
97	1/21/2021 5:25:00 PM	56.1172	56.6691	57.3382
98	1/21/2021 5:30:00 PM	55.4823	56.6667	57.3871
99	1/21/2021 5:35:00 PM	55.9707	56.6813	57.3382
100	1/21/2021 5:40:00 PM	55.6288	56.6862	57.2894
101	1/21/2021 5:45:00 PM	56.1661	56.6935	57.2894
102	1/21/2021 5:50:00 PM	55.9219	56.6593	57.2894
103	1/21/2021 5:55:00 PM	56.1172	56.6227	57.2894
104	1/21/2021 6:00:00 PM	55.9219	56.6349	57.094
105	1/21/2021 6:05:00 PM	55.873	56.6422	57.3871
106	1/21/2021 6:10:00 PM	55.873	56.6178	57.3382
107	1/21/2021 6:15:00 PM	55.9707	56.6642	57.4359
108	1/21/2021 6:20:00 PM	55.9707	56.6398	57.3382
109	1/21/2021 6:25:00 PM	56.1661	56.6716	57.2894
110	1/21/2021 6:30:00 PM	55.7753	56.6203	57.094

Channel Plot 1:

	Time	40180700 Pressure Min	40180700 Pressure Avg	40180700 Pressure Max
111	1/21/2021 6:35:00 PM	56.1172	56.63	56.9963
112	1/21/2021 6:40:00 PM	56.0195	56.6496	57.094
113	1/21/2021 6:45:00 PM	55.9707	56.6325	57.2405
114	1/21/2021 6:50:00 PM	55.6288	56.591	57.4847
115	1/21/2021 6:55:00 PM	55.9219	56.6471	57.2894
116	1/21/2021 7:00:00 PM	55.8242	56.6227	57.1429
117	1/21/2021 7:05:00 PM	55.9219	56.6398	57.3382
118	1/21/2021 7:10:00 PM	55.4823	56.5983	57.5824
119	1/21/2021 7:15:00 PM	55.58	56.652	57.3382
120	1/21/2021 7:20:00 PM	55.8242	56.6642	57.2894
121	1/21/2021 7:25:00 PM	56.1172	56.6398	57.1429
122	1/21/2021 7:30:00 PM	55.8242	56.6227	57.1429
123	1/21/2021 7:35:00 PM	56.1172	56.6691	57.2405
124	1/21/2021 7:40:00 PM	55.9219	56.6276	57.2405
125	1/21/2021 7:45:00 PM	55.6777	56.6398	57.5824
126	1/21/2021 7:50:00 PM	56.0195	56.6349	57.3382
127	1/21/2021 7:55:00 PM	55.6288	56.63	57.4847
128	1/21/2021 8:00:00 PM	55.9219	56.6496	57.3871
129	1/21/2021 8:05:00 PM	55.58	56.6691	57.5824
130	1/21/2021 8:10:00 PM	55.9707	56.6447	57.2405
131	1/21/2021 8:15:00 PM	55.4335	56.6593	57.4359
132	1/21/2021 8:20:00 PM	56.0195	56.6838	57.2405
133	1/21/2021 8:25:00 PM	55.9219	56.6813	57.3382
134	1/21/2021 8:30:00 PM	55.873	56.7033	57.4359
135	1/21/2021 8:35:00 PM	55.9219	56.6545	57.2405
136	1/21/2021 8:40:00 PM	55.58	56.7155	57.3382
137	1/21/2021 8:45:00 PM	56.2149	56.7155	57.3871
138	1/21/2021 8:50:00 PM	55.8242	56.6569	57.3382
139	1/21/2021 8:55:00 PM	55.9219	56.6716	57.3871
140	1/21/2021 9:00:00 PM	56.1172	56.6813	57.3382
141	1/21/2021 9:05:00 PM	56.0195	56.6984	57.3382
142	1/21/2021 9:10:00 PM	55.873	56.6886	57.3382
143	1/21/2021 9:15:00 PM	55.873	56.6593	57.3871
144	1/21/2021 9:20:00 PM	55.9219	56.7106	57.6801
145	1/21/2021 9:25:00 PM	55.9219	56.6984	57.2894
146	1/21/2021 9:30:00 PM	56.1661	56.7302	57.4847
147	1/21/2021 9:35:00 PM	55.873	56.7082	57.2894
148	1/21/2021 9:40:00 PM	56.0195	56.6838	57.2894
149	1/21/2021 9:45:00 PM	55.8242	56.7033	57.1429
150	1/21/2021 9:50:00 PM	55.9707	56.7131	57.4359
151	1/21/2021 9:55:00 PM	55.58	56.7155	57.3382
152	1/21/2021 10:00:00 PM	55.9219	56.7375	57.3382
153	1/21/2021 10:05:00 PM	55.9219	56.8034	57.4847
154	1/21/2021 10:10:00 PM	55.9219	56.735	57.2894
155	1/21/2021 10:15:00 PM	56.0195	56.7253	57.5824
156	1/21/2021 10:20:00 PM	56.0195	56.7424	57.2405
157	1/21/2021 10:25:00 PM	56.1172	56.7741	57.4847
158	1/21/2021 10:30:00 PM	55.873	56.7326	57.2405
159	1/21/2021 10:35:00 PM	56.1172	56.7253	57.2894
160	1/21/2021 10:40:00 PM	55.873	56.7424	57.5824
161	1/21/2021 10:45:00 PM	56.2149	56.7985	57.4359
162	1/21/2021 10:50:00 PM	48.8889	56.0586	62.5641
163	1/21/2021 10:55:00 PM	51.5263	55.9096	62.1245
164	1/21/2021 11:00:00 PM	51.1844	56.5641	61.9292
165	1/21/2021 11:05:00 PM	55.9219	56.8278	58.022

Channel Plot 1:

	Time	40180700 Pressure Min	40180700 Pressure Avg	40180700 Pressure Max
166	1/21/2021 11:10:00 PM	56.2149	56.7717	57.4847
167	1/21/2021 11:15:00 PM	55.9707	56.8034	57.4847
168	1/21/2021 11:20:00 PM	55.8242	56.7937	57.4359
169	1/21/2021 11:25:00 PM	56.0195	56.8083	57.3871
170	1/21/2021 11:30:00 PM	56.3614	56.8278	57.4359
171	1/21/2021 11:35:00 PM	55.9219	56.7619	57.3382
172	1/21/2021 11:40:00 PM	56.2637	56.7375	57.3382
173	1/21/2021 11:45:00 PM	56.1172	56.7595	57.2405
174	1/21/2021 11:50:00 PM	56.0195	56.757	57.2405
175	1/21/2021 11:55:00 PM	56.2637	56.7399	57.2894
176	1/22/2021 12:00:00 AM	56.1172	56.7668	57.3382
177	1/22/2021 12:05:00 AM	56.0195	56.7717	57.2894
178	1/22/2021 12:10:00 AM	55.7753	56.7497	57.3382
179	1/22/2021 12:15:00 AM	56.3614	56.779	57.2894
180	1/22/2021 12:20:00 AM	56.3614	56.7668	57.2405
181	1/22/2021 12:25:00 AM	56.1172	56.7912	57.4359
182	1/22/2021 12:30:00 AM	56.2149	56.735	57.2894
183	1/22/2021 12:35:00 AM	56.1661	56.7155	57.3382
184	1/22/2021 12:40:00 AM	56.2149	56.7228	57.2894
185	1/22/2021 12:45:00 AM	56.0195	56.7228	57.1429
186	1/22/2021 12:50:00 AM	56.1661	56.7546	57.094
187	1/22/2021 12:55:00 AM	56.2149	56.7595	57.0452
188	1/22/2021 1:00:00 AM	56.3614	56.7692	57.2894
189	1/22/2021 1:05:00 AM	56.3126	56.779	57.0452
190	1/22/2021 1:10:00 AM	56.1661	56.7668	57.2894
191	1/22/2021 1:15:00 AM	56.1661	56.6911	56.9963
192	1/22/2021 1:20:00 AM	55.9219	56.6422	57.3382
193	1/22/2021 1:25:00 AM	56.1661	56.674	57.2405
194	1/22/2021 1:30:00 AM	56.3614	56.7204	57.3382
195	1/22/2021 1:35:00 AM	56.0195	56.6886	57.094
196	1/22/2021 1:40:00 AM	56.2637	56.6203	57.0452
197	1/22/2021 1:45:00 AM	56.2149	56.6496	57.3871
198	1/22/2021 1:50:00 AM	55.9707	56.6618	56.9963
199	1/22/2021 1:55:00 AM	56.2149	56.696	57.0452
200	1/22/2021 2:00:00 AM	55.4823	56.6935	57.2405
201	1/22/2021 2:05:00 AM	56.3614	56.7033	56.9963
202	1/22/2021 2:10:00 AM	56.3614	56.6642	56.9475
203	1/22/2021 2:15:00 AM	56.2637	56.7179	57.0452
204	1/22/2021 2:20:00 AM	56.1661	56.7399	57.1429
205	1/22/2021 2:25:00 AM	55.7753	56.6838	57.094
206	1/22/2021 2:30:00 AM	56.4591	56.6716	57.0452
207	1/22/2021 2:35:00 AM	56.2637	56.6593	57.0452
208	1/22/2021 2:40:00 AM	56.1172	56.7082	57.7289
209	1/22/2021 2:45:00 AM	56.2149	56.6813	57.2894
210	1/22/2021 2:50:00 AM	56.2637	56.6935	57.0452
211	1/22/2021 2:55:00 AM	56.4591	56.6984	57.0452
212	1/22/2021 3:00:00 AM	50.3053	56.2857	61.5873
213	1/22/2021 3:05:00 AM	51.0379	56.525	61.8315
214	1/22/2021 3:10:00 AM	50.8425	56.2808	61.8315
215	1/22/2021 3:15:00 AM	51.1355	56.3687	61.9292
216	1/22/2021 3:20:00 AM	56.1172	56.6496	57.094
217	1/22/2021 3:25:00 AM	56.3126	56.6398	57.0452
218	1/22/2021 3:30:00 AM	56.1172	56.6398	57.0452
219	1/22/2021 3:35:00 AM	50.696	56.083	57.1429
220	1/22/2021 3:40:00 AM	53.5287	56.9499	61.4408

Channel Plot 1:

	Time	40180700 Pressure Min	40180700 Pressure Avg	40180700 Pressure Max
221	1/22/2021 3:45:00 AM	49.7192	56.2662	62.0757
222	1/22/2021 3:50:00 AM	56.3614	56.7131	57.0452
223	1/22/2021 3:55:00 AM	50.3053	56.0952	62.1245
224	1/22/2021 4:00:00 AM	53.2845	56.5592	58.4127
225	1/22/2021 4:05:00 AM	49.768	56.2711	62.1245
226	1/22/2021 4:10:00 AM	50.2564	55.8657	62.2711
227	1/22/2021 4:15:00 AM	49.3773	56.3053	61.3431
228	1/22/2021 4:20:00 AM	56.2637	56.5714	56.9963
229	1/22/2021 4:25:00 AM	56.2149	56.5885	56.9963
230	1/22/2021 4:30:00 AM	56.2637	56.652	57.094
231	1/22/2021 4:35:00 AM	56.2149	56.6007	57.0452
232	1/22/2021 4:40:00 AM	56.1661	56.6813	57.2405
233	1/22/2021 4:45:00 AM	56.2149	56.6618	57.2405
234	1/22/2021 4:50:00 AM	56.0195	56.6252	57.0452
235	1/22/2021 4:55:00 AM	56.3126	56.6374	56.9475
236	1/22/2021 5:00:00 AM	55.9707	56.6422	57.1429
237	1/22/2021 5:05:00 AM	55.8242	56.6007	57.1429
238	1/22/2021 5:10:00 AM	56.1661	56.6545	57.094
239	1/22/2021 5:15:00 AM	56.2149	56.6496	56.9963
240	1/22/2021 5:20:00 AM	56.3614	56.652	57.094
241	1/22/2021 5:25:00 AM	56.2149	56.6325	57.1429
242	1/22/2021 5:30:00 AM	56.3126	56.6398	56.9963
243	1/22/2021 5:35:00 AM	56.1172	56.6545	56.9963
244	1/22/2021 5:40:00 AM	56.3614	56.6618	56.9963
245	1/22/2021 5:45:00 AM	56.3614	56.6764	56.9963
246	1/22/2021 5:50:00 AM	56.2149	56.6593	57.0452
247	1/22/2021 5:55:00 AM	56.3126	56.6569	57.0452
248	1/22/2021 6:00:00 AM	56.3126	56.6691	56.9475
249	1/22/2021 6:05:00 AM	55.9707	56.6276	57.094
250	1/22/2021 6:10:00 AM	56.1661	56.6374	57.1429
251	1/22/2021 6:15:00 AM	56.2149	56.6325	57.0452
252	1/22/2021 6:20:00 AM	56.1661	56.6129	57.094
253	1/22/2021 6:25:00 AM	56.0195	56.6276	57.1429
254	1/22/2021 6:30:00 AM	56.0195	56.6105	57.094
255	1/22/2021 6:35:00 AM	56.0195	56.5788	57.2405
256	1/22/2021 6:40:00 AM	56.2637	56.6105	57.094
257	1/22/2021 6:45:00 AM	56.0195	56.5617	57.3382
258	1/22/2021 6:50:00 AM	56.1661	56.5763	57.0452
259	1/22/2021 6:55:00 AM	56.0195	56.5861	57.0452
260	1/22/2021 7:00:00 AM	56.1661	56.6496	57.094
261	1/22/2021 7:05:00 AM	56.1172	56.6276	57.2405
262	1/22/2021 7:10:00 AM	55.873	56.6007	57.0452
263	1/22/2021 7:15:00 AM	55.4823	56.6618	58.6569
264	1/22/2021 7:20:00 AM	56.0195	56.6496	57.3871
265	1/22/2021 7:25:00 AM	55.7753	56.6447	57.2894
266	1/22/2021 7:30:00 AM	56.0195	56.6471	57.2405
267	1/22/2021 7:35:00 AM	55.6777	56.6032	57.1429
268	1/22/2021 7:40:00 AM	55.873	56.6129	57.2894
269	1/22/2021 7:45:00 AM	55.9219	56.6813	57.2894
270	1/22/2021 7:50:00 AM	55.6777	56.6081	57.094
271	1/22/2021 7:55:00 AM	55.9219	56.6203	57.4359
272	1/22/2021 8:00:00 AM	55.9219	56.6569	57.2405
273	1/22/2021 8:05:00 AM	55.5311	56.6593	57.3871
274	1/22/2021 8:10:00 AM	56.1661	56.6081	57.094
275	1/22/2021 8:15:00 AM	55.9219	56.6105	57.094

Channel Plot 1:

	Time	40180700 Pressure Min	40180700 Pressure Avg	40180700 Pressure Max
276	1/22/2021 8:20:00 AM	55.7753	56.6178	57.2405
277	1/22/2021 8:25:00 AM	55.9707	56.6105	57.2405
278	1/22/2021 8:30:00 AM	55.873	56.591	57.4359
279	1/22/2021 8:35:00 AM	55.9219	56.6129	57.4359
280	1/22/2021 8:40:00 AM	55.9707	57.4457	61.0012
281	1/22/2021 8:45:00 AM	58.8523	59.6264	60.3663
282	1/22/2021 8:50:00 AM	58.9988	59.5971	60.0733
283	1/22/2021 8:55:00 AM	58.8034	59.6288	60.1221
284	1/22/2021 9:00:00 AM	58.9988	59.602	60.1709
285	1/22/2021 9:05:00 AM	58.8523	59.6435	60.3663
286	1/22/2021 9:10:00 AM	58.6569	59.6215	60.464
287	1/22/2021 9:15:00 AM	58.7057	59.6581	60.464
288	1/22/2021 9:20:00 AM	58.7057	59.6923	60.6593

ICED

INTERNATIONAL CONSULTING ENGINEERS & DESIGN

ELECTRICAL ▪ MECHANICAL ▪ PLUMBING
E N G I N E E R I N G

4310 West Broward Blvd, Plantation , FL 33317 Tel : (561) 707- 6795

06-03- 2019

Re: Fire Flow Calculation
800 Marine Technical Center Inc.
800 Old Griffin Road, Dania Beach, Florida

Fire Flow Calculation:

International Consulting Engineers & Design was contacted to perform a Fire Flow Calculations for the above referenced project, 800 Marine Technical Center, located in the city of Dania Beach, Florida; the project consist of an existing open storage building which will be provided with a new metal roof and a second floor office area. The total area of the first floor is 28,757 sq. ft. and the new second floor office area is 4,129 sq. ft.

Building/Construction Information:

- Occupancy Classification (per FBC-Building): Manufacture & Repair Group F-2
- Type of Construction (per NFPA 220): V(000)
- Fire Flow Area (sq. ft.): 32,886 sq. ft.
- Building will be protected throughout by an approved automatic fire sprinkler system in accordance with the requirements of NFPA 13.

Fire Flow Requirements for Buildings:

Per NFPA 1 (2015 edition) Section 18.4.5.3.1 the minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.2.1.

- Fire Flow (gpm) required: 5,000 gpm (measured at 20 psi)
- Flow duration (hours) required: 4 hours

Per NFPA 1 (2015 edition) Section 18.4.5.3.2, a reduction in the required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, but the fire flow shall not be less than 1,000 gpm.

Therefore, the minimum available Fire Flow shall be: **1,250 GPM for 4 hours.**

Additionally, per NFPA 1 (2015 edition) Section 18.4.5.4, for buildings with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together; the water supply shall be capable of delivering the larger of the two individual demands.

Should you have any questions regarding the above calculation, please contact our office at (561) 707-6795 .

Sincerely,
International Consulting Engineers & Design
Joe Spasovski, P.E.

6-3-19

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:_____12-2-2020_____

Site Plan Application #:____SP-087-20_____

Name of
Project/Development:____800 OLD GRIFFIN LLC.

Address of
Project/Development:____800 Old Griffin Road. Dania Beach, Florida_____

Owner/Agent:_____CHRIS BURKE_____

Design Professional of Record:_____LAWRENCE KRAMER-SOUTH EAST ARCHITECTS____

Water Purveyor:_____City of Dania Beach_____

Water Purveyor Address:_____1201 Stirling Road, 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 ___V-(000)_____ in accordance with NFPA 220.

2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/ standpipe operations is __1,250_____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.

12/3/2020

Signature - Owner/Agent/Occupant: Date

12/3/2020

Signature – Design Professional of Record Date

Closed Issues: 0

No closed Issues Found

March 28, 2017

Southeast Architect Services, Inc.
4316 West Broward Boulevard
Plantation, FL - 32517

Attention: Mr. Larry Kramer

Re.: Report of Geotechnical Report
Marina Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

QuEST Proposal No.: J-17060.001

Dear Mr. Kramer:

As requested, Quest Engineering Services & Testing, Inc. (QuEST) has completed a subsurface exploration and foundation evaluation at the above referenced site. This report summarizes the soils and groundwater information, as indicated by the borings, and presents our recommendations for foundation design and related construction.

WORK SCOPE

The scope of this study included subsurface exploration, field-testing, engineering analysis and evaluation of the foundation materials. The scope of services did not include an environmental assessment for the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site. Any statements, which appear in this report or on the boring logs regarding odors, colors or unusual or suspicious items or conditions, are strictly for the information of the client.

The fieldwork involved the drilling of three (3) Standard Penetration Test (ASTM D 1586) borings to a depth of 25 feet below existing grade. The borings were drilled at the approximate locations recommended by geotechnical engineer and are indicated on the attached Boring Location Plan. We also have completed one percolation test within the proposed parking area. The percolation test location is also indicated on the attached Boring Location Plan. The boring logs, which are also attached, include the types of materials encountered, the results of the field tests and the measured groundwater depths.

PROJECT CONSIDERATIONS

The subject project envisages the construction of one 2-story commercial building, along with paved parking lots, associated utility and landscape improvements. The building will likely be of CBS construction. We are informed that preliminary estimates of the anticipated loads to be about 80 kip column loads and 7 kips per lineal foot (klf) wall loads. The number of borings proposed herein per your request and will be 25' deep.

SITE CONDITIONS

The planned development will be sited within a land parcel located at old Griffin Road between NW 8th Avenue and NW 3rd Terrace in Dania Beach, Florida. There is a compressed air supplies and equipment facility along the north side and relatively flat grassed covered area on the south side of the property. The existing buildings will be demolished prior to the new construction. The proposed site layout plan, along with the boring and percolation test locations, is attached.

SUBSURFACE CONDITIONS

General

The stratification of the profile components as shown on the boring logs represents the subsurface conditions at the actual boring locations. Variations may occur within a short distance from the borings. Lines of demarcation represent the approximate boundary between the types of materials encountered, but the transition may be gradual, or not clearly defined. It is to be noted that, whereas the test borings are drilled and sampled by experienced drillers, it is sometimes difficult to record changes in stratification within narrow limits.

The borings were drilled at distributed locations within the proposed building layout, to depths of 25 feet below existing grade. Logs of the soil borings are provided in the Appendix. They include the types and depths of the materials encountered the results of field tests and measured groundwater depths.

Stratigraphy

Generally, the borings indicated the site subsurface profile to comprise of very loose to loose sand and limerock mixture to depths of 2 to 4 feet below grade. Below the sand and limerock mixture, loose to medium dense sand with traces of limestone fragments was encountered and extended to depths in the range of 6 to 8 feet below grade. The sandy layer was underlain by cemented limestone that extended to the terminal limits of the exploration at 25 feet below grade.

Groundwater

The groundwater table was measured during the drilling work at depths in the range of 5.3 to 5.6 feet below grade. In the absence of other data, we suggest assuming that a 12 to 18 inch rise in the water table could occur during periods of prolonged rainfall and at the peak of the wet hydroperiod, which occurs is in the Fall.

Percolation Tests

One constant head borehole permeability test was done to a depth of 10 feet below grade, within the proposed parking area. The field test performed for this study indicated the upper 10 feet of the sub-surface soils to have a hydraulic conductivity of 6.52×10^{-5} cubic feet per second per square foot (of seepage area) per foot (of head). This translates to permeability range of 5.6 feet per day. The detailed results are given in the attached Percolation Test Results sheet.

The hydraulic conductivity values discussed above are typically used assuming constant head and gradient conditions. The percolation capacity of the subsurface materials should be evaluated in view of potentially diminishing head as a result of groundwater mounding during and following a rainfall event. The analysis method would include use of a three-dimensional groundwater flow model (MODRET), with input consisting of pertinent soil and groundwater parameters obtained from the field tests.

ENGINEERING EVALUATION AND RECOMMENDATIONS

Foundation Support

Based on the results of our field tests, we believe that the site soils can safely support shallow foundations designed for an allowable bearing pressure of 3,000 pounds per square foot (psf) provided the earthwork recommendations given in this report are followed. To provide an adequate factor of safety against a bearing capacity failure, the new footings should bottom a minimum of 24 inches below the lowest adjacent grade. Continuous footings should have a width of at least 24 inches and isolated footings 36 inches, even if they result in bearing pressures lower than allowable. Footings should also be reinforced adequately. Such footings are estimated to sustain maximum total settlements of about 1 inch and differential settlements of about ½ inch, provided the loads are within assumed limits.

This bearing pressure refers to dead and normal live load and reflects a net increase in pressure over and above that due to the overburden soils. It may be increased by 25 percent for total loads, including wind forces. To provide an adequate factor of safety against a bearing capacity failure, the footings should bottom a minimum of 30 inches below the lowest adjacent grade. Continuous footings should have a width of at least 30 inches and isolated footings 48 inches, even though the allowable bearing pressure may not be fully developed in all cases.

Footings designed in accordance with the above criteria and constructed in the manner recommended below are estimated to sustain a maximum total settlement of about 1 inch. Differential settlements between adjacent footings are expected to be about ½ inch. Distortions that occur along the bearing walls should not be more than 1 in 750. Due to the granular nature of the subsurface materials, the anticipated settlement should occur rapidly and be virtually complete following the full imposition of the sustained live loadings of the structure.

Lateral and Uplift Resistance

Lateral loads, which act on the structure, may be resisted by shearing forces on the footing bottoms and earth pressure mobilized on the vertical foundation faces. Shearing forces should be calculated using a friction factor of 0.35 and earth pressure resistance computed based on an equivalent fluid density of 180 pounds per cubic foot for moist soil above the water table. The calculated resistance value should be factored for safety (minimum F.S. = 1.5).
Uplift resistance for spread footings subject to tension loads may be calculated using the mass weight of concrete of footing and pedestal, plus the weight of soil backfill within a truncated wedge sloping upward from the footing top at 20 degrees from vertical. The weight of the soil within the truncated wedge should be determined using moist and buoyant unit weights of 110 and 50 pounds per cubic foot, respectively.

Floor Slabs

We recommend designing the floor slabs using a soil modulus of subgrade reaction of 150 pounds per square inch, per inch of deflection. We recommend that slabs be jointed around the columns and walls to permit slabs and foundations to settle differentially. The slab may be ground supported on compacted fill. However use of a vapor barrier is strongly recommended.

CONSTRUCTION RECOMMENDATIONS

Site Preparation

Prior to beginning of construction activities, all topsoil, vegetation, roots, uncontrolled fill and other deleterious material should be removed, in their entirety, from the building footprint area plus a 5-foot wide perimeter area. Buried structures/utilities (if any) should also be removed in their entirety. The excavations should be backfilled with clean granular soils, in 12" thick (loose measure) lifts and compacted to 98% of the ASTM D 1557 maximum dry density. Care should be taken to ensure that compaction operations do not cause any distress to nearby structures.

The new stripped pad should be compacted to degree specified above. The new construction area may then be filled to the required slab subgrade elevation. The fill soils should comprise of clean granular soils having no particle size larger than 3 inches. The fill should also not have more than 10% fines (material passing the U.S. No. 200 Sieve). The fill should be placed in 12-inch thick (loose measure) lifts. Each lift of fill should be compacted to 95% of the ASTM D-1557 maximum dry density.

When footing trenches are excavated, the excavation bottoms should be examined. If any organic, soft or fine-grained soils are encountered in the footing bottoms, they should be removed in their entirety and replaced with compacted fill. The footing subgrade as well as the slab subgrade soils should be compacted to 95% of the ASTM D-1557 maximum dry density.

Care should be taken to ensure that compaction operations do not cause any distress to nearby structures. Likewise, when addition area excavations, including footing excavations, are made adjacent to the existing building, care should be exercised to ensure that the existing structure's foundations are not undermined. This may require the use of sheet piling along the existing building's perimeter areas that are adjacent to the new construction areas.

For those footings bottoming directly on the limestone stratum (if any), the compaction requirements may be waived. The excavation bottoms of such footings should instead be probed. If any solution features, in the form of slots or chimneys infilled with loose soils or organic soils, are encountered, they should be over excavated to three times the feature width and backfilled with lean concrete.

Ground Vibrations

Ground vibrations induced by the vibratory roller compaction should be monitored to assure that their levels are not potentially damaging to nearby structures or neighboring properties. Vibration isolation trenches excavated to below groundwater levels will mitigate transmittal of such vibrations.

PAVEMENT DESIGN

The recommended pavement sections for the planned 2-story building development's parking areas are based on local industry practices for a nominal 10-year design life. If separate pavement sections are required for standard (parking area) and heavy duty loading criteria, we can prepare them, provided the anticipated axle loads and traffic data are given to us for review and evaluation.

Flexible Pavement Section

The flexible pavement section should comprise of a 2" thick asphaltic concrete structural wearing course, an 8-inch thick base course and a 12-inch thick subbase. The base course materials in the newly constructed pavements should have a minimum LBR of 100 and should meet the latest revisions of the Florida Department of Transportation "Specifications for Road and Bridge Construction," Sections 911 or 915. The subgrade should be stabilized to a depth of 12 inches to achieve a minimum Limerock Bearing Ratio (LBR) of 40. The base and subbase courses should be compacted to at least 98 percent of maximum dry density (ASTM D 1557).

Earthwork site preparation procedures as discussed above would also be appropriate for flexible (asphalt) pavement areas. Specifically, this will involve removal of vegetation, topsoil, and the unsuitable soil material prior to structural backfilling. Fill added to raise the elevation of the parking areas, should consist of structural fill, placed in 12-inch thick lifts. Each lift in the paving areas, below the subbase level, should be compacted to at least 95 percent of maximum dry density (ASTM D 1557).

LIMITATIONS OF STUDY

The recommendations submitted for the proposed construction are based on the available subsurface information gathered and the assumed preliminary loading conditions. Any revision in the plans for the proposed structure from those enumerated in this report should be brought to the attention of the soils engineer so that the may determine if changes to the foundation recommendations are required. If deviations from the noted subsurface conditions are encountered during construction, they should be brought to the attention of the soils engineer so that he may evaluate and modify these recommendations, if deemed appropriate.

The soils engineer warrants that the findings, recommendations, specifications, or professional advice contained herein, have been promulgated after being prepared in accordance with generally accepted professional engineering practice in the field of foundation engineering, soil mechanics and engineering geology. No other warranties are implied or expressed.

After the plans and specifications are more complete, it is recommended that the soils and foundation engineer be provided the opportunity to review the final design and specifications, in order that the earthwork and foundation recommendations may be properly interpreted and implemented. At that time, it may be necessary to submit supplementary recommendations.

It is recommended that the services of a qualified soils engineer be engaged to evaluate the materials encountered during the earthwork operation prior to concreting, in order to verify that the subgrade materials can provide the required support. Monitoring and testing should also be performed to verify that suitable materials are used for controlled fills and that the fills are properly placed and compacted.

performed to verify that suitable materials are used for controlled fills and that the fills are properly placed and compacted.

oOo-

We appreciate the opportunity to provide geotechnical services during this phase of the project. If you have any questions regarding the contents of this report please call.

Sincerely,
Quest Engineering Services & Testing, Inc.

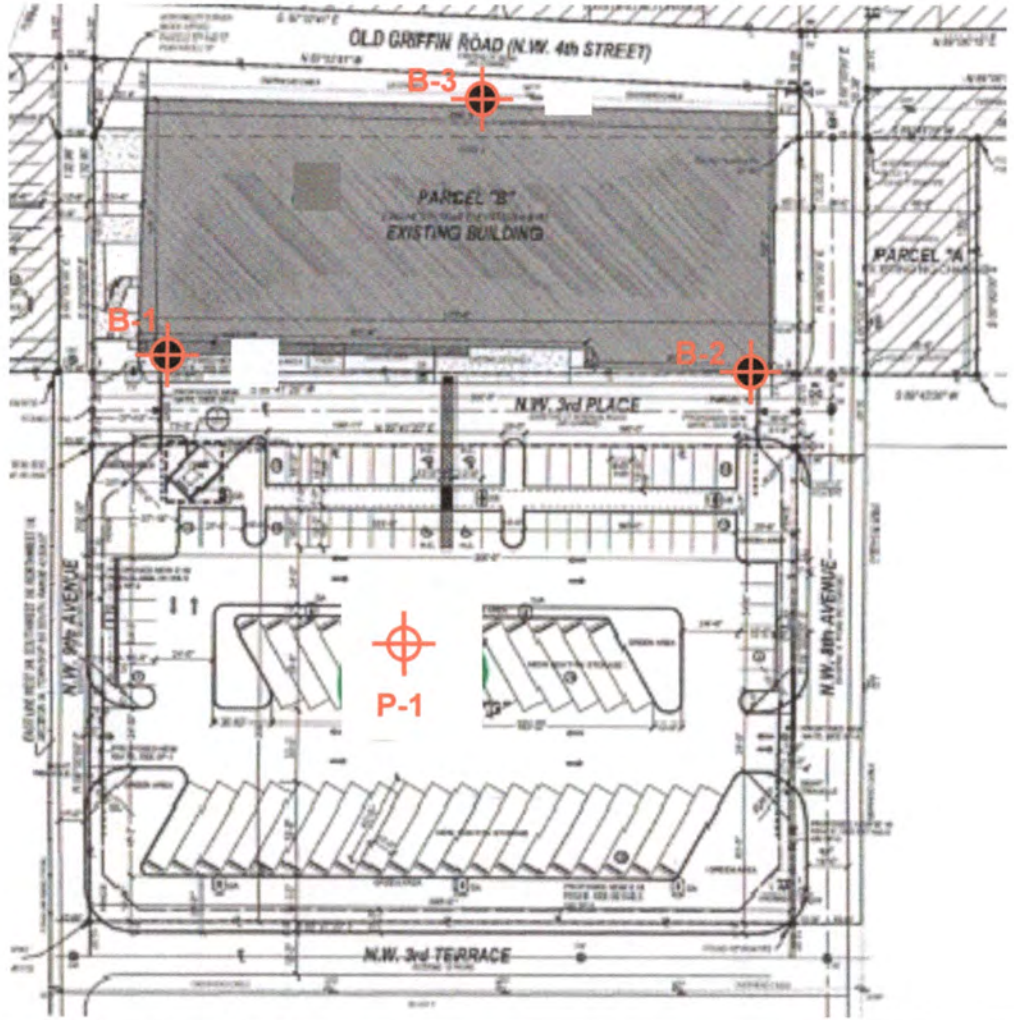
3/28/17

Reza Javidan, P.E.
Project Engineer
Florida Registration No. 60223

Attachments: Boring Location Plan
Boring Logs
Percolation Test Results Sheet

APPENDIX

Boring Location Plan
SPT Boring Logs
Percolation Test Results



QuEST

Quest Engineering Services & Testing, Inc.
2737 NW 19th Street
Pompano Beach, FL – 33069

Ph (954) 582 9800 **Fax (954) 582 9836**

Title:	**BORING LOCATION PLAN**
Project:	**Marina Technical Center** **800 Old Griffin Road** **Dania Beach, FL - 33004**
Client:	**Southeast Architect Services, Inc.**

SPT Boring

Percolation Test

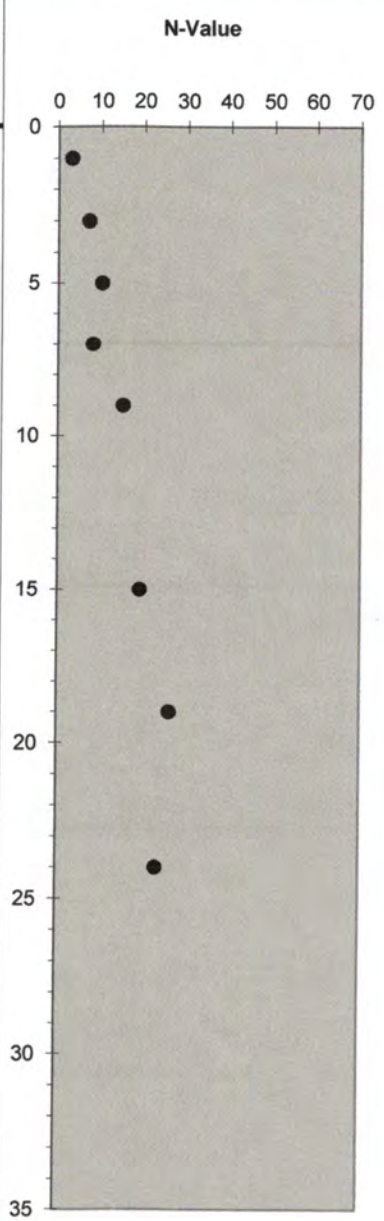
Scale: NTS

Project No.	Drawn	Sheet No.	Revision No.	Revision Date
J-17060	RJ	1 of 1		

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-1
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 4"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1		Brown SAND with Some Limerock	3	1
2				2
3			7	3
4				4
5		Brown SAND with Trace of Limestone	10	5
6				6
7			8	7
8		Light Brown SAND with Some Limestone		8
9			15	9
10				10
11		Tan LIMESTONE		11
12				12
13				13
14				14
15			19	15
16		Light Brown LIMESTONE with Some Sand		16
17				17
18				18
19			26	19
20				20
21				21
22				22
23				23
24			23	24
25				25
26		End of Boring		26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35



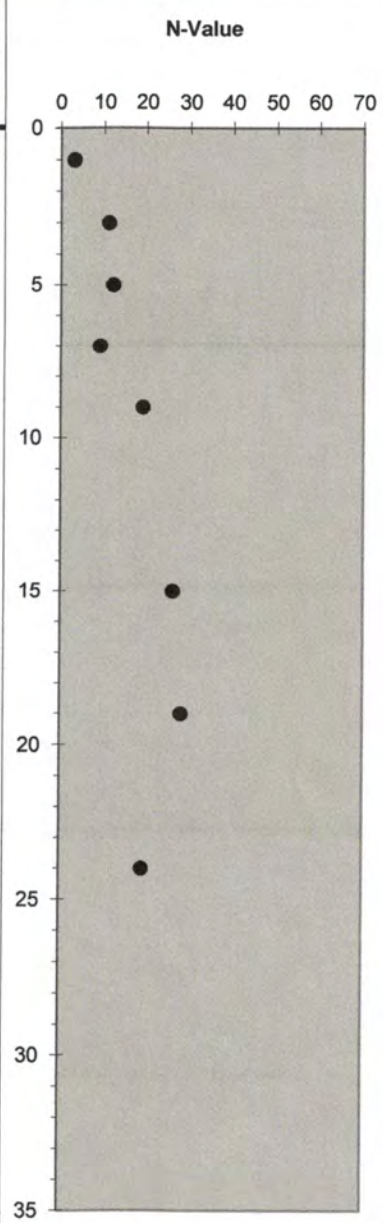
Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-2
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 6"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1		Brown SAND with Some Limerock	3	1
2				2
3		Brown SAND	11	3
4				4
5			12	5
6				6
7		Light Brown SAND	9	7
8				8
9		Light Brown LIMESTONE with Trace Sand	19	9
10				10
11				11
12				12
13				13
14				14
15			26	15
16		Light Brown SAND and Limestone		16
17				17
18				18
19			28	19
20				20
21				21
22				22
23				23
24			19	24
25				25
26		End of Boring		26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35



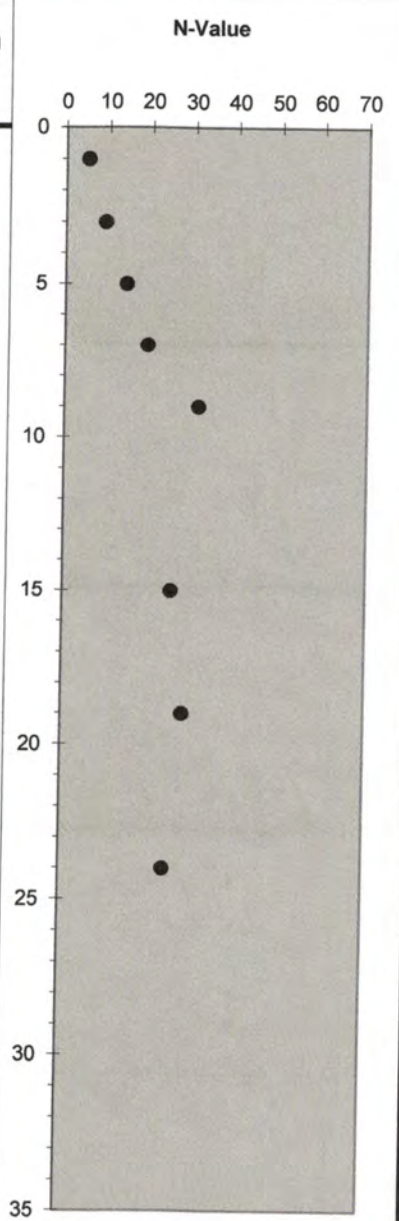
Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-3
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 7"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1 2 3		Brown SAND with Some Limerock	5 9	1 2 3
4 5 6		Brown SAND	14	4 5 6
7 8 9 10		Light Brown LIMESTONE with Trace Sand	19 31	7 8 9 10
11 12 13 14 15		Tan LIMESTONE with Some Sand	25	11 12 13 14 15
16 17 18 19 20 21 22 23 24 25		Light Brown LIMESTONE with Some Sand	28 24	16 17 18 19 20 21 22 23 24 25
26 27 28 29 30 31 32 33 34 35		End of Boring		26 27 28 29 30 31 32 33 34 35



Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

PERCOLATION TEST RESULTS

Date March 27, 2017

Proj. # J-17060

Project Marina Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

Test No.	Location	Flow (gpm)	Flow (CFS)	Hole Diameter (Inches)	Hole Depth (Feet)	Depth To Watertable (Feet)	Hydraulic Conductivity (CFS/ft**2-ft)	Hydraulic Conductivity (ft/day-ft)
P-1	See Test Location Plan	1.8	4.05E-03	6	10.0	5.3	6.52E-05	5.6

Notes: 1. Test conducted in accordance with SFWMD's Usual Open-Hole Constant Head procedures.

QuEST

5841 Corporate Way, Suite 102
West Palm Beach, FL 33407
P: (561)688-2904 | F: (561)688-2908
www.solutechenvironmental.com

January 19, 2021

Mr. Francisco Montaner
Southeast Architect Services, Inc.
4310 West Broward Boulevard
Plantation, FL 33317

Subject: **Threatened and Endangered Species Survey Update**
Proposed Marine Technical Center
800 Old Griffin Road, Dania Beach, FL 33004

Dear Mr. Montaner:

Solutech, Inc. (Solutech) is pleased to provide Southeast Architect Services, Inc. (SAS) with this Threatened and Endangered Species Survey Update of the Marine Technical Center, 800 Old Griffin Road, Dania Beach (Broward County), Florida. On January 12, 2021, Solutech personnel visited the property to compare site conditions to those observed March 7, 2019 (Appendix A). Photographs taken during the January 12, 2021, recent survey are attached. Based on observations made during the recent site survey, no endangered, threatened or species of special concern were identified onsite. No further assessment is recommended at this time.

Best regards,
Solutech, Inc

Robert R. Maschue, P.G
Principal Geologist

APPENDIX A

Solutech
Environmental Consultants

www.solutechenvironmental.com
5841 Corporate Way, Suite 102
West Palm Beach, FL 33407
Phone (561) 688-2904
Fax (561) 688-2908

March 18, 2019

Mr. Francisco Montaner
Southeast Architect Services, Inc.
4310 West Broward Boulevard
Plantation, FL 33317

RE: Preliminary Threatened and Endangered Species Survey
Proposed Marine Technical Center
800 Old Griffin Road
Dania Beach, FL 33004

Dear Mr. Montaner:

Solutech, Inc. (Solutech) is pleased to present Southeast Architect Services, Inc. (SAS) with this Preliminary Threatened and Endangered Species Survey of the Marine Technical Center, 800 Old Griffin Road, Dania Beach (Broward County), Florida. The 4.12 +/- acre site is south of the Dania Cut-Off Canal and approximately 1,100-feet west of North Federal Highway (See attached Figure 1). A site survey provided by you is attached as Figure 2. Site topography is relatively flat at an approximate elevation of 10-feet above sea level (USGS 1994) based on the North American Datum of 1988 (See attached Figure 3). Site soils are classified as Margate fine sand on the western portion of the property and Margate Urban land complex on the balance of the site (Pendleton, et al. 1984). A vegetative cover map was prepared according to the FDOT (1999) Florida Land Use, Cover and Forms Classification System (FLUCFCS) and is presented as Figure 4. Generally, the following vegetative assemblages were identified:

- **Parcel 1 – FLUCFCS 191: Undeveloped Land within Urban Areas:** Southern Parcel 1 was filled with material from prior dredge-fill activity in the 1970's. This portion of the site sits topographically higher than the contiguous area and is grass covered, making it prime habitat for burrowing owls (*Athene cunicularia*) and possibly gopher tortoise (*Gopherus polyphemus*).

- **Parcel 2 – FLUCFCS 140: Western Parking Lot:** Western Parcel 2 is an asphalt paved parking lot, ancillary to commercial improvements on Parcel 3. Based on the degree of anthropogenic disturbance, this parcel is not suitable habitat for any threatened or endangered species.

- **Parcel 3 – FLUCFCS 155: Other Light Industrial:** Parcel 3 contains the main Marine Technical Center improvements slated for renovation. Based on the degree of anthropogenic disturbance, this parcel is not suitable habitat for any threatened or endangered species.

- **Parcel 4 – FLUCFCS 193: Urban Land in Transition:** Parcel 4 is used for additional unpaved off-street parking, with invasive exotics along its eastern boundary and high-tension power lines south. The minimal canopy may be utilized by occasional foraging gulls or raptors but is not suitable for nesting based on degree of anthropogenic disturbance.

- **Parcel 5 (Southern ½) – FLUCFCS 437: Australian Pine:** The southern ½ of Parcel 5 is a disturbed area with spoil generated from excavation of the Dania Cut-Off Canal, which is overgrown with invasive Australian pine (*Casuarina equisetifolia*). The canopy may be utilized by occasional foraging gulls or raptors but is not suitable for nesting based on degree of anthropogenic disturbance, narrow coverage, and proximity to Old Griffin Road.

- **Parcel 5 (Northern ½) – FLUCFCS 510: Streams and Waterways:** The northern ½ of Parcel 5 is the southern submerged portion of the Dania Cut-Off Canal, classified by the US Fish and Wildlife Service (USFWS) as an excavated unconsolidated bottom estuarine subtidal deep-water channel (E1UBLx). Although this limited study did not include observation of submerged aquatic species, this portion of the channel may support sea grass beds and foraging West Indian manatee (*Trichechus manatus*). The threatened American crocodile (*Crocodylus acutus*) has also been observed within the Dania Cut-Off Canal drainage basin.

Solutech personnel surveyed the property March 7, 2019, for evidence of species of plants and animals listed by USFWS and the Florida Fish and Wildlife Conservation Commission (FFWCC) as endangered, threatened, or special concern. Attached Table 1 provides a summary of endangered, threatened and species of special concern indigenous to Broward County, as classified by USFWS and FFWCC. It is noted, USFWS listed the American Bald Eagle as an endangered species during the late-20th Century due to eggshell thinning from agricultural application of DDT. Since the chemicals banning in 1972, the American Bald Eagle population has made a remarkable comeback, and the species is no longer listed as endangered or threatened.

Parcels 2, 3 and 4 showed minimal to no evidence of endangered, threatened, or species of special concern based on degree of anthropogenic disturbance and human activity providing little or no suitable habitat. Parcel 1 was closely observed through a series of transects traversed from north to south ten feet on center, paying close attention to ground disturbance typical of burrowing owls (*Athene cunicularia*) and gopher tortoise (*Gopherus polyphemus*). No burrows indicative of either species were observed.

The southern ½ of Parcel 5 showed little or no evidence of threatened and endangered raptors or gulls in the Australian pine canopy, or reptiles on the canal banks. As previously stated, this limited survey did not include an assessment of sea grass beds within the submerged northern ½ of Parcel 5. Although it is possible there may be some sea grass beds, no foraging West Indian manatee (*Trichechus manatus*) were observed on March 7, 2019. Should the project include in-

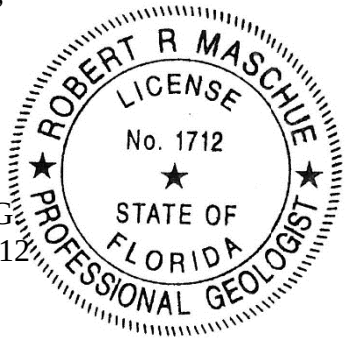
water disturbance such as pile driving for boat slips or piers, a sea grass survey would be likely required by the Florida Department of Environmental Protection (FDEP).

CONCLUSIONS AND RECOMMENDATIONS

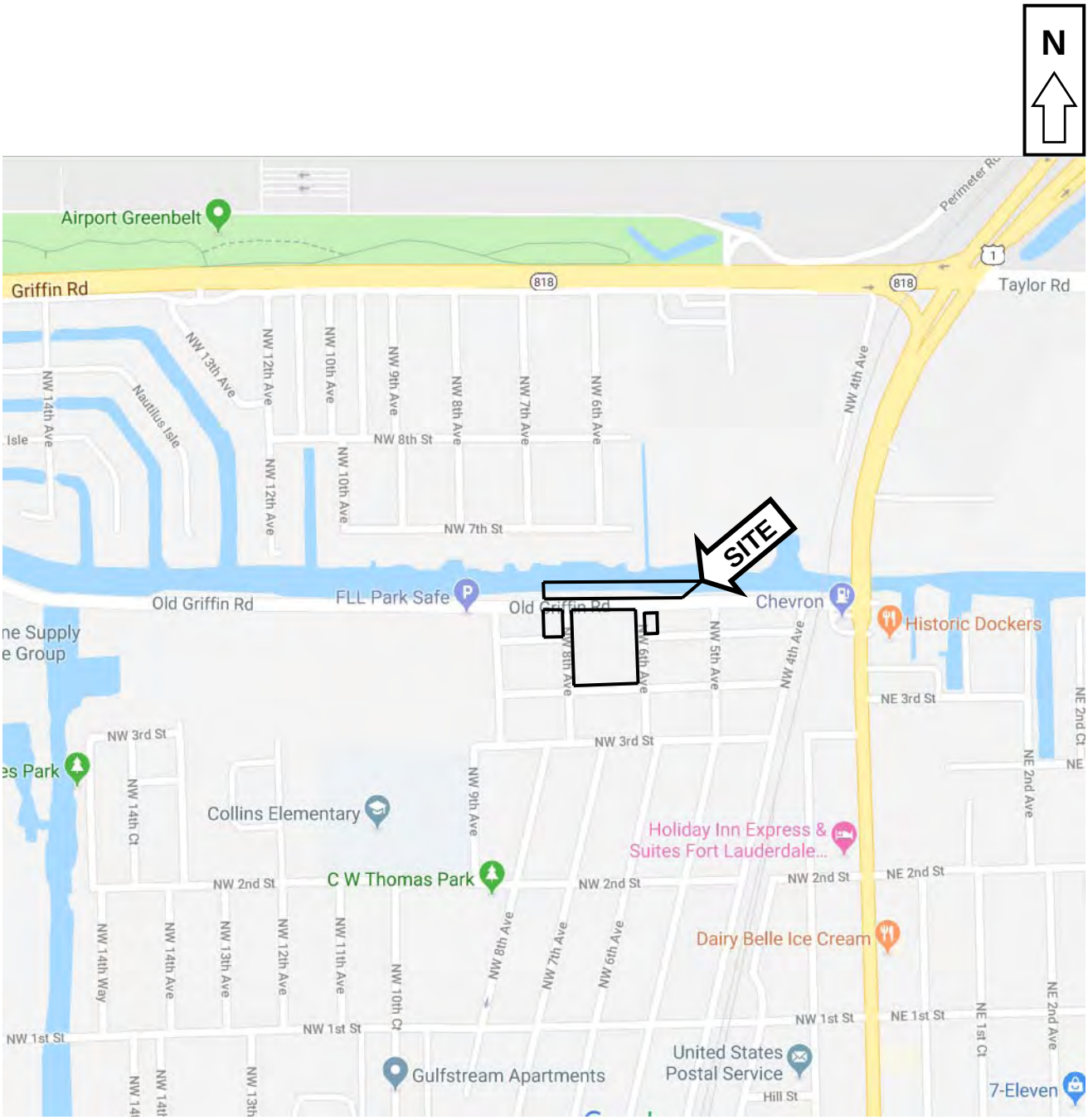
A Preliminary Survey of Endangered, Threatened and Species of Special Concern was conducted at the Marine Technical Center, 800 Old Griffin Road, Dania Beach (Broward County), Florida. The primary objective of the preliminary study was to provide an independent, professional opinion regarding the potential for threatened and endangered species, and species of special concern within the project area. No endangered, threatened or species of special concern were identified onsite during the observation period. No further assessment is recommended at this time.

Respectfully submitted,

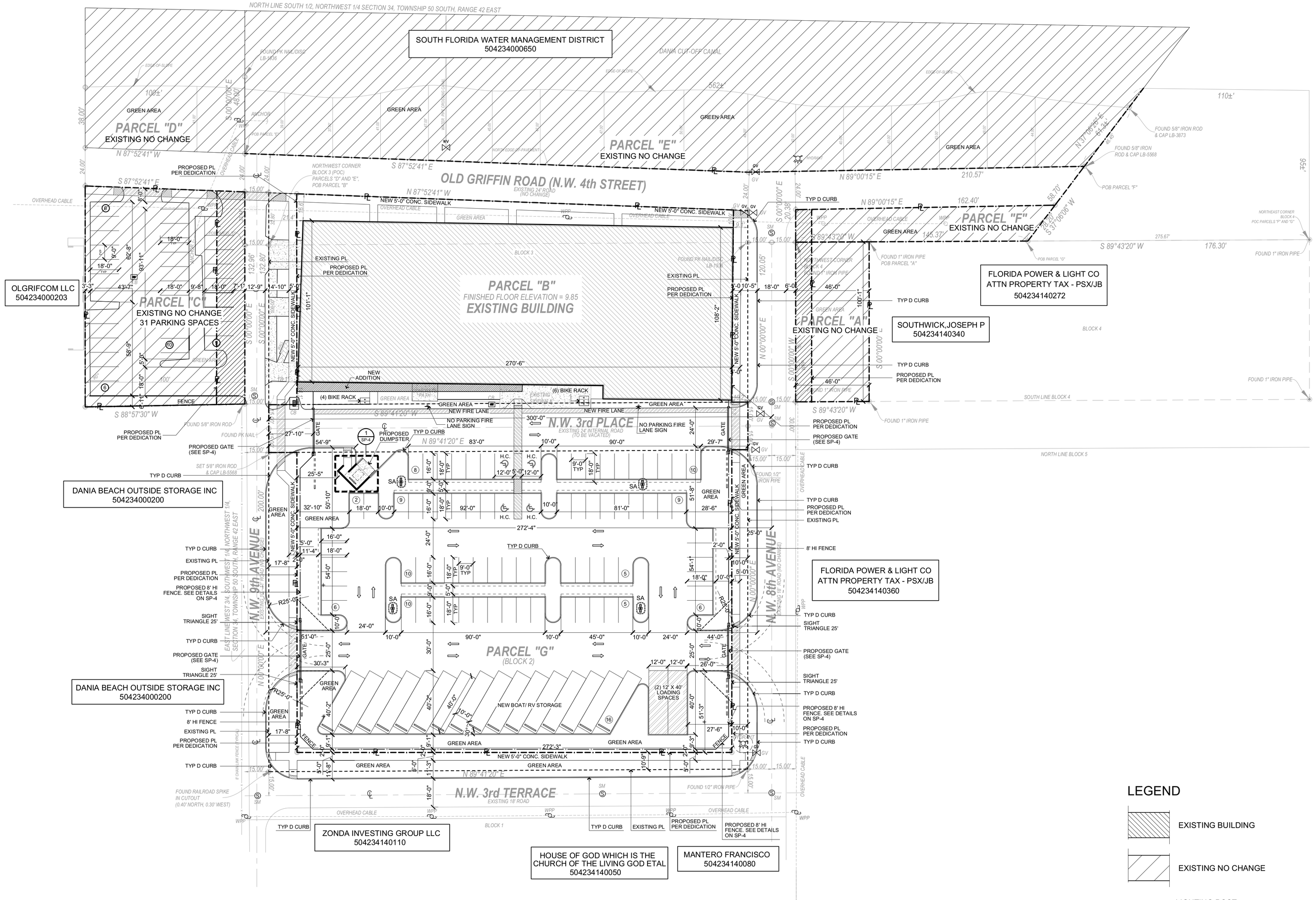
Solutech, Inc.



Robert R. Maschue, P.G.
FL License Number 1712



SOLUTECH, INC. **5841 Corporate Way, Suite102** **West Palm Beach, FL 33407** **Tel: (561)688-2904 Fax: (561)688-2908**	**Preliminary Threatened and Endangered Species Survey** **800 Old Griffin Road** **Dania Beach, Florida**		
Site Location Map Not to Scale	Drawn By: Priya	Date: March 18, 2019 File No.: 55114.00	Figure No.: 1



LOCATION MAP

SCALE: N.T.S.

800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

SCOPE OF WORK:

1- ADD METAL ROOF ON EXISTING OPEN STORAGE.
2- ADD 4128 SQ/FT OF OFFICE AREA.
3- DEVELOP "PARCEL G" ADDING PARKING SPACES (80), 16 RV STORAGE AND DUMPSTER.

ZONING:	MA- MARINE
USE:	PERMITTED USES IN MA-MARINE
USF: CONSTRUCTION TYP:	V-B
FOLIO NUMBER	504234140270, 504234140120 504324110271, 504234000202,

PLAT:DANIA MANOR CORR PLAT 10-53 B

WIND LOAD DESIGN:	170 MPH 3 SEC. GUST EXPOSURE "C"

BUILDING CODE: FLORIDA BUILDING CODE 2017
NFPA 1
NFPA 101 TO 2012 EDITION

EXIST'G SITE DATA:

PARCEL A	4,603. SQ. FT.
PARCEL B	37,927 SQ. FT.
PARCEL C	13,573 SQ. FT.
PARCEL D	8,859 SQ. FT.
PARCEL E	51,472 SQ. FT.
PARCEL F	3,283 SQ. FT.
PARCEL G	60,027 SQ. FT.
TOTAL SITE 4.12 ACRES	179,744 SQ. FT.
FIRST FLOOR	28,757 SQ. FT.
SECOND FLOOR (ADDITION)	4,129 SQ. FT.
TOTAL=	32,886 SQ.FT.
EXISTING BUILDING	27,893 SQ. FT.
PROPOSED	4,993 SQ. FT.
TOTAL=	32,886 SQ.FT.

PROPOSED COVERAGE

BUILDING	32,886 SQ. FT.	
PARKING AREA	46,826 SQ. FT.	
LANDSCAPE AREA	89,828 SQ. FT.	
IMPERVIOUS AREA	79,712 SQ.FT. =	47%
PERVIOUS AREA	89,828 SQ. FT. =	53%

REQUIRED PARKING:

EXIST'G / NEW OFFICE AREA:	5,937 SQ/FT / 300 SQ/FT	20
EXIST'G MANUFACTURE & REPAIR:	11,948 SQ/FT / 500 SQ/FT	24
EXIST'G STORAGE AREA:	14,981 SQ/FT / 1000 SQ/F	15
1 PKG/10 MARINE PKG		2
TOTAL REQUIRED		61 SPACES

EXIST'G & PROVIDED:

HANDICAP	4 SPACES
STANDARD	76 SPACES
NEW BOAT/RV STORAGE	16 SPACES
TOTAL PROVIDED	96 SPACES

BICYCLE PARKING REQUIREMENT (10%) — 10 PARKING PROVIDED

LEGEND

- EXISTING BUILDING
- EXISTING NO CHANGE
- SA — LIGHTING POST XTRA LGT MODEL VNT-LED-L-O3-300-5M-N-UIN-5-10-X-X-BZ-HO MTD AT 30' AFG

NOTES:

1. NO SERVICE, REPAIR OR VEHICLE WASHING ACTIVITIES SHALL BE PERMITTED ON THE PREMISES.
2. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM.
3. JET-SKIS AND MOTORCYCLES SHALL NOT BE STORED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIALLY-ZONED PROPERTY.

1 / SP-1 SITE PLAN

FIGURE 2

SCALE: 1:400

REVISIONS:

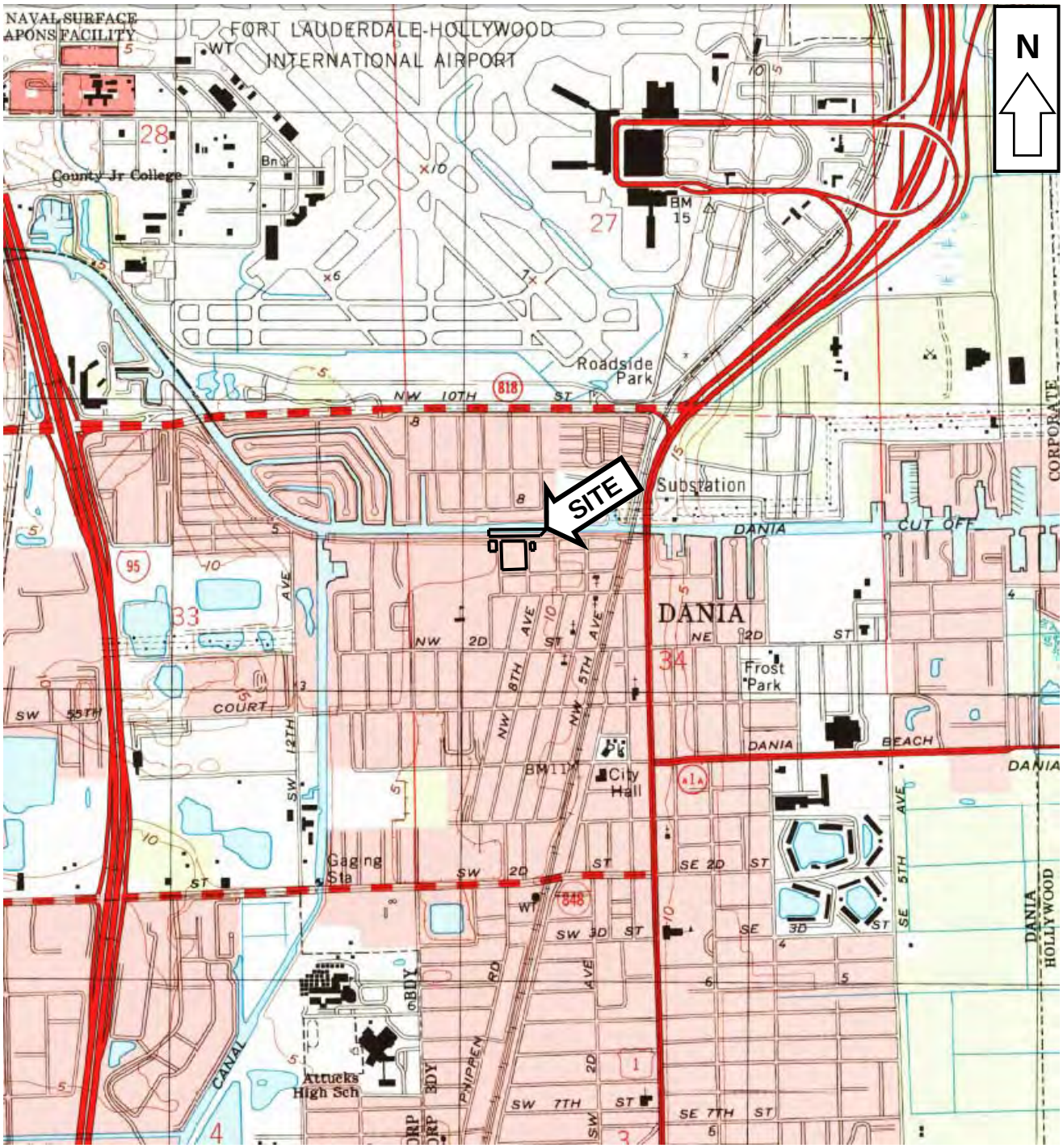
1	02-05-19

LAWRENCE KRAUER, ARCHITECT
FLORIDA REGISTRATION NO. 0014572

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001963

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 01-10-2018
PROJECT NUMBER: 08-16
SHEET NUMBER: SP-1



SOLUTECH, INC. **5841 Corporate Way, Suite 102** **West Palm Beach, FL 33407** **Tel: (561)688-2904 Fax: (561)688-2908**	**Preliminary Threatened and Endangered Species Survey** **800 Old Griffin Road** **Dania Beach, Florida**			
USGS (1994) Fort Lauderdale South, FL Topographic Map Scale Unknown	Drawn By: Priya	Date:	March 18, 2019	Figure No.: 3
		File No.:	55114.00	

SOLUTECH, INC.
5841 Corporate Way, Suite 102
West Palm Beach, FL 33407
Tel: (561)688-2904 Fax: (561)688-2908

Preliminary Threatened and Endangered Species Survey
800 Old Griffin Road
Dania Beach, Florida

FLUCFCS Code Map Not to Scale		Date: March 18, 2019
File No.: 55114.00	Drawn By: Priya	Figure No.: 4

Photo 1
East Side of Parcel 3 Improvements

Photo 2
West Side of Parcel 3 Improvements

Photo 3
NW Corner of Parcel 3

Photo 4
North Side of Parcel 3 Improvements

Photo 5
South Side of Parcel 3 Improvements

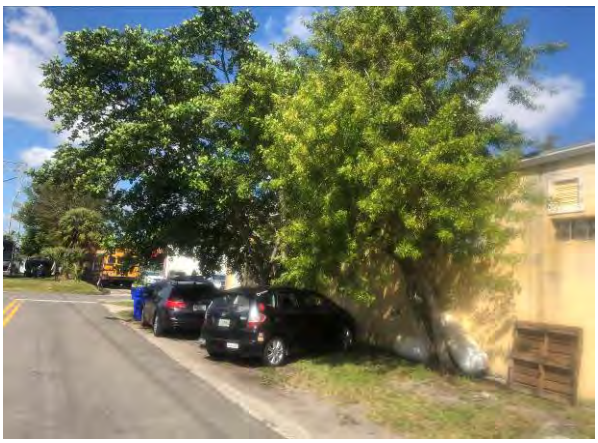


Photo 6
Looking West along NW 3rd Place

Photo 7
Looking West along Old Griffin Road

Photo 8
Looking East along Old Griffin Road

Photo 9
Southern ½ of Parcel 5

Photo 10
Looking East at Southern ½ of Parcel 5

Photo 11
Southern ½ of Parcel 5

Photo 12
Northern ½ of Parcel 5

Photo 13
Looking Southeast at Parcel 4

Photo 14
Unpaved Off-Street Parking on Parcel 4

Photo 15
View South along NW 8th Avenue

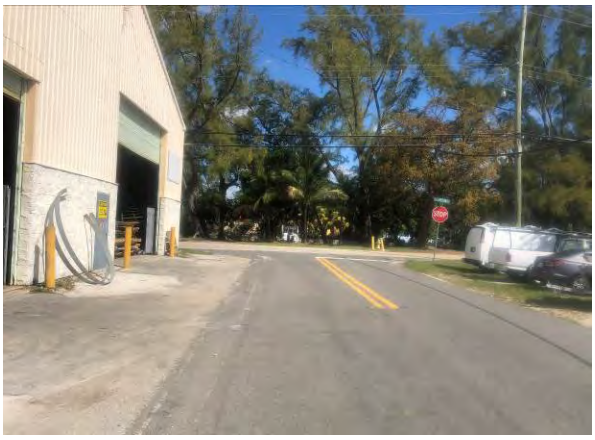


Photo 16
View North along NW 8th Avenue

Photo 17
Looking East along NW 3rd Place

Photo 18
Corner of Parcel 1

Photo 19
Looking North from Center of Parcel 1

Photo 20
View South from Center of Parcel 1

Photo 21
View East across Parcel 1

Photo 22
View West across South End of Parcel 1

Photo 23
Parcel 2 Asphalt Parking Lot

Photo 24
Looking S from NW Corner of Parcel 1

TABLE 1
Potential Endangered, Threatened and Species of Special Concern (Broward County)

NAME	HABITAT	STATUS	WEIZER POTENTIAL
Gopher tortoise (*Gopherus polyphemus*)	Well drained mesic flatwoods	G3/S3 by FNAI; State-designated Threatened by FFWCC; Candidate by USFWS	Possible on Parcel 1.
Southeastern Beach Mouse *(Peromyscus polionotus niveiventris)*	Primary, Secondary and tertiary grass covered sand dunes	G5T1/S1 by FNAI; Federally-designated Threatened by FFWCC; Threatened by USFWS	Unlikely based on habitat.
Florida burrowing owl *(Athene cunicularia floridana)*	Sparsely vegetated sandy ground including dry prairies and sandhill.	G4T3/S3 by FNAI; State-designated Threatened by FFWCC;	Possible on Parcel 1.
Red-cockaded woodpecker (*Picoides borealis)*	Mature Pine Woodlands	G3/S2 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Possible casual visitor.
Swallow-tailed kite (*Elanoides forticatus*)	Nesting occurs November to June in the tops of tall open pine and cypress trees that extend beyond the canopy	G5/S2 by FNAI; not listed by USFWS or FFWCC	Possible casual visitor.
Audubon's crested caracara (*Polyborus Plancus audubonii)*	Open country, dry prairie and pasture lands with cabbage palm or live oaks	G5/S2 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on habitat.
Piping Plover *(Charadrius melodus)*	Open sandy beaches and tidal mudflats and sandflats along the coasts.	G3/S2 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on habitat.

NAME	HABITAT	STATUS	WEIZER POTENTIAL
Florida scrub-jay *(Aphelocoma coerulescens)*	Low growing Oak scrub habitat found on well drained sandy soils	G2/S2 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on habitat.
Red knot *(Calidris canutus rufa)*	Herbaceous wetland, River mouth/tidal river and Tidal flat/shore	G4T2/S2N by FNAI	Possible casual visitor.
Bald eagle (*Haliaeetus leucocephalus*)	Nesting occurs late March through June in the tops of tall pine trees, near water	G5/S3 by FNAI; Not Listed by USFWS or FFWCC	Possible casual visitor.
Everglade snail kite (*Rostrhamus sociabilis plumbeus)*	Depression and disturbed depression marsh	G4G5/S2 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.
Little blue heron (*Egretta caerulea*)	Depression and disturbed depression marsh	G5/S4 by FNAI; not listed by USFWS; State-designated Threatened by FFWCC	Possible casual visitor.
Merlin (*Falco columbarius*)	Wet and mesic flatwoods	G5/S2 by FNAI; not listed by USFWS or FFWCC	Possible casual visitor.
Osprey (*Pandion haliaetus*)	Perching in large slash pine	G5/S3S4 by FNAI; not listed by USFWS; special concern in Monroe County only, by FFWCC	Possible casual visitor.
Wood stork (*Mycteria americana*)	Depression and disturbed depression marsh, dome swamp	G4/S2 by FNAI; Threatened by USFWS; Federally Threatened by FFWCC	Possible casual visitor.
Eastern diamondback rattlesnake (*Crotalus adamanteus*)	Mesic and wet flatwoods	G4/S3 by FNAI; not listed by USFWS or FFWCC	Unlikely based on habitat.

NAME	HABITAT	STATUS	WEIZER POTENTIAL
Eastern indigo snake *(Drymarchon corais couperi)*	Scrub and sandhill, wet prairies and mangrove swamps; often winters in tortoise burrows	G3/S3 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Possible on Parcel 1 in symbiosis with *Gopherus polyphemus.*
Bartram's hairstreak Butterfly *(Strymon acis bartrami)*	Tropical pinelands or Pine rockland	G4T1/S1 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.
Florida Leafwing Butterfly *(Anaea troglodyte floridalis)*	Tropical dry pine scrub on limestone	G4T1/S1 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Possible casual visitor.
West Indian manatee *(Trichechus manatus)*	Coastal waters, bays, rivers and occasionally lakes	G2/S2 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Possible seasonal foraging visitor.
Florida Panther *(Puma concolor coryi)*	Forested Land	G5T1/S1 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.
American crocodile (*Crocodylus acutus*)	Brackish Coastal to Subtidal	G2/S1 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWC	Possible casual visitor.
American Alligator *(Alligator mississippiensis)*	Freshwater	G5/S4 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on subtidal brackish water habitat.
Hawksbill sea turtle *(Eretmochelys imbricate)*	Marine Coastal and Oceanic Waters	G3/S1 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.
Leatherback sea turtle *(Dermochelys coriacea)*	Oceanic Waters; nests on coastal sand beaches	G2/S2 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.

NAME	HABITAT	STATUS	WEIZER POTENTIAL
Loggerhead sea turtle *(Caretta caretta)*	Marine Coastal and Oceanic Waters	G3/S3 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on habitat.

Florida Natural Areas Inventory (FNAI) Ranking based on Global (G) or State (S) Status of a Species.

G1	Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1,000 individuals)
G2	Imperiled globally because of rarity (6-20 occurrences or less than 3,000 individuals)
G3	Either very rare or local throughout its range (21-100 occurrences or less than 10,000 individuals)
G4	Apparently secure globally
G5	Demonstrably secure globally
S1	Critically imperiled in Florida due to rarity
S2	Imperiled in Florida due to rarity
S3	
S4	Apparently secure in Florida
S5	Demonstrably secure in Florida

APPENDIX B

Photo 1
East Side of Parcel 3 Improvements

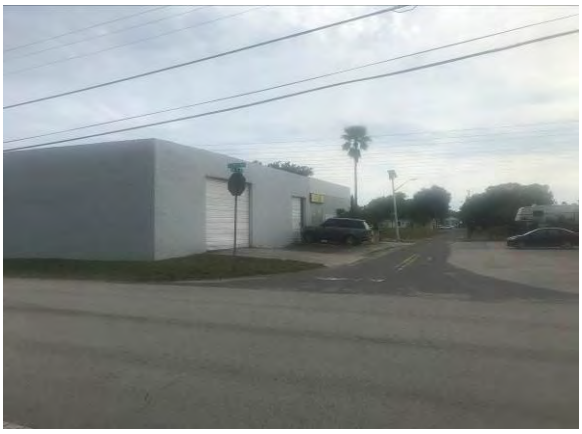


Photo 2
West Side of Parcel 3 Improvements

Photo 3
Looking East along Old Griffin Road

Photo 4
South Side of Parcel 3 Improvements

Photo 5
Looking Southeast across Parcel 1

Photo 6
Northern ½ of Parcel 5

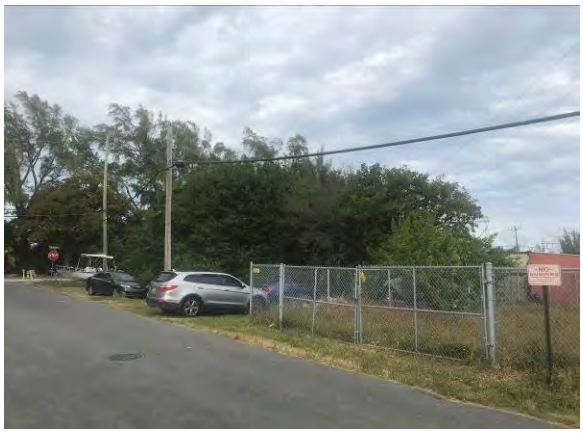


Photo 7
Looking Northeast at Parcel 4

Photo 8
View North along NW 8th Avenue

Photo 9
Looking North along NW 9th Avenue

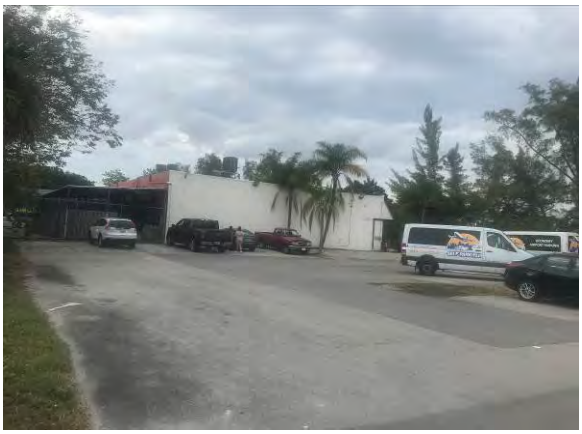


Photo 10
Parcel 2 Asphalt Parking Lot

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PUBLIC SERVICES DEPARTMENT

October 8, 2020

Carolyn A. Reikenis, P.E.
Reikenis & Associates
Project Coordinator
801 S. Olive Ave, Suite 105
West Palm Beach, FL 33401

RE: Water, Sewer, and Reclaimed Water Capacity Inquiry- Redevelopment of 800 Old Griffin Rd – Existing Service

Dear Ms. Reikenis:

Per your request, we have evaluated your request for service to serve the above property with water and sewer service. Our review determined that there is currently capacity for the City to provide water and sewer services for the Project. It can only be reserved for you upon payment of impact fees for your development. This determination has been made based on:

- The City's water treatment plant capacity is 5.04 MGD, while demands average 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 main is located near your site. Note you will need to perform a fire hydrant test and provide it to the City to confirm sufficient capacity in this main. You will be responsible for any need for looping.
- Wastewater service is available via gravity lines adjacent to your site. The City has adequate capacity in the Hollywood treatment plant.

Water, Sewer and Reclaimed Water Capacity Inquiry – 800 Old Griffin Road

You will need an appropriately sized meter (upon which the impact fees are based for commercial units) as verified by the plumbing calculations summarized below: 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

- Reclaimed water is not available in the City

NOTE: no irrigation demands were submitted as a part of the request and 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 minimal irrigation.

Cost recovery for City-procured engineering review services will be charged for review, inspection, and other items required to provide utilities and engineering related services, as applicable, for the project.

Should you have any questions, please feel free to contact me.

Sincerely,

Dincer Ozaydin
Public Services Deputy Director/City Engineer

Florida Power & Light Company

September 23, 2020

Carolyn A. Reikenis
801 S. Olive Ave, Suite 105
West Palm Beach, FL 33401
Phone: 561-373-3608

Re: Marine Technical Center, located on Old Griffin Road, north of NW 3rd Terrace between NW 9th Avenue and NW 8th Avenue

Dear Carolyn A. Reikenis:

Thank you for contacting FPL early in your planning process. At the present time FPL has sufficient capacity to provide electric service to your property. We have overhead facilities currently available at this location.

Please advise us early in the planning process once the final plans have been approved. This information will help us to provide you with the best service in accordance with applicable rates, rules and regulations. You may also respond to us through www.fpl.com. Please contact me if you have any questions.

Sincerely,

Nancy Diaz-Quinones

Engineer

LARRY L. ADAIR, P. A.
Attorney At Law
450 EAST LAS OLAS BOULEVARD
SUITE NUMBER 800
FT. LAUDERDALE, FLORIDA 33301-2223
TELEPHONE (954) 522-4343
TELEFAX (954) 522-4383
e-mail address: larry@lladairlaw.com

FACSIMILE TRANSMISSION COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

THE JOHN P. DOWNS COMPANY, INC.
Attn: JACK DOWNS

AREA CODE: 954
TELECOPIER PHONE NO.: 921-9068
DATE OF TRANSMISSION: WEDNESDAY, SEPT. 21, 2005
RE: PLAT OF DANIA MANOR
NUMBER OF PAGES: - 6 -

FROM: ***LARRY L. ADAIR, ESQUIRE***

MESSAGE

Jack:

Attached with this Telefax are copies of the "original" and "corrected" PLAT OF DANIA MANOR.

You should only concern yourself with (of course) the CORRECTED PLAT OF DANIA MANOR, found at Plat Book 10, Page 53, Public Records of Broward County, Florida.

Also, please note that the legal description of the Florida Power & Light Property is as follows:

> ***Lots 1 through 24 both inclusive, Block 2, CORRECTED PLAT OF DANIA MANOR, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 53, Public Records of Broward County, Florida.***

Also, please note that the legal description of the balance of your property is as follows:

Legal Description

Parcel "A"

The West 46.00 feet of Block 4, DANIA MANOR, according to the corrected Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; being more particularly described as follows:

DEC 21 2005

Commencing at the Northeast corner of Block 4 (POC); thence South 89° 43' 20" West, along the North line of said Block 4, a distance of 275.67 feet to the Point of Beginning (POB); thence continue South 89° 43' 20" West, along said line, a distance of 46.00 feet; thence South 00° 00' 00" West, along the West line of said Block 4, a distance of 100.05 feet; thence North 89° 43' 20" East, along the South line of said Block 4, a distance of 46.00 feet; thence North 00° 00' 00" East, along a line parallel to the West line of said Block 4, a distance of 100.05 feet to the Point of Beginning of this description.

Parcel "B"

A portion of land lying in Block 3, DANIA MANOR, according to the corrected Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; and also that portion of land lying between the Northerly extension of the East and West lines of said Block 3, being more particularly described as follows:

Commencing at the Northwest corner of Block 3 (POC); thence South 00° 00' 00" West, along the West line of said Block 3, a distance of 45.13 feet to the Point of Beginning (POB); thence continue South 00° 00' 00" West, along the West line of said Block 3, a distance of 54.87 feet to the Southwest corner of Block 3; thence South 89° 41' 20" West, along the South line of Block 3, a distance of 300.00 feet to the Southeast corner of Block 3; thence North 00° 00' 00" East, along the East line of Block3, a distance of 120.05 feet; thence North 87° 52' 41" West, a distance of 90.13 feet; thence South 00° 58' 30" West, a distance of 86.91 feet; thence North 89° 06' 50" West, a distance of 51.97 feet; thence North 00° 53' 10" East, a distance of 14.05 feet; thence North 89° 18' 18" West, a distance of 156.70 feet to the Point of Beginning of this description.

Parcel "C"

A portion of land lying in Block 3, DANIA MANOR, according to the corrected Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; and also that portion of land lying between the Northerly extension of the East and West lines of said Block 3, being more particularly described as follows:

Beginning at the Northwest corner of said Block 3; thence North 00° 00' 00" East, a distance of 32.80 feet; thence South 87° 52' 41" East, a distance of 210.07 feet; thence South 00° 58' 30" West, a distance of 86.91 feet; thence North 89° 06' 50" West, a distance of 51.97 feet; thence North 00° 53' 10" East, a distance of 14.05 feet; thence North 89° 18' 18" West, a distance of 156.70 feet; thence North 00° 00' 00" East, a distance of 45.13 feet to the Point of Beginning of this description.

Parcel "D"

That portion of the East 100 feet of the West 3/4 of the North ½ of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East, lying North of the North line

of the Florida Power & Light Company Right-of-Way, as described in O.R. Book 609, Page 618, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Block 3, DANIA MANORS, according to the corrected Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; thence along the Westerly extension of the North line of said Block 3, on an assumed bearing of South 89° 40' 45" West, a distance of 15.00 feet to the Point of Beginning (POB); said point lying on the East line of the West 3/4 of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East; thence South 00° 00' 00" West, along said line, a distance of 99.52 feet; thence South 88° 57' 30" West, along the North line of said Florida Power & Light Right-of-Way, a distance of 100.02 feet; thence North 00° 00' 00" East, along a line parallel to and 100.00 feet West of at right angles to the East line of said West 3/4 of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East, a distance of 138.48 feet to a point lying on the South Edge of Pavement of Northwest 4th Street (Old Griffin Road); thence South 87° 52' 41" East, along said pavement line, a distance of 100.07 feet; thence South 00° 00' 00" West, along said East line of the West 3/4 of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East, a distance of 33.44 feet to the Point of Beginning of this description.

Parcel "E"

That part of the East 100 feet of the West 3/4 of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East, lying North of the North edge of Pavement of N.W. 4th Street (Old Griffin Road), being more particularly described as follows:

Commencing at the Northwest corner of Block 3, DANIA MANOR, according to the corrected Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; thence South 89° 40' 45" West, along the North line of said Block 3 extended Westerly, a distance of 15.01 feet; thence North 00° 00' 00" East, a distance of 33.44 feet to a point lying on the South edge of Pavement of N.W. 4th Street (Old Griffin Road); thence continue North 00° 00' 00" East, a distance of 24.00 feet to a point lying on the North edge of Pavement of N.W. 4th Street (Old Griffin Road), said point also being the Point of Beginning (POB); thence North 87° 52' 41" West, along the North edge of Pavement of N.W. 4th Street (Old Griffin Road), a distance of 100.07 feet; thence North 00° 00' 00" East, a distance of approximately 38.00 feet to the South Bank of the Dania Cut-Off Canal; thence run Easterly along the South Bank of said Dania Canal approximately 100 feet to the East line of the West 3/4 of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East; thence South 00° 00' 00: West, along said East line, a distance of 48.00 feet to the Point of Beginning of this description.

Parcel "F"

A parcel of land lying in the East ½ of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the West ½ of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Commencing at the Northeast corner of Block 4, DANIA MANOR, according to the corrected Plat thereof, recorded in Plat Book 10, Page 53, in the Public Records of Broward County, Florida; thence South 89° 43' 20" West, along the North line of said Block 4, a distance of 176.30 feet; thence North 37° 06' 26" East, a distance of 58.70 feet to the Point of Beginning, said point lying on the North edge of Pavement of N.W. 4th Street (Old Griffin Road); thence continue along said line North 37° 06' 26" East, a distance of approximately 61.30 feet to the South bank of the Dania Cut-Off Canal; thence Westerly along the South bank of the said Dania Cut-Off Canal, a distance of approximately 562 feet to the intersection of the West line of the East ½ of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East; thence South 00° 00' 00" West, along said line, a distance of approximately 48 feet to a point on the North edge of Pavement of N.W. 4th Street (Old Griffin Road); thence South 87° 52" 41" East, along the North edge of Pavement, a distance of 315.45 feet; thence North 89° 00' 15" East, a distance of 210.57 feet to the Point of Beginning of this description.

Parcel "G"

A parcel of land lying in the East ½ of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and in the West ½ of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 50 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Commencing at the Northeast corner of Block 4, DANIA MANOR, according to the corrected Plat thereof, recorded in Plat Book 10, Page 53, in the Public Records of Broward County, Florida; thence South 89° 43' 20" West, along the North line of said Block 4, a distance of 176.30 feet to the Point of Beginning; thence North 37° 06' 26" East, a distance of 28.20 feet to a Point on the South edge of Pavement of N.W. 4th Street (Old Griffin Road); thence South 89° 00' 15" West, along the South Edge of Pavement of N.W. 4th Street (Old Griffin Road), a distance of 162.40 feet; thence South 00° 00' 00" West, a distance of 20.38 feet to the Northwest corner of said Block 4, DANIA MANORS; thence North 89° 43' 20" East, along the North line of said Block 4, a distance of 145.37 feet to the Point of Beginning of this description.

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Please advise should you require any other or further information or documentation; otherwise, with continuing personal regards, we remain

Very truly yours,

Larry L. Adair

LLA:ch

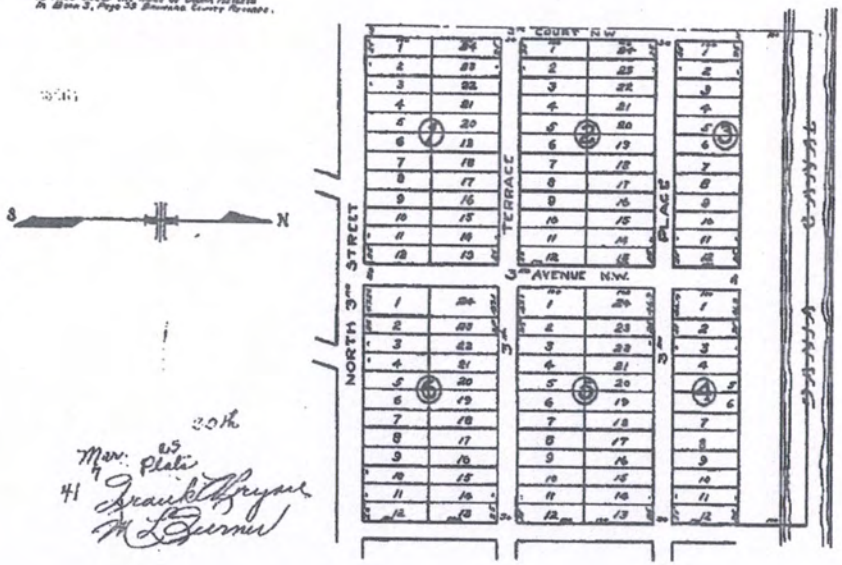
DANIA MANOR

A SUBDIVISION IN DANIA FLA
OF THE EAST ½ OF THE NW ¼ OF THE NE ¼ OF THE NW ¼
AND THE WEST ½ OF THE NW ¼ OF THE SE ¼ OF THE NW ¼
OF SEC 34-T 50S-R 42 E
FOR
LEWIS BARKDULL CO

J.S. RHINE CIVIL ENGINEER

SCALE 1" = 100'

NOTE.
The original plat of this subdivision is filed under the name of Dania Manors in Book 3, Page 38 Broward County Records.



We the Lewis Barkdull Company owners of the property described above, have caused the same to be surveyed and platted according to the attached plat and do hereby dedicate to the perpetual use of the publicall streets, avenues, places and courts, shown hereon.

In witness whereof the Lewis Barkdull Co has caused this instrument to be signed by its President J. Gerald Lewis and attested by its Secretary T.H. Barkdull, this 28th day of March A.D. 1925

J. Gerald Lewis PRESIDENT

T. H. Barkdull SECRETARY

STATE OF FLORIDA
COUNTY OF BROWARD

I, the undersigned authority, do hereby certify that on this 28 day of March A.D. 1925, personally appeared before me J. Gerald Lewis and T.H. Barkdull as men of the Lewis Barkdull Land they each of them acknowledged to me the execution of the foregoing dedication by and with the authority of the Board of Directors of said Company and they acknowledge that the attached seal is the seal of said Company.

In witness whereof, I have hereunto set my hand and seal this day and date first written above.

Harold Lewis
NOTARY PUBLIC,
STATE OF FLORIDA, at Large.

My commission expires
May 19th 1928

20th
Mar. 25
Plats
41
Frank Bryan
M L Burns

7-41
43564
3-30-25.

MICROFILM DATA
REDUCTION 18X
VOLUME 98

7-41
43564

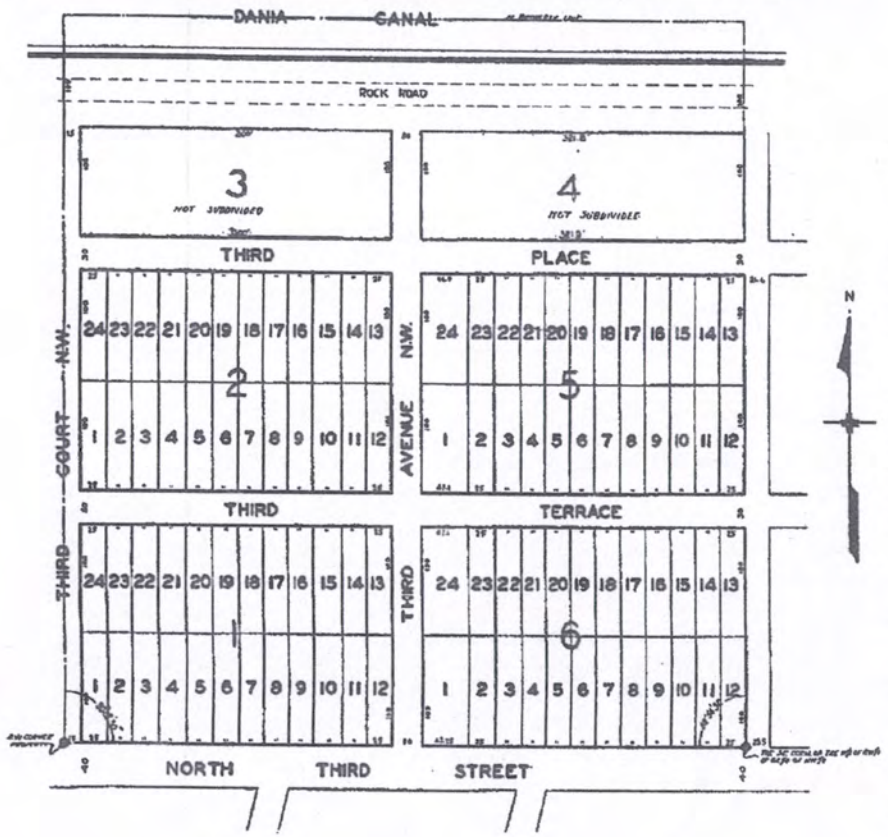
10 - 53

CORRECTED PLAT OF
DANIA MANOR

A SUBDIVISION IN SECTION 34-T50S, R42E.
HOLLYWOOD - BROWARD CO. FLORIDA.

LEWIS-BARKDULL CO. OWNERS.

J.S.RHINE INC. CIVIL & CONSULTING ENGRS.
FORT LAUDERDALE FLORIDA.
SCALE: 1" = 50' DEC. 15, 1925.



STATE OF FLORIDA
COUNTY OF BROWARD

Know all men by these presents that Lewis-Barkdull Co. a corporation under the laws of the State of Florida owner of the lands described hereon have caused same to be surveyed and platted according to the plat hereon, and do hereby dedicate to the perpetual use of the Public, all Streets, Courts, Terraces, and Places as shown on the attached plat.

In testimony whereof said corporation has caused this instrument to be signed by its President, attested by its Secretary and its official seal to be affixed this 4th day of January A.D. 1926.

LEWIS-BARKDULL CO.
J. Gerald Lewis President
Lillian R. Lewis Secretary

Witness: Beulah Truscott
Witness: Harold Lewis

STATE OF FLORIDA
COUNTY OF BROWARD

On this 4th day of January A.D. 1926, personally appeared before me J. Gerald Lewis president and Lillian R. Lewis secretary, officers of the Lewis-Barkdull Co. a corporation under the laws of the State of Florida who acknowledged to me the execution of the foregoing instrument of dedication by and with the authority of the Board of Directors of said corporation.

Witness my hand and seal of office this 4th day of January A.D. 1926.

Harold Lewis
Notary Public State of Florida at Large
My Commission expires May 10 1926

Approved for Record this 5th day of Jan. A.D. 1926.
Fred J. Stewart
City Engineer
Hollywood, Florida.

Approved for Record this 5th day of Jan. A.D. 1926.
J. M. Stubbs by Wm. Hunt
County Engineer
Broward Co. Florida.

This is to certify that I, J. S. Rhine a Licensed Civil Engineer, registered under the laws of the State of Florida, have surveyed and platted the lands described hereon, that the attached plat is a true representation of the actual field work done by me, and that the P.R.M.S have been set as shown.

J. S. Rhine
Civil Engineer
Florida Cert. No. 180

DESCRIPTION
W½ OF THE NORTH OF SE¼ OF NW¼ AND E½ OF THE NE¼ OF THE SW¼ OF NW¼, SECTION 34, T50S, R42E.

NOTE: THIS PLAT BEING FILED FOR PURPOSE OF CORRECTING AN ERROR IN THE DESCRIPTION OF PREVIOUS PLAT OF DANIA MANOR FILED IN PLAT BOOK 1 AT PAGE 41, BROWARD COUNTY RECORDS.

NOTE: THE ORIGINAL PLAT OF THIS SUBDIVISION IS FILED UNDER THE NAME OF DANIA HEIGHTS IN BOOK 8, PAGE 25, BROWARD COUNTY RECORDS.

TOTAL P. 06

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	800 OLD GRIFFIN ROAD, DANIA BEACH FL 33004	ID #	5042 34 14 0270
Property Owner	800 OLD GRIFFIN LLC	Millage	0413
Mailing Address	800 OLD GRIFFIN ROAD DANIA BEACH FL 33004	Use	48

Abbr Legal Description	DANIA MANOR CORR PLAT 10-53 B 34-50-42 LOT 1 THRU 24 BLK 2 TOG WITH ALL BLK 3 & W 46 OF BLK 4 & PAR DESC IN OR 2440/863 TOG WITH PAR LYING IN E1/2 OF NE1/4 OF SW 1/4 OF NW1/4 IN W1/2 OF NW1/4 OF SE1/4 OF NW1/4 OF SEC 34/50/42 AS DESC IN OR 1728/471 LESS R/W FOR NW 4 ST TOG WITH E 100 OF W3/4 OF N1/2 OF SW1/4 OF NW1/4 LESS CANAL R/W LYING N OF N/LINE OF F P & L R/W AS DESC IN OR 609/618

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$759,610	$1,325,170	$2,084,780	$2,084,780	
2020	$298,260	$1,302,500	$1,600,760	$1,267,670	$30,452.06
2019	$242,810	$1,207,190	$1,450,000	$1,152,430	$28,350.08

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,084,780	$2,084,780	$2,084,780	$2,084,780
Portability	0	0	0	0
Assessed/SOH	$2,084,780	$2,084,780	$2,084,780	$2,084,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,084,780	$2,084,780	$2,084,780	$2,084,780

Sales History

Date	Type	Price	Book/Page or CIN
9/18/2020	WD-E	$2,725,000	116749269
9/1/1988	WD	$291,000	16897 / 644
9/21/1988	D*	$291,000	15803 / 903

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	61,143	SF
$5.00	59,997	SF
$0.51	62,002	SF
Adj. Bldg. S.F. (Card, Sketch)		19490
Eff./Act. Year Built: 1991/1990		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
W								
19490						62.4		

This instrument prepared by:
LARRY L. ADAIR, P. A.
Larry L. Adair, Esq.
9715 West Broward Boulevard, Suite 303
Plantation, Florida 33324
(954) 600-3266

DECLARATION OF UNITY OF TITLE

THIS **DECLARATION OF UNITY OF TITLE** ("Declaration") made on this 22nd day of July, 2020, by **800 Marine Technical Center, Inc., a Florida corporation** ("Declarant"), for the benefit of **THE CITY OF DANIA BEACH**, a political subdivision of the State of Florida, with a post office address at 100 West Dania Beach Blvd., Dania Beach, FL 33004 ("City").

WHEREAS, the Declarant represents to City that it is the *fee simple* owner of that real property more particularly described on **Exhibit "A"** attached hereto and incorporated herein ("Subject Property");

WHEREAS, before a building permit is issued for the construction and renovation of an existing improvement and parking on the Subject Property (the "Improvements"), the City is requiring that the Declarant of the Subject Property maintain a unified ownership interest in all parcels to ensure that the Subject Property is considered and treated as one parcel; and

WHEREAS, this Declaration is to be recorded in the Public Records of Broward County, Florida before the Certificate of Occupancy will be issued;

NOW THEREFORE, in consideration of the foregoing and other consideration, the adequacy and receipt of which are acknowledged, Declarant agrees to impose the following restrictions upon the Subject Property:

1. **Recitations.** That the foregoing recitals are true and correct and they are fully incorporated into this provision by this reference.

2. **Unity of Subject Property.** That this Declaration shall be for the benefit of and shall run in favor of City. That, upon the recordation of this Declaration, the Subject Property shall be considered one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land. The undersigned recognizes and acknowledges that for the public health, welfare, safety or morals, the Subject Property should not be divided into separate parcels owned by several owners, unless otherwise consented to by the City. This Declaration shall run with the land and shall be binding upon all parties taking title through the undersigned from the date this Declaration is recorded in the Public Records of Broward County, Florida.

3. **Remedy for Breach**. That any breach, as determined by City, of this Declaration shall justify and allow City to apply to any court of law or equity having jurisdiction for an injunction or other proper relief, and if such relief shall be granted, the court may, in its discretion, award to the prevailing party in any such action, the reasonable expenses in prosecuting the suit, including reasonable attorney fees and legal costs.

4. **No Waiver of Breach**. That in the event of any breach of any provisions of this Declaration, any delay or failure on the part of City to exercise any rights, powers or remedies provided in this document shall not be construed as a waiver of them or acquiescence in them.

5. **Amendments**. That this Declaration shall not be modified, amended or released as to all or any portion of the Subject Property except by written instrument, executed by Declarant of the Subject Property and approved in writing by the City Community Development Director. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida at Declarant's expense.

6. **Recording of Persons Bound**. That this Declaration shall be recorded in the Public Records of Broward County for the sole benefit of City and shall bind Declarant and all heirs, successors and assigns to the title of the Subject Property. It shall be recorded by City at Declarant's expense.

7. **Effective Date**. That this Declaration shall become effective upon the date it is recorded in the Public Records of Broward County, Florida.

8. **Captions, Headings and Titles**. That articles, paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions of this Declaration.

9. **Context.** That whenever the context requires or admits, any pronoun used in this Declaration may be deemed to mean the corresponding masculine, feminine or neutral form and the singular form of any nouns or pronouns may be deemed to mean the corresponding plural form and vice versa.

10. **Applicable Law and Venue**. That this Declaration shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Declaration shall be in Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has caused this Declaration to be executed in appropriate manner and its seal to be affixed this 22 day of July, 2020.

Signed, sealed and delivered in the presence of:

By: _____
Printed Name: Larry L. Adair

By: _____
Printed Name: Elizabeth J. Adair

DECLARANT:

800 MARINE TECHNICAL CENTER, INC., a Florida corporation

By: _____
JOHN P. DOWNS, President

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐online notarization, this 22 day of July, 2020, by **John P. Downs,** in his capacity as President of **800 MARINE TECHNICAL CENTER, INC., a Florida corporation,** on behalf of the corporation, who to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as the act and deed of said corporation and for the uses and purposes set forth therein, and has produced as identification personally known.

_____
NOTARY PUBLIC
Printed Name: Larry L. Adair

[SEAL]
Notary Public State of Florida
Larry L Adair
My Commission GG 253768
Expires 12/28/2022

My Commission Expires: 12/28/22

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL "A"

THE WEST 46.00 FEET OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4 (POC); THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 275.67 FEET TO THE POINT OF BEGINNING (POB); THENCE CONTINUE SOUTH 89°43'20" WEST, ALONG SAID LINE, A DISTANCE OF 46.00 FEET; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 100.05 FEET; THENCE NORTH 89°43'20" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 46.00 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "B":

A PORTION OF LAND LYING IN BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO THAT PORTION OF LAND LYING BETWEEN THE NORTHERLY EXTENSION OF THE EAST AND WEST LINES OF SAID BLOCK 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 3 (POB); THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3; THENCE SOUTH 89°41'20" WEST, ALONG THE SOUTH LINE OF BLOCK 3, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 3; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE OF BLOCK 3, A DISTANCE OF 120.05 FEET; THENCE NORTH 87°52'41" WEST, A DISTANCE OF 300.20 FEET; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF BLOCK 3, A DISTANCE OF 32.80 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "C":

THAT PART OF THE EAST 100 FEET OF THE WEST 3/4 OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 52 EAST, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 609, PAGE 618, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, DANIA MANORS, ACCORDING TO THE CORRECTED PLAT

THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 3, ON AN ASSUMED BEARING OF SOUTH 89°40'45" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (P0B); SAID POINT LYING ON THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF 99.52 FEET; THENCE SOUTH 88°57'30" WEST, ALONG THE NORTH LINE OF SAID FLORIDA POWER & LIGHT RIGHT-OF-WAY, A DISTANCE OF 100.02 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE PARALLEL TO AND 100.00 FEET WEST OF AT RIGHT ANGLES TO THE EAST LINE OF SAID WEST 3/4 OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 138.48 FEET TO A POINT LYING ON THE SOUTH EDGE OF PAVEMENT OF NORTHWEST 4 TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 87°52'41" EAST, ALONG SAID PAVEMENT LINE, A DISTANCE OF 100.07 FEET; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 33.44 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "D":

THAT PART OF THE EAST 100 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTH EDGE OF PAVEMENT OF N.W. 4th STREET (OLD GRIFFIN ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°40'45" WEST, ALONG THE NORTH LINE OF SAID BLOCK 3 EXTENDED WESTERLY, A DISTANCE OF 15.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 33.44 FEET TO A POINT LYING ON THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 24.00 FEET TO A POINT LYING ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING (POB); THENCE NORTH 87°52'41" WEST, ALONG THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), A DISTANCE OF 100.07 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF APPROXIMATELY 38.00 FEET TO THE SOUTH BANK OF THE DANIA CUT-OFF CANAL; THENCE RUN EASTERLY ALONG THE SOUTH BANK OF SAID DANIA CANAL APPROXIMATELY 100 FEET TO THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PARCELS "A", "B", "C" AND "D" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 16897, PAGE 644 BETWEEN JOHN P. DOWNS AND MARY B. DOWNS, HIS WIFE AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION, DATED OCTOBER 12, 1989 AND RECORDED NOVEMBER 2, 1989 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "E":

A PARCEL OF LAND LYING IN THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN THE WEST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.30 FEET; THENCE NORTH 37°06'26" EAST, A DISTANCE OF 58.70 FEET, TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE CONTINUE ALONG SAID LINE NORTH 37°06'26" EAST, A DISTANCE OF APPROXIMATELY 61.30 FEET TO THE SOUTH BANK OF THE DANIA CUT-OFF CANAL; THENCE WESTERLY ALONG THE SOUTH BANK OF THE SAID DANIA CUT¬OFF CANAL, A DISTANCE OF APPROXIMATELY 562 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST ½ OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF APPROXIMATELY 48 FEET TO A POINT ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 87°52'41" EAST, ALONG THE NORTH EDGE OF PAVEMENT, A DISTANCE OF 315.45 FEET; THENCE NORTH 89°00'15" EAST, A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "F":

A PARCEL OF LAND LYING IN THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN THE WEST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.30 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 37°06'26" EAST, A DISTANCE OF 28.20 FEET, TO A POINT ON THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 89°00'15" WEST, ALONG THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), A DISTANCE OF 162.40 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 20.38 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 4, DANIA MANORS; THENCE NORTH 89°43'20" EAST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 145.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PARCELS "E" AND "F" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 18663, PAGE 195 BETWEEN D. ROBERT LEWIS AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION DATED AUGUST 5, 1991 AND RECORDED AUGUST 15, 1991 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "G":

ALL OF LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: PARCEL "G" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 39194, PAGE 1075, BETWEEN FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION, DATED MARCH 3, 2005 AND RECORDED MARCH 8, 2005 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

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JOINDER, CONSENT AND SUBORDINATION

The undersigned hereby certifies that **CENTENNIAL BANK, Successor By Merger to LANDMARK BANK, a national banking association**, holder of a mortgage, lien or other encumbrance upon the above-described property, hereby joins in and consents to the foregoing instrument by the owner thereof and agrees that its mortgage, lien or other encumbrance, which was recorded July 1, 2015, as Instrument Number 113083604, of the Public Records of Broward County, Florida, shall be subordinated to the foregoing instrument.

Signed, sealed and delivered
in the presence of:

By: _____
Printed Name: Elsa Trent

By: _____
Printed Name: Rene Duchesneau

CENTENNIAL BANK

By: _____
Name: Troy Esenton
Title: Loan Officer

(CORPORATE SEAL)

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of July, 2020, by Troy Esenton, in his/her capacity as Loan Officer of **CENTENNIAL BANK, a national banking association,** and who is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
Printed Name: Michele C. Leonard

[SEAL]

My Commission Expires:

MICHELE C. LEONARD NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires November 24, 2022
No. GG 254736

PLEASE RECORD AND RETURN TO:

LARRY L. ADAIR, P.A.
9715 West Broward Boulevard Suite 303
Plantation, Florida 33324

Tax Folio Numbers: *5042-34-14-0270*
5042-34-14-0271
5042-34-00-0202
5042-34-14-0120

WARRANTY DEED
[Statutory Form - Section 689.02, F.S.]

THIS INDENTURE, made this **18th day of September, 2020**, between

800 MARINE TECHNICAL CENTER, INC., a Florida corporation

whose post office address is 1406 Northeast 15th Street, Fort Lauderdale, Florida 33304

as "*GRANTOR*", and

800 OLD GRIFFIN, LLC, a Florida limited liability company

whose post office address is 800 Old Griffin Road, Dania Beach, Florida 33004

as "*GRANTEE*".

WITNESSETH: That said ***GRANTOR***, for and in consideration of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** and other good and valuable considerations to said ***GRANTOR*** in hand paid by said ***GRANTEE***, the receipt whereof is hereby acknowledge, have granted, bargained and sold to the said ***GRANTEE***, and ***GRANTEE'S*** successors and assigns forever, the following described land, situate, lying and being in **BROWARD COUNTY, FLORIDA** having tax folio numbers of **5042-34-14-0270, 5042-34-14-0271, 5042-34-00-0202** and **5042-34-14-0120**, to-wit:

SEE EXHIBIT "A" - LEGAL DESCRIPTION ATTACHED

SUBJECT TO:

1. *Zoning, restrictions, prohibitions and other requirements imposed by governmental authorities.*
2. *Restrictions, easements or other matters appearing on the Plat.*
3. *Taxes for the year of closing and subsequent years.*
4. *Limitations, restrictions, and easements of record, if any, however this provision shall not be deemed to reimpose any of same.*

and said ***GRANTOR*** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the ***GRANTOR*** has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

800 MARINE TECHNICAL CENTER, IN., a Florida corporation

Witness [Sign Name]

MARY B. DOWNS
[Print Name of Witness]

Witness [Sign Name]

[Print Name Of Witness]

By: _____
John P. Downs, President

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of Sept., 2020, by **JOHN P. DOWNS**, in his capacity as President of **800 MARINE TECHNICAL CENTER, INC., a Florida corporation**, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Printed Name: _____

[SEAL]

Notary Public State of Florida
Larry L Adair
My Commission GG 253768
Expires 12/28/2022

My Commission Expires 12/28/2022

THIS INSTRUMENT PREPARED BY:

LARRY L. ADAIR, P. A.
9715 West Broward Boulevard
Suite Number 303
Plantation, Florida 33324

Exhibit "A"

PARCEL 1:

Lots 1 through 24 inclusive, Block 2, CORRECTED PLAT OF DANIA MANOR, according to the map or plat thereof as recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida.

PARCEL 2:

All of Block 3, and the West 46 feet of Block 4 of CORRECTED PLAT OF DANIA MANOR, according to the Plat thereof recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida.

AND

Beginning at the NW corner of Block 3 of CORRECTED PLAT OF DANIA MANOR, according to the Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; thence Northward along the West line of said Block 3 extended to the edge of the South Border of the present paving of NW 4th Street (Broward Road, also known as Griffin Road); thence Eastward along the said South Border of said paving a distance of approximately 300 feet to a point North of the NE corner of the said Block 3, which point intersects with the East line of said Block 3 extended Northward; thence Southward to the NE corner of said Block 3; thence Westward along the North line of said Block 3 a distance of approximately 300 feet to a point of beginning.

PARCEL 3:

A parcel of land lying in the East 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 and in the West 1/2 of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 34, Township 50 South, Range 42 East, Broward County, Florida, more particularly described as follows;

Commencing at the NE corner of Block 4 of the Corrected Plat of Dania Manor, Section 34, Township 50 South, Range 42 East, as recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; thence run West along the North line of said Block 4, a distance of 176.3 feet to the point of beginning; thence deflect 127° 23' 06" to the right (West to NE) and run Northeasterly to the North line of the South 1/2 of the NW 1/4 of said Section 34; thence run Westerly along the North line of the South 1/2 of the NW 1/4 of said Section 34, to the West line of the East 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 of said Section 34; thence run South along the West line of the East 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 of said Section 34 to a point where the North line of Block 3 of the Corrected Plat of Dania Manor, Section 34, Township 50 South, Range 42 East, as recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida, would intersect the West line of the East 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 of said Section 34, if extended Westerly; thence run Easterly along the North line of said Block 3, in a straight line, as if extended to the point of beginning; LESS the right-of-way for Broward Road, otherwise known as Northwest 4th Street; LESS the following described parcel:

Beginning at the NW corner of Block 3, Corrected Plat of Dania Manor, according to the Plat thereof, recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida; thence Northward along the West line of said Block 3 extended to the edge of the South border of the present paving of Northwest 4th Street (Broward Road, also known as Griffin Road); thence Eastward along the said South border of said paving a distance of approximately 300 feet to a point North of the NE corner of the said Block 3, which point intersects with the East line of said Block 3 extended Northward; thence Southward to the NE corner of said Block 3; thence Westward along the North line of said Block 3, a distance of approximately 300 feet to point of beginning.

PARCEL 4:

That part of the East 100 feet of the W 3/4 of the N 1/2 of the SW 1/4 of the NW 1/4 of Section 34, Township 50 South, Range 42 East, less canal right-of-way, lying North of the North line of the Florida Power & Light Company right-of-way, as described in Official Records Book 609, Page 618, of the Public Records of Broward County, Florida.

RECEIVED

MAR 11 2021

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christopher Burke who, after being duly sworn, deposes and says:

1. I, Christopher Burke (Print Name), am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

X I am the property Owner,

OR

_____ I am a representative of the property owner(s), _____ and _____, for property located at _____ (the "Property"), and this sworn statement pertains to the application for _____, relating to Petition number _____ in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on March 5, 2021, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. The public notice sign was posted more than ten (10) days before the scheduled public hearing. I am aware that the Code Section cited above requires the sign to state and contain the following information:

PUBLIC HEARING NOTICE
Petition number;
Date;
Time; and
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 March 5, 2021.

Kristen Lichtman
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

Notary Public State of Florida
Kristen N Lichtman
My Commission HH 032758
Expires 08/16/2024

EXHIBIT "A"
COPY OF PHOTOGRAPH(S)

Carrie, Anne-Christine

From: Chris Burke <chris.burke@mmsoa.com>
Sent: Wednesday, April 7, 2021 10:33 AM
To: Carrie, Anne-Christine
Cc: Francisco Montaner
Subject: Re: Outreach for 800 Old Griffin

****CAUTION** This email originated from external sources. Do not open attachments OR click any links until you have verified the authenticity of the message and its contents.**

First post card pamphlet went out in the mail to all surrounding residence and businesses in excess of one mile on 12/23/20 1,500 post cards sent. Proof of mailing list and receipts uploaded to CAP

Second mailing pamphlet went out in the mail to all surrounding residence and business in excess of one mile on 1/15/21 1,500 post cards sent. Proof of mailing list uploaded to cap

2/8/21 First call with Tammie James representative of Byrd Pointe HOA to discuss project,

2/11/21 Phone conversation with Vice mayor Marco Salvino, discussed scope of the project and possible concerns of Melaleuca gardens residents.

1/19/2021 Letters mailed to surrounding business properties regarding vacation of 3rd place, uploaded mailing receipts to CAP

3/23/21 and 3/25/21 multiple conversations again with Tammie James of Byrd point HOA, more digital renderings of the project sent to HOA, I made the request for a zoom call with the HOA if Tammie felt it was necessary. Tammie informed me the residents in Byrd pointe did not have any current issues with the project and a zoom meeting was not necessary at that time. I ordered any additional information if any residence in the HOA had any questions and provided my direct number to the HOA if additional information or questions were posed.

2/10/21 Letter provided from resident of Melaleuca gardens Curtis Sherrod 1451 N.W 10th street Dania Beach, FL 33004 attesting to receiving both post card mailings and providing his support to both our business and the construction project.

2/8/21 Phone calls place to two Melaleuca residence with no response to either number, Rae Sandler and Anne Castro

3/11/21 3/12/21 and 3/13/21 placed phone calls and left voicemails for Ian Wood per a public records request from Anne Christine Carie, I did not receive any returned calls from Ian Wood.

3/23/21 Phone conversation with Kerm Kemp JR 907 NW 7th street Dania Beach FL, resident of Melaleuca gardens lives directly across the Dania Cut off canal from the project site. Mr Kemp stated he received both mailing post cards and had no issue with the project, He also had not heard of anay surrounding neighbors having any issues with the project.

South Florida Boat Center
19606 SW 69th Place
Pembroke Pines Fl, 33332
Mobile:954-993-3268
Fax: 954-252-3345
MMSOA.COM
Southfloridaboatcenter.com

On Apr 6, 2021, at 5:43 PM, Carrie, Anne-Christine <ACarrie@daniabeachfl.gov> wrote:

Good afternoon
Please send me a summary of your outreach efforts for the 800 Old Griffin Rd project. In this document, please include dates, locations, names, photographs, letters and sign in sheets.
Thank you

Anne-Christine Carrie
Senior Planner | **City of Dania Beach**
ACarrie@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd | Dania Beach, FL, 33004
Phone:954-924-6800 x3654

Web: daniabeachfl.gov | **App**:AskDaniaBeach
RISE - Respect, Integrity, Standard of Excellence

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

South Florida Boat Center

COMING SOON!

SOUTH FLORIDA BOAT CENTER

800 Old Griffin Road (954)233-1983 www.southfloridaboatcenter.com

Scanned with CamScanner

With the expansion of our company, we will have the capacity to create more job opportunities that we would like to open up to the community. We aim to increase our current workforce by forty percent, generating job offerings for all levels from technicians to upper management positions.
Moving to the neighborhood!

South Florida Boat Center was founded in 2011 by Chris Burke, a young and determined man who laboriously repaired and fitted boats until he was able to steadily hire staff of his own. Today, South Florida Boat Center employs eleven full-time staff members. We are a family run, small town style business. All of our staff members are local to our current shop location and intend to continue the same trend in Dania Beach. Chris is a Florida Native and takes pride in his community. He is a member of the Port Everglades Association and aspires to be involved in various community outreach programs in Dania Beach.

We are pleased to be joining your neighborhood and look forward to meeting you!

Our docks will offer a safe and secure option for long-term boat slip rentals at a convenient location on the Dania cut-off Canal.

Our new site plan will offer sidewalks down our property, allowing residents to safely enjoy a walk by the water. Live nearby but don't have access to a waterway?

We will have dock storage with 24/7 security monitoring.

19606 SW 69TH PLACE
PEMBROKE PINES
FLORIDA 33332

PRESORTED STANDARD
U.S. POSTAGE PAID
LOUISVILLE, KY
PERMIT 1445

********** ECRWSSEDDM****
Local
Postal Customer

Designed & Printed by Taradel.com ©Taradel, LLC 2020 #83396

Scanned with CamScanner

Christopher Burke
800 Old Griffin Road
Dania Beach, Fl. 33004
(954) 233-1983
Chris.burke@mmsoa.com

January 19, 2021

La Valliere Roussy Family
1001 Old Griffin Road
Dania Beach, Fl. 33004

Dear La Valliere Roussy Family,

Please be advised that 800 Old Griffin Road has been purchased by Mr. Burke. With the expansion of his company we have asked the City of Dania Beach to vacate NW 3rd Place, and in exchange we will be widening NW 9th Ave from 15 feet to 20 feet to maintain ease of access to your property.

If you have any questions please feel free to reach out to me directly by phone or email. Thank you for your cooperation.

Kind Regards,

Christopher Burke

Carrie, Anne-Christine

From: Urow, Barbara
Sent: Tuesday, February 9, 2021 10:26 AM
To: Carrie, Anne-Christine
Subject: 800 Old Griffin Rd

Hi Anne-Christine,

The property at 800 Old Griffin Rd has one open case in the previous owners name. This case is being closed out today. Let me know if you need anything.

Can you give me the new owners name and contact information. I had it but can't seem to locate it right now…

Barbara Urow
Code Compliance and Parking Supervisor | City of Dania Beach
burow@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3718 | **Fax:** 954-924-6812

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

Francisco Montaner

From: Chris Burke <chris.burke@mmsoa.com>
Sent: Thursday, December 3, 2020 10:42 AM
To: Francisco Montaner
Subject: Fwd: City of Dania Beach - Lien Search

South Florida Boat Center
19606 SW 69th Place
Pembroke Pines Fl, 33332
Mobile:954-993-3268
Fax: 954-252-3345
MMSOA.COM
Southfloridaboatcenter.com

Begin forwarded message:

From: "Jelaso, Megan" <mjelaso@daniabeachfl.gov>
Subject: City of Dania Beach - Lien Search
Date: December 3, 2020 at 10:40:19 AM EST
To: "'cburke@sfboatcenter.com'" <cburke@sfboatcenter.com>

Good Morning,

Please find the below results for the address: 800 Old Griffin Rd (folio – 5042-34-00-0202).

- Water – N/A – Parking Lot
- Code Violation – None
- Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
- Other Amounts – None
- Property As Reference is clear of liens placed by the City of Dania Beach – Yes

City hall is closed so we are working from home. We apologize for any inconvenience.

Have a Great Day

Megan Jelaso
Revenue Coordinator III | City of Dania Beach
mjelaso@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3672 | **Fax:** 954-922-5619

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

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commisson on the following date to consider the following application:

DATE: Tuesday, April 27, 2021
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: Please call a week ahead at 954-924-6805 Ext.3792 to confirm meeting location:

IF VIRTUAL: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi- judicial land use meetings.

IF IN PERSON: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: **VA-006-21/ VA-007-21/ VA-008-21/ VA-009-21/ OT-012-21/ SP-087-20:** The applicant, Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC is requesting Variances, Design Exception and Site Plan approval to allow the manufacture, repair, docking and outdoor storage of boats on the property located at 800 Old Griffin Road.

The following is the proposed Resolution of the matter:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUESTS FOR A SITE PLAN (SP-087-20), DESIGN EXCEPTION (OT-012-21) AND VARIANCES (VA-006-21, VA-007-21, VA008-21 AND VA-009-21) SUBMITTED BY LAWRENCE KRAMER ON BEHALF OF 800 OLD GRIFFIN LLC., FOR THE PROPERTY AT 800 OLD GRIFFIN ROAD, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.#

Copies of the proposed requests or applicable information are available on line. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the on-line project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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 based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting

Property Subject of Upcoming Hearing

Application Information

Application Site: 800 Old Griffin Road

Project: To request variances, Design Exception, and Site Plan approval

Request: Variances, Design Exception, and Site Plan

Applicant: Lawrence Kramer on behalf of the property owner 800 Old Griffin, LLC

Hearing Date & Time: April 27, 2021 at 7:00 PM

Hearing Location: Please call a week ahead at 954-924-6805 Ext. 3792 to confirm meeting location:
If Virtual: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi-judicial land use meetings.
If in person: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Anne-Christine Carrie, Senior Planner, (954) 924-6805 Ext. 3654

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

RECEIVED
APR 12 2021

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), 800 Old Griffin Road LLC (Print Name of Property Owner), for the property located at 800 Old Griffin Road (Address) (the "Property"), and this sworn statement pertains to the application for Site Plan, Variance, Flex Allocation,

   _____
   (Briefly describe application, such as "site plan approval" or a "variance" or a "special exemption")
   relating to Petition number(s) VA-010-21/SP-087-20/VA-006-21/VA-007-21/VA-008-21/VA-009-21/OT-012-21

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 1,000 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:

Signature

PRINT Name

Title

JOINT OWNER (IF APPLICABLE)

Signature

PRINT Name

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

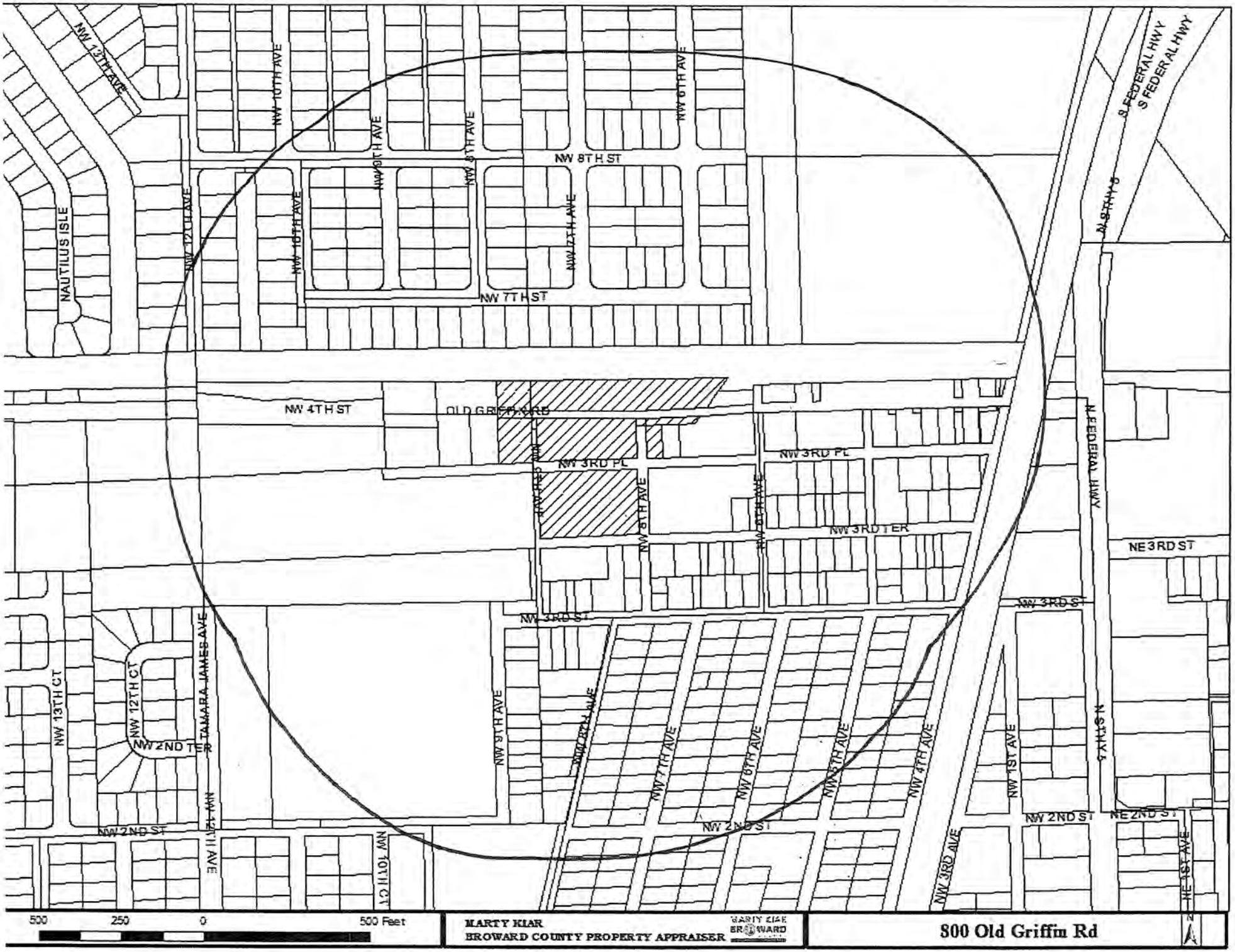
mng
Title

On April 5, 2021, 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:
2-17-25

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
. nded Thru Troy Fain Insurance 800-385-7019


NW 8TH ST
NW 7TH ST
NW 4TH ST
OLD GRIFFIN RD
NW 3RD PL
NW 3RD TER
NW 3RD ST
NW 2ND ST
NW 2ND TER
NE 3RD ST
NE 2ND ST
NAUTILUS ISLE
NW 13TH AVE
NW 10TH AVE
NW 9TH AVE
NW 8TH AVE
NW 6TH AVE
NW 12TH AVE
NW 11TH AVE
NW 7TH AVE
NW 5TH AVE
NW 4TH AVE
NW 3RD AVE
NW 1ST AVE
NE 1ST AVE
NW 13TH CT
NW 12TH CT
NW 10TH CT
TAMARA JAMES AVE
S FEDERAL HWY
N FEDERAL HWY
N 8TH ST
500 250 0 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
800 Old Griffin Rd
N

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504233000060	1200 OLD GRIFFIN ROAD LLC	4051 SW 53 AVE	DAVIE	FL	33314		33-50-42E1/2 OF NE1/4 OF SE1/4 OF NE1/4AS DESC IN OR 2512/852
504233000061	1200 OLD GRIFFIN ROAD LLC	4051 SW 53 AVE	DAVIE	FL	33314	3272	33-50-42PT OF E1/2 OF NE1/4 OF SE1/4 OFNE1/4 AS DESC IN OR 609/618
504233000680	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	33-50-42 & 28-50-42POR OF DANIA CUT OFF CANAL LYINGWITHIN NE 1/4 OF SEC 33 & SW 1/4SEC 28,ALSO BEING WITHIN DANIABEACH CITY LIMITS
504233100020	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	WEST MOORLAND 19-8 BLOTS 1 THRU 10 BLK 1
504233100710	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	WEST MOORLAND 19-8 BTHE STREETS, AVENUES, ROAD,BOULEVARD, AND COURTS ARE HEREBYDEDICATED TO THE PERPETUAL USEOF THE PUBLIC FOR PROPERPURPOSES
504233160050	MENCIA,JAIME E & MYRNA	711 NW 12 AVE	DANIA BEACH	FL	33004	2348	TROPICAL DREAMLAND WATERWAY29-5 BLOT 5
504233160060	LARKINS,EDWARD J	701 NW 12 AVE	DANIA BEACH	FL	33004	2348	TROPICAL DREAMLAND WATERWAY29-5 BLOT 6
504233160070	HUSTON,JANET H/EHUSTON,LARRY	693 NW 12 AVE	DANIA BEACH	FL	33004	2347	TROPICAL DREAMLAND WATERWAY29-5 BLOT 7 N 60
233160090	KHOLOS,KEN	691 NW 12 AVE	DANIA BEACH	FL	33004	2347	TROPICAL DREAMLAND WATERWAY29-5LOT 7 S 12 1/2 LOT 8
504233460280	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	33-50-42THE E 35' OF E 1/2 OF SE 1/4 OFSE 1/4 OF NE 1/4
504234000180	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	34-50-42SE1/4 OF NE1/4 OF NW1/4 LYINGE OF FEC R/W LESS CANAL R/WTOG WITH COMM NW COR OF NE1/4 OFSEC 34,S 1310.63,E 49 TO POB, N305.87, NELY 49.18,E 33.37, SWLY355.79,W 6.25 TO POBAKA: PARCEL 100
504234000203	LA VALLIERE ROUSSY FAMILY REV TRLA VALLIERE,RICHARD TRSTEE ETAL	1001 OLD GRIFFIN RD	DANIA BEACH	FL	33004		34-50-42BEG AT PT 100.02 W OF INTERSECOF E/L OF W3/4 OF N1/2 OF SW1/4OF NW1/4 OF N/L OF FPL R/W DESCIN OR 609/618,W 83.22,NLY 144.32,ELY 83.27,SLY 139.57TO POB
504234000206	LA VALLIERE ROUSSY FAMILY REV TRLA VALLIERE,RICHARD TRSTEE ETAL	1001 OLD GRIFFIN RD	DANIA BEACH	FL	33004		34-50-42THAT PT OF W3/4 OF N1/2 OF SW1/4OF NW1/4 DESC AS FOL,COMM AT NECOR,SLY 246.25,WLY 183.2 TO POB,W 98,NLY 149.9,ELY 98.1SLY 144.3 TO POB AS INOR 4740/702
504234000220	DANIA BEACH OUTSIDE STORAGE INC	6868 SE 138 ST	HOBE SOUND	FL	33455	9757	34-50-42COMM IN SE1/4 OF SEC 33 AT POINTBEING NE COR OF BLK 1,SUN GDNS1ST ADD,N 3,E 336.26 TO POB,NLYALG W/L SEC 34 FOR 260.05 TO SWCOR OF M.M.C.O. PLAT,E 551.51,SLY 30.01,ELY 450.11,SLY 230.05,WLY 1000.97 TO POB
504234000221	LA VALLIERE ROUSSY FAMILY REV TRLA VALLIERE,RICHARD TRSTEE ETAL	1001 OLD GRIFFIN RD	DANIA BEACH	FL	33004		30-50-42THE N 30 OF E 450 OF FOLLOWING:COMM AT NE COR OF BLK 1 OF SUNGDNS 1ST ADD,NLY 3 TO POB,ELY1339.00,NLY 260.00,WLY 1339.00,SLY 260.00 TO POB
504234000240	SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	3125	34-50-42E 144.50 OF W1/2 OF SW1/4 OFSW1/4 OF NW1/4 LESS S 25 FOR STTOG WITH DANETTE 16-65 B ALL BLKB LESS S 25 FOR ST,ALL BLK CLESS S 25 FOR STAKA:COLLINS ELEM.
504234000260	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	34-50-42ALL NE1/4 OF NW1/4 OF SW1/4 WOF BLK 30 DANIA
504234000600	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		34-50-42FEC RAILROAD R/W 100 FT WIDE INPORTIONS OF NE1/4,NW1/4,ANDSW1/4 OF SEC 34-50-42 LYING WESTOF FEDERAL HWY WITHIN CITY OFDANIA BEACH

504234000640	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	J.E. HASBROUCKS REPLAT 16-20 BPOR OF LAND DESC AS:THE W 50' OFTHE E1/2 OF THE SW1/4 OF THENE1/4 OF NW1/4 OF SEC 34-50-42,LESS EXISTING DANIA CUT-OFFCANAL RIGHT-OF-WAY
504234000650	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	34-50-42 & 35-50-42PORTION DANIA CUT OFF (C-11)CANAL LYING WITH SEC 34 AND W1/4OF SEC 35
504234000720	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	34-50-42THE W 35' OF W 1/2 OF SW 1/4 OFSW 1/4 OF NW 1/4 LESS E 144.50'THEREOF
504234010160	JONES,M L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 1,4,5,8 BLK 3
504234010170	ST JOSEPH WESLEYANMETHODIST CHURCH	244 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 3
504234010180	MORALES,PETER &MCKENNA,SUSAN L	3261 FRONTIER AVE	LAKE WORTH	FL	33467	1047	TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 3
504234010190	NORTEI,EBENEZER	236 NW 5 AVE # 238	DANIA BEACH	FL	33004	2727	TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 3
504234010200	COOPER,D LBROWN GREEN,ELNORA EST	234 NW 5 AVE	DANIA BEACH	FL	33004	2727	TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 3
504234010210	RAGLAND,DANIEL JR	17345 SW 31 CT	MIRAMAR	FL	33029		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 3
504234010220	EWERS,CARLA	228 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOTS 10 & 11 BLK 3
504234010230	GIBSON,STINA S	225 NW 4 AVE	DANIA BEACH	FL	33004	2723	TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 3
234010240	WILLIAMS,TAMMIE L	221 NW 4 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 3
504234010250	J & V SIDNEY INC	7247 CRYSTAL LAKE DR	WEST PALM BCH	FL	33411	5713	TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 3
504234010260	FELIGNA CORP	2069 NE 123 ST	NORTH MIAMI	FL	33181		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 3
504234010270	IVES,RANDOLPH JR H/EIVES,IONE & RANDOLPH	217 NW 4 AVE #1-2	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 3
504234010280	GERTSENZON,MARINA	215 NW 4 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 3
504234010290	CD FLORIDA PROPERTIES LLC	1948 NW 74 AVE	HOLLYWOOD	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 3
504234010300	RATHAN,EILEENRATHAN,RON	98 71 ST	BROOKLYN	NY	11209		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 3
504234010301	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 3
504234010310	TEMBUK LLC	PO BOX 1720	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 3
504234010330	DECOTA GROUP	201 NE 2 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 3
504234010340	LAGUERRE,LUMENE DABEL H/ELAGUERRE,JHIMY	505 NW 3 ST #1-2	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 4
504234010350	POORAN,BUNASHIRE	2236 ELLIS AVE #2	BRONX	NY	10462		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 4
504234010360	TO AND SONS LLC	100 BELMONT LN	NORTH LAUDERDALE	FL	33068		TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 4
504234010370	SALAZAR,MARIA	6153 JOHNSON ST	HOLLYWOOD	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 4
504234010380	SHELL 331 INC	17501 BISCAYNE BLVD STE 400	AVENTURA	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 4
504234010381	TISDALE,GEORGE	2316 CODY ST	HOLLYWOOD	FL	33020	1424	TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 4
504234010390	2981 POMPANO LAND TRLEVY,BENJAMIN TRSTEE	693 RACQUET CLUB	WESTON	FL	33326		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 4
234010391	GUY HUNGERFORD LIV TRHUNGERFORD,JUSTIN TRSTEE	233 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 4
234010400	COOK,DOUGLAS JR	225 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 9 & 12 BLK 4
504234010410	CHUNN,SHELTON	226 NW 6 AVE	DANIA BEACH	FL	33004	2731	TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 4
504234010420	CHUNN,ROBERT	226 NW 6 AVE	DANIA BEACH	FL	33004	2731	TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 4
504234010430	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 4
504234010440	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 14,15 BLK 4
504234010450	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 16,17 BLK 4
504234010470	CHRISTINE M PROST REV LIV TRDANIELLE AGUIAR REV LIV TR	PO BOX 290484	DAVIE	FL	33329	0484	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 4
504234010480	JOHNSON,BARBARA H/ETALIAFERRO,SHIRLEY K	210 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 4
504234010500	DAISE,RODERICK D & BETTY J	1006 NW 2 ST	DANIA BEACH	FL	33004	2771	TOWN OF MODELO (DANIA) B-49 DLOT 20,21 BLK 4
504234010510	BROOKS,APRIL H/EGOODMAN,LISA	206 NW 6 AVE	DANIA BEACH	FL	33004	2731	TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 4
504234010520	ST RUTH MISSIONARYBAPTIST CHURCH INC	PO BOX 698	DANIA BEACH	FL	33004	0698	TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 4
504234010530	OPEN DOOR TO CHRIST INC	PO BOX 578	DANIA BEACH	FL	33004	0578	TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 4
504234010540	SAB2016 LLC	10185 COLLINS AVE #711	BAL HARBOR	FL	33154		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 5
504234010550	THOMAS,AHMAD & ANGEL WARD	246 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 5
504234010551	LEWIS,DOROTHY	56 CHAPMAN LANE	GALES FERRY	CT	06335		TOWN OF MODELO (DANIA) B-49 DLOT 3,BLK 5

504234010560	ITZKOWITZ,FRANCINE	11658 SW SAILFISH ISLES WAY	PORT ST LUCIE	FL	34987	5408	TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 5
504234010570	TORRES,HUMBERTO MISAEL H/ECRUZ,ALEXANDRA H/E ETAL	239 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 5
504234010580	MORGAN,DAVID	240 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 5
504234010581	SMITH,RAYMOND FITZGERALD	27 NW 5 AVE	DANIA BEACH	FL	33004	3263	TOWN OF MODELO (DANIA) B-49 DLOT 7 W1/2 BLK 5
504234010582	SHIRD,SHADARYLL LEATRICE	236 NW 7 AVE E	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 7 E1/2 BLK 5
504234010590	CURRY,ROSALIND H/ECURRY,DENNIS JR ETAL	235 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 5
504234010600	DORCIN,JEAN GJOSEPH,MIRLANDE	229 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 5
504234010610	WILLIAMS,CARLA	230 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 5
504234010620	H & C INTERNATIONAL TRADING LLC	8527 PINES BLVD #202	PEMBROKE PINES	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 5
504234010630	BROWN,CHRISTOPHER MICHAEL	3755 BEACHWOOD DR	DELRAY BEACH	FL	33445		TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 5
504234010640	NUBY,RONALD	417 OLD GRIFFIN RD	DANIA BEACH	FL	33004	2744	TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 5
504234010650	GOODINGS,TERRENCE H/EGOODINGS,WILFRED	220 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 5
504234010651	RIOS,KIRA TIARE & LEINS	218 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 5
504234010660	NUBY,DAVID SR	401 SW 12 AVE	DANIA BEACH	FL	33004	4930	TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 5
504234010670	DOWDELL,ARRIE L EST	213 NW 6 AVE	DANIA BEACH	FL	33004	2730	TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 5
[illegible]234010680	SNELL,BERTHA	214 NW 7 AVE	DANIA BEACH	FL	33004	2733	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 5
504234010690	RAWSON PORTNOY PROPERTIES LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 5
504234010700	LILLIE PARRISH TRJACKSON,CASTELLA PARRISH TRSTEE	2413 RALEIGH ST	HOLLYWOOD	FL	33020	1611	TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 5
504234010710	FONTUS CAPITAL LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 5
504234010711	201 NW 6 AVE DANIA BEACH LLC	907 STANTON DR	WESTON	FL	33326		TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 5
504234010712	JAMES,CORAZON	1075 92 ST #401	MIAMI BEACH	FL	33154		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 5
504234010713	JACKSON,SHERISSA	200 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 5
504234010720	AFFORDABLE HOUSING DEVELOPMENTSOLUTIONS	7855 NW 12 ST STE 202	DORAL	FL	33126		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 6
504234010730	ADALWIN LLC	8665 E HARTFORD DR	SCOTTSDALE	AZ	85255		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 6
504234010740	BOHADANAH,ELIYAHU	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 6
504234010750	SMITH,MERDEEN JEANSTEWART,STEVE SEBASTIAN	141 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 6
504234010940	ST RUTH MISSIONARYBAPTIST CHURCH INC	PO BOX 698	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOTS 1,2,3,4,5,7 & 10 BLK 7
504234014030	LEIVA,MICHELLE E	151 NW 7 AVE	DANIA BEACH	FL	33004	2756	TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 30
504234014040	FONTUS CAPITAL LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 30
504234014041	CLAIR,DALBURN	142 NW 8 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 30
[illegible]234014050	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 30
[illegible]234014220	CARTER-PACE,RUTHINE V	PO BOX 762651	SAN ANTONIO	TX	78245		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 31
504234014230	SANTIAGO,ALEJANDRO HIRAM L H/ELEON,MIRTA E	246 NW 8 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 LESS PT DESC'D AS,BEG ATSE COR OF LOT 2,W ALG S/L OFLOT 2 FOR 108.50 TO SW COR OFLOT 2,NLY ALG W/L 11 FT,SLY106.28 TO POB BLK 31
504234014240	WARD,DONALD H/EMILES,DONNA	242 NW 8 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DPOR LOT 2 DESC AS BEG SE COR OFLOT 2,W TO SW COR,N 11,SE 106.28TO POB & LOT 3,BLK 31
504234014241	CENTER FOR FAITH	936 W TROPICAL WAY	PLANTATION	FL	33317		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 31
504234014242	BRUNO,LATRICE MERCEDESMORRIS,ALVA M	241 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 31
504234014250	RAWSON PORTNOY PROPERTIES LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 31
504234014260	CHUNN,CATHERINE	1002 NW 2 ST	DANIA BEACH	FL	33004	2771	TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 31
504234014261	ARGENTO GROUP LLC	8527 PINES BLVD #202	PEMBROKE PINES	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 31
504234014262	ARMSTRONG,ROBERT A	260 NE 22 ST	POMPANO BEACH	FL	33060		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 31
504234014263	HARRIS,PRINCETTA R	PO BOX 1521	DANIA BEACH	FL	33004	1521	TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 31

504234014270	POUX,YULISSA MARIA	226 NW 8 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 11 LESS PT DESC'D,BEG AT SWCOR,NLY ALG W/L FOR 5 FT,ELY107.79 TO PT ON E/L,SAID PTBEING 2 FT N OF SE COR,SLY 2 TOSE COR,W 108.5 TO POB BLK 31
504234014272	FEDD-YOUNG,MELINDA ANNYOUNG,RICKIE	225 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 31
504234014280	HARRIS,CURTIS	221 NW 7 AVE	DANIA BEACH	FL	33004	2732	TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 31
504234014290	VU,HAI NAM	9840 DUNHILL DR	MIRAMAR	FL	33025		TOWN OF MODELO (DANIA) B-49 DPT OF LOT 11 DESC AS BEG AT SWCOR,RUN NELY ALONG W/L 5,ELY 107.79 TO PT ON E/L 2 N OFSE COR,SLY TO SE COR,W 108.5 TOPOB,LOT 14 BLK 31
504234014291	JOHNSON,EVEREST	6736 SW 33 ST	MIRAMAR	FL	33023		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 31
504234014300	BLACK,LARRY J	2411 LAKE MIRAMAR WAY	MIRAMAR	FL	33025		TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 31
504234014301	RAWSON PORTNOY PROPERTIES LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 31
504234014302	SASSON,ABRAHAM	251 174 ST APT 1917	SUNNY ISLES BEACH	FL	33160	3359	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 31
504234014310	DULCIETA PROPERTIES INC	4848 SW 25 AVE	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 31
504234014311	MURRAY,DALE ELIZABETH	205 NW 7 AVE	DANIA BEACH	FL	33004	2732	TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 31
504234014312	GEORGE,BERNARD & DENISE R	207 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF DANIA B -40 DLOT 20 BLK 31
504234014320	FUNCHESS,WILLIE JAMES	25 NW 14 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 31
234014330	BOHADANAH,ELIYAHU	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 31
504234014340	GOLD HAND CONSTRUCTION	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 31
504234060010	FABIAN,FLAVIO	600 NW 3 ST	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 1,2 BLK A
504234060020	ROSENSTEEL,STEVEN P &ROSENSTEEL,CHINYERE A	503 LAKESIDE CIR	SUNRISE	FL	33326		HANSEN & NELSON SUB 3-76 DLOT 3,4 BLK A
504234060030	DARLING,TAURA H/EKEEL,HELEN EST ETAL	514 NW 3 STREET	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 5,6 BLK A
504234060040	OLIVETA LLC	510 NW 3 ST	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 7 BLK A
504234060060	ADELE BESNER TRBESNER,HANNA TRSTEE ETAL	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 8,9,10,11,12 LESS ST BLK A
504234060080	RODRIGUEZ,ARBEY	5300 NW 85 AVE #303	DORAL	FL	33166		HANSEN & NELSON SUB 3-76 DLOTS 14 S1/2,15 S1/2,& 16 S1/2BLK A
504234060090	RODRIGUEZ,ARBEY	5300 NW 85 AVE #303	DORAL	FL	33166		HANSEN & NELSON SUB 3-76 DLOTS 14 N1/2,15 N1/2,& 16 N1/2BLK A
504234060100	BOHADANAH,ELIYAHU	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	HANSEN & NELSON SUB 3-76 DLOT 17,18,19 BLK A
504234060120	ROBERTSON,RAYGINIA	404 NW 3 ST	DANIA BEACH	FL	33004	2702	HANSEN & NELSON SUB 3-76 DLOT 20,21 BLK A
504234060130	COSAC HOMELESS ASSISTANCECENTER INC	2101 SW 136 AVENUE	DAVIE	FL	33325		HANSEN & NELSON SUB 3-76 DLOT 22,23 BLK A
504234060140	ITZKOWITZ,FRANCINE	11658 SW SAILFISH ISLES WAY	PORT ST LUCIE	FL	34987	5408	HANSEN & NELSON SUB 3-76 DLOT 24,25,26 BLK A
504234060150	JACK BESNER TRBESNER,HILDA	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 27 BLK A
234060151	JACK BESNER IRREVOC TRBESNER,HILDA TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HAUSEN & NELSON SUB 3-76 DLOT 28 BLK A
504234060160	JACK BESNER IRREVOC TRBESNER,HILDA TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 29 BLK A
504234060170	TORRES FONTANEZ,ARTURO	413 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 30,31 BLK A
504234060190	FLORIDA EASTERN ECCLESIASTICALJURISDICTION	PO BOX 62	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOTS 32-34 BLK A TOG WITH LOTS14-17&36-38 BLK B,LESS ST
504234060210	FL RENTAL LLC	708 SE 2 ST	POMPANO BEACH	FL	33060		HANSEN & NELSON SUB 3-76 DLOT 36 LESS ST,37 BLK A
504234060220	MC CLAM,TONY L	505 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 38,39 BLK A
504234060230	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 40,41 BLK A
504234060240	FEQUIERE,DAVOUSTSAINT CYR,DARNA S GUETSHINA	515 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 42,43 BLK A
504234060250	DANNY 1712 LLC	8737 NW 39 ST	HOLLYWOOD	FL	33024	8740	HANSEN & NELSON SUB 3-76 DLOT 44,45 BLK A
504234060251	TISDALE,GEORGE W	2316 CODY ST	HOLLYWOOD	FL	33020		HANSEN & NELSON SUB 3-76 DLOT 46,47 BLK A
504234060260	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 1,W1/2 LOT 2 BLK B

504234060271	DEUTSCHE BANK NATL TR CO TRSTEE%SELECT PORTFOLIO SERVICING	3217 S DECKER LAKE DR	SALT LAKE CITY	UT	84119		HANSEN & NELSON SUB 3-76 DLOT 2 E1/2,3 & 4 BLK B
504234060280	SMITH,TIERENEY K	514 NW 3 TER	DANIA BEACH	FL	33004	2718	HANSEN & NELSON SUB 3-76 DLOT 5,6 BLK B
504234060290	COLLINS SUITE ENTERPRISES LLC	22 SW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 7 BLK B
504234060300	COLLINS SUITE ENTERPRISES LLC	22 SW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 8 BLK B
504234060310	GONZALEZ,JULIO	508 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 9,10 BLK B
504234060320	GONZALEZ,FABIAN323-325 NW 5 AVE LAND TR	325 NW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 11,12 BLK B
504234060360	MOLTIMORE,THOMASBUTLER,BERNICE ETAL	416 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 18,19,20 W1/2 BLK B
504234060380	WINDSOR,CLEMENTE & RADIAH	410 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 20 E1/2, 21,22 BLK B
504234060390	MCCUTCHEON,MARY EST%HORACE MCCUTHEON	PO BOX 245	ABSECON	NJ	08201		HANSEN & NELSON SUB 3-76 DLOT 23,24,25 BLK B
504234060400	TIITF/STATE OF FLORIDAFORMER MURPHY ACT LAND	DNR DOUGLAS BLDG	TALLAHASSEE	FL	32399		HANSEN & NELSON SUB 3-76 DLOT 26 LESS W 20 BLK B
504234060410	MCCUTCHEON,NELSON	2709 NW 20 ST	FORT LAUDERDALE	FL	33311		HANSEN & NELSON SUB 3-76 DLOT 26 W 20,LOT 27,28,29 BLK B
504234060440	SF HOME BUYERS LLC	3101 N FEDERAL HWY STE 606	FORT LAUDERDALE	FL	33306		HANSEN & NELSON SUB 3-76 DLOT 30,31 BLK B
234060450	BIZZLE,RONNIE D & JODY LEE	415 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 32,33,34,35 BLK B
504234060470	FERNANDER,WILBUR F JR	505 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 40,41 BLK B
504234060471	WAKELAND,PATRICK A	509 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 42,43 BLK B
504234060480	BURGOS,JACOB	513 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 44,45 BLK B
504234060481	MCCUTCHEON,JAMES &MCCUTCHEON,NAOMI	517 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 46 & 47 BLK B
504234060490	MCCUTCHEON,JAMES & NAOMI S	517 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 48 THRU 51 BLK B
504234060510	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		HANSEN & NELSON SUB 3-76 DLOTS 1 THRU 4,51 S OF CANAL & NGRIFFIN RD & LOTS 54 THRU 57BLK C
504234060530	LME PROPERTY HOLDINGS LLC	301 W HALLANDALE BEACH BLVD	HALLANDALE BEACH	FL	33009		HANSEN & NELSON SUB 3-76 DLOTS 5 THRU 12 & LOTS 46 THRU 53LYING S OF GRIFFIN RD R/W,BLK C
504234060570	ALL SPECIALISTS INC	3061 NW 23 WAY	OAKLAND PARK	FL	33311		HANSEN & NELSON SUB 3-76 DLOT 14,15,16 & S 15 M/L OF LOTS43,44 BLK C
504234060580	ALL SPECIALISTS INC	8641 NW 44 CT	LAUDERHILL	FL	33351		HANSEN & NELSON SUB 3-76 DLOT 17,18,19 & S 15 M/L OF LOTS40,41 BLK C
504234060581	FRANCINE SOLOMON TRELLEN STEUERMAN TR	1580 SEAGRAPE WAY	HOLLYWOOD	FL	33019	4863	HANSEN & NELSON SUB 3-76 DLOT 39 S OF GRIFFIN RD R/WBLK C
504234060590	NUBY,RONALD DALE	417 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 20,21,S 15 M/L OF LOTS 37 &38 BLK C
504234060600	NUBY,RONALD DALE	417 OLD GRIFFIN RD	DANIA BEACH	FL	33004	2744	HANSEN & NELSON SUB 3-76 DLOT 22,23 & THAT PART OFLOTS 35 & 36 LYING S OF CANALBLK C
504234060610	BESNER,HILDA TR	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 24 BLK C
504234060620	ADELE BESNER TRBESNER,HANNA S	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 25,26 W 20,S 15 M/L OF W 20OF LOT 32 & S 15 M/L OF LOT 33BLK C
504234060630	BURGESS,HOWARD E EST	681 GENEVA PL	TAMPA	FL	33606	3923	HANSEN & NELSON SUB 3-76 DLOT 26 E 5 BLK C
504234060640	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 27,28 BLK C
504234060650	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 29 W1/2 BLK C
504234060660	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DS 15 M/L OF LOTS 29 E1/2,30,31 &S 15 M/L OF E 5 OF LOT 32 BLK C
504234060670	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 34 S OF CANAL R/W BLK C
504234060700	HARRIS,JERRY & MAGGIE EST% CURTIS HARRIS	221 NW 7 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DS 15 M/L OF LOT 42 BLK C
504234060730	HOLOCAUST DOCUMENTATION ANDEDUCATION CENTER INC	303 N FEDERAL HWY	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DALL LOTS 1,2,3,4,LESS ST RDBLK G

504234060740	COMERLAT HOSPITALITY 1 LLC	18851 NE 29 AVE #700	AVENTURA	FL	33180		HANSEN & NELSON SUB 3-76 DALL LOTS 5,6,7,8,LESS ST RDBLK G
504234060750	S O S LAND CORP #3	345 N FEDERAL HWY	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DALL LOTS 9,10,LESS ST RD,LOT 11LESS ST RD & LESS N 9 OF LOT 11BLK G
504234060751	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUBLOT 11 N 9 LESS E 8 FOR ST RD,LOT 12 LESS ST RD BLK G
504234140010	WISE,ROSIE	20 NW 6 AVE	DANIA BEACH	FL	33004	3212	DANIA MANOR CORR PLAT 10-53 BLOT 1 BLK 1
504234140020	CLARK,EMMA J &WEST,CHARLES E	822 NW 3 ST	DANIA BEACH	FL	33004	2710	DANIA MANOR CORR PLAT 10-53 BLOT 2,3 BLK 1
504234140030	DAVIS,D & GEORGIA L	PO BOX 1328	DANIA BEACH	FL	33004	1328	DANIA MANOR CORR PLAT 10-53 BLOT 4 BLK 1
504234140040	DAVIS,GEORGIA L	PO BOX 1328	DANIA BEACH	FL	33004	1328	DANIA MANOR CORR PLAT 10-53 BLOT 5,6 BLK 1
504234140050	HOUSE OF GOD WHICH IS THE CHURCHOF THE LIVING GOD ETAL	810 NW 3 ST	DANIA BEACH	FL	33004	2710	DANIA MANOR CORR PLAT 10-53 BLOTS 7 TO 10,15,16 BLK 1
504234140060	GRACE,BETTY	804 NW 3 ST	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 11,12 BLK 1
504234140080	MANTERO,FRANCISO	801 NW 3 TERRACE	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 13,14 BLK 1
504234140110	ZONDA INVESTING GROUP LLC	19220 NE 19 PL	MIAMI	FL	33179		DANIA MANOR CORR PLAT 10-53 BLOT 17 TO 24 BLK 1
504234140270	800 OLD GRIFFIN LLC	800 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 B34-50-42LOT 1 THRU 24 BLK 2 TOG WITH ALLBLK 3 & W 46 OF BLK 4 & PAR DESCIN OR 2440/863 TOG WITH PARLYING IN E1/2 OF NE1/4 OF SW 1/4OF NW1/4 IN W1/2 OF NW1/4 OFSE1/4 OF NW1/4 OF SEC 34/50/42AS DESC IN OR 1728/471 LESS R/WFOR NW 4 ST TOG WITH E 100 OF
504234140272	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		DANIA MANOR CORR PLAT 10-53 BTHAT PT OF BLK 4 LYING N OFBROWARD RD AS DESC IN OR 1488/78& E 225 OF CONTIGUOUS PT S OFBROWARD RD BLK 4 LESS OR2440/863
504234140340	SOUTHWICK,JOSEPH P	2576 EAGLE RUN LN	WESTON	FL	33327	1528	DANIA MANOR CORR PLAT 10-53 BW 50 OF E 275 OF BLK 4
504234140360	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		DANIA MANOR CORR PLAT 10-53 BLOT 1-9,13-24 BLK 5
504234140430	TAYLOR,DAVID	PO BOX 120154	FORT LAUDERDALE	FL	33312		DANIA MANOR CORR PLAT 10-53 BLOT 10,11 BLK 5
504234140450	TAYLOR-ROCKETT,DAPHNE	3388 NW 22 ST	LAUDERDALE LAKES	FL	33311		DANIA MANOR CORR PLAT 10-53 BLOT 12 BLK 5
504234140550	LEWIS,BERNICE EST	302 NW 8 AVE	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BN1/2 LOT 1 BLK 6
234140551	LEWIS,BERNICE EST	302 NW 8 AVE	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BS1/2 LOT 1 BLK 6
504234140560	HARRIS,BRENDA	720 NW 3 ST	DANIA BEACH	FL	33004	2708	DANIA MANOR CORR PLAT 10-53 BLOT 2,3,4 BLK 6
504234140580	DE LEON,EDGARDO ARIEL	PO BOX 223624	HOLLYWOOD	FL	33022	3624	DANIA MANOR CORR PLAT 10-53 BLOT 5 BLK 6
504234140600	TAYLOR,JOYCE ELAINE	PO BOX 286	KEYPORT	NJ	07735	0286	DANIA MANOR CORR PLAT 10-53 BLOTS 6,7 & 8 BLK 6
504234140610	PARKER,JAMES LEONARD II	608 NW 3 ST	DANIA BEACH	FL	33004	2706	DANIA MANOR CORR PLAT 10-53 BLOT 9,10 BLK 6
504234140620	COVRE,MARGARET ANTONIAVAN ARSDALE,CAROL LYNN	604 NW 3 ST	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 11,12 BLK 6
504234140630	WONG,ANGIE YUK NGAN	601 NW 3 TER	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 13,14,15 BLK 6
504234140650	BINION,ERIC F	11370 NW 39 PL	SUNRISE	FL	33323	1157	DANIA MANOR CORR PLAT 10-53 BLOT 16 BLK 6
504234140660	INVESTPROPERTIES LLC	1 LAUREL RD	WHITE PLAINS	NY	10605		DANIA MANOR CORR PLAT 10-53 BLOT 17,18 BLK 6
504234140670	MCCRAY,WILLIE JOE	PO BOX 1121	DANIA BEACH	FL	33004	1121	DANIA MANOR CORR PLAT 10-53 BLOT 19 BLK 6
504234140680	ALAZZAWI,FURATBACSA,KATALIN	395 HEDGE RD	MENLO PARK	CA	94025	1713	DANIA MANOR CORR PLAT 10-53 BLOTS 20,21 & 22 BLK 6
504234140710	OHAB,WESLEY SHAZAM	621 NW 3 TER	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 23,24 BLK 6
504234200010	PERRY,HOWARD LORENZO	201 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BLOT 1,2

504234200020	PERRY,LEVORNIA EST	209 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BLOT 3
504234200029	COOPER,TONY CURTISGIBSON-COOPER,THERESA ANN	213 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BALL OF LOT 4 AND A POR OF LOT 5DESC AS:COMM NW COR LOT 7,S 100TO POB,SE 97.34,SW 61.82 TO SLINE LOT 4,W 81.98,NW ALONG THEW LINE 60 TO POB
504234200030	DANIA ECONOMIC DEVELOPMENT CORP	210 NW 12 AVE	DANIA BEACH	FL	33004	2647	A K WIXSON SUB 16-1 BLOT 4 E 20
504234200031	DANIA ECONOMIC DEVELOPMENT CORP	210 NW 12 AVE	DANIA BEACH	FL	33004	2647	A K WIXSON SUB 16-1 BLOT 5 E 20;6 E 20 & 7 E 20
504234200032	DUCE,JEAN JOSEPH & ISELANDE	221 NW 8 AVE	DANIA BEACH	FL	33004		A K WIXSON SUB 16-1 BTHAT PART OF LOTS 5 & 6 DESC'DAS,COMM AT NW COR OF LOT 7 OFSAID PLAT,S 50 TO POB,SAID POBBEING 10 FT S OF S/L OF LOT 7,E 110.14,SWLY 51.52,WLY 97.34,N 50 TO POBAKA:LOT 5 N 20 LESS E 20 &LOT 6 S 30 LESS E 20
504234200033	GREENE,JOYCE A	225 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BPART OF LOTS 6 & 7 DESC'D AS,BEGAT NW COR OF LOT 7,E ALG N/L FOR122.94,SWLY 51.52,WLY 110.14 TOW/L LOT 6,N 50 TO POBAKA:LOT 6 N 10 LESS E 20 &LOT 7 LESS E 20
504234200040	KNIGHT,BERTHUM EST	227 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BLOT 8
504234200050	LEWIS,LIZZIE EST	229 NW 8 AVE	DANIA BEACH	FL	33004		A K WIXSON SUB 16-1 BLOT 9
504234200060	WEST,RAYMOND H/EWEST,JANICE	237 NW 8 AVE	DANIA BEACH	FL	33004	2734	A K WIXSON SUB 16-1 BLOTS 10,11
504234200080	VASSOPOULOS,MARTA	818 NW 3 ST	DANIA BEACH	FL	33004	0641	A K WIXSON SUB 16-1 BLOT 12
504234200090	YORD INVESTMENT LLC	706 NE 191 ST	MIAMI	FL	33179		A K WIXSON SUB 16-1 BLOT 13
504234200100	COBB,MAE O	815 NW 3 ST	DANIA BEACH	FL	33004	2709	A K WIXSON SUB 16-1 BLOT 14
504234200110	RHAYCOM LLC	PO BOX 1720	DANIA BEACH	FL	33004		A K WIXSON SUB 16-1 BLOT 15,16
504234220010	COITO,MAURYA A	4420 NW 42 TER	COCONUT CREEK	FL	33073		DANETTE 16-65 BLOTS 1 & 2 BLK A
504234220030	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		DANETTE 16-65 BLOT 3 BLK A
504234220040	MIRZA,SHUJAAT & FARHAT	5720 SW 5 ST	PLANTATION	FL	33317	3532	DANETTE 16-65 BLOT 4 BLK A
504234220041	MIRZA,SHUJAAT & FARHAT	5720 SW 5 ST	PLANTATION	FL	33317	3532	DANETTE 16-65 BLOT 5 BLK A
504234220042	MARQUEZ,JOAN SEBASTIAN	224 NW 9 AVE #1-2	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 6 BLK A
504234220050	HONDAL,LUIS A PUENTES	1147 HILLSBORO MILE #309	HILLSBORO BEACH	FL	33062		DANETTE 16-65 BLOT 7 BLK A
504234220060	BABEL,RONALD E	228 NW 9 AVE APT 2	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 8 BLK A
504234220080	WILLIAMS,ALECIA C	234 NW 9 AVE	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 9,10 BLK A
504234220090	SHEARD,CYNTHIA	242 NW 9 AVE	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 11 & 12 BLK A
504234220110	KNOWLES,CHRISTOPHER A JR H/EKNOWLES,JUNE V	250 NW 9 AVE	DANIA BEACH	FL	33004		DANETTE 16-65 BLOT 13 BLK A
504234220120	COX,R E & JACQUELYN E	254 NW 9 AVE APT 1	DANIA BEACH	FL	33004	2737	DANETTE 16-65 BLOT 14 BLK A
504234220130	WHITE,RHODA	302 NW 9 AVE APT A	DANIA BEACH	FL	33004	2762	DANETTE 16-65 BLOT 15 BLK A
504234250050	COOK,GORDON NEIL	180 WATER ST UNIT 2609	NEW YORK	NY	10038		MELALEUCA GARDENS RESUB 25-10 BLOT 5 BLK 1
504234250060	LOPES,W F JR & MARILYNN C	818 NW 6 AVE	DANIA BEACH	FL	33004	2304	MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 1
504234250070	SHUGAL,BORIS &SHUGAL,FIROUZA	814 NW 6 AVE	DANIA BEACH	FL	33004	2304	MELALEUCA GARDENS RESUB 25-10 BLOT 7 BLK 1
504234250080	MAZZULLO,CATHERINE	810 NW 6 AVE	DANIA BEACH	FL	33004	2304	MELALEUCA GARDENS RESUB 25-10 BLOT 8 BLK 1
504234250090	NARVAJA,CLAUDIA SILVINA	530 NW 8 ST	DANIA BEACH	FL	33004	2318	MELALEUCA GARDENS RESUB 25-10 BLOT 9 BLK 1
504234250100	WHITE,CHADWICK STRATTONWHITE,NICOLE MARIE	528 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 10 BLK 1
504234250180	GENGE,GERALD RUSSELLGERALD RUSSELL GENGE REV TR	822 NW 7 AVE	DANIA BEACH	FL	33004	2317	MELALEUCA GARDENS RESUB 25-10 BLOT 8 BLK 2
504234250190	EKBACK,DANIEL J	818 NW 7 AVE	DANIA BEACH	FL	33004	2317	MELALEUCA GARDENS RESUB 25-10 BLOT 9 BLK 2
504234250200	RIBEIRO,LUIZ & GRAZIELA	814 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 10 BLK 2
504234250210	RUDEN,MICHAEL	810 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 11 BLK 2
504234250220	SALVINO,MARCO A SR	713 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 12 BLK 2
504234250230	QUERCIAGROSSA,SANDRA M	614 NW 8 ST	DANIA BEACH	FL	33004	2320	MELALEUCA GARDENS RESUB 25-10 BLOT 13 BLK 2
504234250240	MUNOZ,MARTHA H/ECORIA,ANTONIO J CORIA,MARANDA S	610 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 14 BLK 2

504234250250	HARLEY,DEAN A & JENNIFER T	606 NW 8 ST	DANIA BEACH	FL	33004	2320	MELALEUCA GARDENS RESUB 25-10 BLOT 15 BLK 2
504234250260	DAVALCHENKO,LEONID & FLYURA	801 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 16 BLK 2
504234250270	HERNANDEZ HERNANDEZ,PERLA A	809 NW 6 AVE	DANIA BEACH	FL	33004	2303	MELALEUCA GARDENS RESUB 25-10 BLOT 17 BLK 2
504234250280	DIROSIER,FALICIE H/EJEAN,SNYDER	813 NW 6 AVE	DANIA BEACH	FL	33004	2303	MELALEUCA GARDENS RESUB 25-10 BLOT 18 BLK 2
504234250290	DESCHENES,LINA	817 NW 6 AVE	DANIA BEACH	FL	33004	2303	MELALEUCA GARDENS RESUB 25-10 BLOT 19 BLK 2
504234250300	ROSUA,JANET	821 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 20 BLK 2
504234250370	VIVAS,LUZ MILA	821 NW 7 AVE	DANIA BEACH	FL	33004	2316	MELALEUCA GARDENS RESUB 25-10 BLOT 5 BLK 3
504234250380	HURST,BOBBY J	817 NW 7 AVE	DANIA BEACH	FL	33004	2316	MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 3
504234250390	MANZANO,CARLOSALUME-MANZANO,ELDA GRACIELA	813 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 7 BLK 3
504234250400	JOSE,FRANK A & MAYRA	809 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 8 BLK 3
504234250410	WORTH,CHARLES A JR & CHRISTINE M	706 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 9 BLK 3
504234250420	KRUSE,MELANIE A	801 NW 7 AVE	DANIA BEACH	FL	33004	2316	MELALEUCA GARDENS RESUB 25-10 BLOT 10 BLK 3
504234250430	BAILEY,JOY A	715 NW 7 AVE	DANIA BEACH	FL	33004	2314	MELALEUCA GARDENS RESUB 25-10 BLOT 1 BLK 4
504234250440	DOHERTY,WENDY MICHELLE	3138 SW 50 ST	FORT LAUDERDALE	FL	33312	6981	MELALEUCA GARDENS RESUB 25-10 BLOT 2 BLK 4
504234250450	SALVINO,MARCO A	713 NW 7 AVE	DANIA BEACH	FL	33004	2314	MELALEUCA GARDENS RESUB 25-10 BLOT 3 BLK 4
504234250460	BOOTSMA,ROBERT	709 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 4 BLK 4
504234250461	RIOS,DANIEL	706 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB25-10 BLOT 5 BLK 4
[illegible]234250470	LIBER,RENE'E M	702 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 4
504234250480	THACKHAM,ANTHONY	2003 HARDING ST	HOLLYWOOD	FL	33020		MELALEUCA GARDENS RESUB 25-10 BLOT 1 BLK 5
504234250490	SCHANK,GARY SSMITH,CAROL ANNE	609 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 2 BLK 5
504234250500	TRAVERS,MICHAEL	2543 KEY LARGO LN	FORT LAUDERDALE	FL	33312		MELALEUCA GARDENSRESUB 25-10 BLOT 3 BLK 5
504234250510	KINDRED,DEBORAH J	615 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 4,5 BLK 5
504234250520	LEE,ANDREW & ANGELA D SALVINO	714 NW 7 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 5
504234250530	MICHALEK,GEORGE J	710 NW 7 AVE	DANIA BEACH	FL	33004	2315	MELALEUCA GARDENS RESUB 25-10 BLOT 7 BLK 5
504234250540	ADAMS,MICHAEL Q &STRAUCH,TIFFANY A	614 NW 7 ST	DANIA BEACH	FL	33004	2307	MELALEUCA GARDENS RESUB 25-10 BLOT 8,9 BLK 5
504234250550	ROBERTS,NICHOLASROBERTS,ASHA	612 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 10 BLK 5
504234250560	RODRIGUEZ,RENE H/ESANCHEZ,YOHAIRA	610 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 11 BLK 5
504234250570	INGRAM,ELIZA	602 NW 7 ST	DANIA BEACH	FL	33004	2307	MELALEUCA GARDENS RESUB 25-10 BLOT 12 BLK 5
504234250580	HARVEY,DONALD J	709 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 13 BLK 5
504234250590	SILVIA,CHERYL	713 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 14 BLK 5
504234250600	SALVINO,MARCO A JR	523 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 1 LESS W 8 BLK 6
504234250610	NIELSEN,ROBERT NICHOLAS JR	529 NW 8 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 1 W 8,2 BLK 6
504234250620	LYNCH,ROBERT J & EVELYN	714 NW 6 AVE	DANIA BEACH	FL	33004	2302	MELALEUCA GARDENS RESUB 25-10 BLOT 3 BLK 6
504234250630	DIDONA,MICHAEL D & STEPHANIE	710 NW 6 AVE	DANIA BEACH	FL	33004	2302	MELALEUCA GARDENS RESUB 25-10 BLOT 4 BLK 6
[illegible]234250640	CHAKWIN,CHRISTOPHER M	704 NW 6 AVE	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 5 BLK 6
[illegible]234250650	STRAUGH,CHANTAL L	526 NW 7 ST	DANIA BEACH	FL	33004	2305	MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 6
504234250660	MORLEY,STEPHEN & CHAYLENE D	709 NW 7 ST	DANIA BEACH	FL	33004	2308	MELALEUCA GARDENS RESUB 25-10 BLOT 1 BLK 7
504234250670	ROMERO,JUAN FERNANDO H/EROMERO,MARIA S H/E ETAL	705 NW 7 ST	DANIA BEACH	FL	33004	2308	MELALEUCA GARDENS RESUB 25-10 BLOT 2 BLK 7
504234250680	STOLZENBURG,FREDERICK	701 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 3 BLK 7
504234250690	KELLY,SUE H/EBARTHOLOMEW,KIM	617 NW 7 ST	DANIA BEACH	FL	33004	2306	MELALEUCA GARDENS RESUB 25-10 BLOT 4 BLK 7
504234250700	AGON,REGINA MAYREGINA MAY AGON TR	613 NW 7 ST	DANIA BEACH	FL	33004	2306	MELALEUCA GARDENS RESUB 25-10 BLOT 5 BLK 7
504234250710	SCHANK,GARY SSMITH,CAROL ANNE	609 NW 7 ST	DANIA BEACH	FL	33004	2306	MELALEUCA GARDENS RESUB 25-10 BLOT 6 BLK 7
504234250720	WOOD,IAN READ	605 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 7 BLK 7
504234250730	MIKES,ROBERT A &MIKES,SHEILA	1500 OVERSEAS HWY #403	MARATHON	FL	33050		MELALEUCA GARDENS RESUB 25-10 BLOT 8 BLK 7
504234250740	PAUL PAVILACK REV LIV TRPAVILACK,PAUL TRSTEE	529 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 9 BLK 7
504234250750	BOIKO,IOURI & TATIANA	525 NW 7 ST	DANIA BEACH	FL	33004		MELALEUCA GARDENS RESUB 25-10 BLOT 10,A W 6 BLK 7
504234250760	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	MELALEUCA GARDENS RESUB 25-10 BLOT A LESS W 6 BLK 7

504234250770	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	MELALEUCA GARDENS RESUB 25-20 BSTREETS AND AVENUES DEDICATED TOPUBLIC PER PLAT
504234260013	ABUEVA,DIEGOCASILAO,MARIA SHEILA	826 NW 8 AVE	DANIA BEACH	FL	33004	2331	DANIA TROPICAL ESTATES 29-20 BLOT 4 BLK 1
504234260014	LAVANDERA,RENE & AMANDA	822 NW 8 AVE	DANIA BEACH	FL	33004		DANIA TROPICAL ESTATES 29-20 BLOT 5 BLK 1
504234260015	GURLEY,JOHN	818 NW 8 AVE	DANIA BEACH	FL	33004	2331	DANIA TROPICAL ESTATES 29-20LOT 6 BLK 1
504234260016	BAS,VINCENTE & MARIA	814 NW 8 AVE	DANIA BEACH	FL	33004	2331	DANIA TROPICAL ESTATES 29-20 BLOT 7 BLK 1
504234260017	TAURASI,JOHN R	809 NW 8 AVE	DANIA BEACH	FL	33004	2330	DANIA TROPICAL ESTATES 29-20 BLOT 8 LESS W 7.5 BLK 2
504234260019	FIGUEROA,ELIO JULIAN CERVANTESNIEVES,MAYBEL DIAZ	810 NW 9 AVE	DANIA BEACH	FL	33004	2336	DANIA TROPICAL ESTATES 29-20 BLOT 9 LESS E 7.5' TOGETHER WITHLOT 10 S 10' LESS E 7.5 BLK 2
504234260021	BIEBER,GENE H	805 NW 8 AVE	DANIA BEACH	FL	33004	2330	DANIA TROPICAL ESTATES 29-20 BLOT 7 LESS W 7.5 BLK 2
504234260023	PISUT,LISA JPISUT,RONALD J	818 NW 9 AVE	DANIA BEACH	FL	33004	2336	DANIA TROPICAL ESTATES 29-20 BLOT 11 LESS E 7.5 BLK 2
504234260025	HORTON,GLENN A	822 NW 9 AVE	DANIA BEACH	FL	33004	2336	DANIA TROPICAL ESTATES 29-20 BLOT 12 LESS E 7.5 BLK 2
504234260026	ORALE USA LLC	PO BOX 1720	DANIA BEACH	FL	33004		DANIA TROPICAL ESTATES 29-20 BLOT 10 LESS E 7.5' & LESS S 10'BLK 2
[illegible]34260030	ENDRISS,DONALD JR	810 NW 8 AVE	DANIA BEACH	FL	33004	2331	DANIA TROPICAL ESTATES 29-20 BLOT 8 BLK 1
504234260051	TESSITORE,JOHN E	825 NW 8 AVE	DANIA BEACH	FL	33004		DANIA TROPICAL ESTATES 29-20 BLOT 4 LESS W 7.5 BLK 2
504234260060	VITKIDS PROPERTIES LLC	800 S FEDERAL HWY	HOLLYWOOD	FL	33020		DANIA TROPICAL ESTATES 29-20 BLOT 5 LESS W 7.5 BLK 2
504234260070	DUNHAM,SHARON S	817 NW 8 AVE	DANIA BEACH	FL	33004	2330	DANIA TROPICAL ESTATES 29-20 BLOT 6 LESS W 7.5 BLK 2
504234260080	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	DANIA TROPICAL RESTATES 29-20 BAVENUES AND STREETS DEDICATED TOPUBLIC PER PLAT
504234330010	BRYAN,ELIZABETH ANNE	722 NW 8 ST	DANIA BEACH	FL	33004	2322	ANDERSONS SUB 34-40 BLOT 1 BLK 1
504234330020	LEWARK,DEBORAH	718 NW 8 AVE	DANIA BEACH	FL	33004	2329	ANDERSONS SUB 34-40 BLOT 2 BLK 1
504234330030	PRIETO,STEPHANIE	714 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 3 BLK 1
504234330040	MONTGOMERY,CHALWATPRIEST,RITA & PRIEST,ROBERT	710 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 4 BLK 1
504234330050	KOPACK,JOHN KARLJOHN KARL KOPACK REV TR	702 NW 8 AVE	DANIA BEACH	FL	33004	2329	ANDERSONS SUB 34-40 BLOT 6 BLK 1
504234330051	HOMAN,JOHN III	706 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 5 BLK 1
504234330060	GARCIA,ORLANDO	915 NW 7 ST	DANIA BEACH	FL	33004	2311	ANDERSONS SUB 34-40 BLOT 1 BLK 2
504234330070	GARCIA,ALFONSO C	911 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 2 BLK 2
[illegible]34330080	KEMP,KERM R JR	907 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 3 BLK 2
50[illegible]234330090	ROLDOS,CARLOS	903 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 4 BLK 2
504234330100	SCHLICHTE ENTERPRISES INC	2134 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	6701	ANDERSONS SUB 34-40 BLOT 5 BLK 2
504234330110	VALENZUELA,HAROLD & MARI ANN	811 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 6 BLK 2
504234330111	MARIA C PENA LIV TRJOELVIS A PENA LIV TR ETAL	803 NW 7 ST	DANIA BEACH	FL	33004		ANDERSONS SUB 34-40 BLOT 7 BLK 2
504234330120	PENA,JOELVIS ALBERTO	803 NW 7 ST	DANIA BEACH	FL	33004	2310	ANDERSONS SUB 34-40 BLOT 8 BLK 2
504234330121	FITZGERALD,JOHN P & LUCETTE	715 NW 7 ST	DANIA BEACH	FL	33004		ANDERSON SUB 34-40 BLOT 9 BLK 2
504234330130	DERBY,JAMES & BRENDAJAMES DERBY REV TR	713 NW 7 ST	DANIA BEACH	FL	33004	2308	ANDERSONS SUB 34-40 BLOT 10 BLK 2
504234340010	CRUZ,JOSE ALEXANDER CARDENASMANSFIELD,COURTNEY ALEXIS	800 NW 8 ST	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TR A44-46 BLOT 1 BLK 3
504234340020	TYLICKI,MICHAEL & LOUISE	719 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 2 BLK 3
504234340030	SAVANNA PROPERTIES LLC	800 S FEDERAL HWY	HOLLYWOOD	FL	33020		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 3 BLK 3
504234340040	HELWIG,ROGER SCOTT	711 NW 8 AVE	DANIA BEACH	FL	33004	2328	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 4 BLK 3

504234340050	VILCHES,OSMARA	19340 W SAINT ANDREWS DR	HIALEAH	FL	33015		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 5 BLK 3
504234340060	COOLEN,VIVIANLUCAS,RAUL	703 NW 8 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 6 BLK 3
504234340070	DIXON,TOMMI CHRISTINE H/EDIXON,BRANDON	702 NW 9 AVE	DANIA BEACH	FL	33004	2334	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 7 BLK 3
504234340080	LUCAS,KARA B	706 NW 9 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 8 BLK 3
504234340090	LUCAS,VICTOR	710 NW 9 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 9 BLK 3
504234340100	PAPARONI,FABIOPAPARONI,PATRICIA ETAL	714 NW 9 AVE	DANIA BEACH	FL	33004	2334	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 10 BLK 3
504234340110	TONKS,DARIN J H/ECUSANO,PATRICIA L	718 NW 9 AVE	DANIA BEACH	FL	33004	2334	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 11 BLK 3
504234340120	MCDONALD,SHERRY L	804 NW 8 ST	DANIA BEACH	FL	33004	2324	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 12 BLK 3
504234340130	DICULESCU,GABRIELA	900 NW 8 ST	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 1 BLK 4
504234340140	VEGIL,VELISSA	717 NW 9 AVE	DANIA BEACH	FL	33004	2333	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 2 BLK 4
504234340150	HIDALGO,ANAIRIS & ANGEL	715 NW 9 AVE	DANIA BEACH	FL	33004	2333	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 3 BLK 4
504234340160	PAPARONI,FABIO R	818 NW 12 AVE	DANIA BEACH	FL	33004		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 4 BLK 4
504234340170	KNIGHT,JOHN & ROXANE	707 NW 9 AVE	DANIA BEACH	FL	33004	2333	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 5 BLK 4
504234340180	LOPES,F M & JOYCE H	703 NW 9 AVE	DANIA BEACH	FL	33004	2333	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 6 BLK 4
504234340190	LAWSON,GLORIA	702 NW 10 AVE	DANIA BEACH	FL	33004	2344	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 7 BLK 4
504234340200	FORDING,MARION	706 NW 10 AVE	DANIA BEACH	FL	33004	2344	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 8 BLK 4
504234340210	SALVINO,MARCOVITALE,GREGORY	10465 SW 17 MNR	DAVIE	FL	33324		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 9 BLK 4
504234340220	SO FLORIDA HOME BUYERS 1 LLC	20295 NW 2 AVE #304	MIAMI	FL	33169		ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 10 BLK 4
34340230	JUAN,MA FREDA Q & ALVIN E	718 NW 10 AVE	DANIA BEACH	FL	33004	2344	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 11 BLK 4
504234340240	CARDOVA,PETRA	907 NW 8 ST	DANIA BEACH	FL	33004	2325	ANDERSONS SUB-SUB OF TRACT A44-46 BLOT 12 BLK 4
504234370110	LUMMIS,JOCELYN M	809 NW 10 AVE	DANIA BEACH	FL	33004	2345	DANIA ESTATES 57-46 BLOT 11 BLK 1
504234370280	LATHROP,THOMAS J & IRENE N	818 NW 10 AVE	DANIA BEACH	FL	33004	2346	DANIA ESTATES 57-46 BLOT 8 BLK 2
504234370290	MCCLUSKEY,DAVID	814 NW 10 AVE	DANIA BEACH	FL	33004	2346	DANIA ESTATES 57-46 BLOT 9 BLK 2
504234370300	JIMENEZ,MICHAEL A	810 NW 10 AVE	DANIA BEACH	FL	33004	2346	DANIA ESTATES 57-46 BLOT 10 BLK 2
504234370310	VAN DYK,TERRY J	809 NW 9 AVE	DANIA BEACH	FL	33004	2335	DANIA ESTATES 57-46 BLOT 11 BLK 2
504234370320	SWAY 2014-1 BORROWER LLC	8665 E HARTFORD DR	SCOTTSDALE	AZ	85255		DANIA ESTATES 57-46 BLOT 12 BLK 2
504234370330	HERNANDEZ,IDALBERTO	817 NW 9 AVE	DANIA BEACH	FL	33004	2335	DANIA ESTATES 57-46 BLOT 13 BLK 2
504234370340	WORLEY,SHAUN	821 NW 9 AVE	DANIA BEACH	FL	33004		DANIA ESTATES 57-46 BLOT 14 BLK 2
504234370410	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	DANIA ESTATES 57-46 BALLEYS DEDICATED TO PUBLIC PERPLAT
504234380010	LAVEY,SETH L H/ELAVEY,LESLIE	709 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 1
504234380020	RYAN,JOHN MKELLEY,KARLIE	713 NW 10 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 2
504234380030	RIBEL,DAVID	717 NW 10 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 3
504234380040	CARPENTER,ROBERT G & SHARON L	721 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 4

504234380050	PISUT,ROY & LINDA	725 NW 10 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 5
504234380060	MYERS,WESLEY W JRHESS,KAREN ANN	729 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 6
504234380070	PISUT,ROBERT M	733 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 7
504234380080	WELTER,MICHAELWELTER FAMILY REV LIV TR ETAL	737 NW 10 AVE	DANIA BEACH	FL	33004	2343	GALMAN SUB 63-20 BLOT 8
504234380090	LINARES,IVAN & DAYMI MIVAN & DAYMI M LINARES REV TR	736 NW 12 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 9
504234380100	DEL CHIOCCA,ROBERT V	734 NW 12 AVE	DANIA BEACH	FL	33004	2349	GALMAN SUB 63-20 BLOT 10
504234380110	ORR,MADELEINEALVAREZ,MICHELLE PUA ENA	730 NW 12 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 11
504234380120	LIETAERT,THOMAS J & JULIE A	726 NW 12 AVE	DANIA BEACH	FL	33004	2349	GALMAN SUB 63-20 BLOT 12
504234380130	SMITH,JAMES R & DENISE L	722 NW 12 AVE	DANIA BEACH	FL	33004	2349	GALMAN SUB 63-20 BLOT 13
504234380140	GREENE,CHRISTOPHERTHIBODEAU,LEA	718 NW 12 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 14
504234380150	REED,TIFFANY	714 NW 12 AVE	DANIA BEACH	FL	33004		GALMAN SUB 63-20 BLOT 15
504234380160	MASSE,REAL & GINNETTE	6000 CHEMIN DU PAYS	*ST ZENIN QC	CA	J0K 3	N0	GALMAN SUB 63-20 BLOT 16
504234380170	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	GALMAN SUB 63-20 BWATERWAY DEDICATED TO THE PUBLICPER PLAT
504234380180	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	GALMAN SUB 63-20 BTHOROUGHFARES ARE DEDICATED TOTHE PUBLIC PER PLAT
504234420010	LA VALLIERE ROUSSY FAMILY REV TRLA VALLIERE,RICHARD TRSTEE ETAL	1001 OLD GRIFFIN RD	DANIA BEACH	FL	33004		GRIFFIN COMMERCIAL PLAT 102-28 BPARCEL A TOGETHER WITH FOLLOWINGDESC VAC PORTION OF GRIFFIN RD,BEG NE COR OF SAID PARCEL A,WLY ALG SLY R/W/L OF GRIFFIN RDFOR 160.11 TO NW COR,N 15.01,ELY 160.11,S 15.01 TO POB
504234420020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	GRIFFIN COMMERCIAL PLAT 102-28 BRIGHT-OF-WAY DEDICATED TOPUBLIC PER PLAT,LESS POR VACATEDPER RESOLUTION NO. 85-753 PEROR 12448/1
504234450010	FIVE STAR CAPITAL CORP	4020 N 29 AVE	HOLLYWOOD	FL	33021		M.M.C.O. PLAT 121-19 BPARCEL A
504234490010	SEABOARD WAREHOUSE TERMINALSACCOUNTING TAX DEP 2 FLOOR	3455 NW 54 ST	MIAMI	FL	33142		AIRPORT 10 134-4 BPARCEL "A"
504234490020	SEABOARD WAREHOUSE TERMINALSACCOUNTING TAX DEPT 2 FLOOR	3455 NW 54 ST	MIAMI	FL	33142		AIRPORT 10 134-4 BPARCEL "B"
504234560010	DANIA ECONOMIC DEVELOPMENT CORP	210 NW 12 AVE	DANIA BEACH	FL	33004		COLLINS PARC PLAT NO. 2 155-33 BPARCEL 'A'
504234570010	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	TRAIL'S END FLL AIRPORT PLAT(PLAT 5) 162-40 BPARCEL A
504234570020	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	TRAIL'S END FLL AIRPORT PLAT(PLAT 5) 162-40 BPARCEL B
504234630010	ST RUTH MISSIONARY BAPTISTCHURCH INC	PO BOX 698	DANIA BEACH	FL	33004		GREATER ST RUTH MISSIONARYBAPTIST CHURCH 183-164 BPARCEL A
504234630020	ST RUTH MISSIONARY BAPTISTCHURCH INC % CITY OF DANIA BCH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		GREATER ST RUTH MISSIONARYBAPTIST CHURCH 183-164 BADDITIONAL RIGHT OF WAYDEDICATED TO THE PUBLIC BY THEPLAT

RECEIVED

APR 14 2021

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christopher Burke who, after being duly sworn, deposes and says:

1. I Christopher Burke (Print Name), am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

X I am the property Owner.

OR

_____ I am a representative of the property owner(s), _____ and _____, for property located at _____ (the "Property"), and this sworn statement pertains to the application for _____, relating to Petition number _____ in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on April 13, 2021, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. The public notice sign was posted more than ten (10) days before the scheduled public hearing. I am aware that the Code Section cited above requires the sign to state and contain the following information:

PUBLIC HEARING NOTICE
Petition number;
Date;
Time; and
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 April 13th, 2021.

Notary Public State of Florida
Kristen N Lichtman
My Commission HH 032758
Expires 08/16/2024

Kristen Lichtman
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

EXHIBIT "A"
COPY OF PHOTOGRAPH(S)

City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, APRIL 27, 2021
THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS
PLACE
IF VIRTUAL
IF IN PERSON
City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004
TIME
7:00 PM
PROJECT
LOCATION
REQUESTS
FILE #

NW 9 AV
City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, APRIL 27, 2021
THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS

Order ID: 6926436

* Agency Commission not included

GROSS PRICE * : **$312.20**

PACKAGE NAME: SSC Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com

AdSize(s): 2 Column

Run Date(s): Monday, April 12, 2021

Color Spec. B/W

Preview

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday April 27, 2021
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: Please call a week ahead at 954-924-6805 Ext.3792 to confirm meeting location:

IF VIRTUAL: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi- judicial land use meetings.

IF IN PERSON: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: VA-006-21/ VA-007-21/ VA-008-21/ VA-009-21/ OT-012-21/ SP-087-20: The applicant, Lawrence Kramer, on behalf of the property owner 800 Old Griffin, LLC is requesting Variances, Design Exception and Site Plan approval to allow the manufacture, repair, docking and outdoor storage of boats on the property located at 800 Old Griffin Road.

The following is the proposed Resolution of the matter:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUESTS FOR A SITE PLAN (SP-087-20), DESIGN EXCEPTION (OT-012-21) AND VARIANCES (VA-006-21, VA-007-21, VA008-21 AND VA-009-21) SUBMITTED BY LAWRENCE KRAMER ON BEHALF OF 800 OLD GRIFFIN LLC., FOR THE PROPERTY AT 800 OLD GRIFFIN ROAD, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available on line. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the on-line project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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 based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Order ID: 6926436

* Agency Commission not included

GROSS PRICE * : **$312.20**

PACKAGE NAME: SSC Notice of Public Meeting

Application Information
Application Site: 800 Old Griffin Road
Project: To request variances, Design Exception and Site Plan approval
Request: Variances, Design Exception, and Site Plan
Applicant: Lawrence Kramer on behalf of the property owner 800 Old Griffin, LLC.
Hearing Date & Time: April 27, 2021 at 7:00 PM
Hearing Location: Please call a week ahead at 954-924-6805 Ext. 3792 to confirm meeting location:
If Virtual: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi-judicial land use meetings.
If in person: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd
Contact Information: Anne-Christine Carrie, Senior Planner, (954) 924-6805 Ext. 3654
4/12/2021 6926436

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE FOLLOWING REQUESTS FOR SITE PLAN (SP-38-08MOD2), TWO VARIANCES (VA-005-20 AND VA-006-20), SPECIAL EXCEPTION (SE-008-20), AND PUBLIC ART WAIVER (OT-024-21) APPROVAL, AS SUBMITTED BY BRAUSER MAIMONIDES ACADEMY, FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A" ("PROPERTY"), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM SP-38-08MOD Maimonides Academy, SR SP-38-08MOD2 Maimonides Academy VA-005-20VA-006-20SE-008-20OT-024-21, R-2021- Brauser Maimonides Academy Site Plan (SP-38-08MOD2), Variances (VA-005-20, VA-006-20), Special Exception (SE-008-20), Public Art Waiver (OT-02, BMA Plans, Location Map (Maimonides Site Plan MOD), Maimonides Application and Backup, Community Outreach materials, Traffic Plan Traffic Study

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning and Zoning Manager

Eleanor Norena

Corinne Lajoie

Digitally signed by Richard Lorber
Date: 2021.04.14 10:18:49 -04'00'

SUBJECT: **SP-38-08MOD2/VA-005-20/VA-006-20/SE-008-20/OT-024-21:** The applicant, Brauser Maimonides Academy, is requesting a Site Plan modification, Variance, Special Exception and Waiver of Public Art fee, for the expansion of an existing academic school located at 5300 SW 40 Avenue.

Request

VARIANCES – The applicant is requesting variances to permit a building height of twenty-eight (28) feet where a maximum of twenty-five (25) feet is permitted, per Section 205-10 of the Land Development Code (LDC); and to permit an eight (8) foot high masonry wall along the length of the front yard (western property line), where a maximum front yard wall of four (4) to six (6) feet is permitted per Section 235-30 of the LDC.

SPECIAL EXCEPTION - The applicant is proposing an expansion of the existing academic school by the addition of a new two-story school building and a basketball court canopy.

PUBLIC ART WAIVER - The applicant requests a waiver of the Public Art fee as provided for in the LDC.

SITE PLAN MODIFICATION - The applicant is requesting a Site Plan approval for the addition of a new 33,672 square foot two-story school building and a basketball courts canopy cover of 9,240 square feet to cover the outdoor basketball court on the northern portion of the site. School capacity will be increased to 950 students.

Background

Maimonides Academy, located at 5300 SW 40th Avenue, received Site Plan approval from the City Commission on July 8, 2003 and has been operating as a school since then. At this time, they are proposing an expansion of the school with a new two-story gymnasium, kitchen, relocated multipurpose cafeteria, classrooms, and administrative offices. An eight (8) foot high front wall is proposed for access control and security.

Budgetary Impact

None.

Recommendation

Approve the resolution with a partial Public Art Fee Waiver.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: April 27, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning and Zoning Manager

Digitally signed by Richard Lorber
Date: 2021.04.14 13:38:02 -04'00'

SUBJECT: **SP-38-08MOD2/VA-005-20/VA-006-20/SE-008-20/OT-024-21:** The applicant, Brauser Maimonides Academy, is requesting a Site Plan modification, Variance, Special Exception and Waiver of Public Art fee, for the expansion of an existing academic school located at 5300 SW 40 Avenue.

REQUEST

VARIANCES

1. The applicant is requesting a variance to permit a building height of twenty-eight (28) feet where a maximum building height of twenty-five (25) feet is permitted, per Section 205-10 of the Land Development Code (LDC).
2. The applicant is requesting a variance to permit an eight (8) foot high masonry wall along the length of the front yard (western property line), where a maximum front yard wall height of four (4) to six (6) feet is permitted per Section 235-30 of the LDC.

SPECIAL EXCEPTION - The applicant is proposing an expansion of the existing academic school by the addition of a new two-story school building and a basketball court canopy.

PUBLIC ART WAIVER - The applicant requests a waiver of the Public Art fee as provided for in the LDC.

SITE PLAN MODIFICATION - The applicant is requesting a Site Plan Modification approval for the addition of a new 33,672 square foot two-story school building and a basketball courts canopy cover of 9,240 square feet.

PROPERTY INFORMATION

EXISTING ZONING:	Single-Family 6000 Residential (RS-6000) and Multiple-Family (16 du/ac) Residential (RM-1)
LAND USE DESIGNATION:	Medium (16) Residential
SITE ADDRESS:	5300 SW 40 Avenue

SITE ACREAGE:	294,538 square feet / 6.76 Acres
EXISTING USE:	Academic School
CODE VIOLATIONS:	None

PUBLIC HEARING NOTICE
This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code.

BACKGROUND

Maimonides Academy, located on the east side of SW 40th Avenue between SW 51st Street and SW 53rd Street., previously received Site Plan approval from the City Commission on July 8, 2003 and has been operating as a private religious day school known as the Brauser Maimonides Shalom Academy since that time. They currently serve students in Pre-K, elementary, and secondary school. At this time they are proposing an expansion of the school with an additional two-story structure to include a gymnasium, kitchen, relocated multipurpose cafeteria, classrooms, and administrative offices. Also included is an eight (8) foot high masonry wall along the length of the front yard (western property line) to improve access control and overall site security. The existing school capacity of 570 will be increased to a maximum total of 950 students.

VARIANCE – BUILDING HEIGHT
The applicant is requesting a variance to permit a building height of twenty-eight (28) feet where a maximum building height of twenty-five (25) feet is permitted, per Section 205-10 of the Land Development Code (LDC). This code provision is in place to ensure compatibility with surrounding residential home structures.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below. For each criteria, the applicant's justification statement is provided, as well as Community Development staff's findings in *italics*.

(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: The requested variance will maintain the basic intent of the bulk dimensional regulations of the City Code as stated in Section 205-10. The Subject Property is designated with residential land use and is included within two residential zoning districts. The RS-6000 single family residential zoning district is applicable to the southern portion of the Subject Property containing all existing and proposed structures. However, the northern portion of the site is

included within the RM-1 zoning district which permits townhomes and multi-family residential structures to be constructed up to a maximum height of 35 feet and 62 feet, respectively.

The requested relief of 3 feet in building height will not be visually discernable and the location of this proposed structure in the center of the Subject Property will work to further reduce the perceived height of the building. Considering residential structures in the surrounding area are permitted maximum building heights substantially above that proposed here, the requested variance is in line with the intent and purpose of managing building heights areas of the City with similar zoning. The requested variance and proposed expansion will work to maintain and enhance the stability and appearance of the City by improving the appearance and functionality of an established civic use.
Community Development staff agrees with this justification, as the location of the subject building in the center of the site and the small amount of increased height renders this increase within the basic intent of the LDC.

(2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

Applicant: The requested variance is compatible with the surrounding land uses and would not be detrimental to the community in any way. The proposed expansion will locate new building towards the center of the Subject Property in a configuration that compliments existing structures by creating a central courtyard area surrounded by a series of structures connected through covered walkways. The placement of the proposed structures towards the interior of the Subject Property reduces the perceived height of the building when viewed from adjacent properties or roadways. The basketball court cover will be used less than the main building. The requested variance will enable the proposed structures to be adequately designed with slightly increased building height in order to accommodate the proposed uses while providing required rooftop mechanical equipment. The overall height of the structure in conjunction with provided setbacks and buffers will be compatible with the height of structures throughout the surrounding area.

Community Development staff finds the request compatible with the surrounding land uses in this area, as the main building is well separated from adjacent uses. It would be beneficial to the community with respect to educational opportunities and facilities.

(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: The requested variance is consistent with the following goals, objectives, and policies of the City's Comprehensive Plan:

Policy 3.11 - The proposed expansion will include improvements to ensure the safety and efficiency of vehicular, pedestrian, and bicycle traffic on and around the Subject Property. The requested variance will enable the Applicant to design a complimentary structure to the existing buildings that will include features to improve safety and access into and out of the building.

Policy 8.2 – The proposed expansion will provide open space in accordance with the Code requirements for RM-1 and RS-6000 zoning districts. The requested variance will enable two-story structures which will allows for reduced building coverage and increased open space on site.

Policy 9.2 – The requested variance will be compatible with adjacent land uses by way of the proposed location of new structures on the Subject Property, landscaped buffers, and the minimal relief requested.

The requested variance will allow for the orderly expansion of a compatible use that is consistent with a variety of goals, objectives, and policies within the City Comprehensive Plan.
Community Development staff agrees that the variance request is in keeping with the Goals, Objectives and Policies of the Dania Beach Comprehensive Plan, specifically Policy 3.11, Policy 8.2, and Policy 9.2 as referenced above.

(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: As stated above, the applicable bulk dimensional regulations are in place with respect to the primary use of the RS-6000 zoning district of single- and two-family residential structures. Accordingly, the maximum height does not contemplate or account for permitted nonresidential uses in the RS-6000 or RM-1 zoning districts. The Applicant is proposing to construct a two-story structure and a basketball court cover at the minimum height possible to safely accommodate the proposed use and required mechanical equipment. Strict adherence to the requirements of the residential bulk dimension regulations would be unnecessarily burdensome considering the efforts taken to design a functional, compact, and compatible expansion to the existing structures on the Subject Property.
Community Development staff agrees with this justification, as this is to accommodate an existing educational facility located partly within both the RS-6000 and RM1 zoning districts.

(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: The Applicant is requesting only 3 feet of relief in terms of building height to provide a structure with a maximum height of 28 feet from building slab to tie beam. This height is only proposed for the new building with a footprint of 19,702 square feet. This equates to approximately 37% of the total building footprint proposed for the Subject Property. Consequently, only a limited portion of the total school structure will exceed the maximum height of 25 feet. The basketball cover is an open-air structure that will be used less frequently than the school building.

The bulk dimensional regulations of the RM-1 and RS-6000 zoning districts are specifically crafted to address the dimensional regulations of single- and two-family residential structures. As such, the regulations do not fully consider the potential for structures containing other permitted uses such as the special exception academic school use operating on the Subject Property.

Unlike residential structures and general commercial nonresidential structure, it serves to allow civic institutional uses such as schools, libraries, and community centers to provide larger massing of structures in order to create a presence in the community. Further, nonresidential structures such as a school gymnasium and classroom building come with requirements for mechanical equipment that is best located on the roof of the structure. Rooftop mechanical equipment increases the structural demand on the building and requires certain construction methods and materials that increase the total vertical distance required between floors. For these reasons, the Applicant's request for 3 feet of relief is the minimum variance necessary to enable the effective design of the proposed structure while preserving the character, health, safety, and welfare of the students and surrounding community.

Community Development staff verifies that this is the minimum variance necessary to accommodate the proposed expansion of the school facility.

VARIANCE – WALL HEIGHT

The applicant is requesting a variance to permit an eight (8) foot high masonry wall along the length of the front yard (western property line), where a maximum front yard wall height of four (4) to six (6) feet is permitted per Section 235-30 of the LDC. The applicable regulations are consistent with the residential provisions for fences and walls.

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

the applicant's justification statement is provided, as well as Community Development staff's findings in *italics*.

(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: Section 235-50.A of the City Code restricts the maximum height of walls, fences, and hedges located in the front yard to a height of four (4) feet for certain residential zoning districts, including the RS-6000 district, and for all single-family, two-family, or townhouse dwelling units regardless of zoning district. Further, the Code allows walls, fences, and hedges in other zoning districts, including the RM-1 district, to provide a maximum height of six (6) feet. Pursuant to Section 235-40, the wall may be constructed of masonry materials, wood, chain link, P.V.C., or other materials approved by the building code.

The Applicant is proposing to construct a masonry wall of eight (8) feet in height along the front property boundary. This proposed masonry wall meets the general intent of Section 235-40, as the wall will be constructed from masonry materials. Further, the requested wall will only be four (4) feet higher than is allowed by Section 235-30 of the Code for the portion of the site that is zoned RS-6000 and will only be two (2) feet higher than is allowed by the Code for the portion of the site that is zoned RM-1.
Community Development staff agrees with this justification, as the proposed wall would be in keeping with other similar institutional uses that require effective security and safety while maintaining the aesthetic values of a well-designed and landscaped educational campus.

(2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

Applicant: The requested variance is compatible with the surrounding land uses and would not be detrimental to the community in any way. The proposed masonry wall will work to provide a visual buffer for residential development adjacent to the west along SW 40th Avenue. The residential development adjacent to the west along SW 40th Avenue is immediately facing the school; the implementation of the proposed masonry wall would allow for visual buffering from the school site as well as auditory buffering.

Further, the proposed masonry wall will act as a buffer for the school with regard to the traffic on SW 40th Avenue. The proposed masonry wall will protect the schoolchildren from running on or near the busy street and will allow drivers on SW 40th Avenue more peace of mind as they drive by the school property. This allows the proposed masonry wall to not just be a benefit for the schoolchildren but for the Dania Beach community at large.

Community Development staff finds the request compatible with the surrounding neighborhood land uses in this area. It would be beneficial to the community with respect expanded educational opportunities and facilities.

(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: The requested variance is consistent with the following goals, objectives, and policies of the City's Future Land Use Element of the Comprehensive Plan:

> Policy 3.11 - The proposed expansion will include improvements to ensure the safety and efficiency of vehicular, pedestrian, and bicycle traffic on and around the Subject Property. The requested variance will not conflict with any existing or proposed vehicular, cyclist, or pedestrian circulation routes. The proposed wall will work to prevent any potential conflict between vehicles and pedestrian on and adjacent to the
> Subject Property.

The requested variance is also consistent with the following goals, objectives, and policies of the City's Transportation Element:

> Policy 3.2- The proposed roadway improvements will expand the roadway adjacent to the school building by adding a turn lane. This will bring the roadway closer to the school buildings, thereby necessitating the masonry wall to provide safer road standards and to avoid any potential conflict between vehicles and pedestrians on and adjacent to the Subject Property. The requested variance will allow for the orderly expansion of a compatible use that is consistent with a variety of goals, objectives, and policies within the City Comprehensive Plan.

Community Development staff confirms that the variance request is in keeping with the above stated Goals, Objectives and Policies of the Dania Beach 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: The School in question is in a very unique situation of being a private religious day school that serves the Jewish community. This makes the plight of the petitioner especially unique as not only a school, but as an entity that has faced increased discrimination over the years. In fact, anti-Semitic attacks and activity have increased exponentially within the United States, causing discriminatory incidents to occur not just at synagogues but also at Jewish schools. The

proposed masonry wall would provide an added security measure on the site allowing the schoolchildren and their parents to feel safer about access on and off of the school premises. It would also act as a safeguard from passers-by on the street from looking in to the school premises—this is a particularly important security goal for the Applicant as they fear any possible harm that could befall the schoolchildren from an act of anti-Semitism.

In addition, the school's location near the busy SW 40th Avenue requires for additional precautions to ensure the safety of the schoolchildren. The implementation of the proposed masonry wall is an effective method to secure the premises from traffic coming off of SW 40th Avenue. The wall would also serve as a noise buffer for the children who may be playing outside or sitting in class while listening to their instructors.
Community Development staff agrees with the proposition that heightened security is necessary and that the wall is an effective way of separating the facility from the roadway.

(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: The variance requested is the minimum variance that is necessary to afford relief to the petitioner while preserving the character, health, safety, and welfare of the community. The proposed masonry wall consists of only a four (4) foot or two (2) foot deviation from the requirements of the Code while providing the Applicant and the children attending the school the safety measures that they need. The proposed masonry wall will be constructed using materials approved in the Code and will be an added feature to the existing school site. The height of the wall is necessary to buffer the school from traffic on SW 40th Avenue, as well as from any general passers-by on the property. The proposed masonry wall will provide the Applicant with added control with respect to who enters and exits the property. This is particularly key for ensuring that the schoolchildren do not enter or exit the property in an unauthorized fashion.
Community Development staff verifies that this is the minimum variance necessary to accommodate the proposed expansion of the school as requested.

SPECIAL EXCEPTION

The applicant is proposing an expansion of the existing academic school located at 5300 S.W. 40th Avenue by the addition of a new two-story school building and a basketball canopy. As per Sections 105-20 and 110-20 of the City's LDC, an Academic School is permitted as a Special Exception use in the RM-1 and RS¬6000 districts respectively. The existing school capacity of 570 will be increased to a maximum total of 950 students.

As per Article 630 of the City's LDC, the City Commission or Planning & Zoning Board, as 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 Special Exception application based upon its determination that the request meets the criteria identified in Section 630-50, which are identified below.

The applicant has submitted the following justification statement addressing how this request is consistent with the 11 Special Exception criteria.

> (1) That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code.
>
> The subject property is designated with RM-1 and RS-6000 zoning in accordance with the City's official zoning map. Excerpts of the City land use plan map and zoning map are included as Exhibits A and B, respectively, to identify the land use and zoning of properties within 700 feet of the Subject Property. Pursuant to Section 105-20 and the table of permitted uses in the residential and open space zoning districts, the "academic schools" use is permitted as a special exception use in the RM-1 and RS¬6000 zoning districts. As such, the proposed use is permitted via special exception at the Subject Property.
>
> (2) That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.
>
> The Applicant currently operates the Brauser Maimonides Shalom Academy day school at the Subject Property. Adjacent properties include multifamily residential development to the north and west across SW 40th Avenue as well as single-family residential uses to the east and south. The proposed expansion of the school will result in the construction of an indoor multi-purpose lunchroom, kitchen, classrooms, an administrative check in area, and gymnasium. Accordingly, a certain level of activity that previously occurred outdoors will be relocated in these new spaces. The Applicant has operated at this location since 1999 and has completed several stages of expansion and improvement over the last two decades of operation at the Subject Property. The school use is generally considered to be compatible in areas of residential land use and the proposed expansion is expected to improve the compatibility of the school use with surrounding residential uses.
>
> The proposed expansion is designed to complement the existing structures while improving security by creating a single primary point of entry and a central courtyard to allow for contained circulation throughout the structures on the site and limit the impact of academic operations on adjacent properties. Further, the Applicant is committed to improvements in the pick-up and drop-off operations via adjacent roadway enhancements, internal circulation and stacking improvements, and innovative technology that improves the safety and efficiency of student pick-up and drop-off. The Applicant intends to collaborate with PikMyKid to operate a smart mobility system that allows smartphone tracking of students by school staff and parents to improve safety, accountability, and efficiency of pick-up and drop-off operations. Considering the long time operation of this use on the Subject Property and the improved operation permitted by the

proposed expansion, the use will not cause detrimental impact on the value of existing contiguous uses, other uses in the general area, and the zoning districts applicable to the Subject Property.

(3) That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

The Applicant is proposing to continue the operation of a private academic school use on the Subject Property where the same use has been in operation for approximately 20 years. The academic school use exhibits a high degree of compatibility with a variety of uses as evident by its status as a permitted special exception use in various residential, commercial, and CRA Form-Based districts. The proposed expansion will involve site enhancements to include an extended right turn lane into the Subject Property and improved circulation route that will reduce the impact of peak hour traffic on adjacent rights-of-way. Additionally, the new structures will provide additional space for school operations to occur indoors and will work to create a central courtyard and covered walkways that will internalize operations.

The majority of surrounding parcels are developed with residential uses of various density. An academic school use is compatible with a primarily residential area such as the general area surrounding the Subject Property as both school and residential uses are well suited to properties along local streets that enjoy a lower level of vehicular traffic than primary arterial roadways. School uses generally contribute to an elevated level of safety in a neighborhood and work to serve a community need. Further, school uses have a set operating schedule of activity that is complimentary to residential uses. The proposed expansion will locate the new structure in close proximity to the existing buildings in order to minimize the impact of activity on adjacent residential structures. Considering the improvements proposed and the long-term operation of the use on the Subject Property, the proposed special exception use will continue to be compatible with existing uses on contiguous properties and the general area considering population density, design, scale and orientation of structures, property values, and existing uses in the area.

(4) That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

The proposed expansion of the academic school use includes sufficient landscaping and screening efforts to buffer adjacent uses from potential incompatibilities. A six (6) foot high fence and landscape buffers of ten (10) feet in width will be maintained along the entirety of the north, east, and south property lines. The Applicant is proposing an eight (8) foot masonry wall along the western property line adjacent to SW 40th Avenue that will further screen the property from the adjacent roadway. These buffers are enhanced on the east by large retention and easement areas

that prevent the construction of buildings on the eastern portion of the Subject Property. Additionally, the proposed construction serves to create indoor recreation areas and improve circulation operations in order to reduce the potential for any incompatibilities with adjacent uses.

(5) That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

The Subject Property provides two points of ingress and egress along SW 40th Avenue. SW 40th Avenue is a local right-of-way currently constructed as a two lane, two way street with a central left/right turn lane adjacent to the Subject Property. A dedicated right turn lane is currently in place to access the southern ingress and the Applicant is proposing to extend this dedicated right turn lane to designate the northern point of access as the primary entrance to significantly increase the queuing space available along SW 40th Avenue and reduce the potential for interference with thru traffic. The Subject Property provides a considerable amount of internal queuing within the surface parking fields and vehicular use area to contain as many vehicles on site as possible during peak drop-off and pick-up hours. Further, the proposed design of the expansion and pick-up/drop-off areas will maximize the number of student loading or unloading at once while maintaining a safe and controlled operation. As such, the proposed development plan provides adequate parking, access, and improved circulation to minimize the impact of traffic on abutting streets.

(6) That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

The proposed expansion of the existing special exception use is not expected to result in any detrimental environmental impacts. All efforts will be made to limit any potential environmental impacts resulting from the construction of the new building through use of sustainable building practices such as limited fuel usage, reduced noise pollution, properly managed waste, and other standard practices. There are no unusual environmental impacts of the proposed academic school use that have not been contemplated by other uses that are permitted in the RM-1 and RS-6000 zoning districts. All site lighting will be strategically located to ensure there is no light pollution on adjacent properties. The proposed development will not have a detrimental environmental impact and will serve to maintain the health, safety, and welfare of the community as currently enjoyed in the City.

(7) That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

The proposed academic school use is permitted as a special exception use in the RM-1 and RS-6000 zoning districts. The traffic generated by the proposed expansion of the academic school use will be considered during the site plan modification and special exception review process. The Applicant is proposing to provide certain improvements along SW 40th Avenue to accommodate existing and expected traffic generated by the school. These improvements include the extension of the dedicated right turn lane entering the property from northbound SW 40th Avenue to reduce the potential for school traffic to block thru traffic. Internal circulation has been optimized to minimize vehicular and pedestrian conflicts and allow for ease of access into and back out of the site. Pedestrian traffic is expected to be minimal within the vehicular use areas of the Subject Property as the active areas of the site are navigable via covered walkways between portions of the structure. Sidewalks along SW 40th Avenue provide pedestrian access between the Subject Property and other uses on the surrounding area. The proposed site plan demonstrates that an excess of parking spaces is provided to satisfy all parking requirements across the Subject Property. Please refer to the traffic impact analysis provided with the concurrent site plan modification application.

(8) That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

The proposed site plan for the Subject Property demonstrates that all turning movements meet City standards. Two full access openings are provided along SW 40th Avenue. A dedicated right-turn lane along northbound SW 40th Avenue will be extended to the northern access which will serve as the primary entrance to the site and will enable substantial internal stacking to accommodate pick-up and drop-off traffic internally without impacting adjacent roadways. All required parking, stacking, and loading spaces are provided for the proposed use to ensure that proper traffic circulation is provided within the site. The Applicant is cooperating with City staff and Broward County to make necessary improvements along SW 40th Avenue.

(9) That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.

The proposed expansion of the academic school use will not have a detrimental effect on the future development of contiguous properties or the general area. As stated above, the proposed improvements to the existing school use will ensure the continuation of a compatible use in a primarily residential area and will likely improve the compatibility of the use in this area. The school use would not prevent the development of properties in the surrounding area and is consistent with the uses permitted in the applicable land use designation and zoning districts in accordance with the comprehensive plan.

(10) That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.

The proposed expansion of the academic school use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities. The nature, duration, and character of the academic school use are compatible with a primarily residential neighborhood. As stated above, the school use has operated on the Subject Property for a number of years and has not created any incompatibility with the adjacent properties or surrounding area. The proposed configuration of the new structure will act to further internalize activity on the site to reduce potential noise impacts resulting from student activity.

(11) That the use will not overburden existing public services and facilities.

The proposed expansion is not anticipated to result in a significant increase in demand on existing public services and facilities. The proposed site plan will meet all City engineering design criteria to ensure that the proposed expansion will not overburden existing public services and facilities.

Community Development staff has reviewed the above Special Exception justification and is in agreement that the proposal, including the expanded turn lane, enhanced drop-off/pick-up queue line, and utilization of the smart mobility system "PikMyKid" will alleviate congestion issues previously experienced at the site, and is therefore consistent with the Special Exception criteria of the Land Development Regulations.

WAIVER OF PUBLIC ART IMPACT FEE

The City's Public Art Program specifies a fee to be paid into the Public Art fund by new development projects over $1 million in construction value. In this case, the applicant would be required to contribute $35,000 into the City's Public Art fund, or install public art on site equal to half of the required contribution and provide payment into the City's Public Art fund equal to $17,500. Section 811-60 of this provision permits the City Commission to exempt schools from this requirement. The applicant has requested a waiver of the Public Art fee as provided in the Code. The applicant has not provided analysis or justification to support their request for the waiver, only to state, "it is also important to allocate its available funds toward the educational needs of the community."

Art teaches many important skills such as observing and responding to multiple perspectives. Art provides children, young people and lifelong learners with opportunities to think imaginatively and creatively and development confidence in other subject and life skills. Art makes people optimistic about their future. Art can be used to help spread a message of inspiration, making people achieve great things in life. Art can be a form of communication between people, to focus on common issues for the betterment of humankind. Providing public art at this site can be viewed as a teaching opportunity, not only to Maimonides' students, but to their family and the surrounding neighborhood. Installation of public art at this location will be the first in this neighborhood which can help distinguish the neighborhood and create a sense of community.

To date the Community Development Department has collected $164,845.58 in the City's Public Art fund, while spending $57,000 on the creation of the Public Art Master Plan. As additional developments obtain building permits, the Public Art fund will continue to grow over time.

While the LDC does allow for a waiver of the participation in the City's Public Art program, the City Commission may choose to do one of the following:

- Waive the Public Art fee in its entirety.
- Partially waive the Public Art fee, asking the developer to provide public art instillation on site, waiving the financial contribution to the Public Art fund.
- Deny the waiver request, requiring full (100%) participation in the City's Public Art program.

It is for the reasons discussed above that staff recommends a partial waiver of the Public Art fee, asking the developer to provide a public art instillation on site, equal to half of the required Public Art Fee requirement, waiving the financial contribution to the City's Public Art fund.

SITE PLAN MODIFICATION

The existing school facility consists of a two-story structure totaling 52,646 square feet of air-conditioned floor area comprising administrative offices and a variety of classrooms serving students in Pre-K, elementary, and secondary school. The site also contains surface parking, a sports field, and outdoor basketball courts.

The requested expansion includes the addition of a new two-story structure totaling 33,672 square feet of enclosed floor area. The new structure will include a kitchen, multipurpose lunchroom, gymnasium, and additional classrooms. The proposed site plan modification also proposes a canopy of 9,240 square feet to cover the outdoor basketball courts on the northern portion of the site. The desired expansion is proposed to be completed in two phases with the first phase including a structure with a footprint of 15,723 square feet and including the gymnasium and classrooms. The second phase will include an additional structure with a footprint of 3,979 square feet that will include the relocated cafeteria, kitchen, and administrative office space.

The proposed addition would result in a total floor area of 86,318 square feet of air-conditioned space within the structures on site. The total footprint of covered areas on the Subject Property including buildings, covered walkways, building overhangs, and canopied courts would total 66,909 square feet or 23% of the site area. The existing school capacity of 570 will be increased to a maximum total of 950 students.

To accommodate the expansion of the school, improvements in the student pick-up and drop-off operations, internal circulation and stacking, safety and efficiency will be incorporated. These changes have been reviewed and approved by staff reviewers and should limit the backing up of cars onto the adjacent roadway during peak drop-off and pick-up times. Additionally, the City's Traffic Engineering consultant has requested that the applicant provide traffic control personnel during peak times of operation, to assist in guiding traffic in and out of the site safely, while maintaining the flow of traffic on

SW 40th Avenue. This is in addition to the school's utilization of the "PikMyKid" smart mobility system to enhance and expedite the pick-up process. The applicant has agreed.

Community Outreach

In response to a request from staff, the applicant has submitted a summary of their community outreach efforts, detailing a virtual community meeting held on June 24, 2020. The applicant indicates that several consultants of the project team attending the meeting, and that Dennis Mele made a presentation to the group. Questions that were discussed were

1. When did the traffic counts take place?
2. Does the traffic study take into account the new community that is being built a bit farther on SW 40th Avenue?
3. When will the new shed be installed on the property?
4. When will trees on the northern property line be installed.

They indicate that Dennis and the consultants provided responses to comments and questions to help understand the purpose behind various aspects of the project, and that the meeting concluded on a positive note. The attached Public Outreach materials include the meeting invitation notice that was mailed out to surrounding property owners, a list of RSVPs from the public, the list of attendees, and the PowerPoint presentation that was shown.

Development Review Committee (DRC)

The proposed development was reviewed by the Development Review Committee (DRC) on April 25, 2019, February 27, 2020 and February 11, 2021. The DRC includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, 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. Identify ROW lines, dimensions and grading on the Project/Property. (Engineering)

2. Show sight-visibility triangle of 25' at all proposed driveways and/or ingress-egress. Missing at entrances/driveways on driveways and FDOT Index 546 on all ROW, showing minimum distances as per speed within Passenger Vehicle/SU Vehicle/ Combination Vehicle Tables. e.g. Number of lanes – Divided-Undivided – and ways, flared, etc. (Engineering)

3. Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut. (Engineering)

4. Provide Maintenance of Traffic Plan, for period of construction prior to issuance of a building permit, prepared by a licensed General Contractor/Professional Engineer in the State of Florida, to be approved by the City Engineer (Planning and Engineering).

5. Provide a Construction Staging Plan to be approved by the Community Development Director prior to issuance of a building permit. The Construction Staging Plan must include, but is not limited to, all construction employee parking locations and location of equipment and material during construction (Planning).

6. 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. - Provide the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer. (Engineering)

7. A Preliminary Conceptual Paving, Grading and Drainage Plan was provided. Please provide a complete PGD Plan including sizes and dimensions of all storm-water infrastructures. Please be advised that all storm drains shall be constructed with RCP and/or approved equivalent piping in the City ROW. Provide table of conflict points between utilities. Provide Drainage Structures Tables. E.g. Different FFE, verify unidentified drainage well, clarify roof drainage connections. See Mark-Ups. (Engineering)

8. Provide an on-site drainage system plan along with storm-water management calculations (signed, sealed and dated by a registered professional engineer) including geotechnical information supporting the proposed drainage design. . The calculations shall show how the minimum crown of the road and finished floor elevations are met, and how the 25-year, 3 day storm event is maintained on site with zero discharge to the ROW and adjacent properties. The site must store at least the 25 year, 3 day event onsite with NO EXCEPTIONS. Provide a copy of pre -and-post development storm-water management and drainage calculations. The City specifically needs the following information: 5 Year, 10-year, 25-year, and 100¬ year 1, 24- hour and 72-hour flood stage elevations respectively. Showing Lowest minimum Inlet Elevation, Parking Lot Minimum Design Elevation, Crown of Road Elevation, Minimum Berm Elevation, FFE including 100 Year Flood Map. Storm-water quality design shall be provided in the amount of 2.5 inches times the percent impervious or the first 1 inch of rainfall over the entire site whichever is greater. Be advised that the applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of FDOT, BCHCED, and/or the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and public ROW. Clarify existing drainage system connection to any basin or any existing offsite drainage system. Provide copies of Broward County 100 Year Elevations and FEMA Flood Designations maps. (Engineering)

9. Identify and describe location of building(s) roof drains, and their proposed connection(s) to the onsite drainage system. Please provide Florida Department of Environmental Protection's Permit. (Engineering)

10. A preliminary conceptual proposed water and sewer -utilities –plan was provided. Please, provide a complete Utilities Plan indicating all water and sewer appurtenances including but not limited to point of connection to the existing system, cleanout, water meter, check valve, etc. See mark ups. (Engineering)

11. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)

12. Show also all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)

13. Please Provide a Complete Pavement, Marking and Signage Plan with details. (Engineering)

14. 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). Be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate and consider the taller specialized ADA vehicles. (Engineering)

15. Contractor shall provide, before issuance of C.0., to the EOR and City of Dania Beach" a CD with a full As-Built drawings of the project giving horizontal and vertical dimensions of all the Utilities connections signed and sealed by a registered surveyor. (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 (Florida Department of Environmental protection, BC PDMD - Transportation Concurrency Satisfaction Certificate, - Environmental Review Approval Certificate, BC HD – General Permit for Water Extension, BC EEPD- Environmental Resource Permit - Surface Water Management - License for Installation of Wastewater Collection/Transmission System, BC WWED -Utility Connection Permit -, BC Aviation Department, FAA, BC Planning Council, BC Asbestos Program Certificate of Submittal, etc.), including Utility / ROW/ Drainage Connection and Access Driveway permits from FDOT, BC and City prior to issuance of the Building Permit as applicable. (Engineering)

18. The school shall provide traffic control personnel during the peak times of operation to assist with guiding traffic in and out the site safely. School shall ensure that personnel at the entrance to the north access point keep the traffic flowing on SW 40th Avenue as they are entering the site and discourage any vehicle traveling southbound on SW 40th Avenue attempting to turn eastbound or left onto the site. (Traffic Engineering)

19. The school should provide guidelines to the parents picking up and dropping off students at the school, including periodic reminders. The guidelines should include specific instructions as to how to use the northern and southern access points to this site. Specifically, the school will only be

accessed from the south side of SW 40th Avenue at the northern driveway, adding that any left turns onto the site will not be allowed. (Traffic Engineering)

20. Add visual cues (i.e. traffic cones) to indicate that the southern access is not open to school traffic during peak times. Only allow for emergency access during peak times if needed. (Traffic Engineering)

21. If feasible, the school should consider modifying the dismissal periods from the currently established times for 3:15 pm and 4:25 pm to a time that wouldn't conflict with the regular afternoon peak hour for traffic typically travelling on SW 40th Avenue, from 4 pm to 6 pm. (Traffic Engineering)

22. As a condition of approval, the applicant should provide a traffic engineering report to confirm the assumptions made on the traffic study. The report should be based on actual findings after conducting an evaluation of the traffic operations plan for this site six months after the school has been fully operational. The applicant should provide a report to the city with a full description of what has been evaluated, including conclusions and recommendations. If traffic operational deficiencies are detected as a result of the evaluation, the applicant should provide mitigation measures. A second follow-up report should be provided to the city after a year of the site being fully operational, or six months after the first evaluation, following the same format as the initial report. (Traffic Engineering)

23. Proposed project requires the installation of a fire sprinkler system without a fire pump. (Fire)

24. The fire protection level of service requirement for the project site as per the design profession of record is: N/AGPM at 20 PSI residual pressure in the public water supply system for non-fire sprinkler (hydrant) fire protection requirements, and 1132 GPM at 75 PSI residual pressure in the public water supply system for the fire sprinkler system. (Fire)

25. The proposed number and location of fire hydrants is acceptable for this project. (Fire)

Recommendation

Approve the resolution approving the Variances, Special Exception, and Site Plan Modification, and approving a partial Public Art Fee Waiver, with the outstanding DRC comments as conditions of approval, and provided that the applicant utilizes traffic control personnel during peak times of operation to assist in guiding traffic in and out of the site with minimal congestion on SW 40th Avenue, and further provided the applicant utilize the "PikMyKid" smart mobility system or equivalent software application to enhance and expedite the student pickup process.

RESOLUTION NO. 2021-060

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE FOLLOWING REQUESTS FOR SITE PLAN (SP-38-08MOD2), TWO VARIANCES (VA-005-20 AND VA-006-20), SPECIAL EXCEPTION (SE-008-20), AND PUBLIC ART WAIVER (OT-024-21) APPROVAL, AS SUBMITTED BY BRAUSER MAIMONIDES ACADEMY, FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A" ("PROPERTY"), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach's Code of Ordinances, Chapter 28, entitled "Land Development Code" ("LDC"), Part 6, entitled "Development Review Procedures and Requirements," at Article 635, entitled "Site Plans," provides that site plan approval by the City Commission is required as a condition to the issuance of a building permit; and

WHEREAS, Brauser Maimonides Academy ("Applicant") is requesting site plan (SP-38-08MOD 2) approval to permit the expansion of a private school on the property located at 5300 SW 40th Avenue ("Property"); and

WHEREAS, the LDC, at Part 2, entitled "Site Development Regulations," Article 235 entitled "Walls, fences, and Hedges, at Section 235-30, entitled "Requirements for placement within required yards", permits walls in the front yard not to exceed four (4) feet in the RS zoning district, or six (6) feet in other zoning districts; and

WHEREAS, the northern portion of the Property is zoned RM-1, and the southern portion of the property is zoned RS-6000. The Applicant has requested a variance (VA-005-20) to install an eight (8) foot masonry wall along the length of the front yard of the Property, along the western property line; and

WHEREAS, the LDC, at Part 2 entitled "Site Development Regulations," Article 205, entitled "Tabular Summary Of Site Development Standards For All Zoning Districts", at Section 205-10, entitled "Schedule of lot, yard and bulk regulations", permits structures in the RS-6000 zoning district to a maximum building height of two stories or 25 feet measured by the vertical distance from the building slab to the tie beam of the top story; and

WHEREAS, the Applicant has requested a variance (VA-006-20) to authorize a two-story structure, with a maximum height of 28 feet (3 additional feet than authorized under the district

regulations) from the building slab to the tie beam of the top story on the portion of the Property zoned RS-6000; and

WHEREAS, The LDC at Part 6, Article 625, entitled "Variances," at Section 625-40, entitled "Variance review criteria; city action", provides 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 LDC at Part 1, of LDC, entitled "Use Regulations for Residential and Open Space Zoning Districts," Article 105 entitled "Use Regulations For Residential And Open Space Zoning Districts", at Section 105-20, entitled "List of residential and open space districts permitted, special exception and prohibited uses" permits the academic school use as a special exception in the RM-1 and RS-6000 zoning districts; and

WHEREAS, the Applicant has requested a special exception to allow the private school use in order to build a Pre-K, elementary and secondary school (SE-008-20); and

WHEREAS, the LDC at Part 6, Article 630, entitled "Special Exception Uses," at Section 630-50, entitled "Special exception use review standards; application disposition", provides that the City Commission may grant a special exception based on its determination that the Applicant has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the LDC at Part 8, entitled "Technical Appendix", at Article 811, entitled "Public Art Program, provides that all development projects are to pay into the public art fee fund; and

WHEREAS, Applicant has requested a waiver (OT-024-21) of the public art requirement; and

WHEREAS, the Applicant is requesting approval of the proposed site plan (SP-38-08MOD2), two variances (VA-005-20 andVA-006-20), a special exception (SE-008-20), and public art waiver (OT-024-21) requests; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Chapter 28, Part 6 of the LDC, Article 610, entitled "Public Hearing Notices"; and

WHEREAS, the City Commission finds that the approval of the proposed site plan (SP-38-08MOD2), two variances (VA-005-20 and VA-006-20), and special exception (SE-008-20), and public art waiver (OT-024-21) 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 specific part of this Resolution.

Section 2. That the City's staff report (SP-38-08MOD2/VA-005-20/VA-006-20/SE-008-20/OT-024-21) is ratified and confirmed as being true and correct and is made a specific part of the Resolution as finding of fact.

Section 3. That pursuant to LDC, Part 6, Article 635 entitled "Site Plans", the following site plan, attached as Exhibit "B," which is made a part of and incorporated into this Resolution by reference, is approved.

Section 4. That pursuant to the LDC, Part 6 of the LDC, Article 625, entitled "Variance", the following variance applications are approved consistent with the site plan provided in Exhibit "B": variance (VA-005-20) and variance (VA-006-20).

Section 5. That pursuant to LDC, Part 6 of the LDC, Article 630, entitled "Special Exception Uses", the special exception application (SE-008-20) is approved consistent with the site plan provided in Exhibit "B".

Section 6. That pursuant to the LDC, Part 8, Article 811 entitled "Public Art Program", the public art fee waiver (OT-024-21); is approved.

Section 7. That pursuant to Chapter 28, entitled, "Land Development Regulations", Part 6, entitled, "Development Review Procedures and Requirements", the site plan (SP-38-08MOD2), is approved with the following conditions of approval:

1. Identify ROW lines, dimensions and grading on the Project/Property. (Engineering)

2. Show sight-visibility triangle of 25' at all proposed driveways and/or ingress-egress. Missing at entrances/driveways on driveways and FDOT Index 546 on all ROW, showing minimum distances as per speed within Passenger Vehicle/SU Vehicle/ Combination Vehicle Tables. e.g. Number of lanes – Divided-Undivided – and ways, flared, etc. (Engineering)

3. Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut. (Engineering)

4. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable). (Engineering)

5. 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. - Provide the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer. (Engineering)

6. A Preliminary Conceptual Paving, Grading and Drainage Plan was provided. Please provide a complete PGD Plan including sizes and dimensions of all storm-water infrastructures. Please be advised that all storm drains shall be constructed with RCP and/or approved equivalent piping in the City ROW. Provide table of conflict points between utilities. Provide Drainage Structures Tables. E.g. Different FFE, verify unidentified drainage well, clarify roof drainage connections. See Mark-Ups. (Engineering)

7. Provide an on-site drainage system plan along with storm-water management calculations (signed, sealed and dated by a registered professional engineer) including geotechnical information supporting the proposed drainage design. . The calculations shall show how the minimum crown of the road and finished floor elevations are met, and how the 25-year, 3 day storm event is maintained on site with zero discharge to the ROW and adjacent properties. The site must store at least the 25 year, 3 day event onsite with NO EXCEPTIONS. Provide a copy of pre -and-post development storm-water management and drainage calculations. The City specifically needs the following information: 5 Year, 10-year, 25-year, and 100¬ year 1, 24- hour and 72-hour flood stage elevations respectively. Showing Lowest minimum Inlet Elevation, Parking Lot Minimum Design Elevation, Crown of Road Elevation, Minimum Berm Elevation, FFE including 100 Year Flood Map. Storm-water quality design shall be provided in the amount of 2.5 inches times the percent impervious or the first 1 inch of rainfall over the entire site whichever is greater. Be advised that the applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of FDOT, BCHCED, and/or the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and public ROW. Clarify existing drainage system connection to any basin or any existing offsite drainage system. Provide copies of Broward County 100 Year Elevations and FEMA Flood Designations maps. (Engineering)

8. Identify and describe location of building(s) roof drains, and their proposed connection(s) to the onsite drainage system. Please provide Florida Department of Environmental Protection's Permit. (Engineering)

9. A preliminary conceptual proposed water and sewer -utilities –plan was provided. Please, provide a complete Utilities Plan indicating all water and sewer appurtenances including but not limited to point of connection to the existing system, cleanout, water meter, check valve, etc. See mark ups. (Engineering)

10. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)

11. Show also all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)

12. Please Provide a Complete Pavement, Marking and Signage Plan with details. (Engineering)

13. 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). Be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate and consider the taller specialized ADA vehicles. (Engineering)

14. Contractor shall provide, before issuance of C.0., to the EOR and City of Dania Beach" a CD with a full As-Built drawings of the project giving horizontal and vertical dimensions of all the Utilities connections signed and sealed by a registered surveyor. (Engineering)

15. 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)

16. Provide regulatory agencies' approval documentation (Florida Department of Environmental protection, BC PDMD - Transportation Concurrency Satisfaction Certificate, - Environmental Review Approval Certificate, BC HD – General Permit for Water Extension, BC EEPD- Environmental Resource Permit - Surface Water Management - License for Installation of Wastewater Collection/Transmission System, BC WWED -Utility Connection Permit -, BC Aviation Department, FAA, BC Planning Council, BC Asbestos Program Certificate of Submittal, etc.), including Utility / ROW/ Drainage Connection and Access Driveway permits from FDOT, BC and City prior to issuance of the Building Permit as applicable. (Engineering)

17. The school shall provide traffic control personnel during the peak times of operation to assist with guiding traffic in and out the site safely. School shall ensure that personnel at the entrance to the north access point keep the traffic flowing on SW 40th Avenue as they are entering the site and discourage any vehicle traveling southbound on SW 40th Avenue attempting to turn eastbound or left onto the site. (Traffic Engineering)

18. The school should provide guidelines to the parents picking up and dropping off students at the school, including periodic reminders. The guidelines should include specific instructions as to how to use the northern and southern access points to this site. Specifically, the school will only be accessed from the south side of SW 40th Avenue at the northern driveway, adding that any left turns onto the site will not be allowed. (Traffic Engineering)

19. Add visual cues (i.e. traffic cones) to indicate that the southern access is not open to school traffic during peak times. Only allow for emergency access during peak times if needed. (Traffic Engineering)

20. If feasible, the school should consider modifying the dismissal periods from the currently established times for 3:15 pm and 4:25 pm to a time that wouldn't conflict with the regular afternoon peak hour for traffic typically travelling on SW 40th Avenue, from 4 pm to 6 pm. (Traffic Engineering)

21. As a condition of approval, the applicant should provide a traffic engineering report to confirm the assumptions made on the traffic study. The report should be based on actual findings after conducting an evaluation of the traffic operations plan for this site six months after the school has been fully operational. The applicant should provide a report to the city with a full description of what has been evaluated, including conclusions and recommendations. If traffic operational deficiencies are detected as a result of the evaluation, the applicant should provide mitigation measures. A second follow-up report should be provided to the city after a year of the site being fully operational, or six months after the first evaluation, following the same format as the initial report. (Traffic Engineering)

22. Proposed project requires the installation of a fire sprinkler system without a fire pump. (Fire)

23. The fire protection level of service requirement for the project site as per the design profession of record is: N/AGPM at 20 PSI residual pressure in the public water supply system for non-fire sprinkler (hydrant) fire protection requirements, and 1132 GPM at 75 PSI residual pressure in the public water supply system for the fire sprinkler system. (Fire)

24. The proposed number and location of fire hydrants is acceptable for this project. (Fire)

Section 8. That pursuant to LDC Section 635-100 "Expiration of Site Plans", the site plan (SP-38-08MOD) 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 9. 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 10. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 11. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on April 27, 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 TRACTS 11 AND, 12, BLOCK 2, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, OF THE “PLAT OF SEC’S. 28, 29, 31, AND 32”, AS RECORDED IN THE PLAT BOOK 2, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL OF TRACT “A”, MAIMONIDES DAY SCHOOL CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT “A”, MAIMONIDES DAY SCHOOL CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 07°36’37” EAST, ALONG THE WEST LINE OF SAID TRACT “A” AND THE NORTHERLY PROJECTION THEREOF, AND ALONG THE EAST RIGHT-OF-WAY OF S.W. 40th AVENUE, A DISTANCE OF 453.57 FEET; THENCE NORTH 88°26’05” EAST, A DISTANCE OF 653.22 FEET; THENCE SOUTH 06°10’33” WEST, A DISTANCE OF 451.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT “A”, MAIMONIDES DAY SCHOOL CAMPUS; THENCE SOUTH 88° 26’05” WEST, ALONG SAID SOUTH LINE OF SAID TRACT “A”, A DISTANCE OF 664.68 FEET TO THE SOUTHWEST CORNER OF TRACT “A”, AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 295,056 SQUARE FEET OR 6.7736 ACRES MORE OR LESS.

EXHIBIT “B”
SITE PLAN

BRAUSER MAIMONIDES ACADEMY
DANIA BEACH

PROJECT ADDRESS:
5300 SW 40TH AVE
FT LAUDERDALE, FL 33314
FOLIO# : 5042-31-26-0010

APPLICANT:
BRAUSER MAIMONIDES ACADEMY
5300 SW 40TH AVE
FT LAUDERDALE, FL 33314

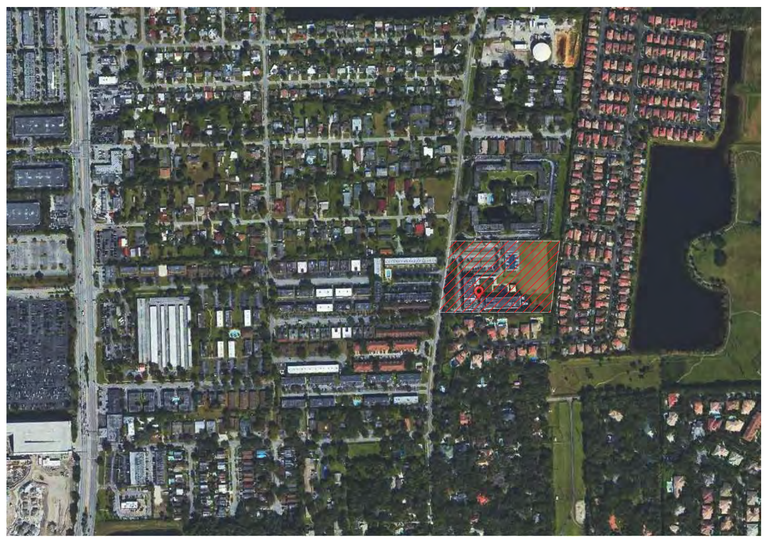
DATE: FEBRUARY 2021
SUBMITTAL: SITE PLAN SET
CIVICA PROJECT #: 190117

CIVICA
ARCHITECTURE AND URBAN DESIGN

ARCHITECT:
8323 NW 12TH ST
SUITE 106
DORAL, FL 33126
PH. 305.593.9959
FX. 305.593.9855

LANDSCAPE ARCHITECT:
DSBoca
Isabelle Alarie, ((RLA, ASLA))
2300 Corporate Blvd NW, Suite 214
Boca Raton, FL 33431
office: 561-955-8623
email: isabelle@dsboca.com
website: www.dsboca.com

ENGINEERING:
CIVIL AND FORENSIC ENGINEERS LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8118
2699 Stirling Road, Suite C-202 Phone: (954) 986-9899
Fort Lauderdale, Florida 33312 Fax: (954) 986-6655



N

LOCATION MAP 1 CVR
SCALE: N.T.S.

INDEX OF DRAWINGS	
A000	COVER
	SITE SURVEY
CIVIL	
C-0	COVER SHEET
C-1	DEMOLITION PLAN
C-2	GENERAL NOTES
C-3	CIVIL ENGINEERING PLAN
C-4	TURN LANE PLAN
C-5	CONSTRUCTION DETAILS
C-6	STORMWATER POLLUTION PREVENTION PLAN
C-7	STORMWATER POLLUTION PREVENTION PLAN
C-8	STORMWATER POLLUTION PREVENTION PLAN
LANDSCAPING	
LP-1	PLANTING PLAN
LP-2	PLANTING CALCULATIONS, PLANT LIST, AND DETAILS
TD-1	TREE DISPOSITION PLAN
TD-2	TREE DISPOSITION LIST
ARCHITECTURAL	
SP-1	PROPOSED OVERALL SITE PLAN
SP-2	PROPOSED PHASING DIAGRAMS
SP-3	EMERGENCY VEHICLE ACCESS
SP-4	STANDARD VEHICLE ACCESS
SP-5	PROPOSED SITE DETAILS
PH-1	SITE PHOTOMETRIC PLAN
FP-1	PHASE I - FIRST FLOOR PLAN
FP-2	PHASE I - SECOND FLOOR PLAN
FP-3	PHASE II - FIRST FLOOR PLAN
FP-4	PHASE II - SECOND FLOOR PLAN
EL-1	PROPOSED PHASE I ELEVATIONS
EL-2	PROPOSED PHASE I ELEVATIONS
EL-3	PROPOSED PHASE II ELEVATIONS
EL-4	PROPOSED PHASE II ELEVATIONS
R-1	RENDERINGS

SITE PLAN KEYNOTES	
A	PROPERTY LINE
B	STOP SIGN WITH STOP BAR
C	CROSSWALK TO REMAIN
D	EMERGENCY VEHICLE STRIPING
E	PROPOSED FENCING IN EASEMENT
F	PROPOSED COVERED WALKWAYS
G	LIGHT POLE
H	CONCRETE SIDEWALK
I	SERVICE AND EMERGENCY VEHICLE ENTRANCE ONLY
J	EXISTING SHELTER - TO BE REMOVED
K	RETENTION AREA
L	EXISTING LIFT STATION
M	FIRE HYDRANT
N	RELOCATED FPL TRANSORMER
O	TRASH COLLECTION AREA
P	PROPOSED MOTORIZED GATE
Q	EXISTING CONCRETE SCREEN WALL TO REMAIN
R	PROPOSED GUARDHOUSE
S	PROPOSED PLAYCOURT COVER
T	PROPOSED 8FT MASONRY PROPERTY WALL
U	EXISTING GUARD SHACK- TO BE REMOVED
V	NO PARKING SIGN
W	MOUNTABLE CURB
X	EXISTING CHAIN LINK FENCE TO REMAIN
Y	FIRE LANE STRIPING
Z	DO NOT ENTER SIGN, EMERGENCY ACCESS ONLY
AA	STOP SIGN WITH RIGHT TURN ONLY SIGNAGE
BB	TYPE 'D' CURB
CC	SIDEWALK CURB RAMP

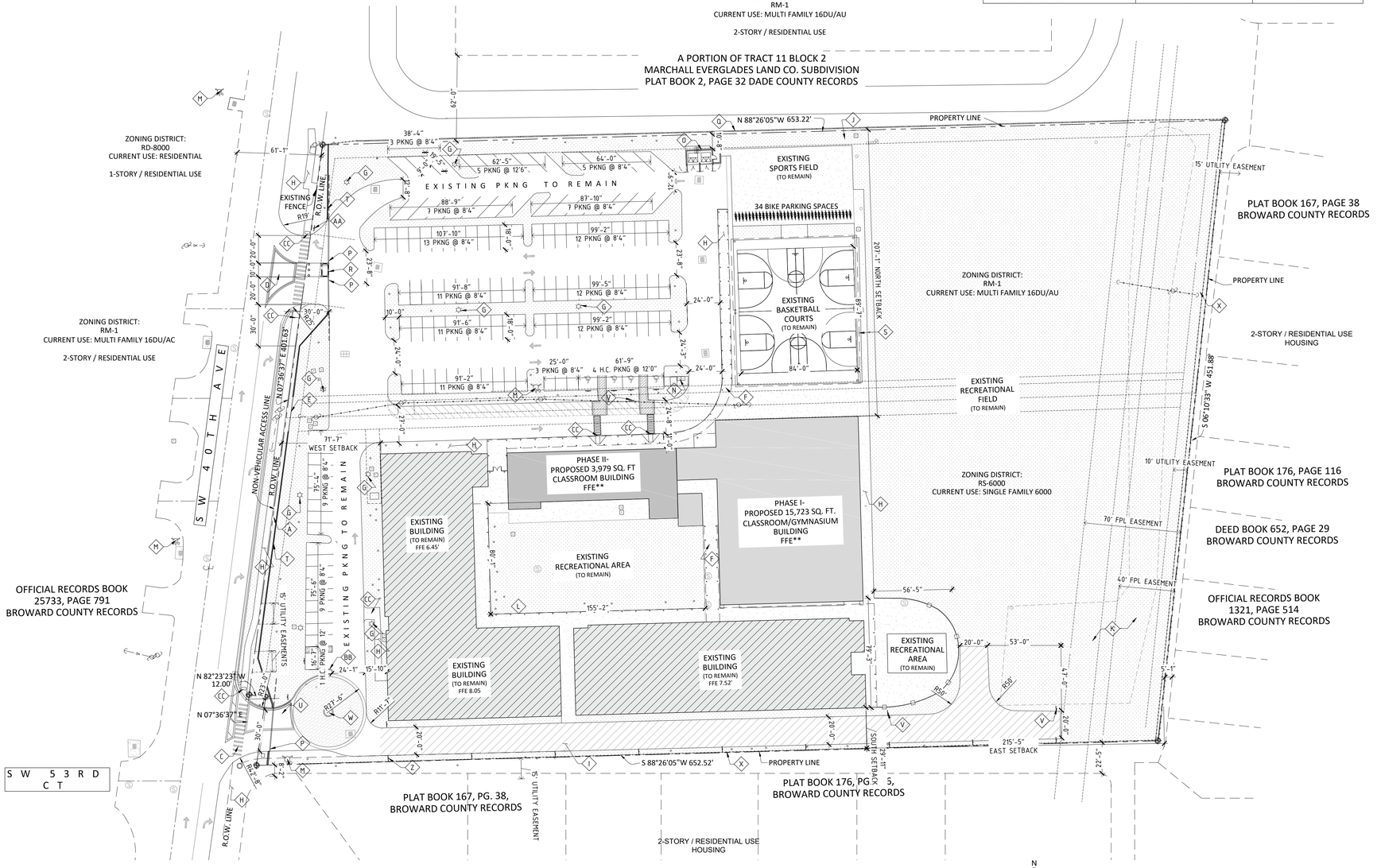
Site Plan Notes:

*According to "Sec. 275-110. - Perimeter buffer landscape requirements for areas..."(D(2)): "However, as long as it will provide equivalent protection to the residential property, the community development director may allow one (1) or more of the following: An alternative wall or fence material;The location of the wall or fence immediately adjacent to the residential property, with a double row of category 1 trees, each row forty (40) feet off-center, placed in the area between the wall or fence and the commercial, business or industrial property."

**Proposed fencing along SW 40th Ave consists of an 8ft masonry wall, with a break in the wall to contain 6ft metal picket fencing in the easement gap that can be removed by the school for the FPL easement access.

***Dumpster Enclosure: (per 290-50) Dumpster enclosure to be 6' Height. Enclosure walls will be masonry, and gates will have opaque metal screening. Dumpster enclosure and pedestrian access will be on paving. (per 290-70) Dumpster is set back 10'-8" from North boundary.

BUILDING HEIGHTS (% OF LOT COVERAGE)		
	LOT COVERAGE	PERCENTAGE
ALL BUILDINGS (TOTAL)	58,795	19.97%
MAX HEIGHT 28'	38,072	12.93%
HEIGHT OVER 28'	15,723	5.34%
PARAPET UP TO 35'	15,723	5.34%



PROJECT DATA		
LOCATION:	5300 SW 40TH AVENUE FT LAUDERDALE, FL 33314	
FOLIO#:	5042 31 26 0010	
LEGAL DESCRIPTION:	PARCEL A, MAIMONIDES DAY SCHOOL CAMPUS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 116, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
JURISDICTION	Broward County	
ZONING DISTRICT:	RM-1, RM-6000	
LAND USE	72, PRIVATE SCHOOLS AND COLLEGES	
LOT AREA(SF)(AC):	294,447 SF	6.75 AC
PROPOSED SETBACKS		
NORTH	207'-1"	
SOUTH	29'-11" (EXISTING)	
EAST	215'-5" (EXISTING)	
WEST	71'-7" (EXISTING)	
NOTE: ACCORDING TO CODE 725-30: HEIGHT. FOR BUILDINGS, HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE BUILDING SLAB TO THE TIE BEAM OF THE TOP STORY.		

BUILDING HEIGHTS		
	ALLOWED	PROPOSED
EXISTING BUILDING 1	25'-0"	25'-0"
EXISTING BUILDING 2	25'-0"	25'-0"
EXISTING BUILDING 3	25'-0"	25'-0"
PHASE 1 GYMNASIUM /CLASSROOM BUILDING	25'-0"	28'-0"
PHASE 2 CLASSROOM BUILDING	25'-0"	28'-0"

LOT COVERAGE		
ALLOWED	**73,612**	**25.00%**
EXISTING	34,093	11.60%
PHASE 1 GYMANISUIM/ CLASSROOM BUILDING	15,723	5.33%
COVERED WALKWAYS	2,441	0.82%
BUILDING OVERHANGS	202	0.06%
COVERED PLAYCOURT	9,240	3.13%
PHASE 2 CLASSROOM BUILDING	3,979	1.35%
BUILDING OVERHANGS	1,231	0.41%
TOTAL	**66,909 SF ***	**22.70%**

OVERALL SITE DATA			
	AREA (SF)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	167,117	3.83	56.80%
PAVED AREA - VEHICULAR USE	69,771	1.60	23.70%
BUILDING AREA	57,559	1.32	19.50%
TOTAL AREA	294, 447	6.75	100.00%

PERVIOUS CALCULATIONS			
	AREA (SF)	AREA (ACRES)	PERCENTAGE
PERVIOUS	145,108	3.33	49.33%
IMPERVIOUS	149,339	3.42	50.67%
TOTAL	294,447	6.75	100%

*NOTE: The difference between the 66,909SF Lot Coverage and the 57,559SF Building area is the area of the Play court Cover- as it was not counted into the Building Area. The Play court area is still considered pervious and is included into that calculation.

**NOTE: Flood Plain: F.F. at Existing structure varies from 6.45' to 8.05', therefore resulting in full compliance with Flood Zone X and Flood Zone 5 requirements. New structure with be at or above the Base Flood level plus one foot above the 100-year flood elevation.

PARKING DATA		
REQUIRED PARKING SPACES FOR 950 STUDENTS GRADES PRESCHOOL-8; 2 PARKING SPACES GAINED		
Type	Required	Provided
SCHOOL	1 per 9 students of design capacity	106
SURPLUS		29
TOTALS	0	135
5 HANDICAPPED SPACES PROVIDED		
PARKING CALCULATION NOTES:		
**School is limiting their enrollment total to 950 students for this submital application		
**Providing bike parking based on the 1 space per 14 students parking rate which would result in 68 required automobile parking spaces and a requirement of 34 bike parking spaces, which is more than enough for school's needs.		

PROPOSED GROSS FLOOR AREA (SQ. FT.)			
	PHASE 1	PHASE 2	TOTAL
GROUND LEVEL	15,723	3,979	19,702
2ND FLOOR	7,755	5,210	12,965
TOTAL (PROPOSED)			32,667 SF (0.749 ACRES)
EXISTING GROSS FLOOR AREA			
EXISTING BUILDING 1			8,125
EXISTING BUILDING 2			17,305
EXISTING BUILDING 3			27,216
TOTAL (EXISTING)			52,646
GRAND TOTAL FLOOR AREA (EXISTING AND PROPOSED)	85,313 SF		1.958 AC

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Doral, FL 33126
tel: 305.593.9959
www.civicagroup.com
AA #26001093

PROJECT:

BRAUSER MAIMONIDES ACADEMY

5300 SW 40TH AVENUE
FT LAUDERDALE, FL 33314

APPLICANT:

BRAUSER MAIMONIDES ACADEMY

5300 SW 40TH AVENUE
FT LAUDERDALE, FL 33314

CIVICA PROJECT No:
190117

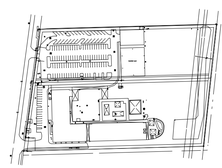
ISSUED FOR:

SITE PLAN REVIEW

No.	DATE	REVISION	BY
1	04/30/20	Fire Dept. Comments	SC
2	02/11/21	Traffic/Eng/ Landscape. Comments	SC

DRAWN BY: SC/CP
APPROVED BY: RL
DATE: 02/11/2021
SCALE: AS SHOWN

KEYPLAN



SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

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SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

SP-1

SITE LEGEND

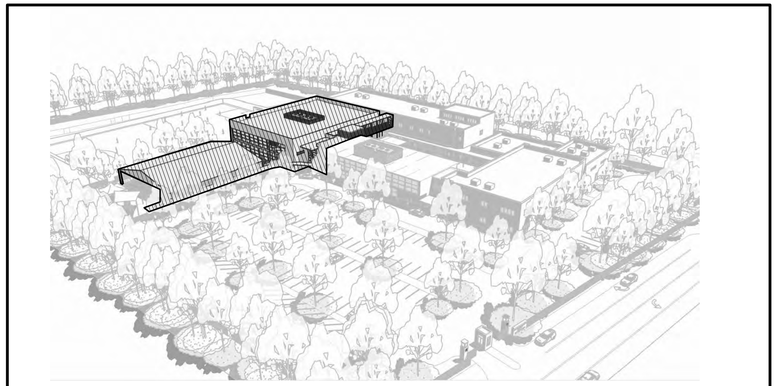
REFERENCED BUILDINGS

EXISTING

1 SP-2

80' 0

SCALE: 1" = 80'



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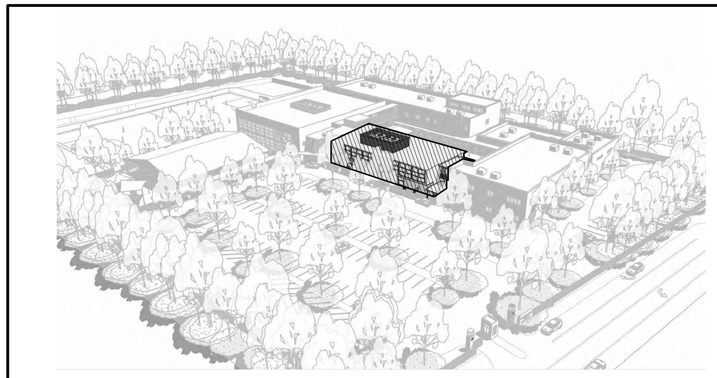
PHASE I

1 SP-2

320' 160' 80' 0

SCALE: 1" = 80'



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PHASE II

1 SP-2

320' 160' 80' 0

SCALE: 1" = 80'

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PROJECT:

BRAUSER MAIMONIDES ACADEMY

5300 SW 40TH AVENUE
FT LAUDERDALE, FL 33314

APPLICANT:

BRAUSER MAIMONIDES ACADEMY

5300 SW 40TH AVENUE
FT LAUDERDALE, FL 33314

CIVICA PROJECT No:

190117

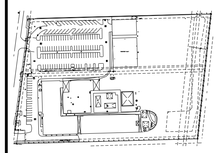
ISSUED FOR:

SITE PLAN REVIEW

No.	DATE	REVISION	BY

DRAWN BY: SC
APPROVED BY: RL
DATE: 1/15/2020
SCALE: AS SHOWN

KEYPLAN



SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

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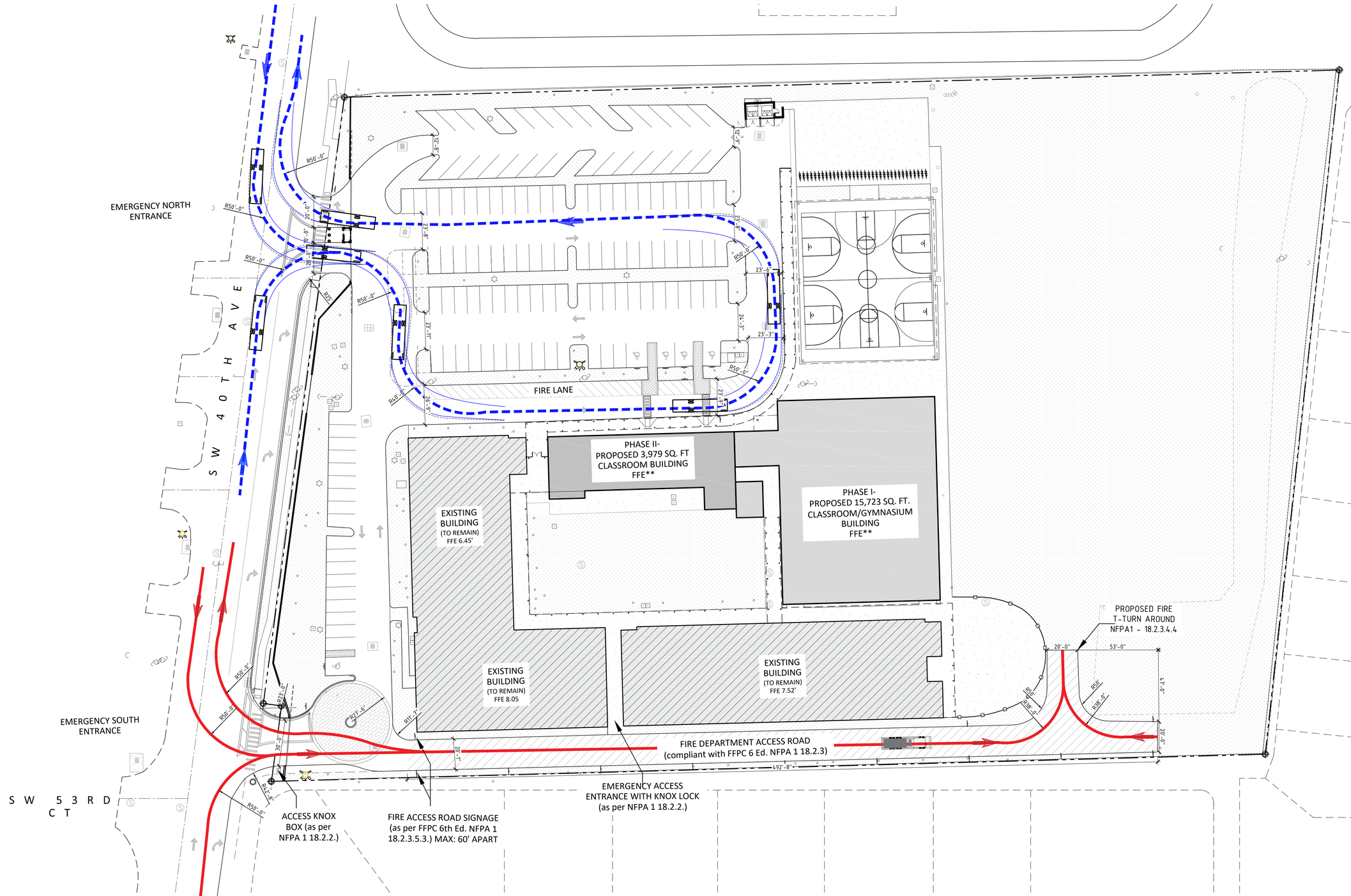
SHEET TITLE

PROPOSED PHASING DIAGRAMS

SHEET NUMBER

SP-2



Notes:	
All portions of the exterior walls of the first story of the building are located within 450 feet from the proposed Fire Department Access Road (NFPA 1 18.2.3.2.2.1.)	FIRE HYDRANT PRIMARY EMERGENCY VEHICLE ACCESS
All buildings existing and proposed shall be protected by automatic fire sprinkler system	SECONDARY EMERGENCY VEHICLE ACCESS

N

EMERGENCY VEHICLE ACCESS

1 SP-3

120' 60' 30' 0

SCALE: 1" = 30'

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CIVICA PROJECT No:
190117

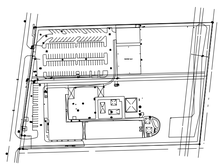
ISSUED FOR:

SITE PLAN REVIEW

No.	DATE	REVISION	BY
1	04/30/20	Fire Dept. Comments	SC

DRAWN BY: SC
APPROVED BY: RL
DATE: 5/12/2020
SCALE: AS SHOWN

KEYPLAN



SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

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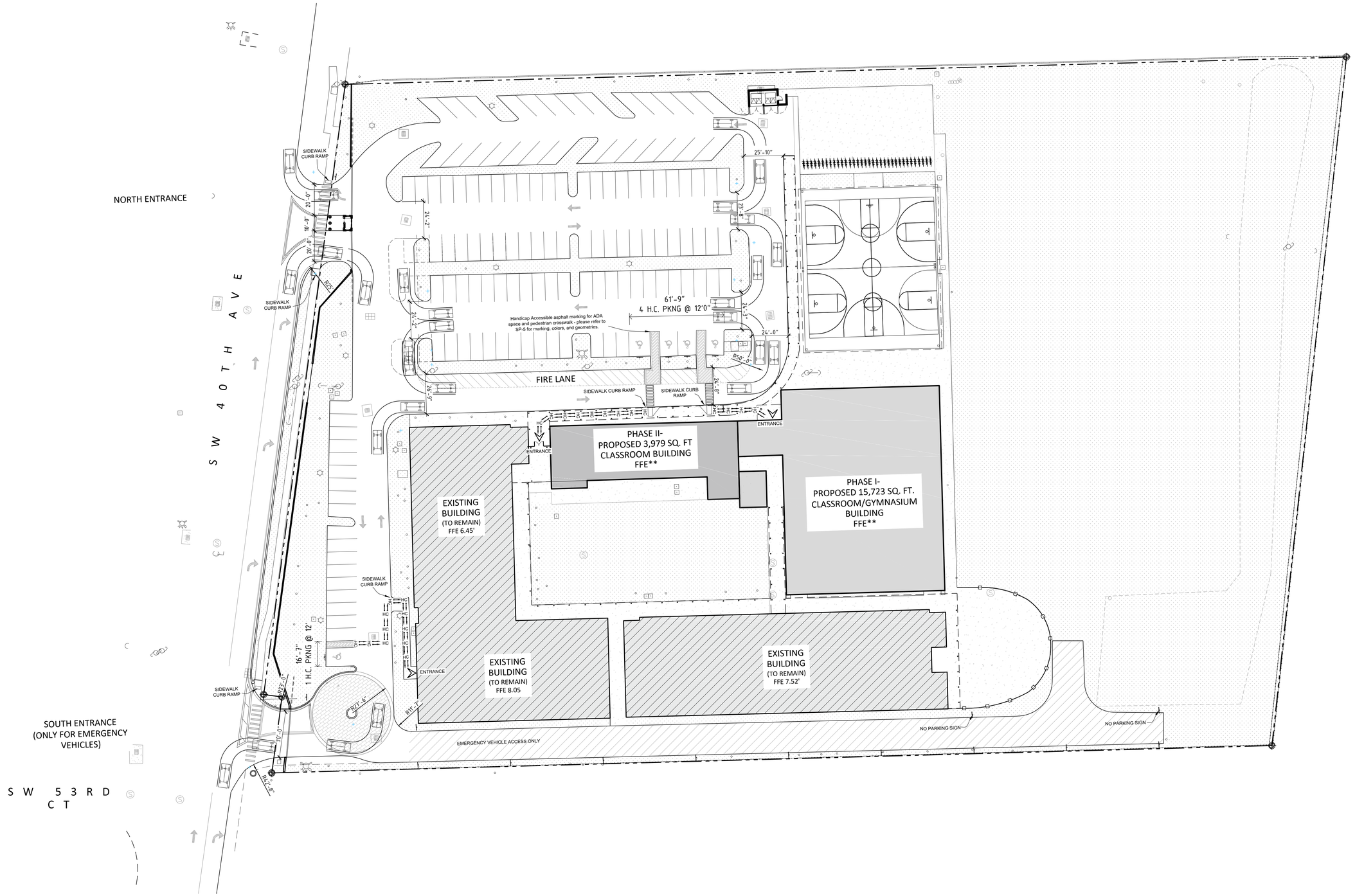
SHEET TITLE

EMERGENCY VEHICLE ACCESS

SHEET NUMBER

SP-3



N

STANDARD VEHICLE ACCESS

1 SP-4

120' 60' 30' 0

SCALE: 1" = 30'

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
www.civicagroup.com
AA #26001093

PROJECT:

BRAUSER MAIMONIDES ACADEMY

5300 SW 40TH AVENUE
FT LAUDERDALE, FL 33314

APPLICANT:

BRAUSER MAIMONIDES ACADEMY

5300 SW 40TH AVENUE
FT LAUDERDALE, FL 33314

CIVICA PROJECT No:
190117

ISSUED FOR:

SITE PLAN REVIEW

No.	DATE	REVISION	BY
2	02/11/21	Traffic/Eng/ Landscape Comments	SC

DRAWN BY: SC
APPROVED BY: RL
DATE: 2/11/2021
SCALE: AS SHOWN

KEYPLAN

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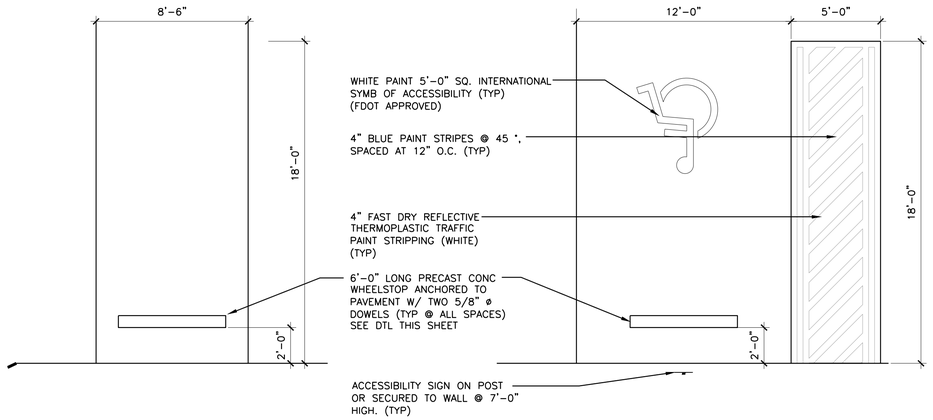
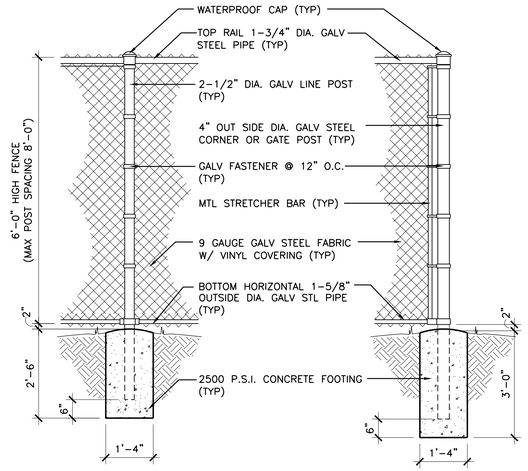
SHEET TITLE
STANDARD VEHICLE ACCESS

SHEET NUMBER
SP-4



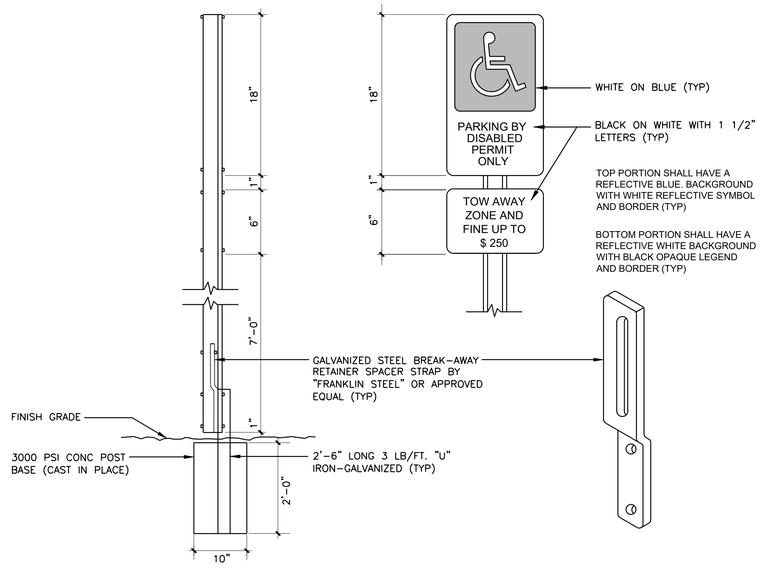
1 SP-5 TYPICAL STANDARD AND ACCESSIBLE PARKING STALL

SCALE: 1/4"=1'-0"



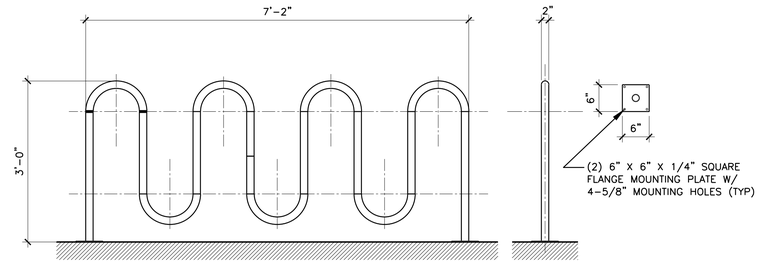
3 SP-5 TYPICAL FENCE DETAIL

SCALE: 1/2"=1'-0"



2 SP-5 TYPICAL ACCESSIBLE PARKING SIGNAGE

SCALE: 1 1/2"=1'-0"



4 SP-5 BICYCLE-RACK DETAIL

SCALE: 3/4"=1'-0"

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FT LAUDERDALE, FL 33314

APPLICANT:

BRAUSER MAIMONIDES ACADEMY

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CIVICA PROJECT No:
190117

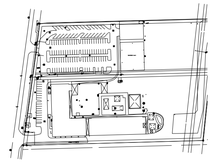
ISSUED FOR:

SITE PLAN REVIEW

No.	DATE	REVISION	BY
2	03/10/21	Traffic/Eng/ Landscape Comments	SC

DRAWN BY: SC
APPROVED BY: RL
DATE: 3/10/2021
SCALE: AS SHOWN

KEYPLAN



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SHEET TITLE
PROPOSED SITE DETAILS

SHEET NUMBER
SP-5

RESIDENTIAL USE

10' LANDSCAPE BUFFER

8' MASONRY WALL

EXISTING CONCRETE WALL TO REMAIN

EXISTING SPORT FIELD

EXISTING PARKING CONFIGURATION TO REMAIN

NEW GUARD HOUSE LOCATION

EXISTING BASKETBALL COURTS

EXISTING RECREATIONAL FIELD

EX. SHRUBS TO REMAIN (TYP.)

EX. TREES TO REMAIN (TYP.)

70' FPL EASEMENT

40' FPL EASEMENT

20' PIPELINE EASEMENT

10' UTILITY EASEMENT

20' UTILITY EASEMENT

15' UTILITY EASEMENT

10' LANDSCAPE BUFFER (BUFFER LOCATED WITHIN FPL EASEMENTS)

SW 40TH AVENUE

NEW 2 STORY BUILDING

EXISTING PARKING CONFIGURATION TO REMAIN

EX. TREES TO REMAIN (TYP.)

EX. SHRUBS TO REMAIN (TYP.)

EXISTING BUILDING TO REMAIN

RETENTION AREA

58'-7"

50'-2"

(3) RELOCATED SABAL (#17, 99, 101)

RESIDENTIAL USE

EXISTING TREE TO REMAIN (TYP.)

10' LANDSCAPE BUFFER

PROPOSED TREES ALONG THE SOUTH PROPERTY LINE TO BE FIELD ADJUSTED TO PREVENT CANOPY CONFLICT AND ALLOW FOR TREE GROWTH,

LEGEND:
55 EXISTING TREE TO REMAIN

NOTE: NO TREE REMOVAL ACTIVITIES WILL TAKE PLACE PRIOR TO OBTAINING A TREE REMOVAL PERMIT.

SCALE: 1"=30'

DSBOCA
design studio boca
landscape architects and planners
LC - 0000396
2300 Corporate Blvd. NW, Suite 214
Boca Raton, Florida 33431
Ph: 561.955.8623
Fax: 561.362.4749
email: landscapearchitects@dsboca.com

BRAUSER MAIMONIDES ACADEMY
5300 SW 40th Ave, Fort Lauderdale
PLANTING PLAN

REVISIONS:		
	FEBRUARY 04, 2020	SITE PLAN CHANGES
1	FEBRUARY 25, 2020	STAFF COMMENTS
2	MARCH 2, 2020	STAFF COMMENTS
3	AUGUST 6, 2020	SITE PLAN CHANGES
4	DECEMBER 21, 2020	SITE PLAN CHANGES
5	FEBRUARY 16, 2021	SITE PLAN COMMENTS

JANUARY 16, 2020
DATE

I.A.
DRAWN BY:

J.G.
APPROVED BY:

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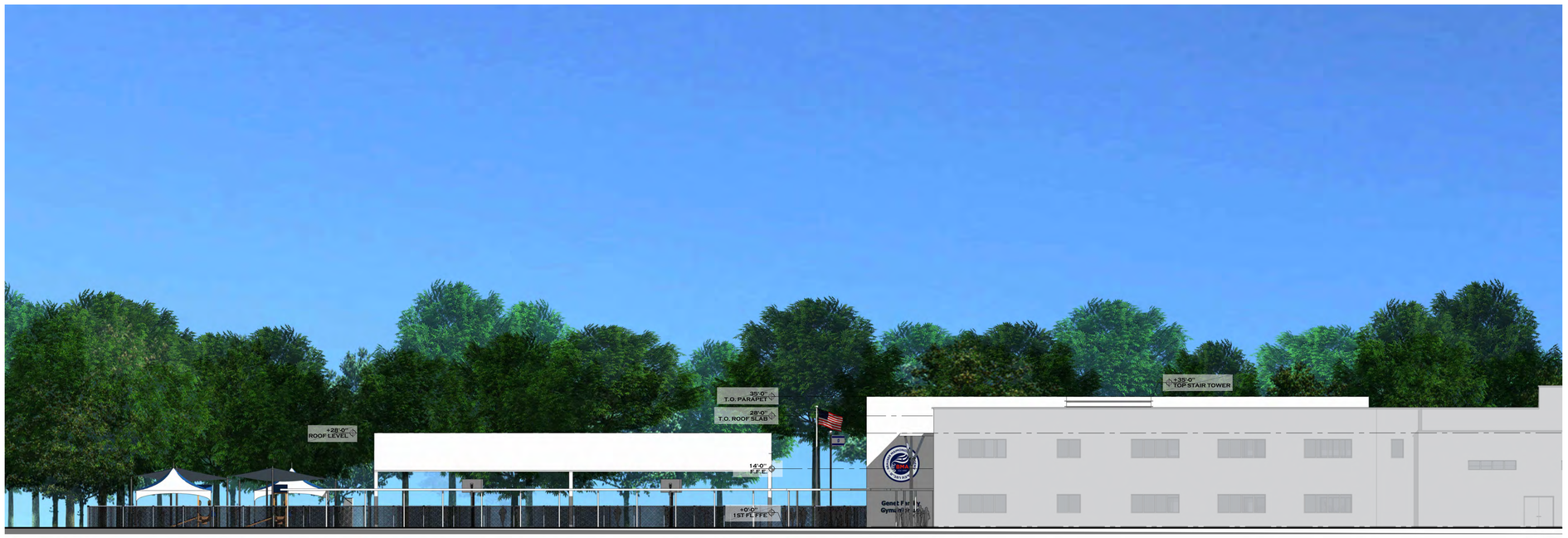
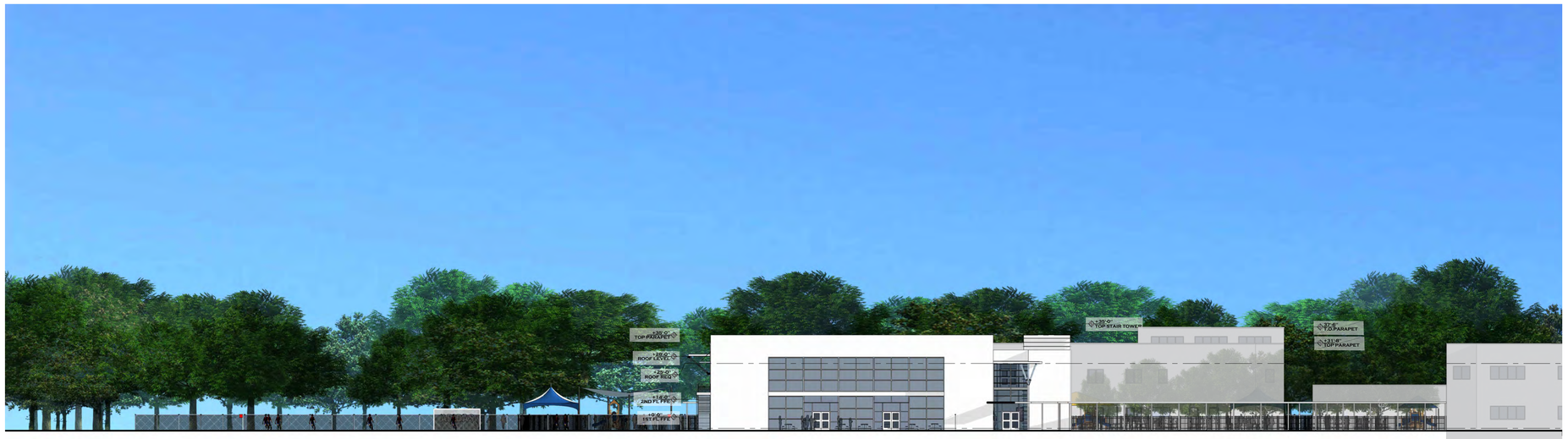
SHEET 5

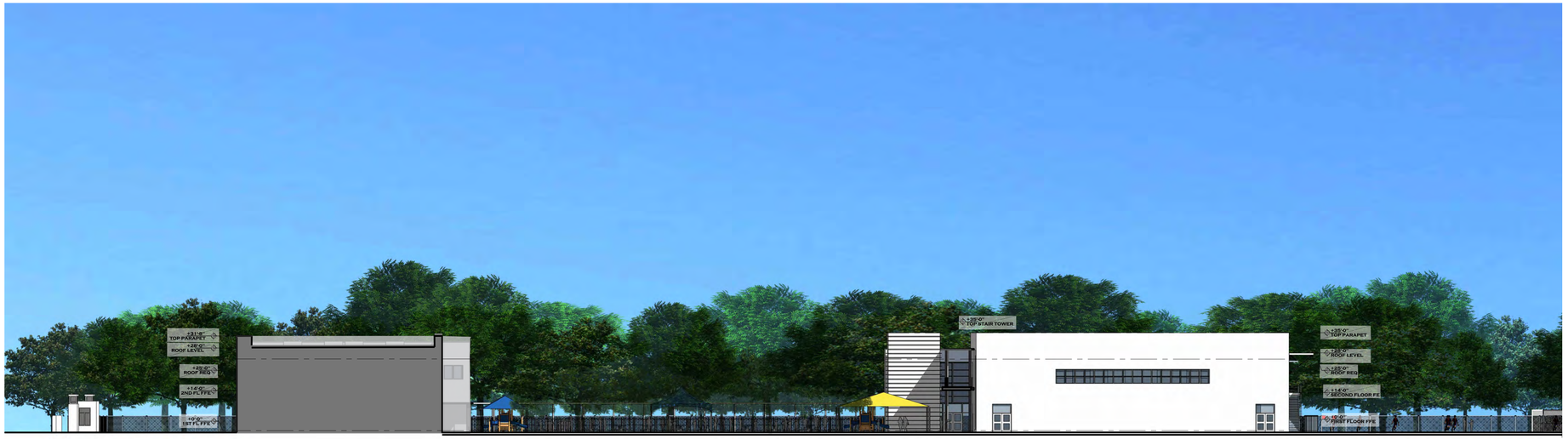
LP-1

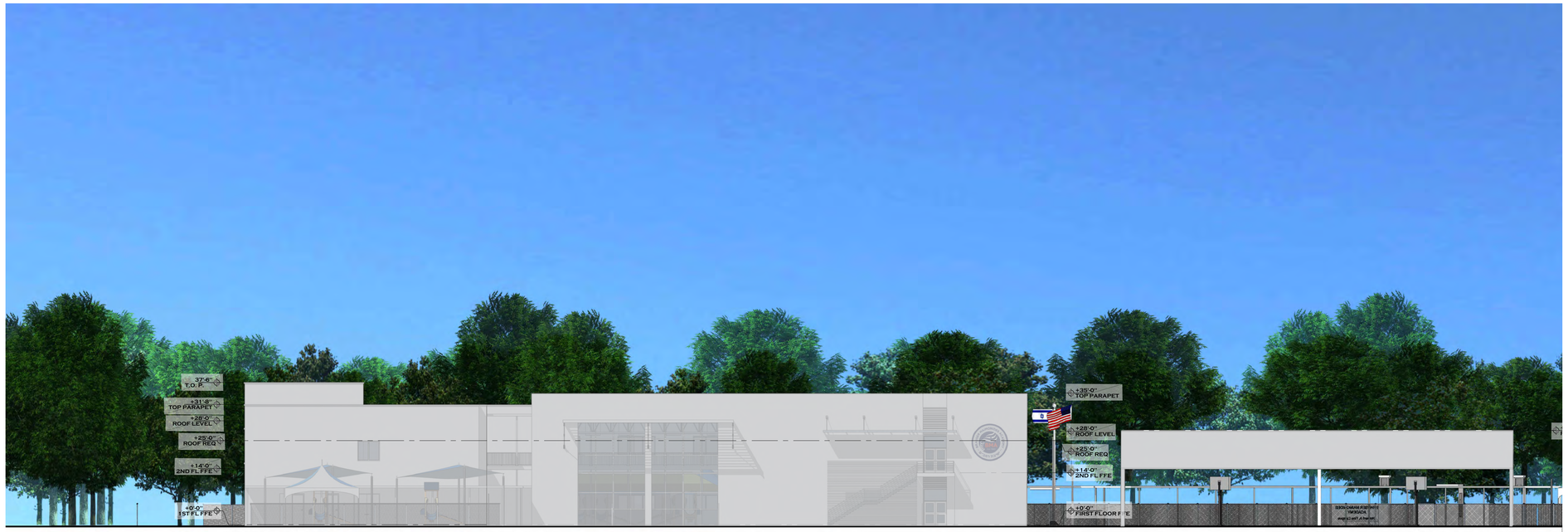
SITE PLAN APPROVAL

+37'-0"
T.O. P
+31'-8"
TOP PARAPET
+28'-0"
ROOF LEVEL
+25'-0"
ROOF REQ
+14'-0"
2ND FL FFE
+0'-0"
1ST FL FFE
+33'-0"
TOP PARAPET
+28'-0"
ROOF LEVEL
+25'-0"
ROOF REQ
+14'-0"
2ND FL FFE
+0'-0"
FIRST FLOOR FFE

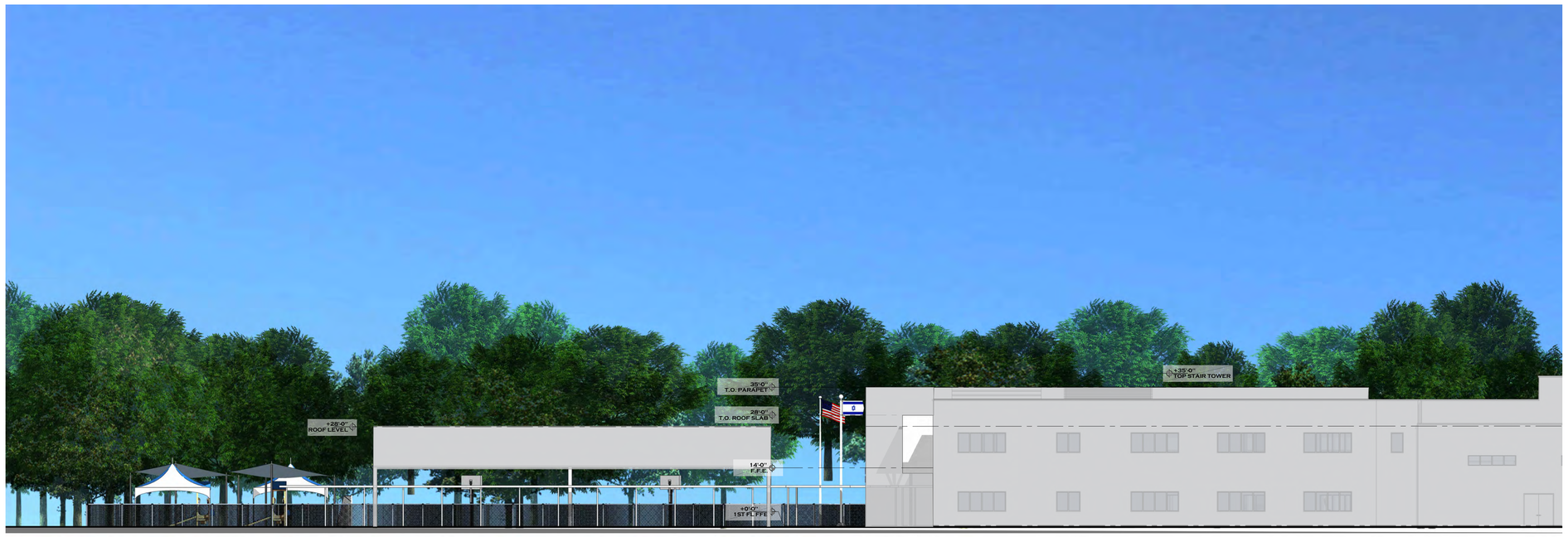

+28'-0"
ROOF LEVEL
35'-0"
T.O. PARAPET
28'-0"
T.O. ROOF SLAB
14'-0"
F.F.E.
+0'-0"
1ST FL FFE
+35'-0"
TOP STAIR TOWER


+33'-0"
TOP STAIR TOWER
+27'-6"
TOP PARAPET
+23'-0"
TOP PARAPET
+20'-0"
ROOF LEVEL
+20'-0"
ROOF REQ'D
+14'-0"
2ND FLOOR FFE
+0'-0"
1ST FLOOR FFE

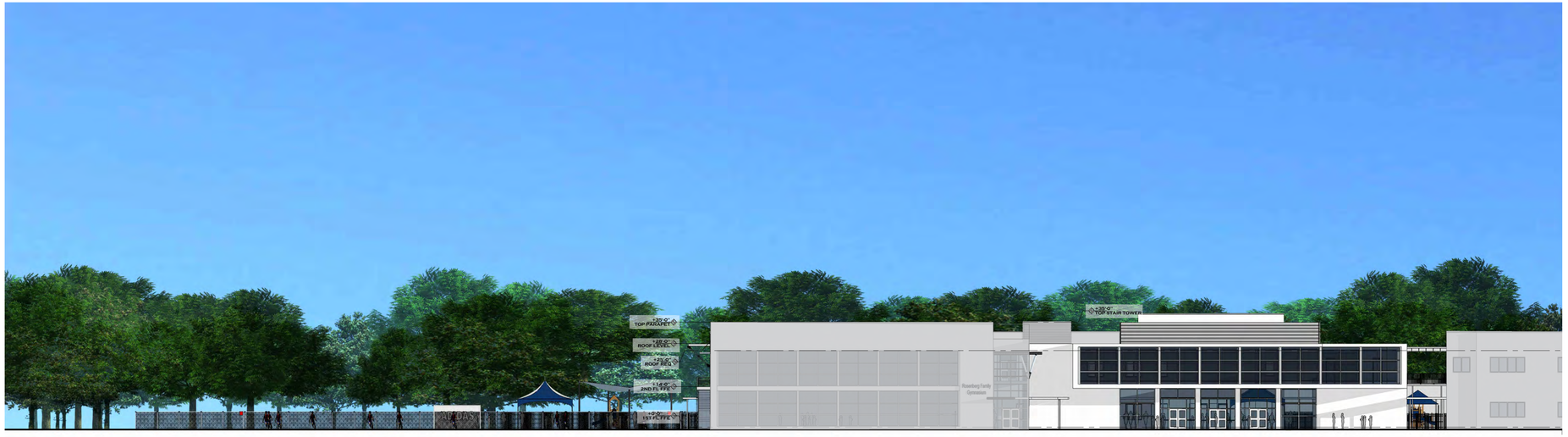

+33'-0"
TOP STAIR TOWER
+31'-8"
TOP PARAPET
+28'-0"
ROOF LEVEL
+28'-0"
ROOF REQ'D
+14'-0"
2ND FLOOR FFE
+0'-0"
1ST FLOOR FFE
+28'-0"
TOP PARAPET
+24'-0"
ROOF LEVEL
+24'-0"
ROOF REQ'D
+14'-0"
SECOND FLOOR FFE
+0'-0"
FIRST FLOOR FFE


37'-4"
T.O. P.
+31'-8"
TOP PARAPET
+28'-0"
ROOF LEVEL
+25'-0"
ROOF REQ
+14'-0"
2ND FL FFE
+0'-0"
1ST FL FFE
+35'-0"
TOP PARAPET
+28'-0"
ROOF LEVEL
+25'-0"
ROOF REQ
+14'-0"
2ND FL FFE

P


+28'-0"
ROOF LEVEL
35'-0"
T.O. PARAPET
28'-0"
T.O. ROOF SLAB
14'-0"
F.F.E.
+0'-0"
1ST FL.FFE
+35'-0"
TOP STAIR TOWER

PHA


+31'-6"
TOP PARAPET
+25'-0"
ROOF LEVEL
+25'-0"
ROOF REQ
+14'-0"
2ND FLFFE
+0'-0"
1ST FLFFE
+28'-0"
TOP STAIR TOWER

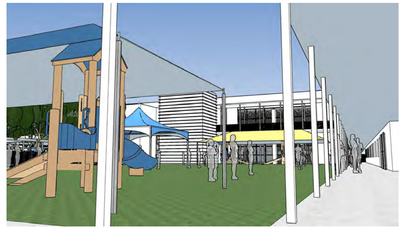
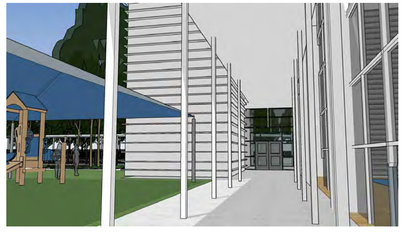
F

+31'-6"
TOP PARAPET
+25'-0"
ROOF LEVEL
+25'-0"
ROOF REQ
+14'-0"
2ND FLFFE
+0'-0"
1ST FLFFE
+35'-0"
TOP STAIR TOWER
+35'-0"
TOP PARAPET
+25'-0"
ROOF LEVEL
+25'-0"
ROOF REQ
+14'-0"
SECOND FLOOR FFE
+0'-0"
FIRST FLOOR FFE

F

PHASE 1 ENTRY

PHASE 2 E

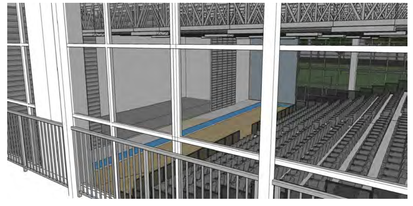



PHASE 1 - PERSPECTIVES

PHASE 2 - PERSPECTIVES

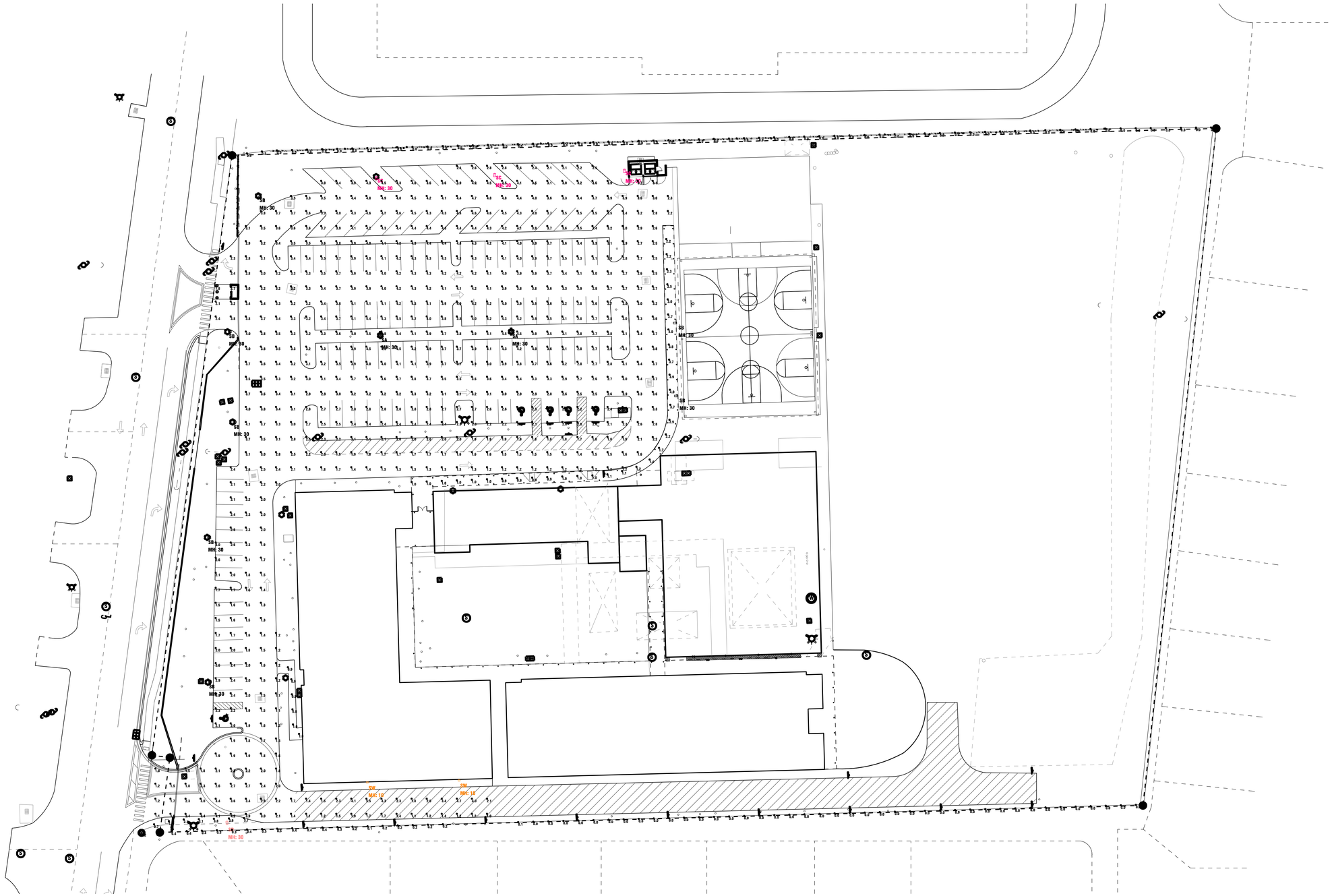
OPEN AREAS AND PLAYCOURTS

GYMANISUM - STAGE AND R



Luminaire Schedule						
Project: BMA, DANIA BEACH - SITE - REV3 --- FEB - 16 - 2021						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	2	SA	GARDCO P26-00L-900-NW-G2-SW POLE MOUNT 30' AFG	0.900	219.4286	877.7144
	7	SB	GARDCO P26-64L-500-NW-G2-4 POLE MOUNT 30' AFG	0.900	114.2447	799.7129
	3	SC	GARDCO P26-64L-800-NW-G2-3 POLE MOUNT 30' AFG	0.900	152.556	457.668
	1	SD	GARDCO P26-64L-800-NW-G2-BLC POLE MOUNT 30' AFG	0.900	152.556	152.556
	2	SW	GARDCO 121-16L-1200-NW-G4-3 WALL MOUNT 10' AFG	0.900	65.6	131.2

Calculation Summary					
Project: BMA, DANIA BEACH - SITE - REV3 --- FEB - 16 - 2021					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARK & DRIVE	3.00	5.5	1.0	3.00	5.50
SPILL TO RESIDENTIAL - NORTH SIDE	0.02	0.5	0.0	N.A.	N.A.
SPILL TO RESIDENTIAL - SOUTH SIDE	0.10	0.5	0.0	N.A.	N.A.



N

PHOTOMETRIC PLAN

128' 64' 32' 0

SCALE: 1/32" = 1'-0"

1 PH-1

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
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AA #26001093

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FT LAUDERDALE, FL 33314

APPLICANT:

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FT LAUDERDALE, FL 33314

CIVICA PROJECT No:
190117

ISSUED FOR:

SITE PLAN REVIEW

No.	DATE	REVISION	BY

DRAWN BY: SC / CP
APPROVED BY: RL
DATE: 12/18/2020
SCALE: AS SHOWN

KEYPLAN

SEAL/SIGNATURE

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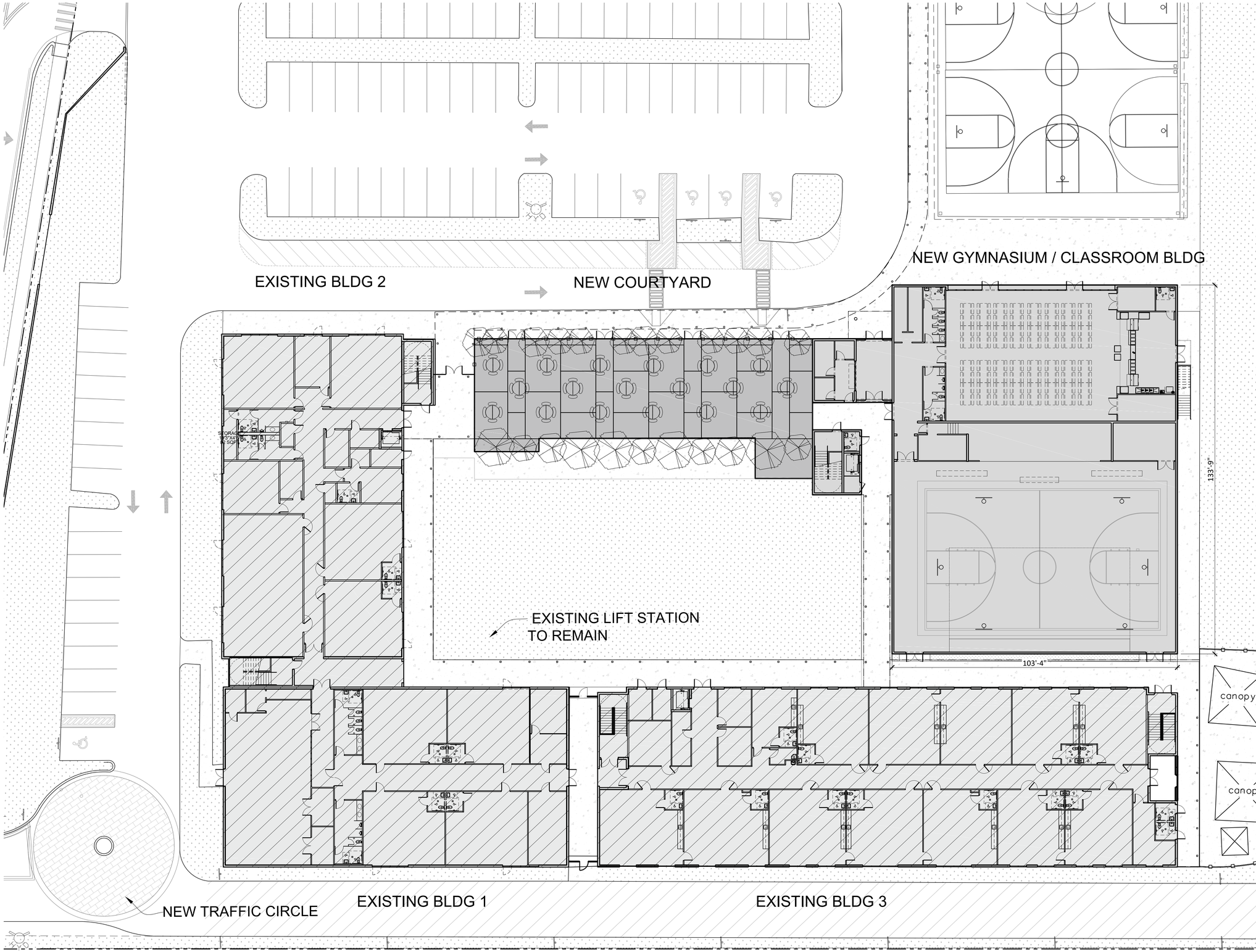
SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

PH-1



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No.	DATE	REVISION	BY

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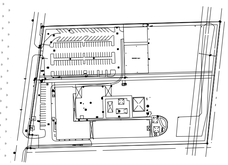
DATE: 01/15/20
SCALE: AS SHOWN

KEYPLAN



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SHEET TITLE

PHASE I
FIRST FLOOR PLAN

SHEET NUMBER

FP-1

N

PHASE I - FIRST FLOOR

64' 32' 16' 0

SCALE: 1/16" = 1'-0"

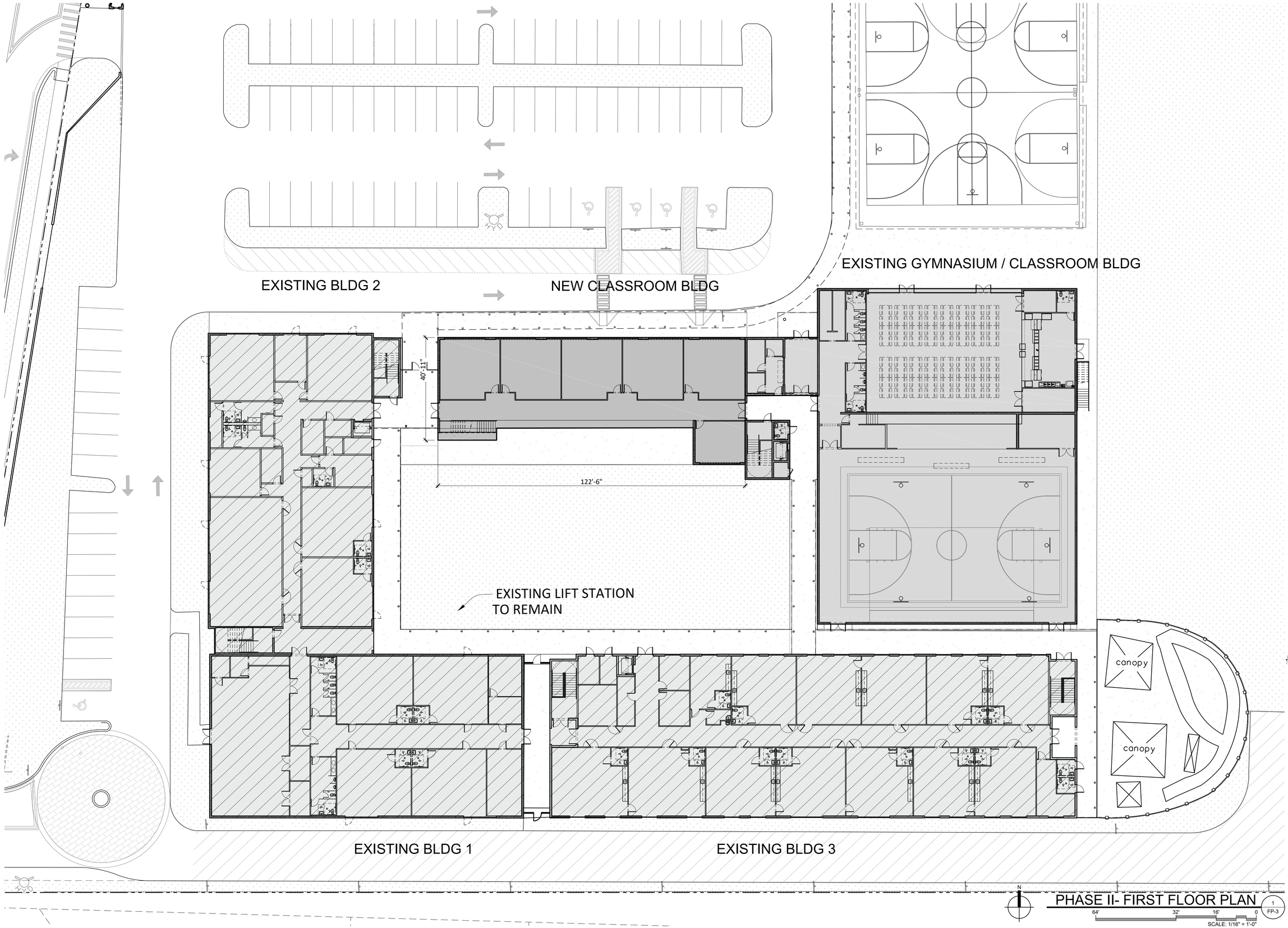
1
FP-1

EXISTING BLDG 2

NEW GYMNASIUM / CLASSROOM BL

EXISTING BLDG 1

EXISTING BLDG 3



PHASE II- FIRST FLOOR PLAN

1 FP-3

SCALE: 1/16" = 1'-0"

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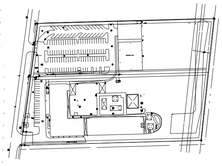
KEYPLAN



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SHEET TITLE:

PHASE II
FIRST FLOOR
PLAN

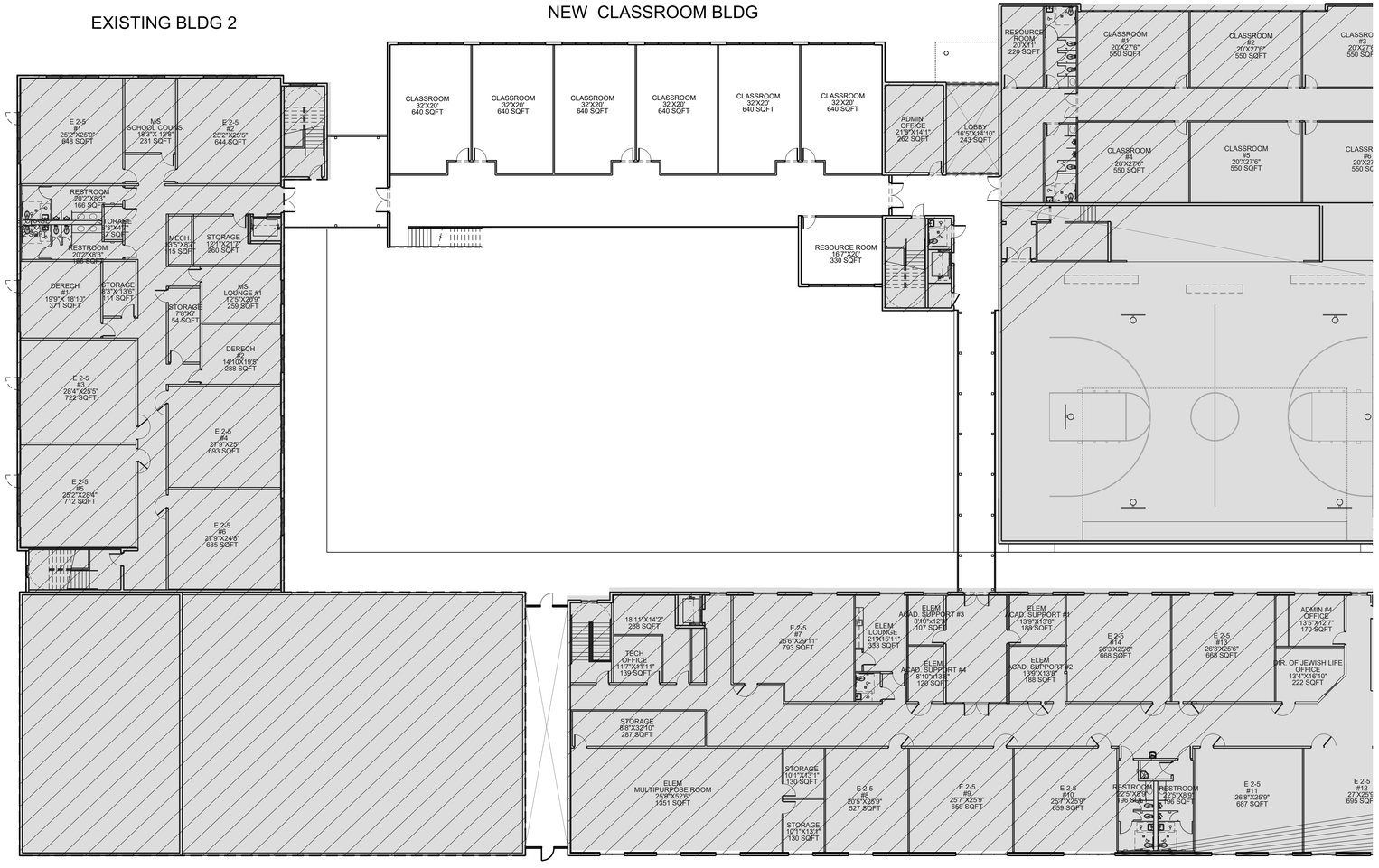
SHEET NUMBER

FP-3

EXISTING BLDG 2

NEW CLASSROOM BLDG

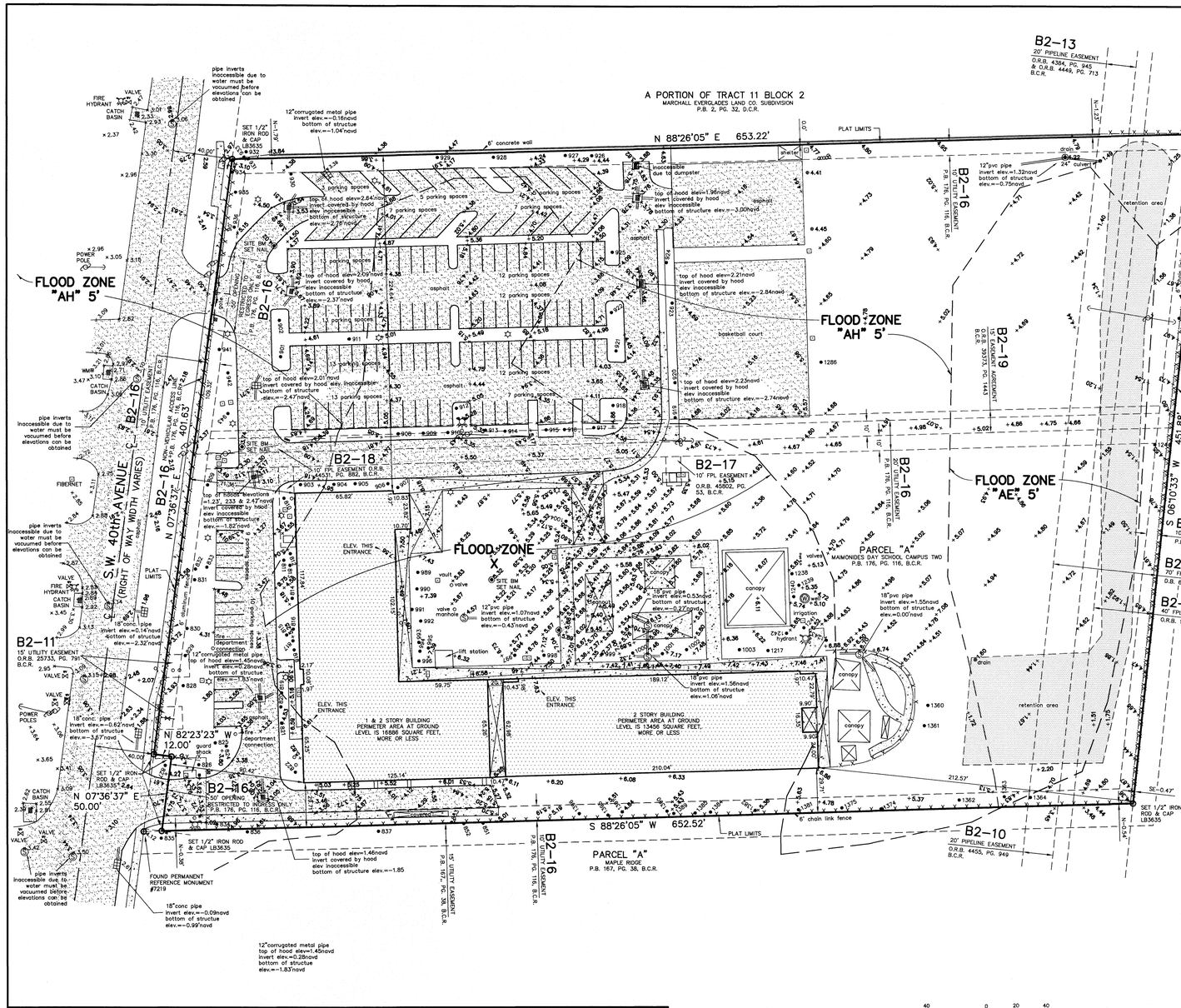
EXISTING GYMNASIUM / CLASSROOM B



EXISTING BLDG 1

EXISTING BLDG 3

N



TREE NUMBER	DIAMETER IN FEET	NAME
906	1	palm
907	1	palm
908	1	palm
909	1	palm
910	1	palm
911	.6	tree
912	.6	tree
913	1	palm
914	1	palm
915	1	palm
916	1	palm
917	1	palm
918	1	oak
919	.8	black olive
920	1	oak
921	1	oak
922	1	oak
923	1	oak
924	1	oak
925	1	oak
926	2	mahogany
927	2	mahogany
928	1	mahogany
929	2	palm
930	6	banyan
931	1	palm
932	1	palm
933	1	palm
934	.6	palm
935	.8	tree
936	.8	tree
941	.8	tree
942	.8	tree
943	.8	tree
989	.5	tree
990	.5	tree
991	.5	tree
992	.5	tree
993	1	palm
994	1	palm
995	1	palm
996	1	palm
997	.6	tree
998	.6	tree
999	.6	tree
1000	.6	tree
1001	.6	tree
1002	.6	tree
1003	.6	tree
1004	2	tree
1217	.4	tree
1238	1	palm
1239	1	palm
1240	1	palm
1241	1	palm
1242	1	tree
1243	1	tree
1244	1	palm
1245	1	palm
1360	.4	tree
1361	.8	tree
1362	.6	oak
1363	1.	oak
1364	1	brazilian pepper
1374	5	ficus
1375	1.5	oak
1381	1	oak
1382	1	oak
1384	.7	oak
1385	.4	tree
1389	.4	tree
1390	.7	oak
1391	.7	oak
1395	.5	tree
1396	.7	oak

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	SQ. FT.	=	SQUARE FEET	N.T.S.	=	NOT TO SCALE
N	=	NORTH	P.C.P.	=	PERMANENT CONTROL POINT	B.C.R.	=	BROWARD COUNTY RECORDS
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS	D.C.R.	=	DADE COUNTY RECORDS
E	=	EAST	P.	=	PLAT	P.B.	=	PLAT BOOK
W	=	WEST	N&D.	=	NAIL & DISC	O.R.B.	=	OFFICIAL RECORDS BOOK
D.B.	=	DEED BOOK	P.O.C.	=	POINT OF COMMENCEMENT	F.F.	=	FINISHED FLOOR
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	P.O.B.	=	POINT OF BEGINNING	GAR.	=	GARAGE
ELEV.	=	ELEVATION	A/C.	=	AIR CONDITIONER	C/L	=	CENTERLINE
B.M.	=	BENCHMARK	FND.	=	FOUND	MH	=	MANHOLE
●1375	=	TREE	CHATT.	=	CHATTAHOOCHEE	(M)	=	MEASURED
			F.P.L.	=	FLORIDA POWER & LIGHT	LP	=	LIGHT POLE

x-7.50 = ELEVATIONS BASED ON N.A.V.D.

o inground utility
utility box
manhole
flag pole
well
hydrant
basin
light

40 0 20 40
GRAPHIC SCALE
1"=40'

SCHEDULE B2 EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (This item is not a matter of survey.)

2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. (After upon review of survey to be determined by title examiner.)

3. Rights or claims of parties in possession. (This item is not a matter of survey.)

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. (This item is not a matter of survey.)

5. Easements or claims of easements not shown by the public records. (This item is not certifiable.)

6. General or special taxes and assessments required to be paid in the year 2018 and subsequent years., which are not yet due and payable. (This item is not a matter of survey.)

7. Right Of Way Agreement in favor of Florida Power and Light Company as contained in easement recorded February 10, 1949 in Deed Book 652, Page 29. (This item affects the subject property and is shown hereon.)

8. Right Of Way Agreement in favor of Florida Power and Light Company as contained in Right Of Way recorded September 22, 1958 in Official Records Book 1321, Page 514. (This item affects the subject property and is shown hereon.)

9. Restrictions, covenants, and conditions as contained in Warranty Deed recorded May 11, 1965 in Official Records Book 3013, Page 355. (This item is not a matter of survey.)

10. Pipeline easement in favor of Florida Power and Light Company contained in instrument recorded March 25, 1971 in Official Records Book 4455, Page 949. (This item affects the subject property and is shown hereon.)

11. Easement granted to Broward County for utility purposes recorded in Official Records Book 25733, Page 791. (This item affects the subject property and is shown hereon.)

12. Resolution recorded in Official Records Book 24997, Page 344. (This item is not a matter of survey.)

13. Pipeline Easement in favor of Florida Power and Light Company recorded December 30, 1970 in Official Records Book 4384, Page 945 and recorded March 1971 in Official Records Book 4449, Page 713. (This item affects the subject property and is shown hereon.)

14. Agent Of Record For Notice of Expiration of Findings Of Adequacy recorded in Official Records Book 39167, Page 391. (This item is not a matter of survey.)

15. Agent Of Record For Notice of Expiration of Findings Of Adequacy recorded in Official Records Book 43131, Page 1390. (This item is not a matter of survey.)

16. Restrictions, dedications, and easement as shown on the Plat of MAIMONIDES DAY SCHOOL CAMPUS TWO, recorded in Plat Book 176, Page 116. (This item affects the subject property and is shown hereon.)

17. Easement in favor of Florida Power and Light Company recorded November 10, 2008 in Official Records Book 45802 Page 53. (This item affects the subject property and is shown hereon.)

18. Easement in favor of Florida Power and Light Company recorded August 24, 2007 in Official Records Book 44531 Page 882. (This item affects the subject property and is shown hereon.)

19. Easement in favor of Oak Hills Condominium, Inc. recorded April 5, 2005 in Official Records Book 39373 page 1443. (This item affects the subject property and is shown hereon.)

20. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (This item is not a matter of survey.)

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY, TOPOGRAPIHC & TREE SURVEY

LEGEND OF ABBREVIATIONS:

STREET ADDRESS:
5300 S.W. 40th Avenue, Dania Beach, Florida 33314

LEGAL DESCRIPTION:
Parcel A, MAIMONIDES DAY SCHOOL CAMPUS TWO, according to the Plat thereof, as recorded in Plat Book 176, Page 116, of the Public Records of Broward County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of North 07°36'37" East along the centerline of S.W. 40th Avenue, Plat Book 176, Page 116, of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment Issuing Office File Number: 04-17-21, effective April 26, 2018 at 8:00a.m.
8. Perimeter area of the subject property is 294,447 square feet, or 6.7596 acres, more or less.
9. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
10. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
11. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

FLOOD INFORMATION:
Community name and number: Dania Beach 120034
Map and panel number: 12011C0562H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "AE" & "AH"
Base flood elevation: 5'NAVD1988

BENCHMARK INFORMATION:
Broward County Benchmark #3361
Elevation = 3.62'NAVD1988

OBSERVED ENCROACHMENTS:
Retention area in 20' pipeline easement, 40' FPL easement, 15' easement agreement, 20' utility easement and 70' FPL easement along the East boundary.
Fence in 70' FPL easement & 40' FPL easement along the East boundary.
Driveways in road rigthft of way and 10' utility easement along the West boundary.
Sidewalk and fence in 10' utility easement along the South boundary.
Asphalt, parking, sidewalk and basketball court in 20' utility easement through center of property.
Asphalt and shelter in 10' utility easement along the North boundary.

CERTIFY TO:
Maimondies Shalom Academy, Inc.

DATE OF FIELD SURVEY: 05-09-18	DRAWN BY: MLW
FIELD BOOK: ALS-SU-18-1396	CHECKED BY: MLW

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
UPDATE SURVEY SU-19-2843	12-09-19	AL/RLT
UPDATE, TOPOGRAPHIC & TREE SURVEY 19-0797	04-01-19	MLW

CERTIFICATION:
This is to certify that this sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to Section 472.027, Florida Statutes.

12-24-19

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SEAL
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SHEET 1 OF 1	SCALE 1"=40'	SKETCH NUMBER SU-18-1396

LOCATION MAP

SP-038-08MOD2
VA-005-20
VA-006-20
SE-008-20
OT-024-21
SITE PLAN MODIFICATION
VARIANCES
SPECIAL EXCEPTION
PUBLIC ART WAIVER

DR-095-20
DR-098-20
DELEGATION REQUEST

MAIMONIDES SHALOM ACADEMY INC

5300 SW 40 AVENUE

Legend
- SUBJECT PROPERTY
- 1000' RADIUS

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

0 87.5 175 350 525 700 Feet

DANIA BEACH
SEE IT LIVE IT LOVE IT

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** — **Date Rec'd:** _____
- ☒ **Site Plan**
- ☒ **Special Exception** — **Petition No.:** _____
- ☐ **Variance**
- ☐ **Other:** _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARY 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: 5300 SW 40 Avenue, Dania Beach, FL 33314

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

Recorded Plat Name: Maimonides Day School Campus Two Plat

Folio Number(s): 504231260010 Legal Description: Please see attached.

Applicant/Consultant/Legal Representative **(circle one)** Greenspoon Marder LLP (Dennis D. Mele, Esq.)

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

Business Telephone: (954) 527-6209 Home: _____ Fax: (954) 333-4282

E-mail address: Dennis.mele@gmlaw.com CC: tyler.woolsey@gmlaw.com

Name of Property Owner: Maimonides-Shalom Academy, Inc.

Address of Property Owner: 5300 SW 40 Avenue, Fort Lauderdale, FL 33314

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Please see attached narratives.
*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: ~6.76 AC Gross Acreage: ~7.2 AC Prop. Square Footage: Existing: 52,646 SF Proposed: 30,504 SF Expansion

Existing Use: Academic School Proposed Use: Academic School (Expansion)

Is property owned individually, by a corporation, association, or a joint venture?
Florida Not For Profit 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 Greenspoon Marder LLP **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 14th **DAY OF** January, **20** 20

By:

Orah Lasko
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida **)**

ORAH LASKO
Commission # GG 59516
My Commission Expires
January 03, 2021

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.

Greenspoon Marder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

Site Plan Modification and Special Exception Justification – Brauser Maimonides Academy Expansion

Maimonides Shalom Academy, Inc. (the "Applicant") owns the property of approximately 6.75 acres addressed as 5300 SW 40th Avenue and generally located on the east side of SW 40th Avenue between SW 51st Street and SW 53rd Street approximately 2,150 feet south of Griffin Road in the City of Dania Beach (the "City"). The property can be further identified by Broward County Property Appraiser folio number 5042-31-26-0010 (the "Subject Property").

The Subject Property is designated with a Medium (16) Residential land use and is divided in two with respect to applicable zoning districts. The northern portion of the site is zoned as RM-1 and is developed with surface parking, a sports field, and outdoor basketball courts. The southern portion of the site is zoned as RS-6000 and is developed with a two-story structure totaling 52,646 square feet of air-conditioned floor area comprising administrative offices and a variety of classrooms serving students in Pre-K, elementary, and secondary school. This expansion will be completed in two phases with the first phase including a structure with a footprint of 15,723 square feet and including the gymnasium, relocated cafeteria, kitchen, and classrooms. The second phase will include an additional structure with a footprint of 3,979 square feet that will include classrooms and administrative office space.

The Applicant currently operates a private religious day school known as the Brauser Maimonides Shalom Academy at the Subject Property. The Applicant is requesting a site plan modification to allow for the addition of a new two-story structure totaling 33,672 square feet of enclosed floor area positioned to create a central courtyard area on the site. The new structure will include a kitchen, multipurpose lunchroom, gymnasium, and additional classrooms. The proposed site plan modification also proposes a canopy of 9,240 square feet to cover the outdoor basketball courts on the northern portion of the site. The Applicant is also proposing to make minor improvements to the interior of the existing structure as part of ongoing efforts to improve the Subject Property and the academic experience of their students and families. The proposed addition would result in a total floor area of 86,318 square feet of air-conditioned space within the structures on site. The total footprint of covered areas on the Subject Property including buildings, covered walkways, building overhangs, and canopied courts would total 66,909 square feet or 23% of the site area.

Pursuant to Section 105-20 of the City Land Development Code (the "Code"), the "academic schools" use is permitted as a special exception use in the RM-1 and RS-

6000 zoning districts. In connection with the application for a site plan modification, the Applicant recognizes the need to obtain special exception approval to allow the continued operation of the proposed use of an academic school on the Subject Property. The City Commission has the authority to review and approve special exception uses that satisfy the review criteria provided in Section 630-50 of the Code. The Applicant believes the proposed use meets all criteria as justified below.

(1) That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code.

The Subject Property is designated with RM-1 and RS-6000 zoning in accordance with the City's official zoning map. Excerpts of the City land use plan map and zoning map are included as **Exhibits A and B**, respectively, to identify the land use and zoning of properties within 700 feet of the Subject Property. Pursuant to Section 105-20 and the table of permitted uses in the residential and open space zoning districts, the "academic schools" use is permitted as a special exception use in the RM-1 and RS-6000 zoning districts. As such, the proposed use is permitted via special exception at the Subject Property.

(2) That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.

The Applicant currently operates the Brauser Maimonides Shalom Academy day school at the Subject Property. Adjacent properties include multifamily residential development to the north and west across SW 40th Avenue as well as single-family residential uses to the east and south. The proposed expansion of the school will result in the construction of an indoor multi-purpose lunchroom, kitchen, classrooms, an administrative check in area, and gymnasium. Accordingly, a certain level of activity that previously occurred outdoors will be relocated in these new spaces. The Applicant has operated at this location since 1999 and has completed several stages of expansion and improvement over the last two decades of operation at the Subject Property. The school use is generally considered to be compatible in areas of residential land use and the proposed expansion is expected to improve the compatibility of the school use with surrounding residential uses.

The proposed expansion is designed to complement the existing structures while improving security by creating a single primary point of entry and a central courtyard to allow for contained circulation throughout the structures on the site and limit the impact of academic operations on adjacent properties. Further, the Applicant is committed to improvements in the pick-up and drop-off operations via adjacent roadway enhancements, internal circulation and stacking improvements, and innovative technology that improves the safety and efficiency of student pick-up and drop-off. The Applicant intends to collaborate with PikMyKid to operate a smart mobility system that allows smartphone tracking of students by school staff and parents to improve safety, accountability, and efficiency of pick-up and drop-off operations. Considering the long

time operation of this use on the Subject Property and the improved operation permitted by the proposed expansion, the use will not cause detrimental impact on the value of existing contiguous uses, other uses in the general area, and the zoning districts applicable to the Subject Property.

(3) That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

The Applicant is proposing to continue the operation of a private academic school use on the Subject Property where the same use has been in operation for approximately 20 years. The academic school use exhibits a high degree of compatibility with a variety of uses as evident by its status as a permitted special exception use in various residential, commercial, and CRA Form-Based districts. The proposed expansion will involve site enhancements to include an extended right turn lane into the Subject Property and improved circulation route that will reduce the impact of peak hour traffic on adjacent rights-of-way. Additionally, the new structures will provide additional space for school operations to occur indoors and will work to create a central courtyard and covered walkways that will internalize operations.

The majority of surrounding parcels are developed with residential uses of various density. An academic school use is compatible with a primarily residential area such as the general area surrounding the Subject Property as both school and residential uses are well suited to properties along local streets that enjoy a lower level of vehicular traffic than primary arterial roadways. School uses generally contribute to an elevated level of safety in a neighborhood and work to serve a community need. Further, school uses have a set operating schedule of activity that is complimentary to residential uses. The proposed expansion will locate the new structure in close proximity to the existing buildings in order to minimize the impact of activity on adjacent residential structures. Considering the improvements proposed and the long-term operation of the use on the Subject Property, the proposed special exception use will continue to be compatible with existing uses on contiguous properties and the general area considering population density, design, scale and orientation of structures, property values, and existing uses in the area.

(4) That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

The proposed expansion of the academic school use includes sufficient landscaping and screening efforts to buffer adjacent uses from potential incompatibilities. A six (6) foot high fence and landscape buffers of ten (10) feet in width will be maintained along the entirety of the north, east, and south property lines. The Applicant is proposing an eight (8) foot masonry wall along the western property line adjacent to SW 40th Avenue that will further screen the property from the adjacent roadway. These buffers are

enhanced on the east by large retention and easement areas that prevent the construction of buildings on the eastern portion of the Subject Property. Additionally, the proposed construction serves to create indoor recreation areas and improve circulation operations in order to reduce the potential for any incompatibilities with adjacent uses.

(5) That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

The Subject Property provides two points of ingress and egress along SW 40th Avenue. SW 40th Avenue is a local right-of-way currently constructed as a two lane, two way street with a central left/right turn lane adjacent to the Subject Property. A dedicated right turn lane is currently in place to access the southern ingress and the Applicant is proposing to extend this dedicated right turn lane to designate the northern point of access as the primary entrance to significantly increase the queuing space available along SW 40th Avenue and reduce the potential for interference with thru traffic. The Subject Property provides a considerable amount of internal queuing within the surface parking fields and vehicular use area to contain as many vehicles on site as possible during peak drop-off and pick-up hours. Further, the proposed design of the expansion and pick-up/drop-off areas will maximize the number of student loading or unloading at once while maintaining a safe and controlled operation. As such, the proposed development plan provides adequate parking, access, and improved circulation to minimize the impact of traffic on abutting streets.

(6) That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

The proposed expansion of the existing special exception use is not expected to result in any detrimental environmental impacts. All efforts will be made to limit any potential environmental impacts resulting from the construction of the new building through use of sustainable building practices such as limited fuel usage, reduced noise pollution, properly managed waste, and other standard practices. There are no unusual environmental impacts of the proposed academic school use that have not been contemplated by other uses that are permitted in the RM-1 and RS-6000 zoning districts. All site lighting will be strategically located to ensure there is no light pollution on adjacent properties. The proposed development will not have a detrimental environmental impact and will serve to maintain the health, safety, and welfare of the community as currently enjoyed in the City.

(7) That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

The proposed academic school use is permitted as a special exception use in the RM-1 and RS-6000 zoning districts. The traffic generated by the proposed expansion of the academic school use store will be considered during the site plan modification and special exception review process. The Applicant is proposing to provide certain improvements along SW 40th Avenue to accommodate existing and expected traffic generated by the school. These improvements include the extension of the dedicated right turn lane entering the property from northbound SW 40th Avenue to reduce the potential for school traffic to block thru traffic. Internal circulation has been optimized to minimize vehicular and pedestrian conflicts and allow for ease of access into and back out of the site. Pedestrian traffic is expected to be minimal within the vehicular use areas of the Subject Property as the active areas of the site are navigable via covered walkways between portion of the structure. Sidewalks along SW 40th Avenue provide pedestrian access between the Subject Property and other uses on the surrounding area. The proposed site plan demonstrates that an excess of parking spaces is provided to satisfy all parking requirements across the Subject Property. Please refer to the traffic impact analysis provided with the concurrent site plan modification application.

(8) That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

The proposed site plan for the Subject Property demonstrates that all turning movements meet City standards. Two full access openings are provided along SW 40th Avenue. A dedicated right-turn lane along northbound SW 40th Avenue will be extended to the northern access which will serve as the primary entrance to the site and will enable substantial internal stacking to accommodate pick-up and drop-off traffic internally without impacting adjacent roadways. All required parking, stacking, and loading spaces are provided for the proposed use to ensure that proper traffic circulation is provided within the site. The Applicant is cooperating with City staff and Broward County to make necessary improvements along SW 40th Avenue.

(9) That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.

The proposed expansion of the academic school use will not have a detrimental effect on the future development of contiguous properties or the general area. As stated above, the proposed improvements to the existing school use will ensure the continuation of a compatible use in a primarily residential area and will likely improve the compatibility of the use in this area. The school use would not prevent the development of properties in the surrounding area and is consistent with the uses permitted in the applicable land use designation and zoning districts in accordance with the comprehensive plan.

(10) That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.

The proposed expansion of the academic school use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities. The nature, duration, and character of the academic school use are compatible with a primarily residential neighborhood. As stated above, the school use has operated on the Subject Property for a number of years and has not created any incompatibility with the adjacent properties or surrounding area. The proposed configuration of the new structure will act to further internalize activity on the site to reduce potential noise impacts resulting from student activity.

(11) That the use will not overburden existing public services and facilities.

The proposed expansion is not anticipated to result in a significant increase in demand on existing public services and facilities. The proposed site plan will meet all City engineering design criteria to ensure that the proposed expansion will not overburden existing public services and facilities.

Exhibit A

City of Dania Beach

Future Land Use Map

Subject Property – Dania Beach Future Land Use Map

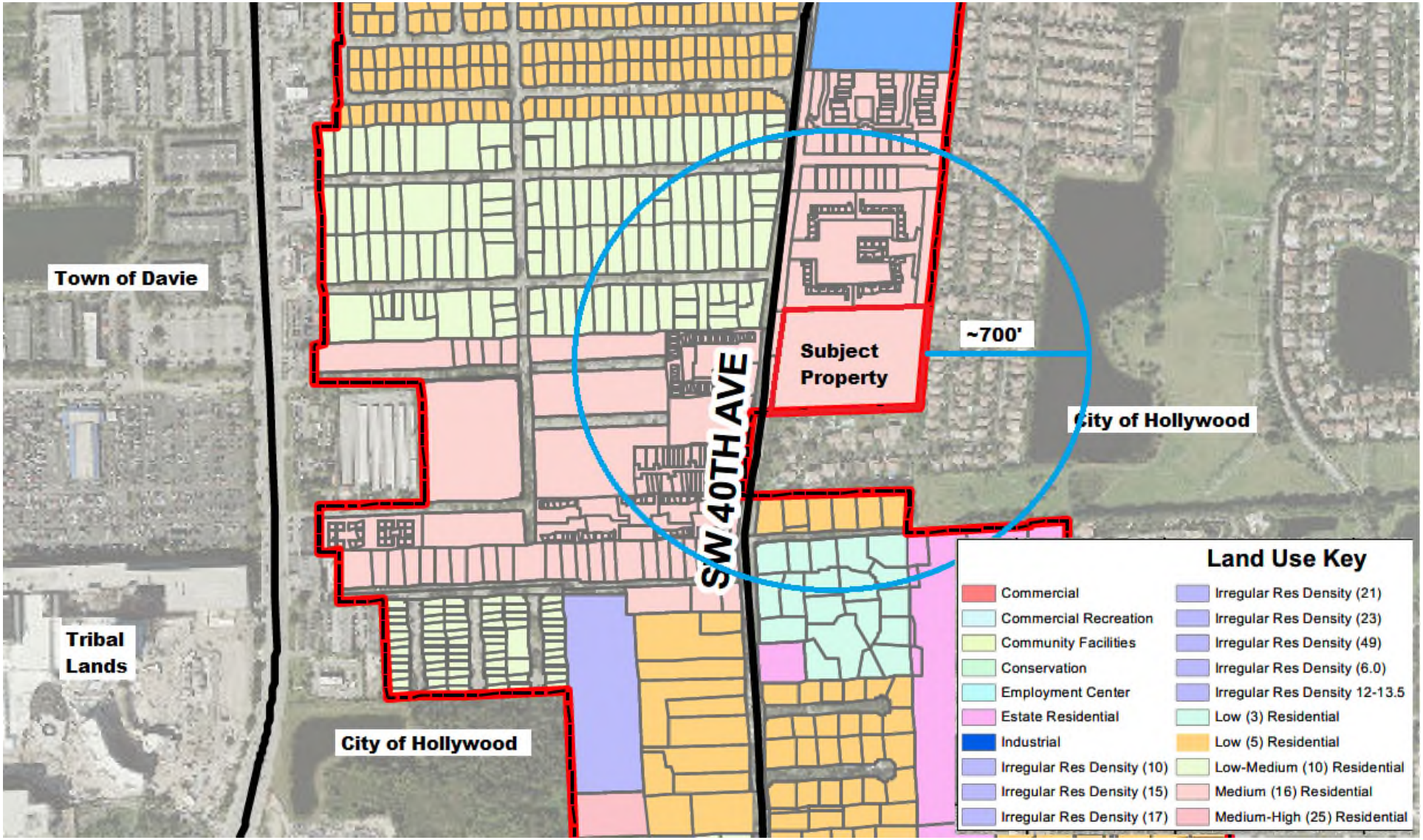
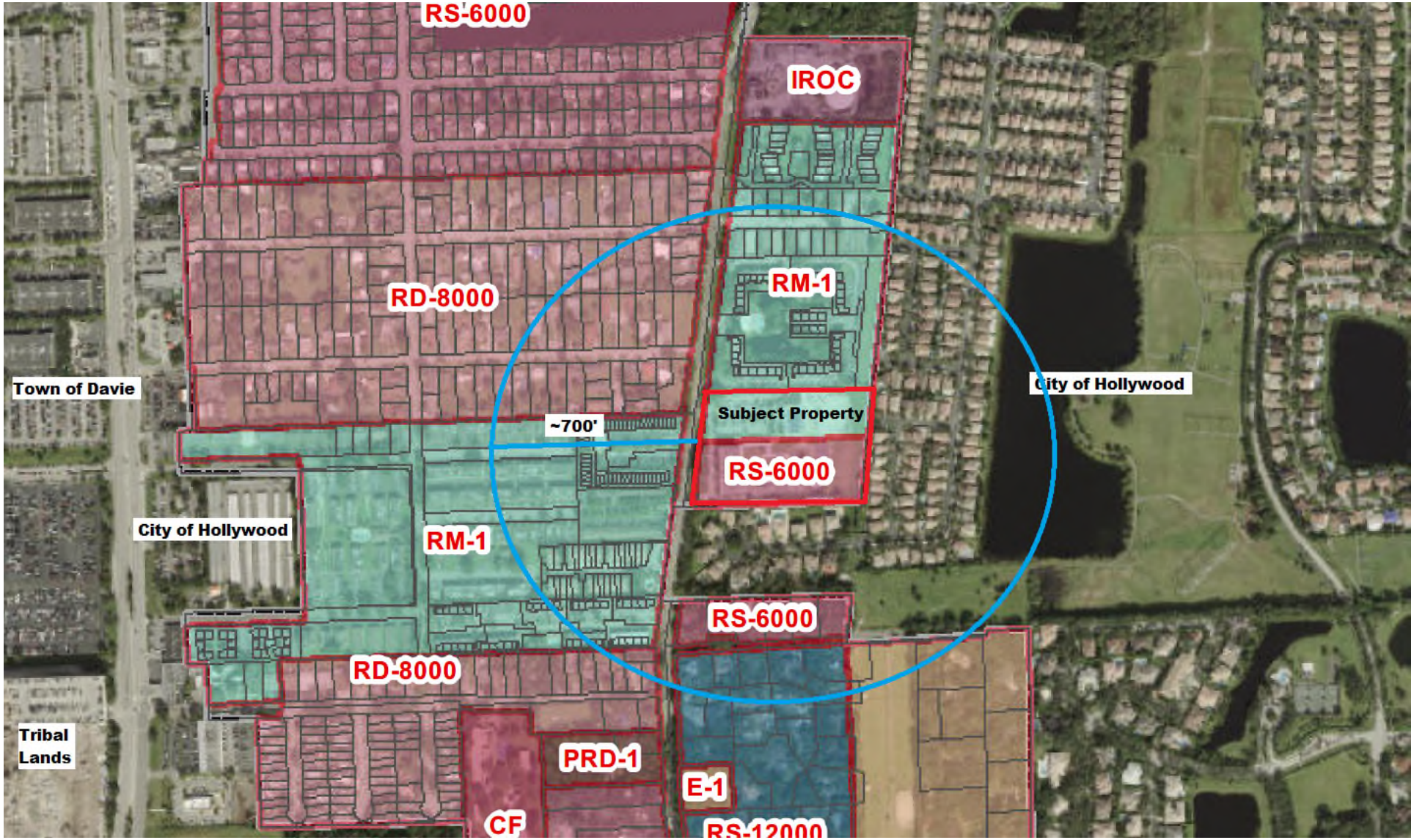


Exhibit B

City of Dania Beach

Zoning Map

Subject Property – Dania Beach Zoning Map



GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

Building Height Variance Justification – Brauser Maimonides Academy Expansion

Maimonides Shalom Academy, Inc. (the "Applicant") owns the property of approximately 6.75 acres addressed as 5300 SW 40th Avenue and generally located on the east side of SW 40th Avenue between SW 51st Street and SW 53rd Street approximately 2,150 feet south of Griffin Road in the City of Dania Beach (the "City"). The property can be further identified by Broward County Property Appraiser folio number 5042-31-26-0010 (the "Subject Property"). The Applicant currently operates a private religious day school known as the Brauser Maimonides Shalom Academy at the Subject Property.

The Subject Property is designated with a Medium (16) Residential land use and is divided in two with respect to applicable zoning districts. The northern portion of the site is zoned as RM-1 and is developed with surface parking, a sports field, and outdoor basketball courts. The southern portion of the site is zoned as RS-6000 and is developed with a two-story structure with a building footprint of approximately 34,093 square feet and a maximum height of 25 feet. These existing structures are comprised of administrative offices and a variety of classrooms serving students in Pre-K, elementary, and secondary school.

The Applicant is proposing an expansion with an additional two-story structure with a building footprint of approximately 19,702 and a maximum height of 28 feet. These proposed structures will include a gymnasium, kitchen, relocated multipurpose cafeteria, classrooms, and administrative offices. In accordance with Section 205-10 of the City Land Development Code (the "Code"), structures in the RS-600 zoning district are restricted to a maximum building height of two stories or 25 feet as measured by the vertical distance from the building slab to the tie beam of the top story. The Applicant is proposing a two-story structure with a maximum height of 28 feet from the building slab to the tie beam of the second story. As such, the Applicant is requesting relief for three (3) feet of building height.

In connection with the application for a site plan modification, the Applicant recognizes the need to obtain variance approval to allow a maximum building height of 28 feet where a maximum building height of 25 feet is permitted. The City Commission has the authority to review and approve variance applications that satisfy the review criteria provided in Section 625-40 of the Code. Accordingly, the Applicant believes the proposed site plan modification and associated variance request meets all criteria as

justified 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;**

The requested variance will maintain the basic intent of the bulk dimensional regulations of the City Code as stated in Section 205-10. The Subject Property is designated with residential land use and is included within two residential zoning districts. The RS-6000 single family residential zoning district is applicable to the southern portion of the Subject Property containing all existing and proposed structures. However, the northern portion of the site is included within the RM-1 zoning district which permits townhomes and multi-family residential structures to be constructed up to a maximum height of 35 feet and 62 feet, respectively.

The requested relief of 3 feet in building height will not be visually discernable and the location of this proposed structure in the center of the Subject Property will work to further reduce the perceived height of the building. Considering residential structures in the surrounding area are permitted maximum building heights substantially above that proposed here, the requested variance is in line with the intent and purpose of managing building heights areas of the City with similar zoning. The requested variance and proposed expansion will work to maintain and enhance the stability and appearance of the City by improving the appearance and functionality of an established civic use.

2) **That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;**

The requested variance is compatible with the surrounding land uses and would not be detrimental to the community in any way. The proposed expansion will locate new structures towards the center of the Subject Property in a configuration that compliments existing structures by creating a central courtyard area surrounded by a series of structures connected through covered walkways. The placement of the proposed structures towards the interior of the Subject Property reduces the perceived height of the building when viewed from adjacent properties or roadways. The requested variance will enable the proposed structures to be adequately designed with slightly increased building height in order to accommodate the proposed uses while providing required rooftop mechanical equipment. The overall height of the structure in conjunction with provided setbacks and buffers will be compatible with the height of structures throughout the surrounding area.

3) **That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;**

The requested variance is consistent with the following goals, objectives, and

policies of the City's Comprehensive Plan:

Policy 3.11 - The proposed expansion will include improvements to ensure the safety and efficiency of vehicular, pedestrian, and bicycle traffic on and around the Subject Property. The requested variance will enable the Applicant to design a complimentary structure to the existing buildings that will include features to improve safety and access into and out of the building.

Policy 8.2 – The proposed expansion will provide open space in accordance with the Code requirements for RM-1 and RS-6000 zoning districts. The requested variance will enable two-story structures which will allows for reduced building coverage and increased open space on site.

Policy 9.2 – The requested variance will be compatible with adjacent land uses by way of the proposed location of new structures on the Subject Property, landscaped buffers, and the minimal relief requested.

The requested variance will allow for the orderly expansion of a compatible use that is consistent with a variety of goals, objectives, and policies within the City 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**

As stated above, the applicable bulk dimensional regulations are in place with respect to the primary use of the RS-6000 zoning district of single- and two-family residential structures. Accordingly, the maximum height does not contemplate or account for permitted nonresidential uses in the RS-6000 zoning district. The Applicant is proposing to construct a two-story structure at the minimum height possible to safely accommodate the proposed use and required mechanical equipment. Strict adherence to the requirements of the residential bulk dimension regulations would be unnecessarily burdensome considering the efforts taken to design a functional, compact, and compatible expansion to the existing structures on the Subject Property.

5) **That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.**

The Applicant is requesting only 3 feet of relief in terms of building height to provide a structure with a maximum height of 28 feet from building slab to tie beam. This height is only proposed for the new structure with a footprint of 19,702 square feet. This equates to approximately 37% of the total building footprint proposed for the Subject Property. Consequently, only a limited portion of the total school structure will exceed the maximum height of 25 feet.

The bulk dimensional regulations of the RS-6000 zoning district are specifically crafted to address the dimensional regulations of single- and two-family residential structures. As such, the regulations do not fully consider the potential for structures containing other permitted uses such as the special exception academic school use operating on the Subject Property.

Unlike residential structures and general commercial nonresidential structure, it serves to allow civic institutional uses such as schools, libraries, and community centers to provide larger massing of structures in order to create a presence in the community. Further, nonresidential structures such as a school gymnasium and classroom building come with requirements for mechanical equipment that is best located on the roof of the structure. Rooftop mechanical equipment increases the structural demand on the building and requires certain construction methods and materials that increase the total vertical distance required between floors. For these reasons, the Applicant's request for 3 feet of relief is the minimum variance necessary to enable the effective design of the proposed structure while preserving the character, health, safety, and welfare of the students and surrounding community.

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

Masonry Wall Height Variance Justification – Brauser Maimonides Academy Expansion

Maimonides Shalom Academy, Inc. (the "Applicant") owns the property of approximately 6.75 acres addressed as 5300 SW 40th Avenue and generally located on the east side of SW 40th Avenue between SW 51st Street and SW 53rd Street approximately 2,150 feet south of Griffin Road in the City of Dania Beach (the "City"). The property can be further identified by Broward County Property Appraiser folio number 5042-31-26-0010 (the "Subject Property"). The Applicant currently operates a private religious day school known as the Brauser Maimonides Shalom Academy at the Subject Property.

The Subject Property is designated with a Medium (16) Residential land use and is divided in two with respect to applicable zoning districts. The northern portion of the site is zoned as RM-1 and is developed with surface parking, a sports field, and outdoor basketball courts. The southern portion of the site is zoned as RS-6000 and is developed with a two-story structure with a building footprint of approximately 34,093 square feet comprised of administrative offices and a variety of classrooms serving students in Pre-K, elementary, and secondary school.

The Applicant is proposing an expansion with an additional two-story structure with a building footprint of approximately 19,702 square feet that will include a gymnasium, kitchen, relocated multipurpose cafeteria, classrooms, and administrative offices. The Applicant is also proposing improved operations and roadway modifications to extend the northbound right turn lane along SW 40th Avenue north to reconfigure the circulation route into and out of the site for increased efficiency and decreased traffic impacts on the surrounding area. In expanding the paved area adjacent to the site along SW 40th Avenue, the physical spacing between the edge of pavement and the Subject Property boundary has been reduced in the front yard. As such, the Applicant is proposing an eight (8) foot high masonry wall along the length of the front yard (western property line) to improve access control and overall site security.

In accordance with Section 235-30 of the City Land Development Code (the "Code"), walls in the front yard are not permitted to exceed four (4) feet in the RS zoning districts or six (6) feet in other zoning districts such as the RM-1 district. As such, the Applicant is requesting relief for four (4) feet of wall height on the southern portion of the Subject Property and two (2) feet of wall height relief on the northern portion of the site to allow a masonry wall of eight (8) feet along the front property boundary.

In connection with the application for a site plan modification, the Applicant recognizes the need to obtain variance approval to allow a maximum masonry wall height of eight (8) feet where a maximum wall height of four (4) feet is permitted. The City Commission has the authority to review and approve variance applications that satisfy the review criteria provided in Section 625-40 of the Code. Accordingly, the Applicant believes the proposed site plan modification and associated variance request meets all criteria as justified 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;**

Section 235-50.A of the City Code restricts the maximum height of walls, fences, and hedges located in the front yard to a height of four (4) feet for certain residential zoning districts, including the RS-6000 district, and for all single-family, two-family, or townhouse dwelling units regardless of zoning district. Further, the Code allows walls, fences, and hedges in other zoning districts, including the RM-1 district, to provide a maximum height of six (6) feet. Pursuant to Section 235-40, the wall may be constructed of masonry materials, wood, chain link, P.V.C., or other materials approved by the building code.

The Applicant is proposing to construct a masonry wall of eight (8) feet in height along the front property boundary. This proposed masonry wall meets the general intent of Section 235-40, as the wall will be constructed from masonry materials. Further, the requested wall will only be four (4) feet higher than is allowed by Section 235-30 of the Code for the portion of the site that is zoned RS-6000 and will only be two (2) feet higher than is allowed by the Code for the portion of the site that is zoned RM-1.

2) **That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;**

The requested variance is compatible with the surrounding land uses and would not be detrimental to the community in any way. The proposed masonry wall will work to provide a visual buffer for residential development adjacent to the west along SW 40th Avenue. The residential development adjacent to the west along SW 40th Avenue is immediately facing the school; the implementation of the proposed masonry wall would allow for visual buffering from the school site as well as auditory buffering.

Further, the proposed masonry wall will act as a buffer for the school with regard to the traffic on SW 40th Avenue. The proposed masonry wall will protect the schoolchildren from running on or near the busy street and will allow drivers on SW 40th Avenue more peace of mind as they drive by the school property. This allows the proposed masonry wall to not just be a benefit for the schoolchildren but for the Dania Beach community at large.

3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

The requested variance is consistent with the following goals, objectives, and policies of the City's Future Land Use Element of the Comprehensive Plan:

Policy 3.11 - The proposed expansion will include improvements to ensure the safety and efficiency of vehicular, pedestrian, and bicycle traffic on and around the Subject Property. The requested variance will not conflict with any existing or proposed vehicular, cyclist, or pedestrian circulation routes. The proposed wall will work to prevent any potential conflict between vehicles and pedestrian on and adjacent to the Subject Property.

The requested variance is also consistent with the following goals, objectives, and policies of the City's Transportation Element:

Policy 3.2- The proposed roadway improvements will expand the roadway adjacent to the school building by adding a turn lane. This will bring the roadway closer to the school buildings, thereby necessitating the masonry wall to provide safer road standards and to avoid any potential conflict between vehicles and pedestrians on and adjacent to the Subject Property.

The requested variance will allow for the orderly expansion of a compatible use that is consistent with a variety of goals, objectives, and policies within the City 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

The School in question is in a very unique situation of being a private religious day school that serves the Jewish community. This makes the plight of the petitioner especially unique as not only a school, but as an entity that has faced increased discrimination over the years. In fact, anti-Semitic attacks and activity have increased exponentially within the United States, causing discriminatory incidents to occur not just at synagogues but also at Jewish schools.[1] The proposed masonry wall would provide an added security measure on the site allowing the schoolchildren and their parents to feel safer about access on and off of the school premises. It would also act as a safeguard from passers-by on the street from looking in to the school premises—this is a particularly important security goal for the Applicant as they fear any possible harm that could befall the schoolchildren from an act of anti-Semitism.

In addition, the school's location near the busy SW 40th Avenue requires for

1 https://www.adl.org/what-we-do/anti-semitism/anti-semitism-in-the-us.

additional precautions to ensure the safety of the schoolchildren. The implementation of the proposed masonry wall is an effective method to secure the premises from traffic coming off of SW 40th Avenue. The wall would also serve as a noise buffer for the children who may be playing outside or sitting in class while listening to their instructors.

5) **That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.**

The variance requested is the minimum variance that is necessary to afford relief to the petitioner while preserving the character, health, safety, and welfare of the community. The proposed masonry wall consists of only a four (4) foot or two (2) foot deviation from the requirements of the Code while providing the Applicant and the children attending the school the safety measures that they need. The proposed masonry wall will be constructed using materials approved in the Code and will be an added feature to the existing school site. The height of the wall is necessary to buffer the school from traffic on SW 40th Avenue, as well as from any general passers-by on the property. The proposed masonry wall will provide the Applicant with added control with respect to who enters and exits the property. This is particularly key for ensuring that the schoolchildren do not enter or exit the property in an unauthorized fashion.

The approval of this variance would provide the Applicant, the children, the parents, and the community with a reasonable and effective safety component for the school. The Applicant respectfully requests that you approve this variance.

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

SP-038-08MOD2 Brauser Maimonides Academy

Electronic Plan Review Results

Project Information

Phase Submittal: 25% Construction Documents
Facility Name: Brauser Maimonides Academy
Project Name: SP-038-08MOD2 Brauser Maimonides Academy
Project No:
Building Code: FBC2017
Project Description: Brauser Maimonides Academy is an existing educational facility that is proposing a two-phase improvement plan that will include a gymnasium, additional classrooms, administrative offices, cosmetic upgrades to the existing classrooms and offices, and an improved drop-off and pick-up circulation route.

A/E: Architect: Civica / Engineer: GGB Engineering
Plans Dated: 08/07/2020
Plans Received: 1/22/21
Review Completed:
Review Status: Review Disapproved

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	Disapproved	Xavier Falconi	xfalconi@cgasolutions.com	954-921-7781	
07) Fire	Disapproved	David Zipoli	David_Zipoli@sheriff.org	(954) 9262417	
09) Planning/Zoning	Accepted_As_Noted	Richard Lorber	rlorber@daniabeachfl.gov	954926805	
10) Landscape	Disapproved	Ryan St. George	ryan.stgeorge@metriceng.com	3052355098	
11) Flood Plain	Accepted	Richard Benton	rbenton@capfla.com	3054481711	
12) CRA	Accepted_As_Noted	Muriel Bryan	mbryan@daniabeachfl.gov	954926805	

Plans and specifications review is performed in accordance with the Florida Building Code, Florida Statuses and all applicable codes.

Open Issues: 1 These issues are currently being filtered

Landscaping

General Issues

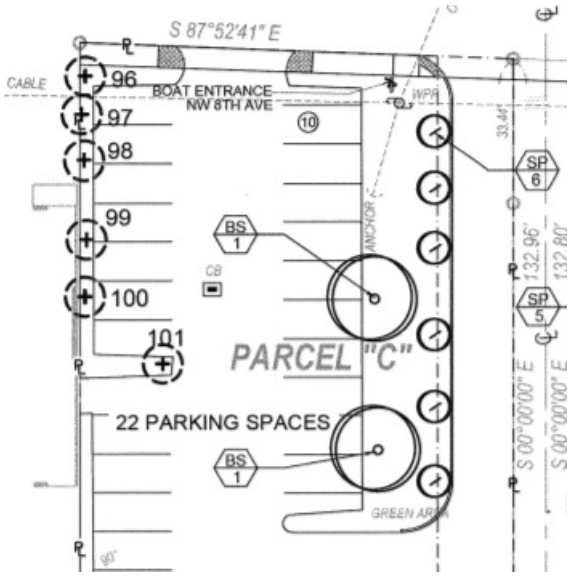
5. Landscaping Mandatory

Metric Engineering Inc.
Ryan St. George
2/4/21 4:58 AM
Express Workflow - 1

1) Repeat Comment: The submitted irrigation plan shows only sprinkler head locations and specifications, and does not satisfy the requirements of Sec. 275-80(M).

2) Repeat Comment: While the palm tree maximum percentage has been resolved, the newly created intermediate tree excess now requires a variance. Obtain and provide the necessary variance or revise the plan to ensure an adequate number of proposed intermediate trees are changed to shade/canopy trees so that the minimum and maximum percentage requirements are satisfied.

3) To aid in review of the overall modified site plan and differentiate on-site trees from off-site trees displayed with gray symbols, existing trees which will be part of the final landscape plan and and contribute to landscape requirements should be identified with a bold, dashed symbol and identified with the tree number that corresponds to the disposition plan. See example below.



Closed Issues: 0

No closed Issues Found

Open Issues: 1 These issues are currently being filtered

Zoning

General Issues

4. DRC 3rd zoning review (Site Plan) Mandatory

City of Dania Beach
Richard Lorber
2/3/21 4:36 PM
Express Workflow - 1

SP-38-08Mod 2 / VA-005-20 / VA-006-20 / SE-008-20 **2-3-21**
Maimonides Day School Expansion

Zoning designations = RM-6000 and RM-1 (Existing and Proposed Building located in RM-6000 district)
FLU designation = Medium (16) Residential

3rd Review Completed BY Richard Lorber, AICP (954) 289-4379

Site Plan SP-038-08MOD2 – Approximately 20,000 square feet of classroom and gymnasium buildings, expanding an existing school.

Variance VA-005-20 -- Per Section 235-30 maximum height of a wall or fence is 6' in the RM-1 zoning district and 4' in the RS-6000. Applicant seeks eight (8) foot high fence.

Variance VA-006-20 -- Per Section 205-10 maximum height in the RS-6000 zoning district is two stories and 25'. Height of proposed building is two stories and 28'.

Special Exception SE-008-20 – Per Section 105-20, Academic schools require a special exception within the RM-1 and the RS-6000 zoning districts.

Comments are provided below. **Tier 1 Comments that MUST be addressed prior to scheduling for public hearing are listed in Bold Lettering**. Other comments are to be addressed later or are informational. Unless otherwise stated, "Section" or "Article" refers to Sections and Articles of Chapter 28 of the City of Dania Beach City Code, which is the City of Dania Beach Land Development Code.

1. **NEIGHBORHOOD OUTREACH: The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this application for this property. Please provide acknowledgement and/or documentation of any public outreach. 2nd request.**

2. **POSTED NOTICE: Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. Staff will provide the language and format prior to the public hearing date; the applicant w fabricate the sign and install. See guidelines at the end of this document.**

3. **MAILED NOTICE: In order to comply with the provisions of Section 610-30(D), the applicant must provide mailing list and labels for property owners within 450' of the development site to Community Development at least 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices**.

4. **RESOLUTION AND LEGAL DESCRIPTION: Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to rlorber@daniabeachfl.gov four (4) weeks prior to public hearing. Legal description provided in application.**

5. **Applicant must provide an updated 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.**

6. PUBLIC ART PROGRAM: Per Article 811, new development and redevelopment in non-residential, mixed-use and multi-family zoning districts valued at $1 Million dollars or more 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. **Applicant has requested a waiver of this provision. Provide separate application and $500 for waiver request.**

7. **LATEST REVISED PLANS: Applicant must provide the latest revised set of plans on disk prior to going to public hearing.**

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 PLAIN: 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.

POSTED NOTICE GUIDELINES: Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. The following guidelines apply:

The applicant shall be responsible for posting signs along all street frontages of the property that is the subject of a public hearing hereunder. The sign shall be posted between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be visible from the public rights-of-way. The sign shall be at least thirty (30) inches, by thirty-six (36) inches in area, and shall contain substantially the following language:

PUBLIC HEARING NOTICE
Petition number
Date:
Time:
Project/Application description:
For Information Call: (954) 924-6800

If the owner, applicant or agent is aware that the sign is destroyed or removed from the property, or damaged beyond full legibility, the applicant is responsible for obtaining another sign from the city and posting the sign on the property.

The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeals, request for review or hearings by another body. The sign information shall be changed as needed to reflect the information to be provided as specified above.

The applicant shall, ten (10) days prior to the public hearing, execute and submit to the department an affidavit of proof of the posting of the public notice sign in accordance with this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next public hearing after the affidavit has been supplied.

All signs shall be removed by the applicant within five (5) days after final disposition of the application. If the applicant fails to remove the sign, the city shall have the right to remove same.

Closed Issues: 0

No closed Issues Found

Open Issues: 1 These issues are currently being filtered

Fire

General Issues

2. Fire Mandatory

Broward Sheriff's Office - Dania Beach
David Zipoli
2/2/21
3:45 PM
Express Workflow - 1

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

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:

4. Proof of Water Supply & Fire Flow Demand as follows:- Kindly provide your latest water flow demand since adding additional square footage to the existing 34,000. The new minimum GPM would now need to be 1875 with the 75% reduction for the installation of the fire sprinkler system.

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.

Fire Hydrant Flow Test

a. Building Construction Type and Square Footage

b. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
c. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
d. 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. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
9. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

Attn. FPO David Zipoli
954 342-4262

ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 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]

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]

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

Closed Issues: 0

No closed Issues Found

Open Issues: 2 These issues are currently being filtered

ENGINEERING

General Issues

1. Traffic Engineering Mandatory

Calvin, Giordano & Asso.
Xavier Falconi
2/3/21 9:46 AM
Express Workflow - 1

CITY OF DANIA BEACH
DEVELOPMENT REVIEW COMMENTS

Discipline: Traffic Engineering
Reviewed by: Xavier R. Falconi, PE
Review Date: 02/01/21
Phone: (954) 766-2735
Fax: (954) 921-8807

Project Name: **SP-038-08MOD2 Brauser Maimonides Academy**
Project Number: 19-2777

Comments Based on information provided for the February 2021 DRC meeting

No comments
__X__ Comments as follows or attached
Accepted
Accepted with Comments

1. Please provide an updated traffic study addressing any modifications to the site plan, specifically the proposed access modifications.
2. Please provide signing and striping plans for the project site.
3. Sight distance evaluation should be provided for vehicles exiting the northern access point.
4. A STOP sign with Right Turn Only should be included for exiting vehicles from the northern access.
5. Would left-in turning movements from SW 40th Avenue be allowed at the southern access point?
6. No Parking signs should be included for the turn around area at the east end of the project site.
7. Please provide Auto Turn drawings for the access points as well as the internal site vehicular circulation, including the area where the circle is located.

[Ver. 2] ~~[Edited By Xavier Falconi]~~

3. Engineering Mandatory

Calvin, Giordano & Asso.
Mohammed Sharifuzzaman
2/3/21 3:40 PM
Express Workflow - 1

Tier 1

1. Was there a Variance applied for Parking stall width? All of the parking spaces are called out as 8'-4". The code requires minimum 9' (Section 265-20). For angled parking spaces, the width of the stall is shown less than 8'-4". Please

revise the plans accordingly.

2. ADA Parking spaces are called out as 8'-4" in width instead of 12'. Please revise accordingly.
3. Please call out the length of parking stalls. (Section 265-20)
4. ADA accessible routes are missing in the plans. Please show required ADA ramp locations. Please verify accessibility to proposed Buildings.
5. The access aisles/route shall be extended up to sidewalks with sidewalk ramp.
6. Please provide a signed and sealed Drainage Statement or Drainage Report. Required water quality treatment volume and storm water attenuation shall be provided. Please demonstrate that the roadway is protected for a minimum of 5-year design storm event.
7. Two-way directional and two-lane, one-way directional movement require a minimum aisle of twenty-four (24) feet regardless of parking angle. (Section 265-110).
8. Please callout existing/proposed type 'D' curbs on site plan and engineering plans. Provide sidewalk curb ramps where applicable.
9. Please clarify if the existing crosswalk across SW 40th Ave to remain. Revise the plans accordingly
10. Please provide a signed and sealed topographic survey.
11. Please resolve the conflict between exfiltration trench and FPL poles along Road R/W.

TIER 2:

1.- Identify ROW lines, dimensions and grading on the Project/Property.
2.- Show sight-visibility triangle of 25' at all proposed driveways and/or ingress-egress. Missing at entrances/driveways on driveways and FDOT Index 546 on all ROW, showing minimum distances as per speed within Passenger Vehicle/SU Vehicle/ Combination Vehicle Tables. e.g. Number of lanes – Divided-Undivided – and ways, flared, etc.

3.- Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut.
4.- Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable).
5.- 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.
- Provide the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
6.- A Preliminary Conceptual Paving, Grading and Drainage Plan was provided. Please provide a complete PGD Plan including sizes and dimensions of all storm-water infrastructures. Please be advised that all storm drains shall be constructed with RCP and/or approved equivalent piping in the City ROW. Provide table of conflict points between utilities. Provide Drainage Structures Tables. E.g. Different FFE, verify unidentified drainage well, clarify roof drainage connections. See Mark-Ups.
7.- Provide an on-site drainage system plan along with storm-water management calculations (signed, sealed and dated by a registered professional engineer) including geotechnical information supporting the proposed drainage design. . The calculations shall show how the minimum crown of the road and finished floor elevations are met, and how the 25-year, 3 day storm event is maintained on site with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3 day event

onsite with NO EXECPTIONS.
Provide a copy of pre -and-post development storm-water management and drainage calculations. The City specifically needs the following information: 5 Year, 10-year, 25-year, and 100¬year 1, 24-hour and 72-hour flood stage elevations respectively. Showing Lowest minimum Inlet Elevation, Parking Lot Minimum Design Elevation, Crown of Road Elevation, Minimum Berm Elevation, FFE including 100 Year Flood Map.
Storm-water quality design shall be provided in the amount of 2.5 inches times the percent impervious or the first 1 inch of rainfall over the entire site whichever is greater. Be advised that the applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of FDOT, BCHCED, and/or the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and public ROW. Clarify existing drainage system connection to any basin or any existing offsite drainage system. Provide copies of Broward County 100 Year Elevations and FEMA Flood Designations maps.
8.- Identify and describe location of building(s) roof drains, and their proposed connection(s) to the on-site drainage system. Please provide Florida Department of Environmental Protection's Permit.
9.- A preliminary conceptual proposed water and sewer -utilities –plan was provided. Please, provide a complete Utilities Plan indicating all water and sewer appurtenances including but not limited to point of connection to the existing system, cleanout, water meter, check valve, etc. See mark ups.
10.- Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc.
11.- Show also all existing and proposed utilities on the landscaping plans for potential conflicts.

12.- Please Provide a Complete Pavement, Marking and Signage Plan with details.
13.- 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). Be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate and consider the taller specialized ADA vehicles.
14.-Contractor shall provide, before issuance of C.0., to the EOR and City of Dania Beach" a CD with a full As-Built drawings of the project giving horizontal and vertical dimensions of all the Utilities connections signed and sealed by a registered surveyor.
15.-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.
16.- Provide regulatory agencies' approval documentation (Florida Department of Environmental protection, BC PDMD - Transportation Concurrency Satisfaction Certificate, - Environmental Review Approval Certificate, BC HD – General Permit for Water Extension, BC EEPD- Environmental Resource Permit - Surface Water Management - License for Installation of Wastewater Collection/Transmission System, BC WWED -Utility Connection Permit -, BC Aviation Department, FAA, BC Planning Council, BC Asbestos Program Certificate of Submittal, etc.), including Utility / ROW / Drainage Connection and Access Driveway permits from FDOT, BC and City prior to issuance of the Building Permit (As applicable).
17.- None of the Tier 2 comments were addressed, they will need to be addressed prior to issuance of the Building Permit.

[Ver. 2] [Edited By Mohammed Sharifuzzaman]

Closed Issues: 0

No closed Issues Found

Responses to comments

02/18/2021

- ✓ ***Resubmitting complete set of plans and documents.***
- ✓ ***COMMENTS ALSO RESPONDED THROUGH CAP SYSTEM***

TRAFFIC ENGINEERING – XAVIER FALCONI – 2/3/21

1. Please provide an updated traffic study addressing any modifications to the site plan, specifically the proposed access modifications.
    - **RESPONSE: An updated traffic study has been submitted consistent with the latest access plan for the project.**
2. Please provide signing and striping plans for the project site.
    - **RESPONSE: See sheet C-4 with signs and pavement marking shown.**
3. Sight distance evaluation should be provided for vehicles exiting the northern access point.
    - **RESPONSE: See sheet C-4 with sight distance triangle shown.**
4. A STOP sign with Right Turn Only should be included for exiting vehicles from the northern access.
    - **RESPONSE: See sheet C-4 and SP-1 with sign shown.**
5. Would left-in turning movements from SW 40th Avenue be allowed at the southern access point?
    - **RESPONSE: The southbound left-turn movement at the south access driveway is ONLY for emergency vehicles (EMS and FIRE).**
6. No Parking signs should be included for the turn around area at the east end of the project site.
    - **RESPONSE: See sheet C-4 and SP-1with sign added.**
7. Please provide Auto Turn drawings for the access points as well as the internal site vehicular circulation, including the area where the circle is located.
    - **RESPONSE: Fire access and radius drawings have been added to sheet S-3/SP-4.**

ENGINEERING – MOHAMMED SHARIFUZZAMAN

1. Was there a Variance applied for Parking stall width? All of the parking spaces are called out as 8'-4". The code requires minimum 9' (Section 265-20). For angled parking spaces, the width of the stall is shown less than 8'-4". Please revise the plans accordingly.
    - **RESPONSE: Comment disregarded- previous site plan approval provided "R-2003-167 VA-45-03" "R-2003-168 SP-38-03"**
2. ADA Parking spaces are called out as 8'-4" in width instead of 12'. Please revise accordingly.
    - **RESPONSE: Parking space width note edited onto SP-1 as 12', typo error.**
3. Please call out the length of parking stalls. (Section 265-20)
    - **RESPONSE: Parking stall length shown on SP-1, listed as 18' for standard spaces and 19'3" for angled spaces.**
4. ADA accessible routes are missing in the plans. Please show required ADA ramp locations. Please verify accessibility to proposed Buildings.
    - **RESPONSE: ADA accessible routes and ramps are noted on SP-1 and SP-4.**
5. The access aisles/route shall be extended up to sidewalks with sidewalk ramp.
    - **RESPONSE: Access aisle extended to main building, shown on SP1/SP-4.**
6. Please provide a signed and sealed Drainage Statement or Drainage Report. Required water quality treatment volume and storm water attenuation shall be provided. Please demonstrate that the roadway is protected for a minimum of 5-year design storm event.
    - **RESPONSE: Please see attached drainage calculations.**
7. Two-way directional and two-lane, one-way directional movement require a minimum aisle of twenty-four (24) feet regardless of parking angle. (Section 265-110).
    - **RESPONSE: Comment disregarded- previous site plan approval provided. "R-2003-167 VA-45-03" / "R-2003-168 SP-38-03"**
8. Please callout existing/proposed type 'D' curbs on site plan and engineering plans. Provide sidewalk curb ramps where applicable.
    - **RESPONSE: Type D curbs are shown as keynote *M* n C-4 and *CC* on Sp-1.**
9. Please clarify if the existing crosswalk across SW 40th Ave to remain. Revise the plans accordingly
    - **RESPONSE: Crosswalk existing to remain- shown on SP-1.**
10. Please provide a signed and sealed topographic survey.
    - **RESPONSE: Survey provided.**
11. Please resolve the conflict between exfiltration trench and FPL poles along Road R/W.
    - **RESPONSE: Please see revised plan with the exfiltration trench replaced with solid pipe. The pole at the north entrance will be relocated as shown.**

FIRE – DAVID ZIPOLI

4. Proof of Water Supply & Fire Flow Demand as follows:- Kindly provide your latest water flow demand since adding additional square footage to the existing 34,000. The new minimum GPM would now need to be 1875 with the 75% reduction for the installation of the fire sprinkler system.
    - **RESPONSE: See attached revised fire flow calculation with total building area (existing and proposed).**

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.
    - **RESPONSE: The hydrant flow test was requested from the county. A copy of the result will be provided to the city.**
- 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.
    - **RESPONSE: The water is provided by Broward County. Hydrant test has been requested.**

Fire Hydrant Flow Test

a. Building Construction Type and Square Footage
    - **RESPONSE: See attached fire flow calculation with the building type and square footage.**
b. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
    - **RESPONSE: Attached**
c. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
    - **RESPONSE: Attached**
d. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).
    - **RESPONSE: Attached**

LANDSCAPE – RYAN ST. GEORGE

1) Repeat Comment: The submitted irrigation plan shows only sprinkler head locations and specifications, and does not satisfy the requirements of Sec. 275-80(M).

- **Response – Irrigation revised to show irrigation lines (main and laterals). Shaded existing and proposed trees added to ease review.**

2) Repeat Comment: While the palm tree maximum percentage has been resolved, the newly created intermediate tree excess now requires a variance. Obtain and provide the necessary variance or revise the plan to ensure an adequate number of proposed intermediate trees are changed to shade/canopy trees so that the minimum and maximum percentage requirements are satisfied.

- **Response – The planting plan has been revised to reflect the maximum/minimum allowable percentage for each tree/palm categories per Code. In order to reach the desired percentages, a total of (28) additional trees/palms have been added to the plan. Most of the trees have been added along the north property line for additional screening.**

- **The breakdown is as follow:**
  (10) Large trees – (2) CR; (3) BS; (5) QV
  (7) Small trees – (7) CS1
  (11) Palms – (11) SP

3) To aid in review of the overall modified site plan and differentiate on-site trees from off-site trees displayed with gray symbols, existing trees which will be part of the final landscape plan and and contribute to landscape requirements should be identified with a bold, dashed symbol and identified with the tree number that corresponds to the disposition plan. See example below.

- **Response – trees remaining on-site (part of the final landscape) are now depicted with a bold, dashed line with corresponding tree number.**

ZONING – RICHARD LORBER

1. NEIGHBORHOOD OUTREACH: The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this application for this property. Please provide acknowledgement and/or documentation of any public outreach. 2nd request.

- **RESPONSE: The Applicant held a** virtual community meeting held on June 24, 2020. A virtual community meeting invitation notice was mailed out on June 15, 2020 to all property owners within 450 feet. Approximately 17 people rsvp'd for the meeting. Traffic, school operations and concerns regarding a shed on the north side of the property were discussed. The applicant removed the old shed on the north property line as requested and installed the new shed in response to the concerns raised. The participants were satisfied with the presentation.

2. POSTED NOTICE: Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. Staff will provide the language and format prior to the public hearing date; the applicant w fabricate the sign and install. See guidelines at the end of this document.

- **RESPONSE: The applicant acknowledges this comment and will comply.**

3. MAILED NOTICE: In order to comply with the provisions of Section 610-30(D), the applicant must provide mailing list and labels for property owners within 450' of the development site to Community Development at least 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices.

- **RESPONSE: Acknowledged and will comply.**

4. RESOLUTION AND LEGAL DESCRIPTION: Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to rlorber@daniabeachfl.gov four (4) weeks prior to public hearing. Legal description provided in application.

- **RESPONSE: Resolution Draft attached.**

5. Applicant must provide an updated 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.

- **RESPONSE: Updated Lien Search attached.**

6. PUBLIC ART PROGRAM: Per Article 811, new development and redevelopment in non-residential, mixed-use and multi-family zoning districts valued at $1 Million dollars or more 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. Applicant has requested a waiver of this provision. Provide separate application and $500 for waiver request.

- **RESPONSE: Payment being sent out by school; Applicants request for waiver of the public art requirement is included with this application.**

7. LATEST REVISED PLANS: Applicant must provide the latest revised set of plans on disk prior to going to public hearing.

- **RESPONSE: Revised plans have been put on a disc and it is on it's way to the city.**

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-ASO-6835-OE

Issued Date: 04/15/2020

Rolando Llanes
CIVICA
8323 NW 12th ST
Suite 106
Doral, FL 33126

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Brauser Maimonides Academy
Location:	Fort Lauderdale, FL
Latitude:	26-03-22.76N NAD 83
Longitude:	80-12-00.91W
Heights:	8 feet site elevation (SE)
	35 feet above ground level (AGL)
	43 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/15/2021 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

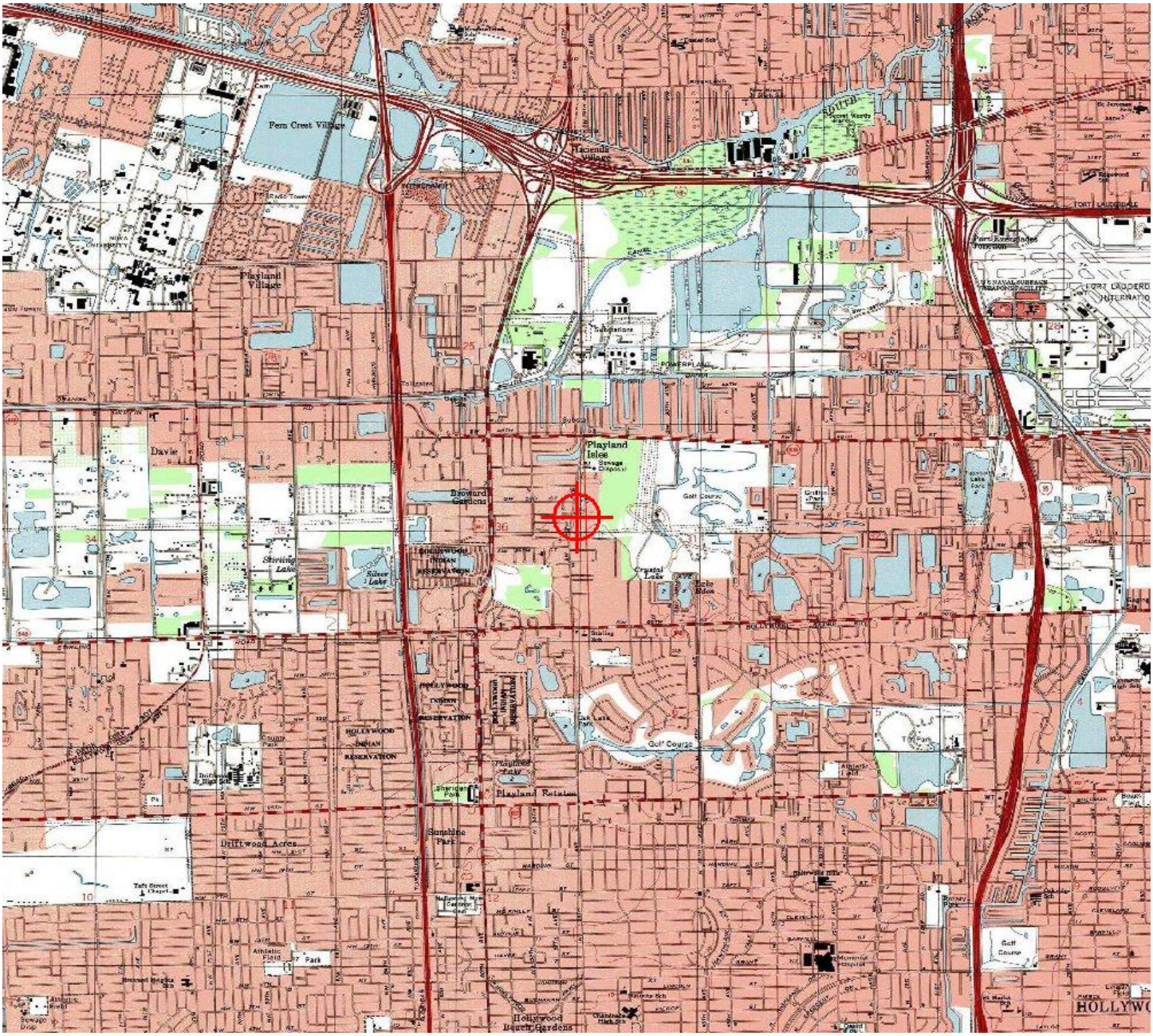
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASO-6835-OE.

Signature Control No: 432540513-436480628 (DNE)
Michael Blaich
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2020-ASO-6835-OE



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

March 19, 2020

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Brauser Maimonides Academy
5300 SW 40th Avenue, Dania Beach, FL
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Brauser Maimonides Academy site plan located south west of Fort Lauderdale-Hollywood International Airport (FLL) at 5300 SW 40th Avenue. 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 43 feet (AMSL)*** as shown on Overall Site Plan SP-1 (dated 02/26/2020), Boundary / Topographic/ Tree Survey (dated 12/24/2019) and the Latitude / Longitude Coordinates plan (emailed to BCAD on 03/06/2020) 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 Brauser Maimonides Academy site plan located at 5300 SW 40th Avenue and it is based on the following documents submitted by the applicant:

- Overall Site Plan SP-1 prepared by Civica Architecture & Urban Design (dated 02/26/2020)
- Boundary / Topographic/ Tree Survey prepared by Accurate Land Surveyors, Inc. (dated 12/24/2019)
- Latitude / Longitude Coordinates plan (emailed to BCAD on 03/06/2020)

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.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258

Sincerely,

Karen Friedman
BCAD Aviation Senior Planner

cc: Sheila Corzo, scorzo@civicagroup.com
Rolando Llanes, rllanes@civicagroup.com
Tyler Woolsey, Tyler.Woolsey@gmlaw.com
Michael P. Pacitto, P.G., Director Planning and Environmental
William Castillo, BCAD Aviation Planning Manager

BROWARD COUNTY Planning Council

March 16, 2020

Dennis D. Mele, Esquire
Greenspoon Marder, LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

Dear Mr. Mele:

Re: Platting requirements for a parcel legally described as Parcel A, "Maimonides Day School Campus Two," according to the Plat thereof, as recorded in Plat Book 176, Page 116, of the Public Records of Broward County, Florida. This parcel is generally located on the east side of Southwest 40 Avenue, between Southwest 51 Street and Southwest 54 Street, in the City of Dania Beach.

This letter is in response to your request 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 plat was recorded on November 17, 2006.

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 Leny Huaman, Planner, at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:LRH

cc: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach

NOTIFICATION OF FPL FACILITIES

Customer/Agency Civica Group
Developer/Contractor Name Civica Group
Location of Project 5300 SW 40th Ave.
FPL Representative Maggie Loundy
Developer/Contractor Representative Sheila Corzo

Date of Meeting/Contact: 2/26/20
Project Number/Name: Brauser Maimonides Academy
City: Fort Lauderdale
Phone: 954-442-6363
FPL Work Request #/Work Order #: N/A

FPL calls your attention to the fact that there may be energized, high voltage electric lines, both overhead and underground, located in the area of this project. It is imperative that you visually survey the area and that you also take the necessary steps to identify all overhead and underground facilities prior to commencing construction to determine whether the construction of any proposed improvements will bring any person, tool, machinery, equipment or object closer to FPL's power lines than the OSHA-prescribed limits. If it will, you must either re-design your project to allow it to be built safely given the pre-existing power line location, or make arrangements with FPL to either deenergize and ground our facilities, or relocate them, possibly at your expense. **You must do this before allowing any construction near the power lines**. It is impossible for FPL to know or predict whether or not the contractors or subcontractors, and their employees, will operate or use cranes, digging apparatus or other mobile equipment, or handle materials or tools, in dangerous proximity to such power lines during the course of construction, and, if so, when and where. Therefore, if it becomes necessary for any contractor or subcontractor, or their employees, to operate or handle cranes, digging apparatus, draglines, mobile equipment, or any other equipment, tools or materials in such a manner that they might come closer to underground or overhead power lines than is permitted by local, state or federal regulations, you and any such contractor or subcontractor must notify FPL in writing of such planned operation prior to the commencement thereof and make all necessary arrangements with FPL in order to carry out the work in a safe manner**. Any work in the vicinity of the electric lines should be suspended until these arrangements are finalized and implemented**.

The National Electrical Safety Code ("NESC") prescribes minimum clearances that must be maintained. If you build your structure so that those clearances cannot be maintained, you may be required to compensate FPL for the relocation of our facilities to comply with those clearances. As such, you should contact FPL prior to commencing construction near pre-existing underground or overhead power lines to make sure that your proposed improvement does not impinge upon the NESC clearances.

It is your responsibility and the responsibility of your contractors and subcontractors on this project to diligently fulfill the following obligations:

1. Make absolutely certain that all persons responsible for operating or handling cranes, digging apparatus, draglines, mobile equipment or any equipment, tool, or material capable of contacting a power line, are in compliance with all applicable state and federal regulations, including but not limited to U.S. Department of Labor OSHA Regulations, while performing their work.
2. Make sure that all cranes, digging apparatus, draglines, mobile equipment, and all other equipment or materials capable of contacting a power line have attached to them any warning signs required by U.S. Department of Labor OSHA Regulations.
3. Post and maintain proper warning signs and advise all employees, new and old alike, of their obligation to keep themselves, their tools, materials and equipment away from power lines per the following OSHA minimum approach distances (refer to OSHA regulations for restrictions):

*Power Line Voltages	**Personnel and Equipment (29 CFR 1910.333 and 1926.600)	Cranes and Derricks (29 CFR 1926.1407, 1408)	**Travel** under or near Power Lines (on construction sites, no load) (29 CFR 1926.600 – **Equipment**)	(1926.1411 – **Cranes and Derricks**)
0 - 750 volts	10 Feet	10 Feet	4 Feet	4 Feet
751 - 50,000 volts	10 Feet	10 Feet	4 Feet	6 Feet
69,000 volts	11 Feet	15 Feet	10 Feet	10 Feet
115,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
138,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
230,000 volts	16 Feet	20 Feet	10 Feet	10 Feet
500,000 volts	25 Feet	25 Feet	16 Feet	16 Feet

***When uncertain of the voltage, maintain a distance of 20 feet for voltages up to 350,000 volts and 50 feet for voltages greater than 350,000 volts.**
For personnel approaching **insulated secondary conductors less than 750 volts, avoid contact (Maintain 10 Feet to bare energized conductors less than 750 volts). For **qualified** personnel and insulated aerial lift equipment meeting requirements of 29 CFR 1910.333, distances may be reduced to those shown in 29 CFR 1910.333 Table S-5.

4. All excavators are required to contact the Sunshine State One Call of Florida, phone number 1-800-432-4770 or 811 a minimum of two working days (excluding weekends) in advance of commencement of excavation to ensure facilities are located accurately.
5. Conduct all locations and excavations in accordance with the Florida Statute 556 of the Underground Facilities Damage Prevention & Safety Act and all local city and county ordinances that may apply.
6. When an excavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilities. The protection requires hand digging, pot holing, soft digging, vacuum methods, or similar procedures to identify underground facilities.

A copy of this notification must be provided by you to each contractor and subcontractor on this project, to be shared with their supervision and employees prior to commencing work on this project.

Email
Means by which this notification was provided to customer and/or contractor

scorzo@civicagroup.com
Address

M Loundy
FPL Representative Signature

2/26/20
Date

Customer/Developer/Contractor Representative Signature

Date

Form 360 Rev. 1/09/12

Florida Power & Light Company, 4000 Davie Rd., Ext., Hollywood, FL 33024
954-442-6350

February 26, 2020

Sheila Corzo
8323 NW 12th St., Suite 106
Doral, FL 33126

Re: Fence Agreement
Fence along SW 40th Ave for 5300 SW 40th Ave., Fort Lauderdale

Name:

Thank you for contacting FPL about a fence installation in the utility easement. FPL has no objection to this fence installation and recommends easily removable fence sections at the access area(s). If access to the easement is necessary for any utility work, the homeowner is responsible for the removal and re-installation of the fence.

Prior to any digging you must contact Sunshine State One Call of Florida. Contact them either by telephone toll free at 1-800-432-4770 or by e-mail at www.callsunshine.com, forty-eight hours in advance of construction. Sunshine State One Call of Florida will schedule a locator to perform the necessary locates for you at no cost.

If I can be of any further assistance, please contact me at 954-442-6363.

Sincerely,

M Loundy

Maggie Loundy
Engineer II

GGB Engineering, Inc.
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Ph: (954) 986-9899 • Fax: (954) 986-6655
e-mail: gary@ggbeng.com

February 24, 2020

Mr. David Zipoli
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
Tel. (954) 342-4262

Subject: Maimonides Day School

GGB Engineering Project Number: 19-1129

Dear Sir/Madam:

This letter is to certify that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, for subject project are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Sincerely,

GARY GABRIEL BLOOM
LICENSE
No. 19832
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Gary G. Bloom, P.E

GreenspoonMarder LLP

200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

Brauser Maimonides Academy - Community Meeting Summary

On behalf of Brauser Maimonides Academy ("Applicant"), this letter represents a summary of the virtual community meeting held on June 24, 2020. A virtual community meeting invitation notice was mailed out all property owners within 450 feet of the property on June 15, 2020 and is attached as **Exhibit A**. Prior to the meeting, we received 17 RSVPs from the public confirming that they would be in attendance, a list of which is attached as **Exhibit B**. Several consultants of the project also attending the meeting, including Rolando Llanes and Sheila Corzo of Civica Group as well as traffic engineer Joaquin Vargas. Rabbi Yoni Fein and Eli Hagler attended from Brauser Maimonides Academy. The list of attendees is attached as **Exhibit C**.

Dennis Mele presented the project while a PowerPoint presentation **(Exhibit D)** was displayed on screen. Following the brief presentation, the floor was opened for questions. The participants had several questions summarized below

- When did the traffic counts take place?
- Does the traffic study take into account the new community that is being built a bit farther on SW 40th Avenue?
- When will the new shed be installed on the property?
- When will trees on the northern property line be installed.

Dennis and the consultants provided responses to any comments or questions to help understand the purpose behind various aspects of the project. The meeting concluded on a positive note.

Exhibit D

PowerPoint Presentation

Brauser Maimonides Academy
June 24, 2020
Virtual Community Meeting

Brauser Maimonides Academy Team

Dennis Mele, Attorney

Eli Hagler Executive Director
Brauser Maimonides Academy

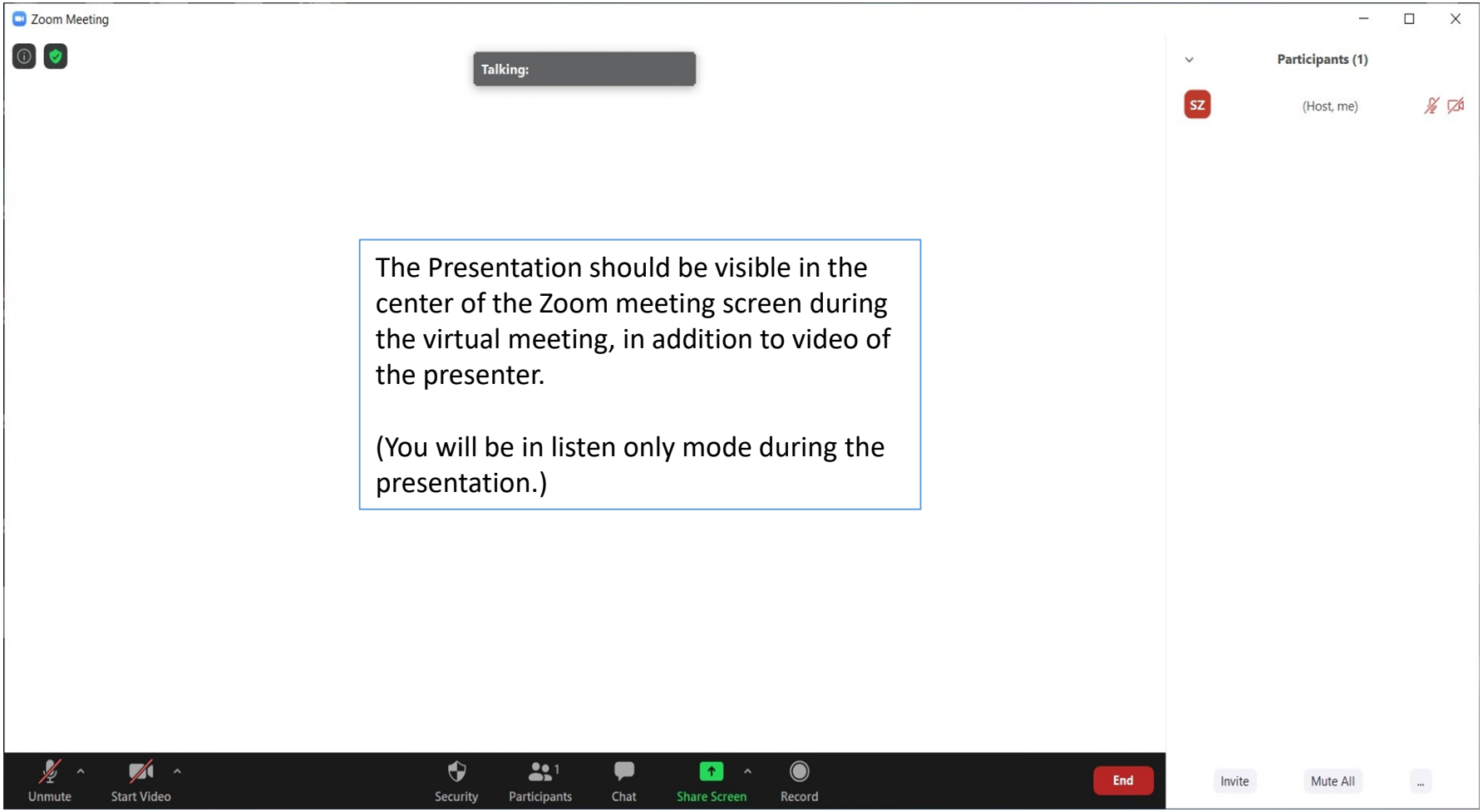
Rabbi Yoni Fein
Brauser Maimonides Academy

Rolando Llanes, Architect

Sheila Corzo, Architect

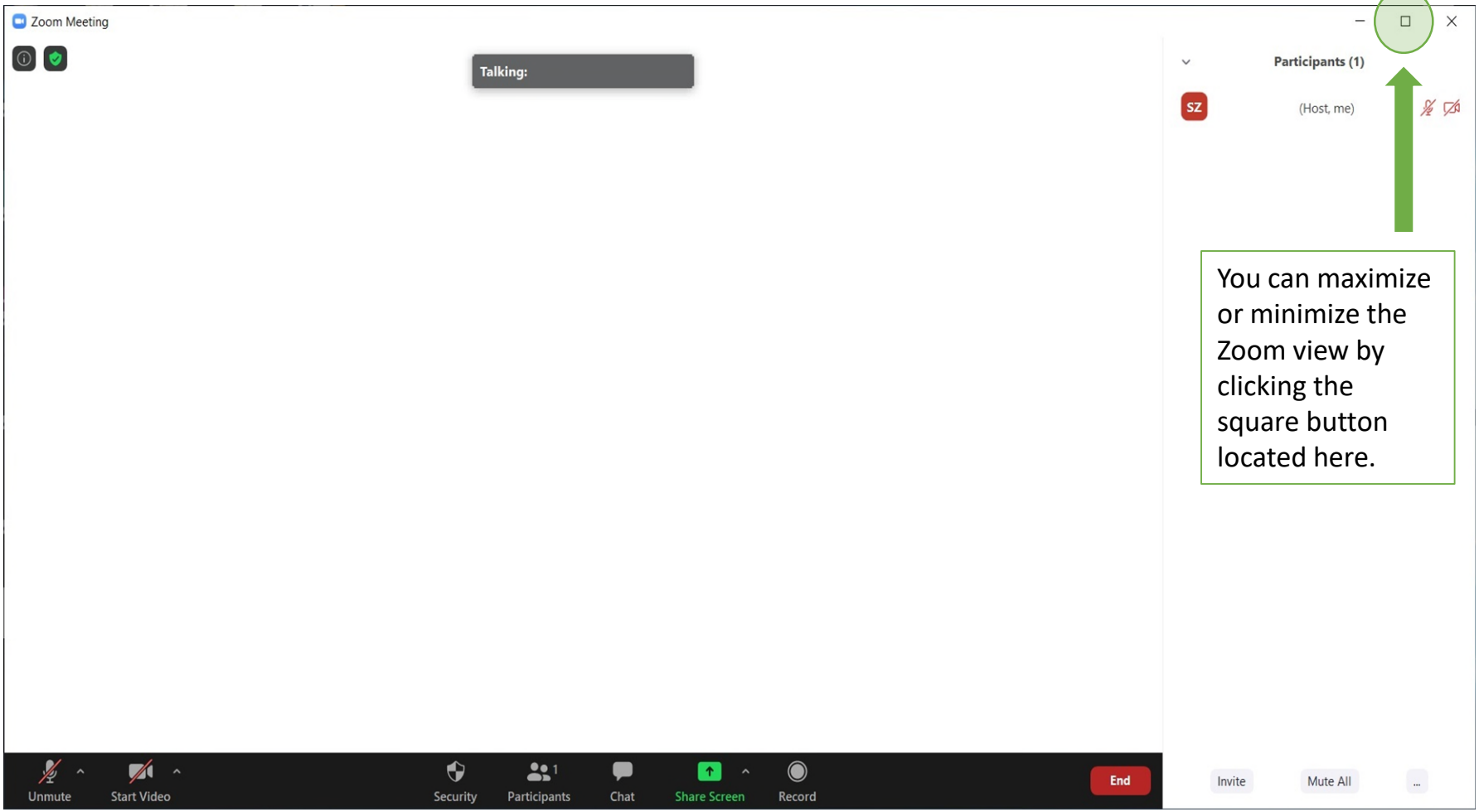
Joaquin Vargas, Traffic Engineer

Introduction to Zoom

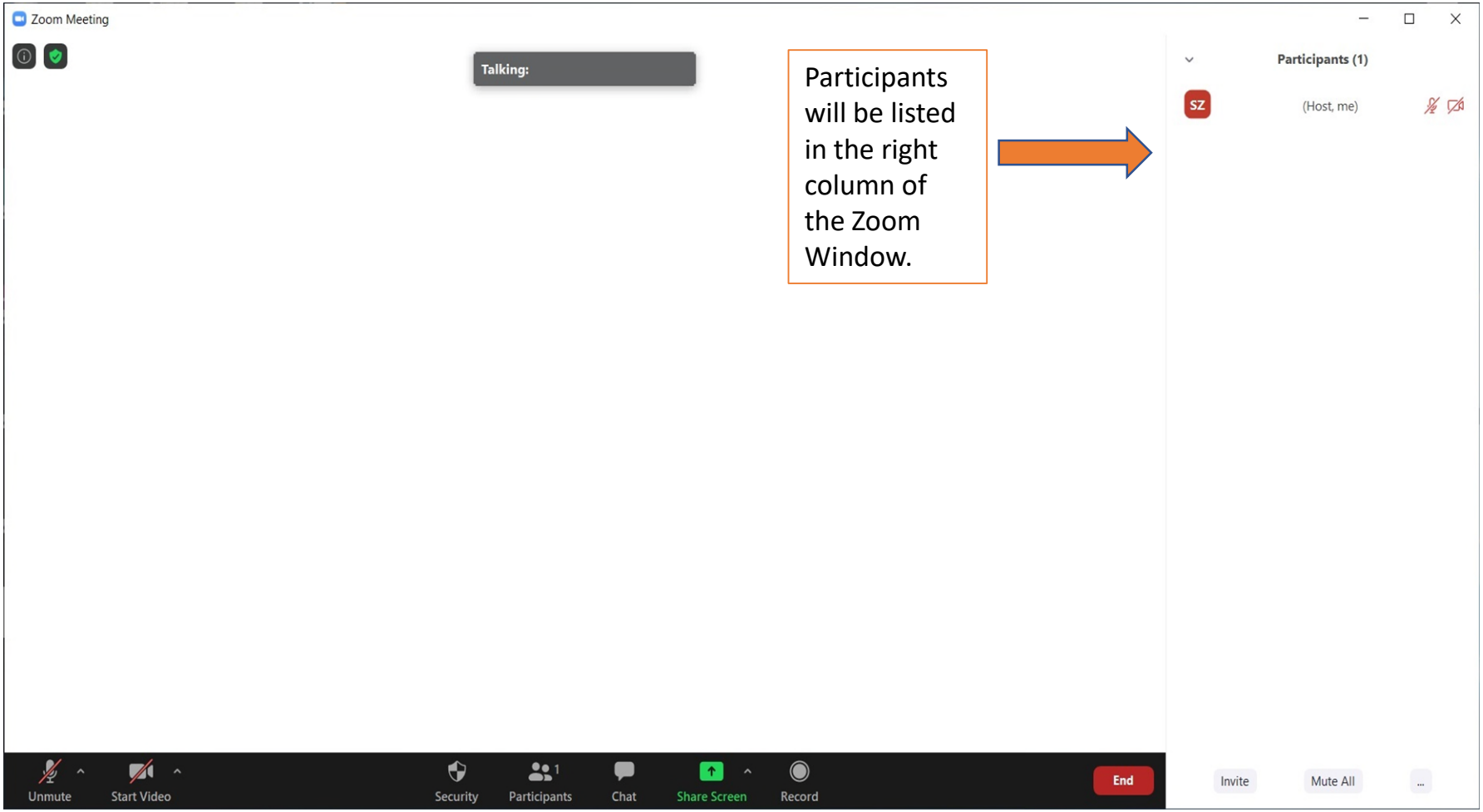


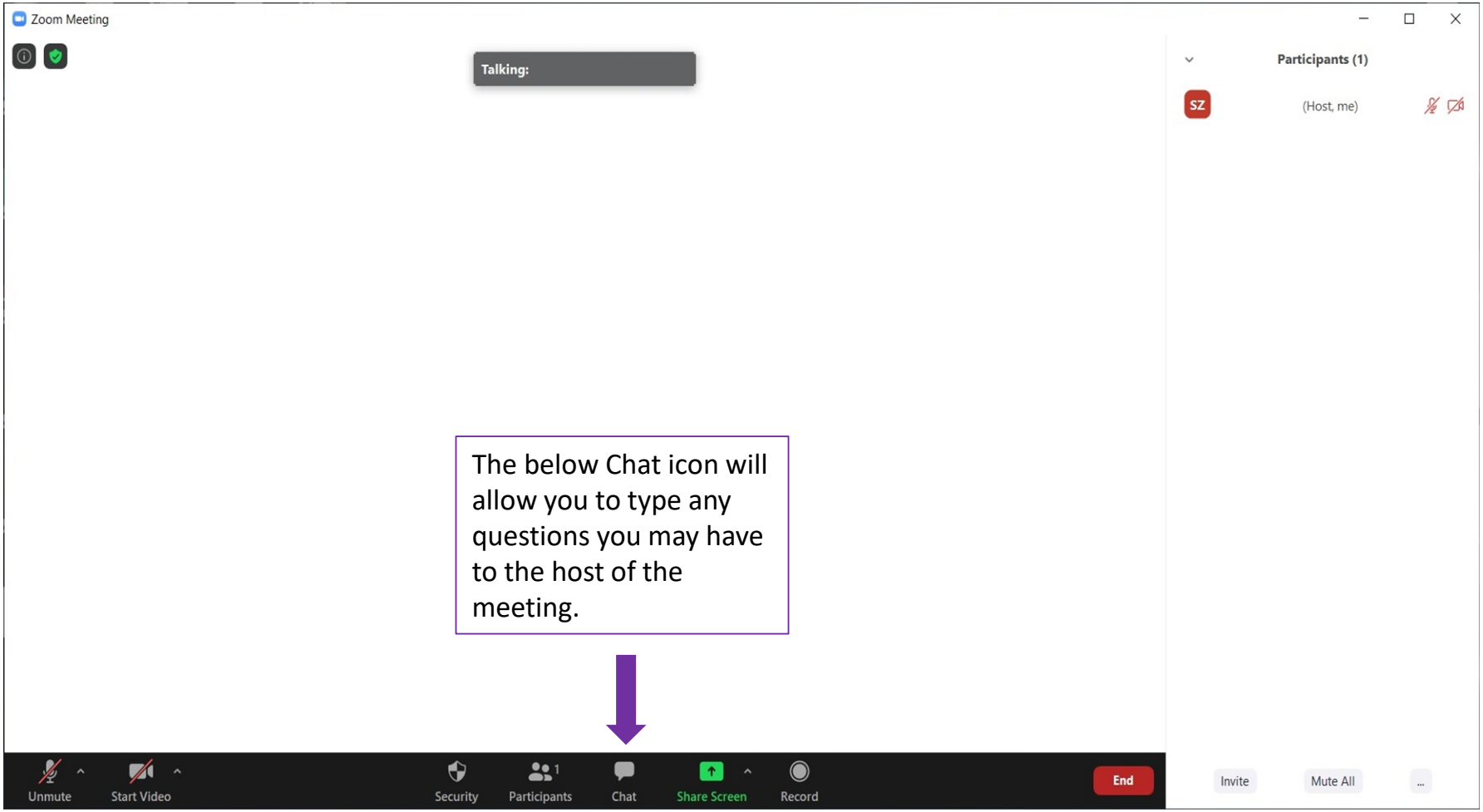
The Presentation should be visible in the center of the Zoom meeting screen during the virtual meeting, in addition to video of the presenter.

(You will be in listen only mode during the presentation.)



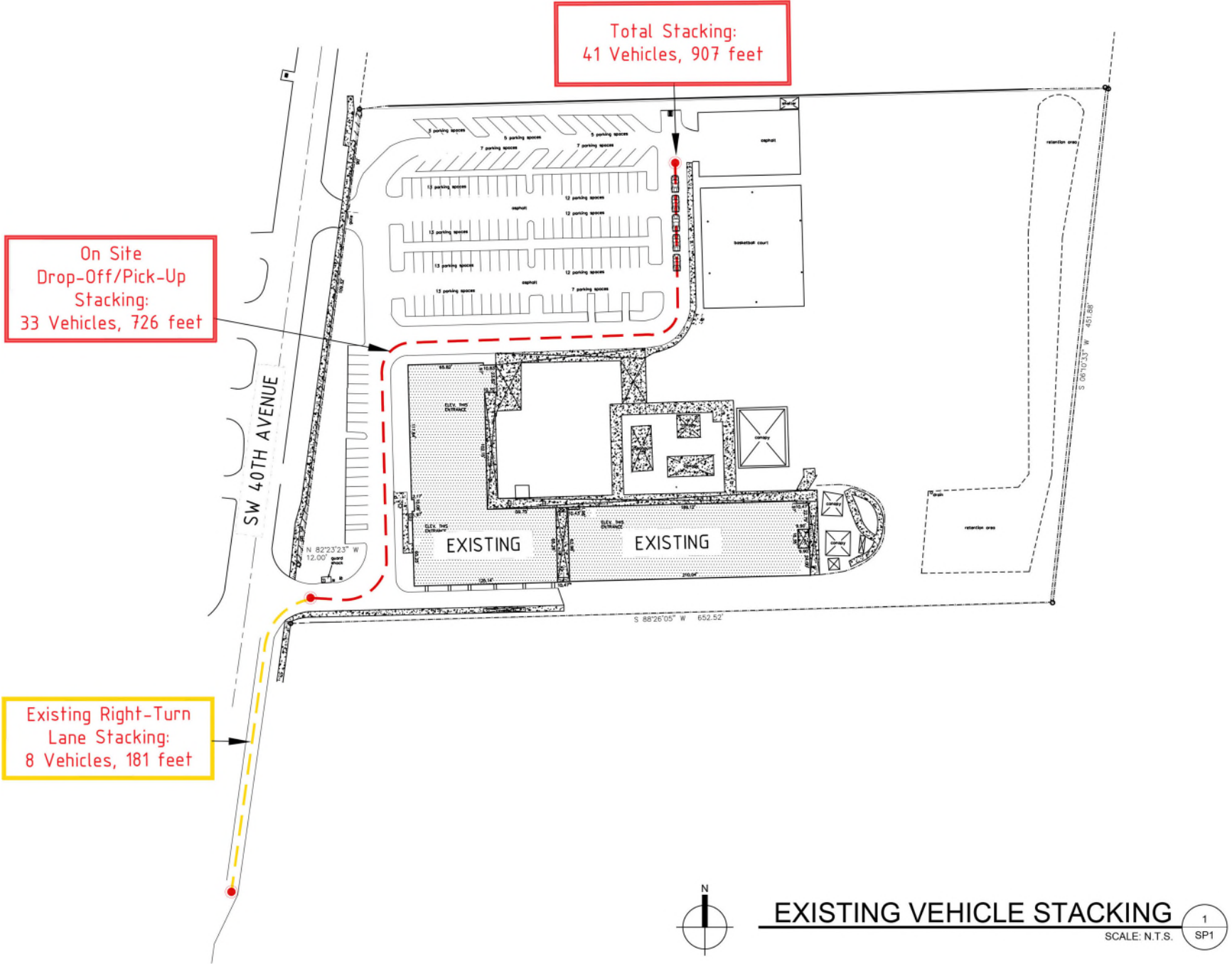
You can maximize or minimize the Zoom view by clicking the square button located here.


Zoom Meeting
Talking:
Participants will be listed in the right column of the Zoom Window.
Participants (1)
SZ
(Host, me)
Unmute
Start Video
Security
Participants
Chat
Share Screen
Record
End
Invite
Mute All


Zoom Meeting
Talking:
Participants (1)
SZ
(Host, me)
The below Chat icon will allow you to type any questions you may have to the host of the meeting.
Unmute
Start Video
Security
Participants
Chat
Share Screen
Record
End
Invite
Mute All

SW 40th Avenue
5300 SW 40th Ave
SW 50th St
SW 51st St
SW 52nd St
SW 52nd Ct
SW 53rd St
SW 53rd Ct
SW 54th St
SW 43rd Terrace
SW 40th Terrace
SW 40th Ave
SW 38th Way
SW 38th Ave
SW 53rd Pl
SW 50th Ct
Google Earth
800 ft
N

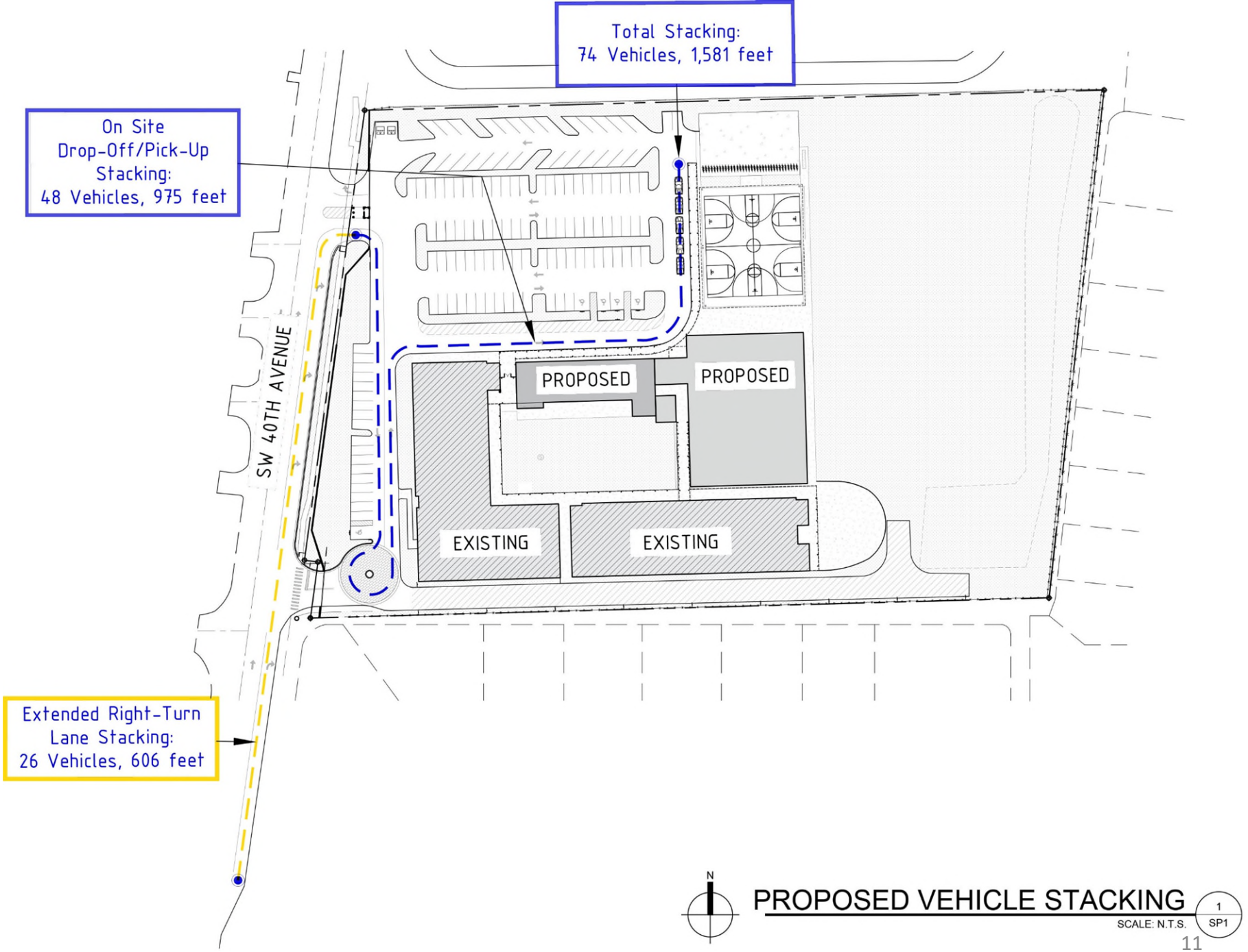
SW 40th Avenue
5300 SW 40th Ave
SW 52nd St
SW 53rd St
SW 53rd Pl
SW 38th Way
N



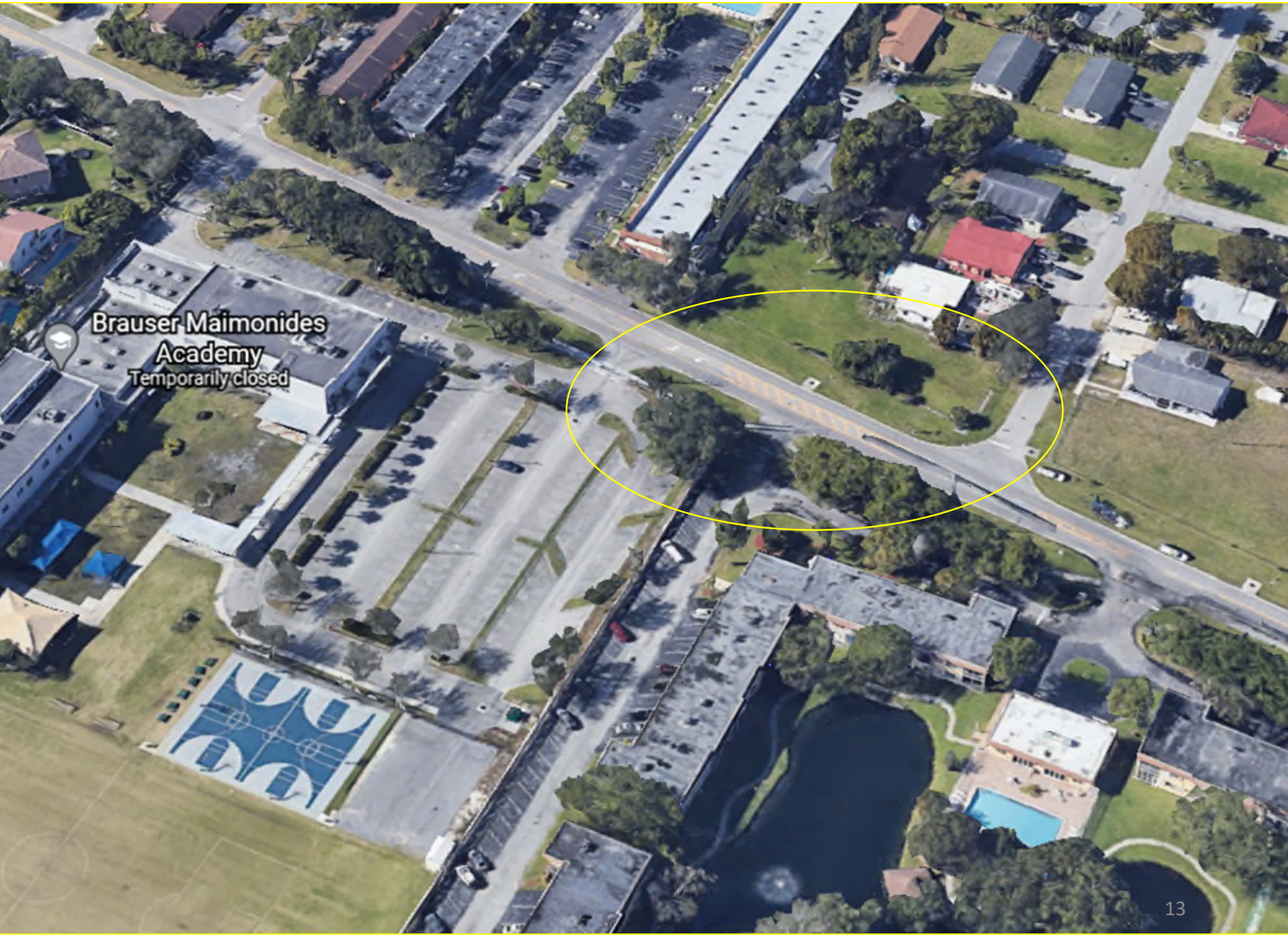
EXISTING VEHICLE STACKING

SCALE: N.T.S.

1 SP1


Total Stacking:
74 Vehicles, 1,581 feet
On Site
Drop-Off/Pick-Up
Stacking:
48 Vehicles, 975 feet
SW 40TH AVENUE
PROPOSED
PROPOSED
EXISTING
EXISTING
Extended Right-Turn
Lane Stacking:
26 Vehicles, 606 feet
N
PROPOSED VEHICLE STACKING
SCALE: N.T.S.
1
SP1

Brauser Maimonides Academy
Temporarily closed


Brauser Maimonides
Academy
Temporarily closed

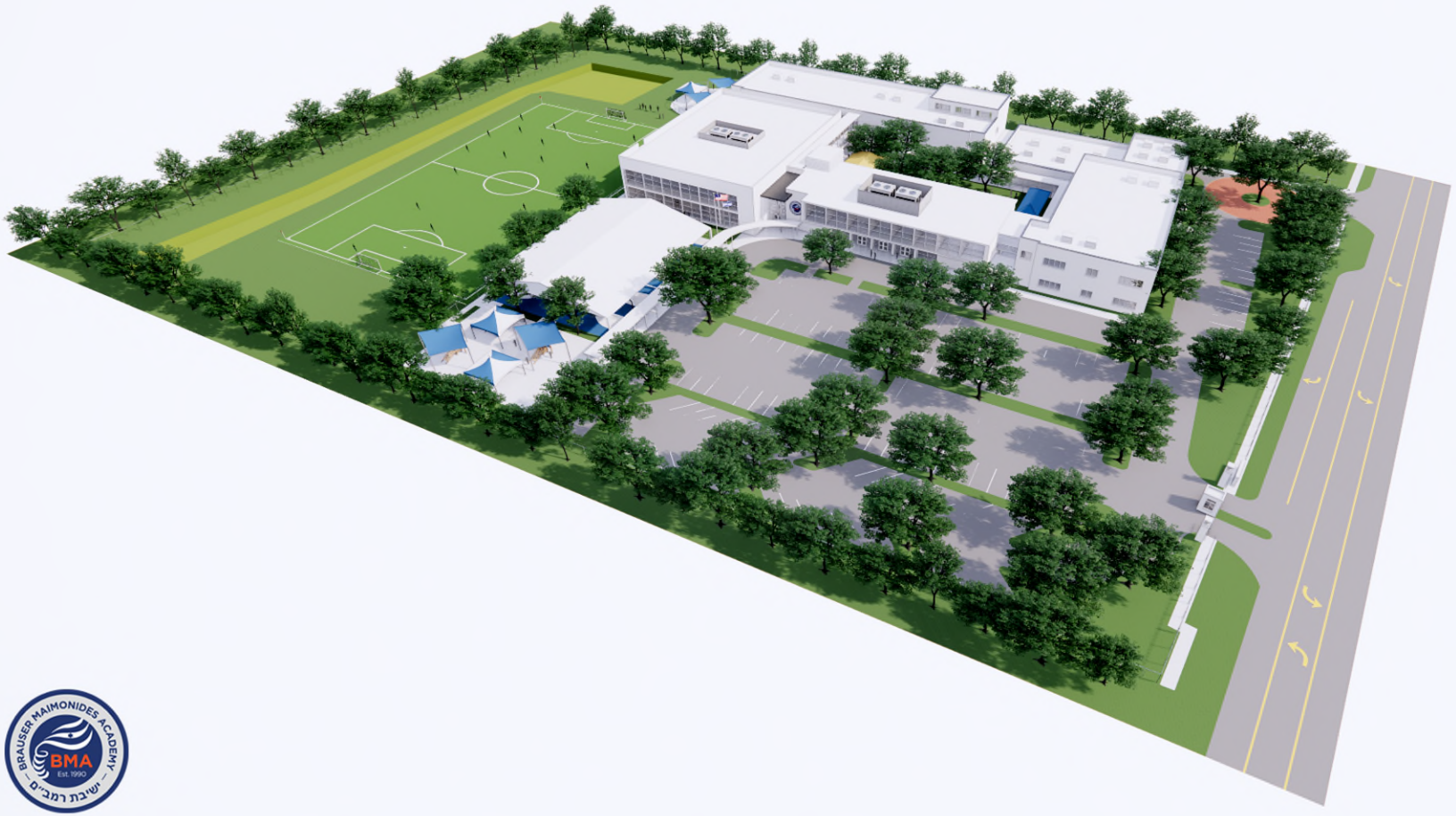


Exhibit C

Virtual Community Meeting List of Attendees

Meeting ID,Topic,Start Time,End Time,User Email,Duration (Minutes),Participants,
93769819273,Zoom Meeting,06/24/2020 05:44:50 PM,06/24/2020 07:03:49 PM,mauricio.duque@gmlaw.com,79,33,

Public Participants
*Reconnects

Name (Original Name),User Email,Join Time,Leave Time,Duration (Minutes)
Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:24:26 PM,06/24/2020 06:27:13 PM,3
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 05:44:50 PM,06/24/2020 05:53:25 PM,9
Joaquin Vargas,,06/24/2020 05:52:00 PM,06/24/2020 07:03:47 PM,72
Rolando Llanes,rllanes@civicagroup.com,06/24/2020 05:52:04 PM,06/24/2020 07:03:49 PM,72
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 05:53:26 PM,06/24/2020 05:55:47 PM,3
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 05:55:47 PM,06/24/2020 05:57:46 PM,2
u1034,,06/24/2020 05:55:58 PM,06/24/2020 07:03:49 PM,68

1. Jackie's iPad,,06/24/2020 05:56:07 PM,06/24/2020 07:03:49 PM,68
2. mmoses,,06/24/2020 05:58:12 PM,06/24/2020 06:52:59 PM,55

Sheila Corzo,scorzo@civicagroup.com,06/24/2020 05:58:13 PM,06/24/2020 07:03:48 PM,66
Rabbi Yoni Fein,rabbifein@brauser.us,06/24/2020 05:58:30 PM,06/24/2020 07:03:49 PM,66

3. denis,,06/24/2020 05:58:32 PM,06/24/2020 07:03:49 PM,66

Eli Hagler (Rabbi Yoni Fein),,06/24/2020 05:59:00 PM,06/24/2020 07:03:49 PM,65

4. Tsilila Goldberg,tsil.goldberg@gmail.com,06/24/2020 05:59:41 PM,06/24/2020 07:03:49 PM,65
5. Susan’s iPad,,06/24/2020 05:59:44 PM,06/24/2020 06:59:05 PM,60
6. Denis's Galaxy Note10+,,06/24/2020 06:00:06 PM,06/24/2020 07:03:48 PM,64
7. Michael Estreicher# MD,me2164@gmail.com,06/24/2020 06:00:19 PM,06/24/2020 07:03:49 PM,64
8. Elise Askenazi,eliseask@gmail.com,06/24/2020 06:01:52 PM,06/24/2020 06:02:08 PM,1

*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:02:09 PM,06/24/2020 06:04:20 PM,3
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:04:31 PM,06/24/2020 06:06:38 PM,3

9. Eran Binyamin Zeitoun,,06/24/2020 06:05:10 PM,06/24/2020 07:03:49 PM,59

*Elise Askenazi,eliseask@gmail.com,06/24/2020 06:08:13 PM,06/24/2020 06:21:05 PM,13
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:08:59 PM,06/24/2020 06:11:12 PM,3
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:12:52 PM,06/24/2020 06:14:44 PM,2
cynth’s iPhone,,06/24/2020 06:13:16 PM,06/24/2020 06:53:45 PM,41
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:17:10 PM,06/24/2020 06:17:24 PM,1
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:17:25 PM,06/24/2020 06:19:20 PM,2

10. steve,,06/24/2020 06:18:33 PM,06/24/2020 06:59:22 PM,41

*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:19:20 PM,06/24/2020 06:20:08 PM,1
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:20:09 PM,06/24/2020 06:21:57 PM,2
*Elise Askenazi,eliseask@gmail.com,06/24/2020 06:21:16 PM,06/24/2020 07:03:49 PM,43
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:22:35 PM,06/24/2020 06:24:25 PM,2
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:27:21 PM,06/24/2020 06:29:16 PM,2

*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:29:16 PM,06/24/2020 06:30:55 PM,2
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:30:56 PM,06/24/2020 06:32:33 PM,2
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:32:36 PM,06/24/2020 06:34:44 PM,3
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:34:45 PM,06/24/2020 06:36:02 PM,2
*U1648,,06/24/2020 06:37:30 PM,06/24/2020 07:03:49 PM,27
11. 19546502647,,06/24/2020 06:52:37 PM,06/24/2020 07:03:49 PM,12
12. Lbaratz Lbaratz,lbaratz@bellsouth.net,06/24/2020 06:52:45 PM,06/24/2020 07:03:48 PM,12
*cynth's iPhone,,06/24/2020 06:54:10 PM,06/24/2020 07:03:49 PM,10
13. Jon Kaweblum,jon@klippedkippahs.com,06/24/2020 06:59:59 PM,06/24/2020 07:03:49 PM,4
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 05:57:54 PM,06/24/2020 06:00:07 PM,3
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:00:07 PM,06/24/2020 06:02:09 PM,3
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:07:14 PM,06/24/2020 06:08:57 PM,2
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:11:12 PM,06/24/2020 06:12:51 PM,2
*Shane Zalonis,shane.zalonis@gmlaw.com,06/24/2020 06:14:44 PM,06/24/2020 06:16:51 PM,3

Exhibit B

RSVP List for Community Meeting

RSVP List for BMA Community Meeting – July 24, 2020

1. ebz@ebz.co.il <mailto:ebz@ebz.co.il>
2. gcassociation@aol.com <mailto:gcassociation@aol.com>
3. susanllyon@icloud.com <mailto:susanllyon@icloud.com>
4. jackie.vozzola@gmail.com <mailto:jackie.vozzola@gmail.com>
5. Elise Askenazi eliseask@gmail.com <mailto:eliseask@gmail.com>
6. Steven Zombek sjzomb@gmail.com <mailto:sjzomb@gmail.com>
7. Michael E me2164@gmail.com <mailto:me2164@gmail.com>
8. Denis Sobiewski denis@dnsproperties.com <mailto:denis@dnsproperties.com>
9. Michelle Moses mmoses@brauser.us <mailto:mmoses@brauser.us>
10. Marjorie Bernal mar83410@gmail.com <mailto:mar83410@gmail.com>
11. David Izquierdo izzybpa@hotmail.com <mailto:izzybpa@hotmail.com>
12. Susana Kenigsberg Susanak6@gmail.com <mailto:Susanak6@gmail.com>
13. Cynthia Goldberg tsil.goldberg@gmail.com <mailto:tsil.goldberg@gmail.com>
14. Charlie Caruso charliecaruso1@aol.com <mailto:charliecaruso1@aol.com>
15. Marilyn Tache Marilyntache@yahoo.com <mailto:Marilyntache@yahoo.com>
16. tsil.goldberg@gmail.com <mailto:tsil.goldberg@gmail.com>
17. lisabaratz@gmail.com <mailto:lisabaratz@gmail.com>

Exhibit A

Virtual Community Meeting Notice

Virtual Community Meeting Invitation

Brauser Maimonides Academy is inviting you to attend a virtual community meeting related to applications submitted to the City of Dania Beach. This meeting will be held to discuss the proposed improvements to the existing school property addressed as 5300 SW 40th Avenue and identified in the aerial image below. Please see below for details on the virtual community meeting and the following pages for a brief summary of the proposed improvements. All interested parties are encouraged to participate in our virtual meeting.

VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: June 24, 2020, 6:00 – 7:00 PM

Instructions for participating in this meeting are provided on the last page. To participate, you must register before 3:00 p.m. on June 23, 2020.

Please email any questions you may have in advance of the meeting to cynthia.pasch@gmlaw.com so that they may be addressed during the virtual meeting. Representatives of the Brauser Maimonides Academy and the project team will be available during the meeting to present the proposed improvements and address questions.

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Brauser Maimonides Academy Project Summary

Brauser Maimonides Academy (BMA) is currently working with the City of Dania Beach to process applications for the proposed improvement and expansion of the existing school located on the 6.75 acre property on the east side of SW 40th Avenue north of Stirling Road. Currently, the school is operating with a student population of 569 students ranging from Pre-K through Grade 8. As the BMA family network has grown over the years, the school has expanded and improved to best accommodate for the highest levels of comfort, safety, and convenience not only for those enrolled at BMA, but also the surrounding community. BMA is currently proposing a two-phase improvement plan that will include a gymnasium, improved kitchen and cafeteria, additional classrooms, administrative offices, cosmetic upgrades to the existing classrooms and offices, and an enhanced drop-off and pick-up circulation route. Please see below for details and graphics for more information on the proposed improvements.

- Location: 5300 SW 40th Avenue, Dania Beach, FL 33314
- Applications Under Review with the City of Dania Beach
    - Special Exception: Allow expansion of existing school use
    - Site Plan Amendment: Reflect improvements on approved site plan of record
    - Building Height Variance: A portion of the proposed structure containing the gymnasium will reach a max height of 28 feet where the Code states the max height should be 25 feet. This portion of the structure is located towards the interior of the site and the additional height will not be apparent from adjacent properties.
    - Wall Height Variance: BMA is proposing to construct a masonry wall of 8 feet in height along SW 40th Avenue where the Code states the max height of a wall should be 4 to 6 feet. The wall is proposed as a security measure to protect the students and will provide a visual buffer for adjacent properties.

SITE IMPROVEMENTS

- Current Student Population: 569 students
- Expected Increase in Student Population Over Time: +381 students
- Current School Area: Existing two-story structure of 52,646 square feet with administrative offices, multipurpose spaces, and classrooms for a variety of students K-8 in addition to outdoor space including a grass sports field and outdoor basketball courts.
- Proposed Improvements to School Area: New two-story structure of 33,672 square feet with a gymnasium, kitchen, cafeteria, additional classrooms and office spaces and a canopy to cover the outdoor basketball courts. The proposed structure will complement the existing building to create a central plaza and increased access controls for increased student safety and comfort.

- Proposed Enhancements to Circulation and Right-of-Way: The proposed enhancements include the construction of a dedicated northbound right-turn lane into the property as well as an improved drop-off and pick-up system that will significantly increase the amount of vehicle stacking to prevent backup on SW 40th Avenue.

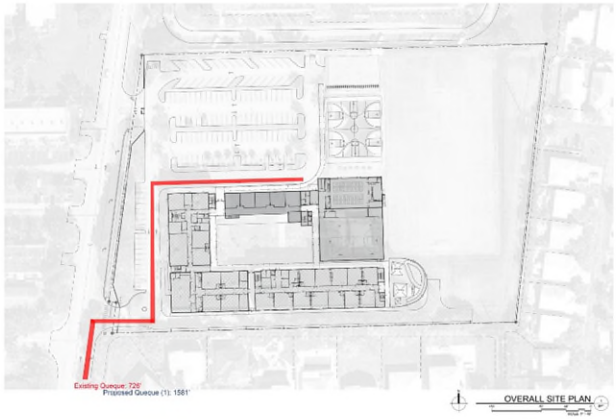
ENHANCED CIRCULATION & RIGHT-OF-WAY

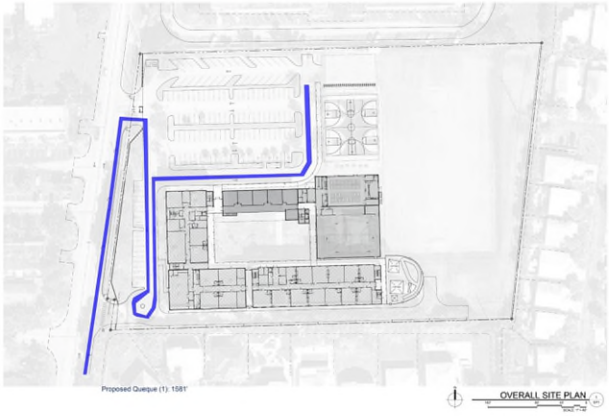
- Existing on-site configuration accommodates 24 vehicles on site in drop-off/pick-up queue and an additional 22 vehicles in existing turn lanes along SW 40th Avenue
- Proposed configuration is enhanced on-site drop-off/pick-up queue that will accommodate 37 vehicles and the extended right-turn lane will accommodate 38 vehicles along SW 40th Ave.
- Staggered dismissal periods will be implemented to break up the number of students leaving campus at one time and reduce traffic queues
- PikMyKid smart mobility software will allow real-time tracking of students during drop-off and pick-up to improve efficiency and safety

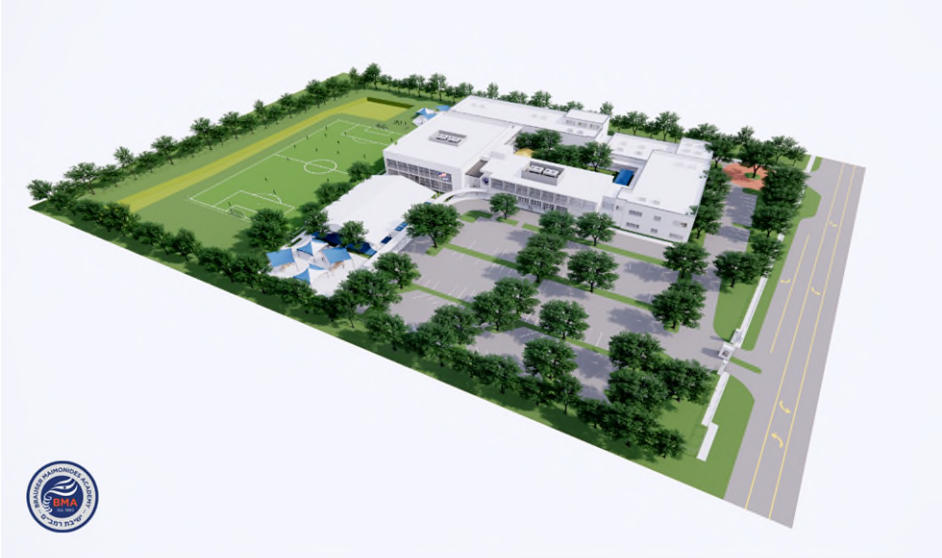
Drop-Off & Pickup Circulation Route

Existing Queue: 46 vehicles

Proposed Queue: 75 vehicles







INSTRUCTIONS FOR ZOOM MEETING

In order see and hear our presentation you will need a computer, laptop or tablet and speakers. Download Zoom on your device using https://zoom.us/support/download. Please send your email address to kim.santiago@gmlaw.com no later than 3:00 pm on June 23, 2020. You will then receive the login information for the meeting. When you join the meeting, you will be in Listen Only mode. You will be able to "ask" questions during the presentation by using the In Meeting Chat function.

If you do not have the equipment listed above, you can also call into the meeting to hear the presentation. Use any of the phone numbers below and you will be prompted to enter the meeting ID. Please note that these numbers are not toll-free.

1 646 876 9923 US (New York)
1 301 715 8592 US (Germantown)
1 312 626 6799 US (Chicago)
1 669 900 6833 US (San Jose)
1 253 215 8782 US (Tacoma)
1 346 248 7799 US (Houston)
Meeting ID: 937 6981 9273

If you have any questions regarding this project, please call Cynthia Pasch at 954-527-6266 or email at cynthia.pasch@gmlaw.com.

GreenspoonMarder LLP

200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

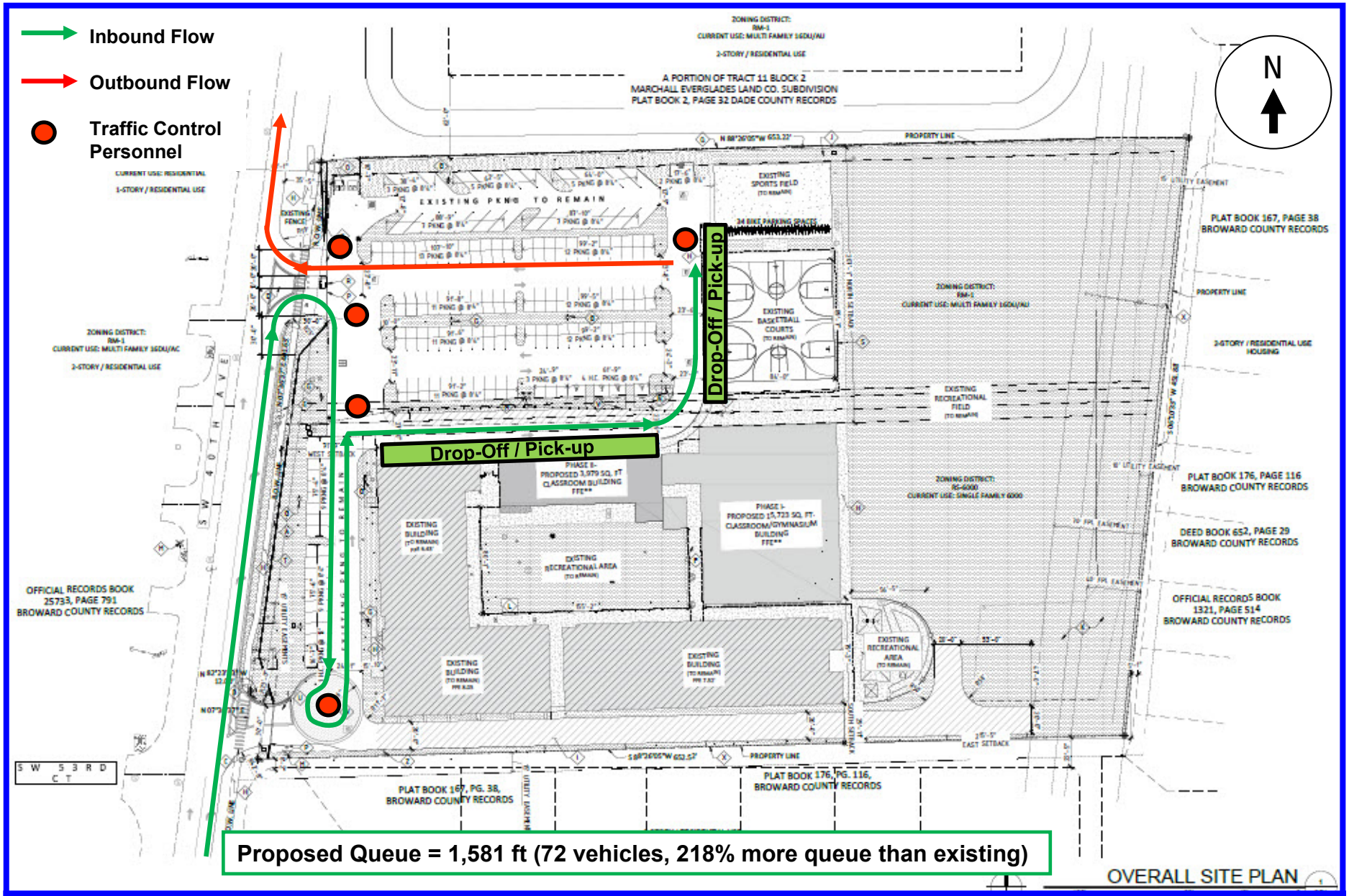
Brauser Maimonides Academy - Community Meeting Summary

On behalf of Brauser Maimonides Academy ("Applicant"), this letter represents a summary of the virtual community meeting held on June 24, 2020. A virtual community meeting invitation notice was mailed out all property owners within 450 feet of the property on June 15, 2020 and is attached as **Exhibit A**. Prior to the meeting, we received 17 RSVPs from the public confirming that they would be in attendance, a list of which is attached as **Exhibit B**. Several consultants of the project also attending the meeting, including Rolando Llanes and Sheila Corzo of Civica Group as well as traffic engineer Joaquin Vargas. Rabbi Yoni Fein and Eli Hagler attended from Brauser Maimonides Academy. The list of attendees is attached as **Exhibit C**.

Dennis Mele presented the project while a PowerPoint presentation **(Exhibit D)** was displayed on screen. Following the brief presentation, the floor was opened for questions. The participants had several questions summarized below

- When did the traffic counts take place?
- Does the traffic study take into account the new community that is being built a bit farther on SW 40th Avenue?
- When will the new shed be installed on the property?
- When will trees on the northern property line be installed.

Dennis and the consultants provided responses to any comments or questions to help understand the purpose behind various aspects of the project. The meeting concluded on a positive note.



Traf Tech
ENGINEERING, INC.

TRAFFIC OPERATIONS PLAN

FIGURE 8
Brauser Maimonides Academy
Dania Beach, Florida

TRAFTECH ENGINEERING, INC.

February 18, 2021

Rabii Yoni Fein – Head of School
Brauser Maimonides Academy
5300 SW 40th Avenue
Dania Beach, Florida 33312

Re: Brauser Maimonides Academy - Traffic Study
Dania Beach, Florida

Dear Rabii Fein:

Per your request, Traf Tech Engineering, Inc. conducted a traffic evaluation associated with the proposed expansion of the existing Brauser Maimonides Academy located on the east side of SW 40th Avenue approximately midpoint between Stirling Road and Griffin Road in the City of Dania Beach in Broward County, Florida. Figure 1 on Page 5 depicts the location of the school parcel and the adjacent transportation network near the school site.

A trip generation comparison analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10th Edition). The trip generation comparison analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

EXISTING SCHOOL (K-8)
- 569 Students

PROPOSED SCHOOL EXPANSION
- +381 Students for a total of 950 students

According to ITE's *Trip Generation Manual* (10th Edition), the trip generation equations used for the school expansion project are:

PRIVATE SCHOOL (ITE Land Use 534)
Daily Trip Generation
T = 4.11 (X)
Where T = daily trips and X = number of students

AM Peak Hour
T = 0.91 (X) (55% inbound and 45% outbound)
Where T = AM peak hour trips and X = number of students

PM Peak Hour
T = 0.26 (X) (46% inbound and 54% outbound)
Where T = PM peak hour trips and X = number of students

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the future 381 high-school students. The results of this effort are documented in Table 1.

TABLE 1
Trip Generation Comparison Analysis
Existing and Proposed Student Population

		Number of Trips		
Land Use	**Size**	**Daily**	**AM Peak**	**PM Peak**
EXISTING SCHOOL POPULATION				
School	569 students	2,340	518	148
School	950 students	3,906	865	247
Difference	+381 students	+1,566	+347	+99

Source: ITE Trip Generation Manual (10th Edition)

As indicated in Table 1, the addition of 381 future students is projected to generate approximately 1,566 new daily trips, approximately 347 new AM peak hour trips (191 inbound and 156 outbound) and approximately 99 new trips during the afternoon peak hour (45 inbound and 54 outbound).

Additionally, the following tasks were undertaken in order to document the level of service impacts associated with the proposed school expansion:

- Documented the existing lane geometry of the study area. Three (3) intersections were identified as the locations that will be impacted the most by the proposed school expansion. These three intersections include SW 40th Avenue at Griffin Road, SW 54th Court and Stirling Road. Figure 2 depicts the existing lane geometry of these intersections.

- Collected intersection turning movement counts during the critical peak periods (7:00 AM to 9:00 AM) and (4:00 PM to 6:00 PM) at the three study intersections. The traffic counts were adjusted by utilizing a peak season factor of 1.04. Figure 3 shows the results of the AM and PM peak hour traffic counts. The traffic counts are included in Attachment B as well as the signal timing plans for the two signalized intersections located within the study area.

- Figure 4 document the project traffic assignment based on current school traffic patterns and a proposed right-turn restriction for exiting vehicles during the morning and afternoon peak period. School traffic was not assigned onto SW 54th Court due to the recently approved gate system (a dead-end street for non-local traffic) as part of the DB 54 project.

- Figures 5 and 6 present the future traffic volumes for the study area. Figure 5 includes background traffic only (without the proposed project) and Figure 6 includes the additional traffic anticipated to be generated by the proposed school expansion project. The background traffic includes peak season adjustment factor, nearby committed development trips, and a traffic growth based on historical traffic data within the study area (refer to Appendices C and D).

- In order to determine the impacts created to the impacted intersections, capacity/level of service analyses were undertaken using the SYNCHRO software. The results of the capacity/level of service analyses are presented in Table 2. The SYNCHRO outputs are contained in Appendix E.

TABLE 2
Intersection Level of Service
Brauser Maimonides

Intersection	2020 Existing	Future Traffic Conditions	
		2022 Without Project	2022 With Project
Griffin Road and SW 40th Ave	C (C)	C (C)	D (C)
SW 40 Ave & SW 54 Ct (TWSC) - Eastbound Approach	C (C)	D (D)	D (D)
Stirling Road and SW 40th Ave	D (D)	D (D)	D (D)
SW 40 Ave & School Driveway - Westbound Approach	- (-)	- (-)	D (B)

SOURCE: SYNCHRO Software

In summary and as presented in Table 2, in the year 2022 with the proposed school expansion, all signalized intersections are currently operating at an acceptable level of service and are projected to operate adequately with the proposed school expansion in place. The proposed project driveway is also projected to operate at acceptable level of service.

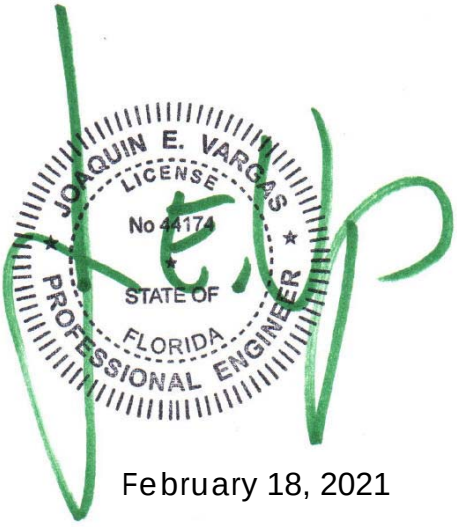
In order to expedite the drop-off and pick-up operation at the school, it is recommended that the exit lane be restricted to right-turns only during the AM and PM peak periods. Additionally, as documented in the Traffic Operations Plan prepared for the school (report dated January 21, 2021), the existing school provides approximately 726 linear feet for stacking purposes. With the proposed school expansion project, approximately 2,106 new linear feet of stacking will be provided (290% increase in stacking dimension for a 67% increase in student population).

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

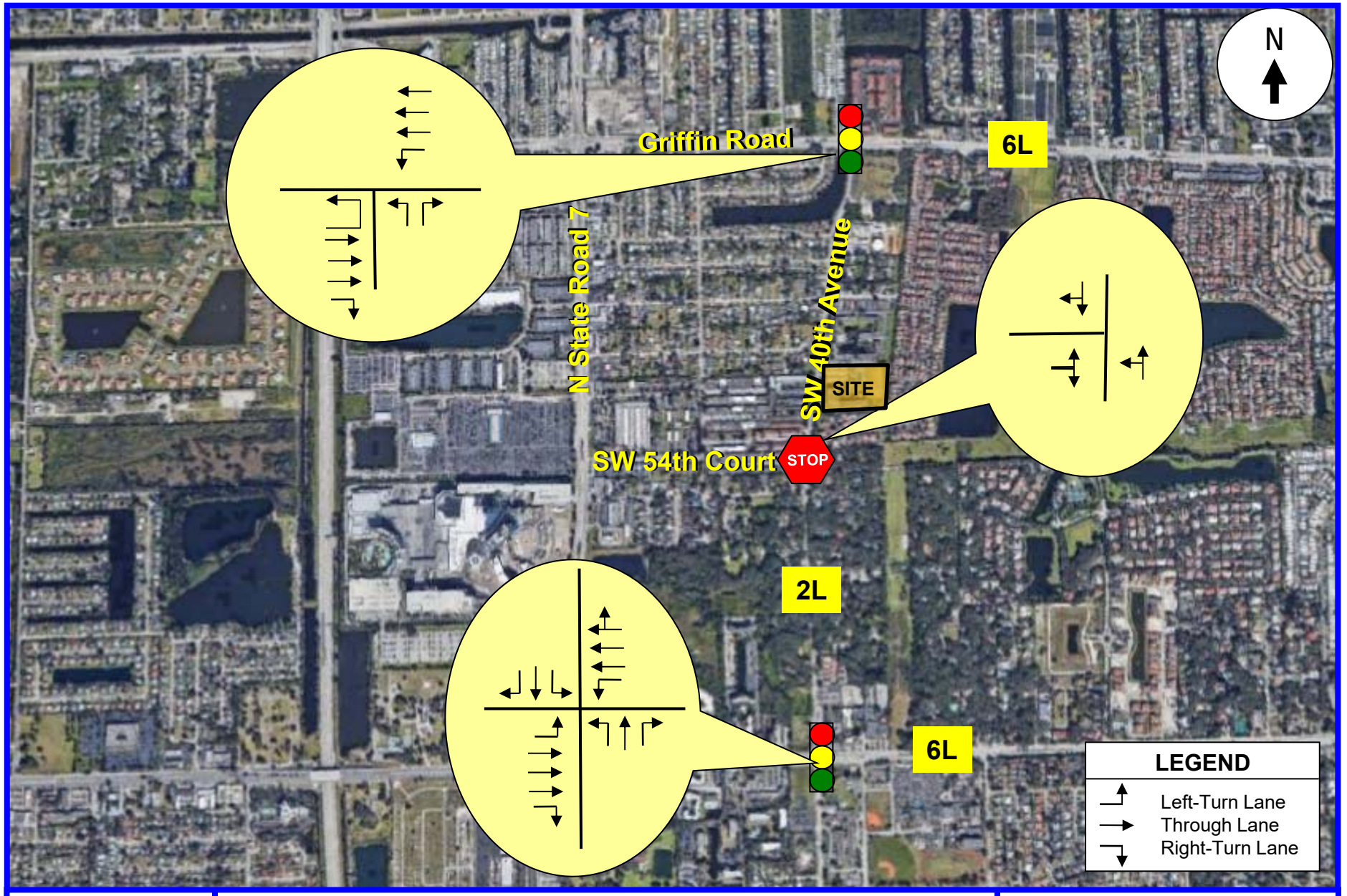


February 18, 2021

Traf Tech
ENGINEERING, INC.

PROJECT LOCATION MAP

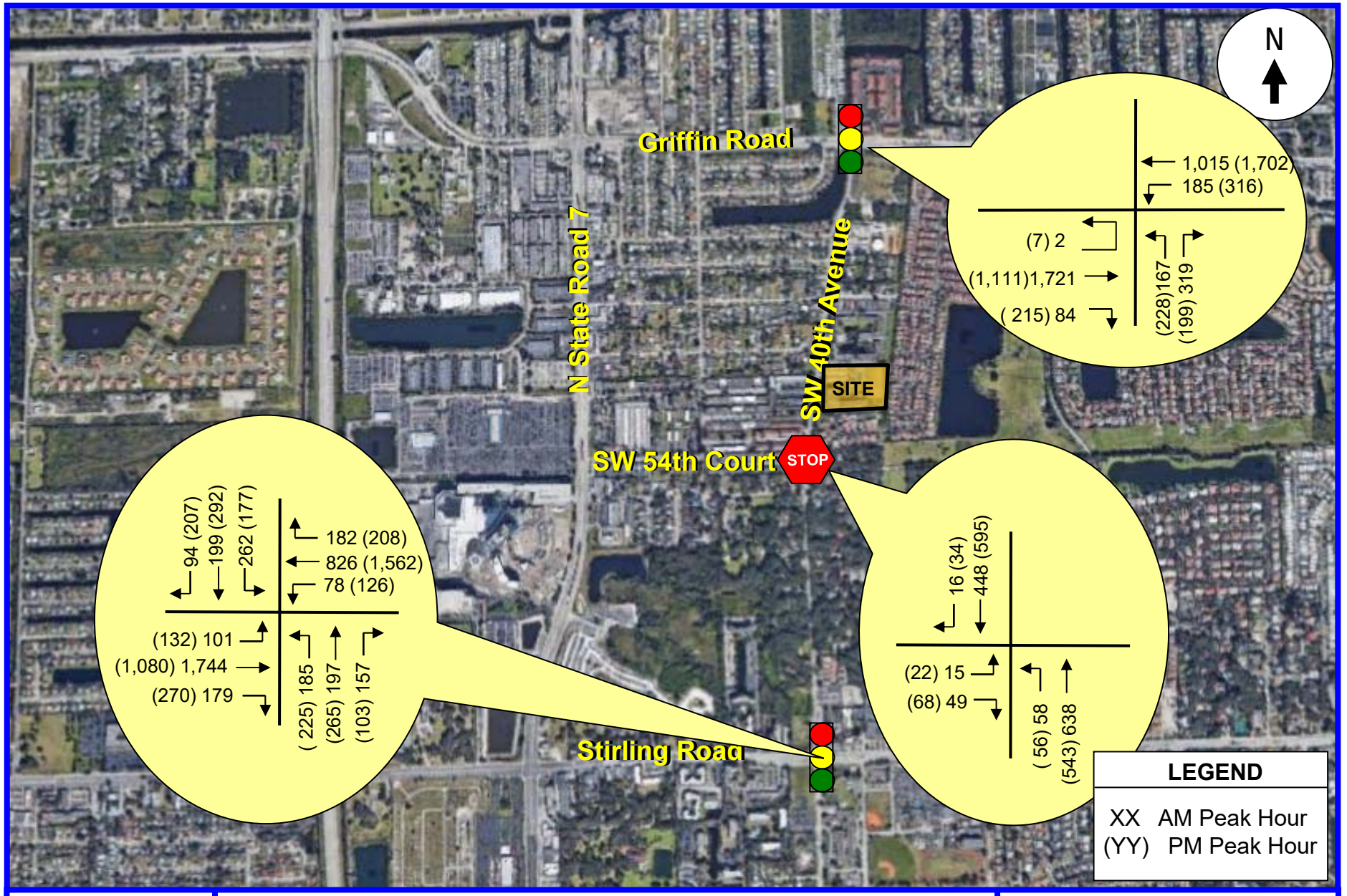
FIGURE 1
Brauser Maimonides Academy
Dania Beach, Florida



Traf Tech
ENGINEERING, INC.

EXISTING LANE GEOMETRY

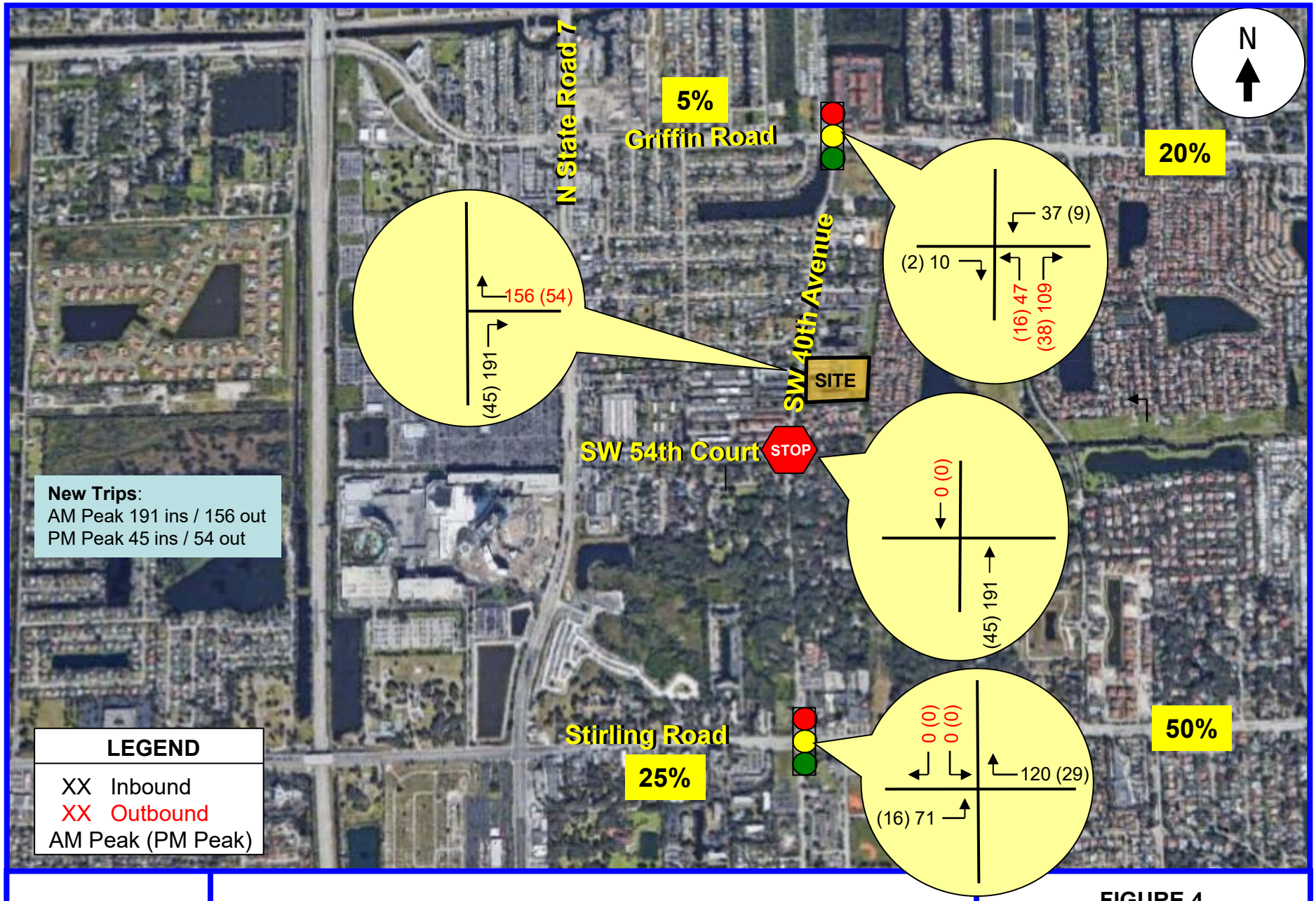
FIGURE 2
Brauser Maimonides
Dania Beach, Florida



Traf Tech
ENGINEERING, INC.

EXISTING TRAFFIC COUNTS – Peak Hour
(August 27, 2019)

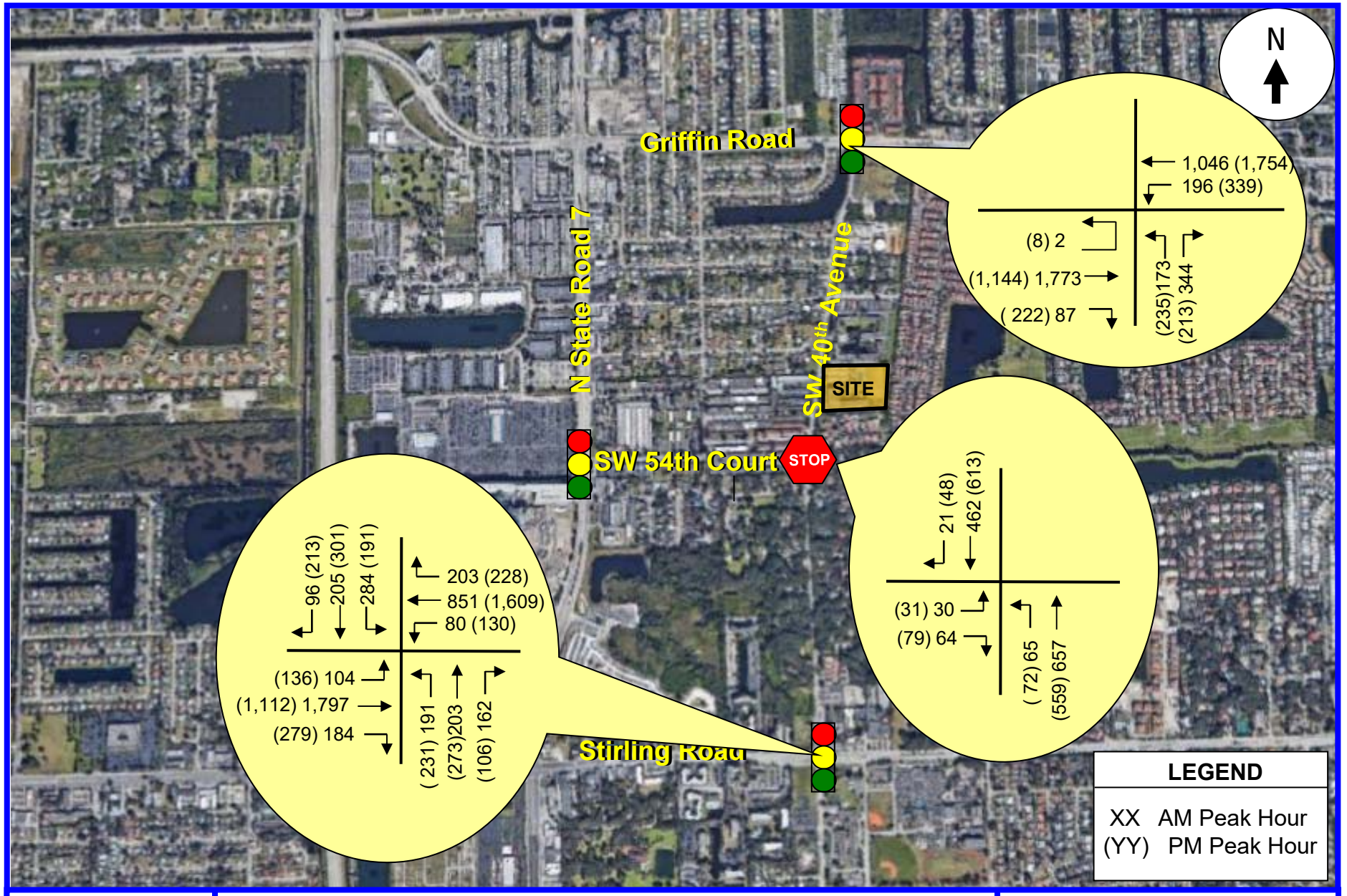
FIGURE 3
Brauser Maimonides
Dania Beach, Florida



Traf Tech
ENGINEERING, INC.

NEW PROJECT TRAFFIC ASSIGNMENT
(Weekday New Peak Hour Trips)

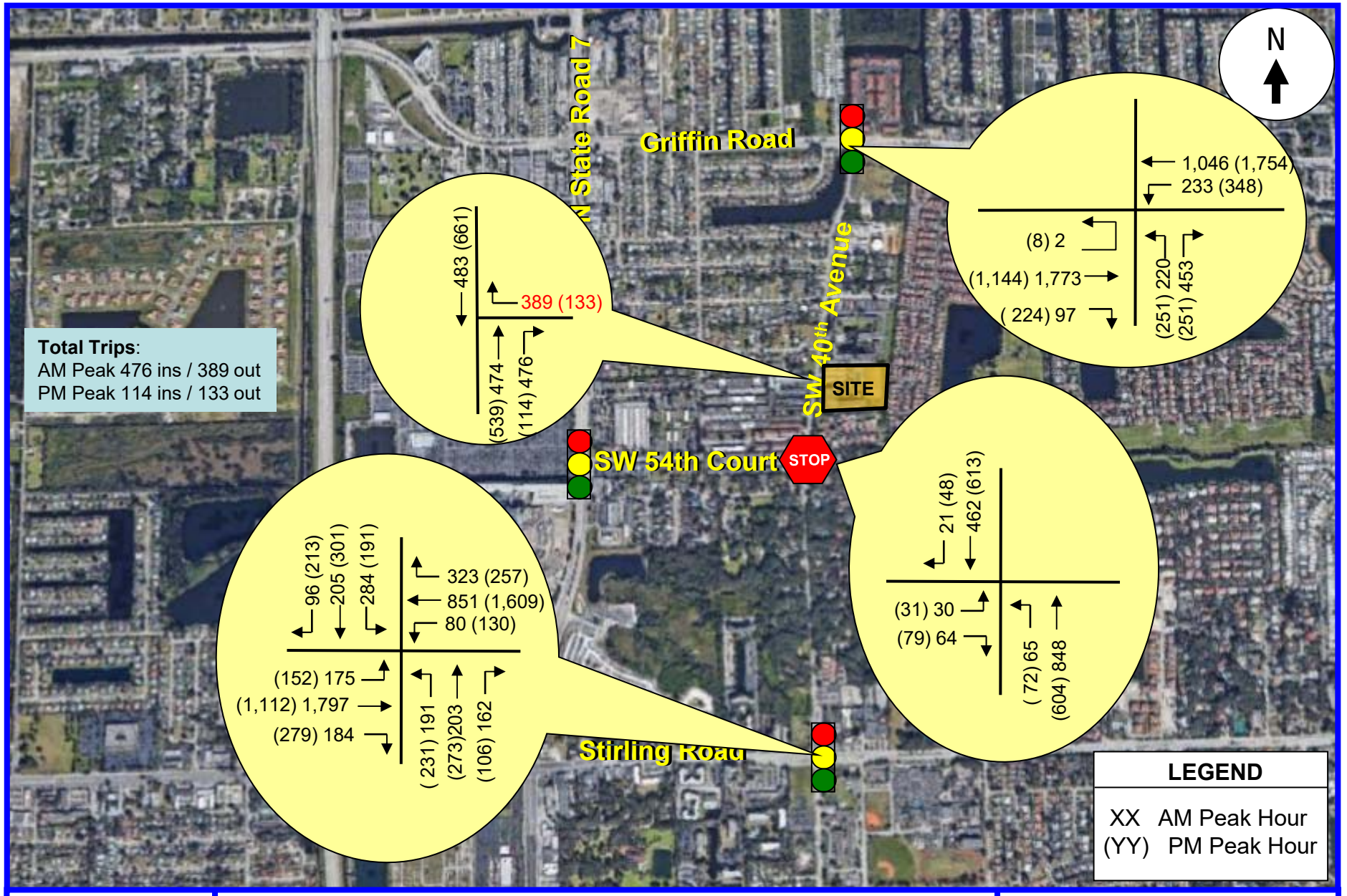
FIGURE 4
Brauser Maimonides
Dania Beach, Florida



Traf Tech
ENGINEERING, INC.

BACKGROUND TRAFFIC – Year 2022
(Weekdays Peak Hour Trips)

FIGURE 5
Brauser Maimonides
Dania Beach, Florida



Traf Tech
ENGINEERING, INC.

TOTAL TRAFFIC w/SCHOOL EXPANSION – Year 2022
(Weekdays Peak Hour Trips)

FIGURE 6
Brauser Maimonides
Dania Beach, Florida

APPENDIX A

Site Plan – Brauser Maimonides

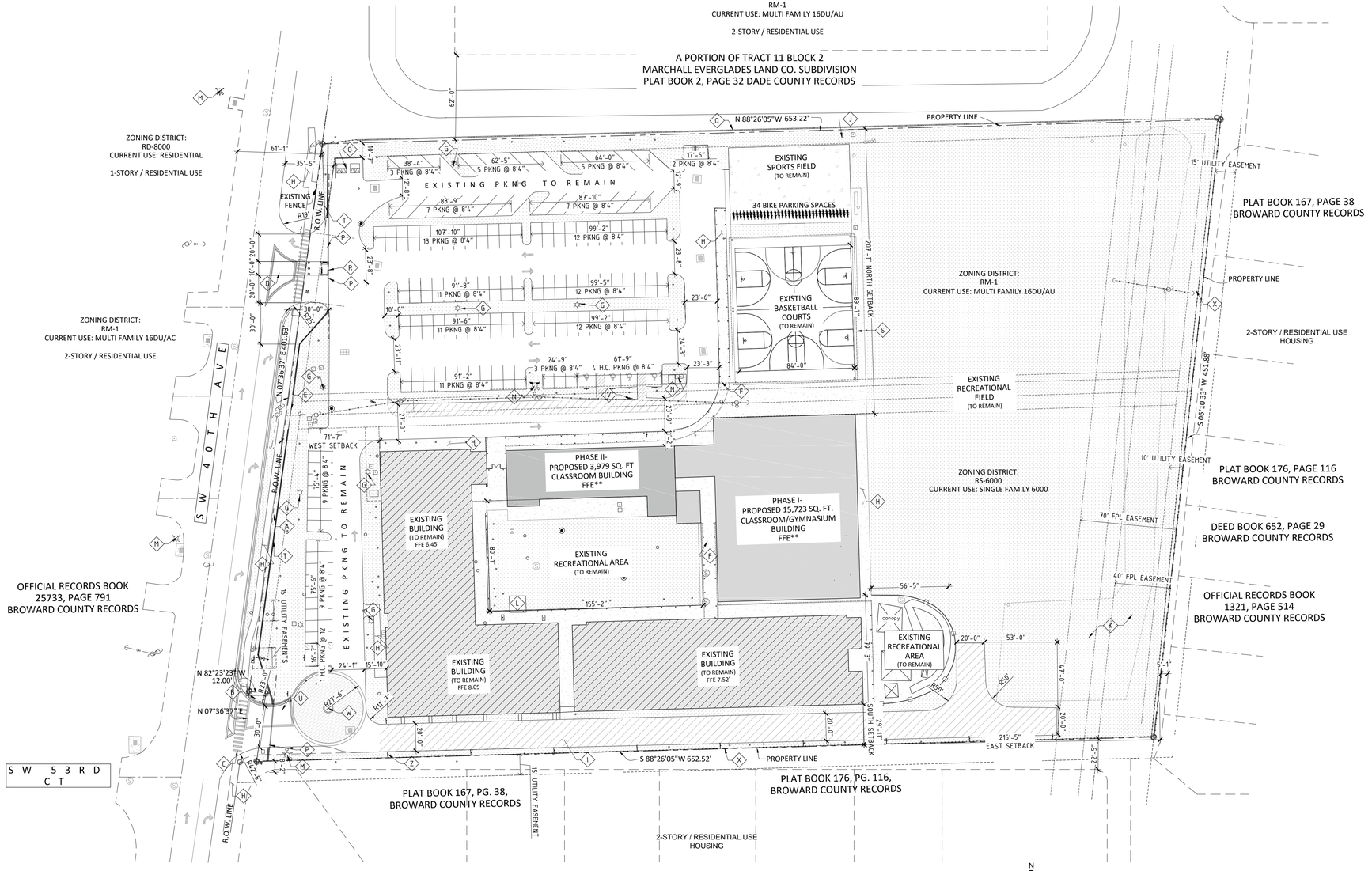
SITE PLAN KEYNOTES	
A	PROPERTY LINE
B	STOP SIGN WITH STOP BAR
C	CROSSWALK
D	EMERGENCY VEHICLE STRIPING
E	PROPOSED FENCING IN EASEMENT
F	PROPOSED COVERED WALKWAYS
G	LIGHT POLE
H	CONCRETE SIDEWALK
I	SERVICE AND EMERGENCY VEHICLE ENTRANCE ONLY
J	EXISTING SHELTER - TO BE REMOVED
K	RETENTION AREA
L	EXISTING LIFT STATION
M	FIRE HYDRANT
N	RELOCATED FPL TRANSORMER
O	TRASH COLLECTION AREA
P	PROPOSED MOTORIZED GATE
Q	EXISTING CONCRETE SCREEN WALL TO REMAIN
R	PROPOSED GUARDHOUSE
S	PROPOSED PLAYCOURT COVER
T	PROPOSED 8FT MASONRY PROPERTY WALL
U	EXISTING GUARD SHACK- TO BE REMOVED
V	NO PARKING - FIRE LANE SIGN
W	MOUNTABLE CURB
X	EXISTING CHAIN LINK FENCE TO REMAIN
Y	FIRE LANE STRIPING
Z	DO NOT ENTER SIGN

Site Plan Notes:

*According to "Sec. 275-110. - Perimeter buffer landscape requirements for areas..."(D(2)): "However, as long as it will provide equivalent protection to the residential property, the community development director may allow one (1) or more of the following: An alternative wall or fence material;The location of the wall or fence immediately adjacent to the residential property, with a double row of category 1 trees, each row forty (40) feet off-center, placed in the area between the wall or fence and the commercial, business or industrial property."

**Proposed fencing along SW 40th Ave consists of an 8ft masonry wall, with a break in the wall to contain 6ft metal picket fencing in the easement gap that can be removed by the school for the FPL easement access.

BUILDING HEIGHTS (% OF LOT COVERAGE)		
	LOT COVERAGE	PERCENTAGE
ALL BUILDINGS (TOTAL)	58795	19.97%
MAX HEIGHT 28'	38072	12.93%
HEIGHT OVER 28'	15723	5.34%
PARAPET UP TO 35'	15723	5.34%



OVERALL SITE PLAN

1 SP1

PROJECT DATA		
LOCATION:	5300 SW 40TH AVENUE FT LAUDERDALE, FL 33314	
FOLIO#:	5042 31 26 0010	
LEGAL DESCRIPTION:	PARCEL A, MAIMONIDES DAY SCHOOL CAMPUS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 116, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
JURISDICTION	Broward County	
ZONING DISTRICT:	RM-1, RM-6000	
LAND USE	72, PRIVATE SCHOOLS AND COLLEGES	
LOT AREA(SF)(AC):	294,447 SF	6.75 AC
PROPOSED SETBACKS		
NORTH	207'-1"	
SOUTH	29'-11" (EXISTING)	
EAST	215'-5" (EXISTING)	
WEST	71'-7" (EXISTING)	
NOTE: ACCORDING TO CODE 725-30: HEIGHT. FOR BUILDINGS, HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE BUILDING SLAB TO THE TIE BEAM OF THE TOP STORY.		
BUILDING HEIGHTS		
	ALLOWED	**PROPOSED**
EXISTING BUILDING 1	25'-0"	25'-0"
EXISTING BUILDING 2	25'-0"	25'-0"
EXISTING BUILDING 3	25'-0"	25'-0"
PHASE 1 GYMNASIUM /CLASSROOM BUILDING	25'-0"	28'-0"
PHASE 2 CLASSROOM BUILDING	25'-0"	28'-0"
LOT COVERAGE		
ALLOWED	**73,612**	**25.00%**
EXISTING	34,093	11.60%
PHASE 1 GYMANISUIM/ CLASSROOM BUILDING	15,723	5.33%
COVERED WALKWAYS	2,441	0.82%
BUILDING OVERHANGS	202	0.06%
COVERED PLAYCOURT	9,240	3.13%
PHASE 2 CLASSROOM BUILDING	3,979	1.35%
BUILDING OVERHANGS	1,231	0.41%
TOTAL	**66,909 SF ***	**22.70%**

OVERALL SITE DATA				
	AREA (SF)	**AREA (ACRES)**	**PERCENTAGE**	
OPEN SPACE	167,117	3.83	56.80%	
PAVED AREA - VEHICULAR USE	69,771	1.60	23.70%	
BUILDING AREA	57,559	1.32	19.50%	
TOTAL AREA	294, 447	6.75	100.00%	
PERVIOUS CALCULATIONS				
	AREA (SF)	**AREA (ACRES)**	**PERCENTAGE**	
PERVIOUS	145,108	3.33	49.33%	
IMPERVIOUS	149,339	3.42	50.67%	
TOTAL	294,447	6.75	100%	

*NOTE: The difference between the 66,909SF Lot Coverage and the 57,559SF Building area is the area of the Play court Cover- as it was not counted into the Building Area. The Play court area is still considered pervious and is included into that calculation.

**NOTE: Flood Plain: F.F. at Existing structure varies from 6.45' to 8.05', therefore resulting in full compliance with Flood Zone X and Flood Zone 5 requirements. New structure with be at or above the Base Flood level plus one foot above the 100-year flood elevation.

PARKING DATA		
REQUIRED PARKING SPACES FOR 950 STUDENTS GRADES PRESCHOOL-8; 2 PARKING SPACES GAINED		
Type	Required	Provided
SCHOOL	1 per 9 students of design capacity	106
SURPLUS		37
TOTALS	0	157
** 5 HANDICAPPED SPACES PROVIDED*		
PARKING CALCULATION NOTES:		
**School is limiting their enrollment total to 950 students for this submital application		
**Providing bike parking based on the 1 space per 14 students parking rate which would result in 68 required automobile parking spaces and a requirement of 34 bike parking spaces, which is more than enough for school's needs.		

PROPOSED GROSS FLOOR AREA (SQ. FT.)			
	PHASE 1	**PHASE 2**	**TOTAL**
GROUND LEVEL	15,723	3,979	19,702
2ND FLOOR	7,755	5,210	13,965
TOTAL (PROPOSED)			32,667 SF (0.749 ACRES)
EXISTING GROSS FLOOR AREA			
EXISTING BUILDING 1		8,125	
EXISTING BUILDING 2		17,305	
EXISTING BUILDING 3		27,216	
TOTAL (EXISTING)		52,646	
GRAND TOTAL FLOOR AREA (EXISTING AND PROPOSED)	85,313 SF		1.958 AC

CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
www.civicagroup.com
AA #26001093

PROJECT:

BRAUSER MAIMONIDES ACADEMY

5300 SW 40TH AVENUE
FT LAUDERDALE, FL 33314

APPLICANT:

BRAUSER MAIMONIDES ACADEMY

5300 SW 40TH AVENUE
FT LAUDERDALE, FL 33314

CIVICA PROJECT No:
190117

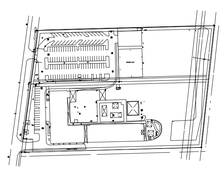
ISSUED FOR:

SITE PLAN REVIEW

No.	DATE	REVISION	BY
1	04/30/20	Fire Dept. Comments	SC

DRAWN BY: SC/CP
APPROVED BY: RL
DATE: 12/18/2020
SCALE: AS SHOWN

KEYPLAN



SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

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SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

SP-1

APPENDIX D

Future Turning Movement Volumes

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Griffin Road and SW 40 Avenue
AM Peak Hour Analysis

Description	SW 40 Avenue Northbound			Southbound			Griffin Road Eastbound			Griffin Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2019 Existing Traffic (8/27/2019)	161		307				2	1,655	81	178	976	
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2019 Peak Season Traffic	167	0	319	0	0	0	2	1,721	84	185	1,015	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2022 Growth Traffic	173	0	329	0	0	0	2	1,773	87	191	1,046	0
Committed Developments												
DB 54 Development			15							5		
2022 Background Traffic	173	0	344	0	0	0	2	1,773	87	196	1,046	0
School New Trips	47		109						10	37		
2022 Total Traffic	**220**	**0**	**453**	**0**	**0**	**0**	**2**	**1,773**	**97**	**233**	**1,046**	**0**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Griffin Road and SW 40 Avenue
PM Peak Hour Analysis

Description	SW 40 Avenue Northbound			Southbound			Griffin Road Eastbound			Griffin Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2019 Existing Traffic (8/27/2019)	219		191				7	1,068	207	304	1,637	
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2019 Peak Season Traffic	228	0	199	0	0	0	7	1,111	215	316	1,702	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2022 Growth Traffic	235	0	205	0	0	0	8	1,144	222	326	1,754	0
Committed Developments												
DB 54 Development			8							13		
2022 Background Traffic	235	0	213	0	0	0	8	1,144	222	339	1,754	0
School New Trips	16		38						2	9		
2022 Total Traffic	**251**	**0**	**251**	**0**	**0**	**0**	**8**	**1,144**	**224**	**348**	**1,754**	**0**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 54 Court and SW 40 Avenue
AM Peak Hour Analysis

Description	SW 40 Avenue Northbound			SW 40 Avenue Southbound			SW 54 Court Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2019 Existing Traffic (8/27/2019)	56	613			431	15	14		47			
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2019 Peak Season Traffic	58	638	0	0	448	16	15	0	49	0	0	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2022 Growth Traffic	60	657	0	0	462	16	15	0	50	0	0	0
Committed Developments												
DB 54 Development	5					5	15		14			
2022 Background Traffic	65	657	0	0	462	21	30	0	64	0	0	0
School New Trips		191										
2022 Total Traffic	**65**	**848**	**0**	**0**	**462**	**21**	**30**	**0**	**64**	**0**	**0**	**0**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 54 Court and SW 40 Avenue
PM Peak Hour Analysis

Description	SW 40 Avenue Northbound			SW 40 Avenue Southbound			SW 54 Court Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2019 Existing Traffic (8/27/2019)	54	522			572	33	21		65			
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2019 Peak Season Traffic	56	543	0	0	595	34	22	0	68	0	0	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2022 Growth Traffic	58	559	0	0	613	35	23	0	70	0	0	0
Committed Developments												
DB 54 Development	14					13	8		9			
2022 Background Traffic	72	559	0	0	613	48	31	0	79	0	0	0
School New Trips		45										
2022 Total Traffic	**72**	**604**	**0**	**0**	**613**	**48**	**31**	**0**	**79**	**0**	**0**	**0**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Stirling Road and SW 40 Avenue
AM Peak Hour Analysis

Description	SW 40 Avenue Northbound			SW 40 Avenue Southbound			Stirling Road Eastbound			Stirling Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2019 Existing Traffic (8/27/2019)	178	189	151	252	191	90	97	1,677	172	75	794	175
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2019 Peak Season Traffic	185	197	157	262	199	94	101	1,744	179	78	826	182
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2022 Growth Traffic	191	203	162	270	205	96	104	1,797	184	80	851	188
Committed Developments												
DB 54 Development				14								15
2022 Background Traffic	191	203	162	284	205	96	104	1,797	184	80	851	203
School New Trips							71					120
2022 Total Traffic	**191**	**203**	**162**	**284**	**205**	**96**	**175**	**1,797**	**184**	**80**	**851**	**323**

Traf Tech
ENGINEERING, INC.

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Stirling Road and SW 40 Avenue
PM Peak Hour Analysis

Description	SW 40 Avenue Northbound			SW 40 Avenue Southbound			Stirling Road Eastbound			Stirling Road Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2019 Existing Traffic (8/27/2019)	216	255	99	170	281	199	127	1,038	260	121	1,502	200
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2019 Peak Season Traffic	225	265	103	177	292	207	132	1,080	270	126	1,562	208
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2022 Growth Traffic	231	273	106	182	301	213	136	1,112	279	130	1,609	214
Committed Developments												
DB 54 Development				9								14
2022 Background Traffic	231	273	106	191	301	213	136	1,112	279	130	1,609	228
School New Trips							16					29
2022 Total Traffic	**231**	**273**	**106**	**191**	**301**	**213**	**152**	**1,112**	**279**	**130**	**1,609**	**257**

Traf Tech
ENGINEERING, INC.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE DELEGATION REQUESTS FOR THE AMENDMENT OF THE LOCATION FOR A NON-VEHICULAR ACCESS LINE (NVAL) (DR-95-20) AND A PLAT NOTE AMENDMENT RELATING TO THE TOTAL SQUARE FEET OF SCHOOL USE (DR-98-20), SUBMITTED BY CYNTHIA A. PASCH, AICP, ON BEHALF OF THE PROPERTY OWNER, MAIMONIDES-SHALOM ACADEMY, INC., FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE 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 DR-95-20; DR-98-20 Maimonides Academy, R-2021- Maimonides-Shalom Academy Delegation Requests for Non-Vehicular Access Line (DR-95-20) and Plat Note Amendment (DR-98-20), R-2021- Maimonides-Shalom Academy Delegation Requests for Non-Vehicular Access Line (DR-95-20) and Plat Note Amendment (DR-98-20) Exhibit B, R-2021-Maimonides-Shalom Academy Delegation Requests for Non-Vehicular Access Line (DR-95-20) and Plat Note Amendment (DR-98-20) Exhibit C, Location Map, Supporting Documents

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director
Richard Lorber, AICP, Planning and Zoning Manager
Anne-Christine Carrie, Senior Planner

Eleanor Norena

Corinne Lajoie

Digitally signed by Richard Lorber
Date: 2021.04.15 10:13:41 -04'00'

Anne-Christine Carrie

Digitally signed by Anne-Christine Carrie
DN: cn=Anne-Christine Carrie, o=City of Dania Beach, ou=Community Development, email=acarrie@daniabeachfl.gov, c=US
Date: 2021.04.14 19:21:50 -04'00'

SUBJECT: **DR-095-20/DR-098-20:** The applicant, Cynthia A. Pasch, AICP, on behalf of the property owner Maimonides-Shalom Academy, Inc. requests to amend the Non-Vehicular Access Line and the Restrictive Note on the plat of the property located at 5300 SW 40 Avenue.

Request: To amend the Maimonides Day School Campus Two Plat (the "Plat") to allow right turns only and up to 99,000 square feet of private school use.

Background

The Applicant is proposing to expand the existing school on the property at 5300 SW 40 Avenue. To accommodate these changes, the restrictive note and non-vehicular access lines (NVAL) on the property's Plat will be amended.

Currently, the Restrictive Note allows up to "85,000 square feet of school use (10,810 square feet of Pre-K; 17,546 square feet of elementary school; and 56,644 square feet of secondary school)". The amended note will now allow up to "99,000 square feet of private school use."

Along SW 40th Avenue, vehicles currently enter the school from the driveway to the south and exit from the north. To help mitigate traffic impacts brought on by the expansion of the school, the NVAL will now restrict the southern driveway to right turn in only, and emergency use. To the north, the amended NVAL will allow ingress and egress for the school with a right turn only.

This request is accompanied by an application for Site Plan Modification (SP-38-03MOD2) that will also be heard at the April 27, 2021 City Commission.

Budgetary Impact

None.

Recommendation

Approve the Delegation Requests.

RESOLUTION NO. 2021-061

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DELEGATION REQUESTS FOR THE AMENDMENT OF THE LOCATION FOR A NON-VEHICULAR ACCESS LINE (NVAL) (DR-95-20) AND A PLAT NOTE AMENDMENT RELATING TO THE TOTAL SQUARE FEET OF SCHOOL USE (DR-98-20), SUBMITTED BY CYNTHIA A. PASCH, AICP, ON BEHALF OF THE PROPERTY OWNER, MAIMONIDES-SHALOM ACADEMY, INC., FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cynthia A. Pasch, AICP, on behalf of Maimonides-Shalom Academy, Inc. ("Applicant"), has requested approval of a Plat Note Amendment (the "Plat Note Amendment") and of a Non-Vehicular Access Line (NVAL) Amendment for the property located at 5300 SW 40 Avenue within the City of Dania Beach, Florida (the "City"), which property is legally described in Exhibit "A attached and incorporated by reference into this Resolution"; and

WHEREAS, the City Code of Ordinances, Chapter 28 "Land Development Code" (the "LDC"), Part 6, entitled "Development Review Procedures and Requirements," Article 640 entitled "Plats," at Section 640-70, entitled "Amendment of plat", states that subsequent to City Commission approval of a Plat, the Plat may [thereafter] be amended by the City Commission; and

WHEREAS, the Applicant has requested approval of an amendment to the existing location of the Non-Vehicular Access Line (NVAL) (DR-95-20), as further described in Exhibit B, attached and incorporated by reference into this Resolution, of the of the Maimonides Day School Campus Two Plat (the "Plat"), recorded in Plat Book 176, Page 116 of the Public Records of Broward County, Florida; and

WHEREAS, the Applicant has requested approval of an amendment to the Restrictive Note on the Plat, which authorized 85,000 square feet of school use (10,810 square feet of Pre-K, 17,546 square feet of elementary, and 56,644 square feet of secondary school) to now permit 99,000 square feet of private school use (no breakdown of the use by grade) (DR-98-20), as further described in Exhibit C, attached and incorporated by reference into this Resolution; and

WHEREAS, Broward County requires that the City concur with the proposed revision prior to review by the Broward County Commission; and

WHEREAS, staff recommended approval of the requested application in the staff report dated April 13, 2021; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the request is consistent with Section IV of the Future Land Use Element of the City of Dania Beach Comprehensive Plan (the "FLU Element"), titled "IV. Requirements for Future Land Use Goals, Objectives and Policies"; and

WHEREAS, the request more particularly furthers Objective V, Policy 5.3 of the FLU Element to "[...] streamline the development approval process where practical"; and

WHEREAS, the City Commission finds that approving the Applicant's requests for the amendment of a non-vehicular access line (NVAL) (DR-95-20) and the plat note amendment (DR-98-20) 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. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

Section 2. That the City's staff report (DR-95-21 and DR-98-20) is ratified and confirmed as being true and correct and is made a specific part of the Resolution as finding of fact.

Section 3. Pursuant to Chapter 28, "Land Development Code," Part 6 entitled "Development Review Procedures and Requirements," Article 640, entitled "Plats," at Section 640-70, entitled "Amendment of plat," the amendments to the non-vehicular access line (NVAL) (DR-95-20) and plat note (DR-98-20) as provided in the attached Exhibits "B" and "C" are hereby approved.

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 the 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 April 27, 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

PARCEL A, MAIMONIDES DAY SCHOOL CAMPUS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 116, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 295,056.00 SQUARE FEET OR 6.7736 ACRES MORE OR LESS.

EXHIBIT "B"
MAINMONIDES DAY SCHOOL CAMPUS TWO PLAT

NON-VEHICULAR ACCESS LINE AMENDMENT

EXHIBIT "C"
MAINMONIDES DAY SCHOOL CAMPUS TWO PLAT

PLAT NOTE AMENDMENT

FROM:

85,000 square feet of school use (10,810 square feet of Pre-K; 17,546 square feet of elementary school; and 56,644 square feet of secondary school).

TO:

99,000 square feet of private school use.

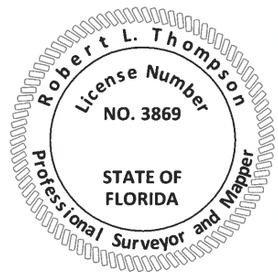
ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

EXISTING NON-VEHICULAR ACCESS LINE DESCRIPTION:

Non-vehicular access line as shown on the plat of MAIMONIDES DAY SCHOOL CAMPUS TWO, according to the Plat thereof as recorded in Plat Book 176, Pages 116 and 117, of the Public Records of Broward County, Florida, said line being more particularly described as follows;

Beginning at the Northwest corner of the aforementioned MAIMONIDES DAY SCHOOL CAMPUS TWO, thence South 07°36'37" West (basis of bearing) along the West line of MAIMONIDES DAY SCHOOL CAMPUS TWO, a distance of 90 feet to the Point of Terminus of the aforementioned non-vehicular access line being the Point of Beginning of a 50 foot opening restricted to egress only; thence continue South 07°36'37" West along the aforementioned West line, a distance of 50 feet to the Point of Terminus of the aforementioned 50 foot opening being the Point of Beginning of a the continuation of the aforementioned non-vehicular access line; thence continue South 07°36'37" West, along the aforementioned West line, a distance of 311.95 feet to a point hereinafter known as reference point "A" being the Point of beginning of a 51.62 foot opening restricted to ingress only; thence continue South 07°36'37" West, along the aforementioned West line a distance of 51.62 feet to the Point of Terminus of the aforementioned 51.62 foot opening being the Southwest corner of the aforementioned plat; thence from the aforementioned Reference Point "A"; South 82°23'23" East, a distance of 12.00 feet to the Point of Terminus of the aforementioned non-vehicular access line.

SEAL



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

CERTIFICATION:

This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

1-18-2021

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

EXISTING

ORIGINAL DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
01-18-2021	MLW	MLW	20-2827	1"= 20'	SU-20-2827

ACCURATE LAND SURVEYORS, INC.
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
L.B. #3635
TEL. (954) 782-1441
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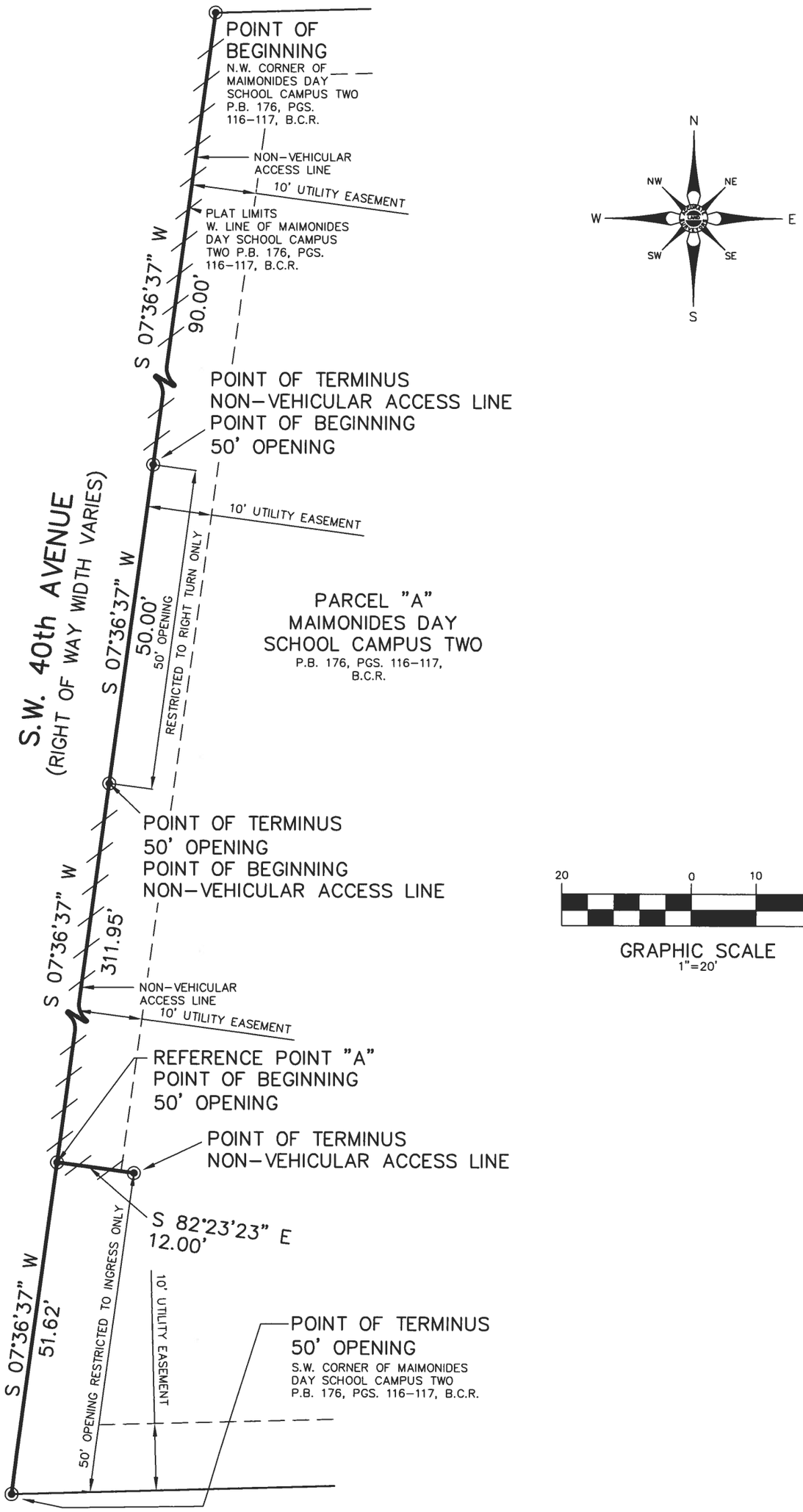


EXISTING

ORIGINAL DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
01-18-2021	MLW	MLW	20-2827	1"= 20'	SU-20-2827

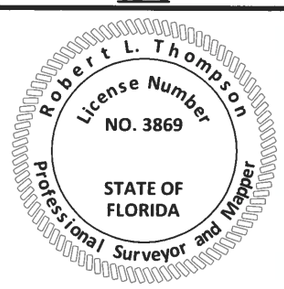
ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

PROPOSED NON-VEHICULAR ACCESS LINE DESCRIPTION:

Non-vehicular access line as shown on the plat of MAIMONIDES DAY SCHOOL CAMPUS TWO, according to the Plat thereof as recorded in Plat Book 176, Pages 116 and 117, of the Public Records of Broward County, Florida, said line being more particularly described as follows;

Beginning at the Northwest corner of the aforementioned MAIMONIDES DAY SCHOOL CAMPUS TWO, thence South 07°36'37" West (basis of bearing) along the West line of MAIMONIDES DAY SCHOOL CAMPUS TWO, a distance of 90 feet to the Point of Terminus of the aforementioned non-vehicular access line being the Point of Beginning of a 50 foot opening restricted to right turns only; thence continue South 07°36'37" West along the aforementioned West line, a distance of 50 feet to the Point of Terminus of the aforementioned 50 foot opening being the Point of Beginning of a the continuation of the aforementioned non-vehicular access line; thence continue South 07°36'37" West, along the aforementioned West line, a distance of 311.95 feet to a point hereinafter known as reference point "A" being the Point of beginning of a 51.62 foot opening restricted to emergency access, right turns in only; thence continue South 07°36'37" West, along the aforementioned West line a distance of 51.62 feet to the Point of Terminus of the aforementioned 51.62 foot opening being the Southwest corner of the aforementioned plat; thence from the aforementioned Reference Point "A"; South 82°23'23" East, a distance of 12.00 feet to the Point of Terminus of the aforementioned non-vehicular access line.

SEAL



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

CERTIFICATION:

This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

1-18-2021

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

PROPOSED

ORIGINAL DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
01-18-2021	MLW	MLW	20-2827	1"= 20'	SU-20-2827

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
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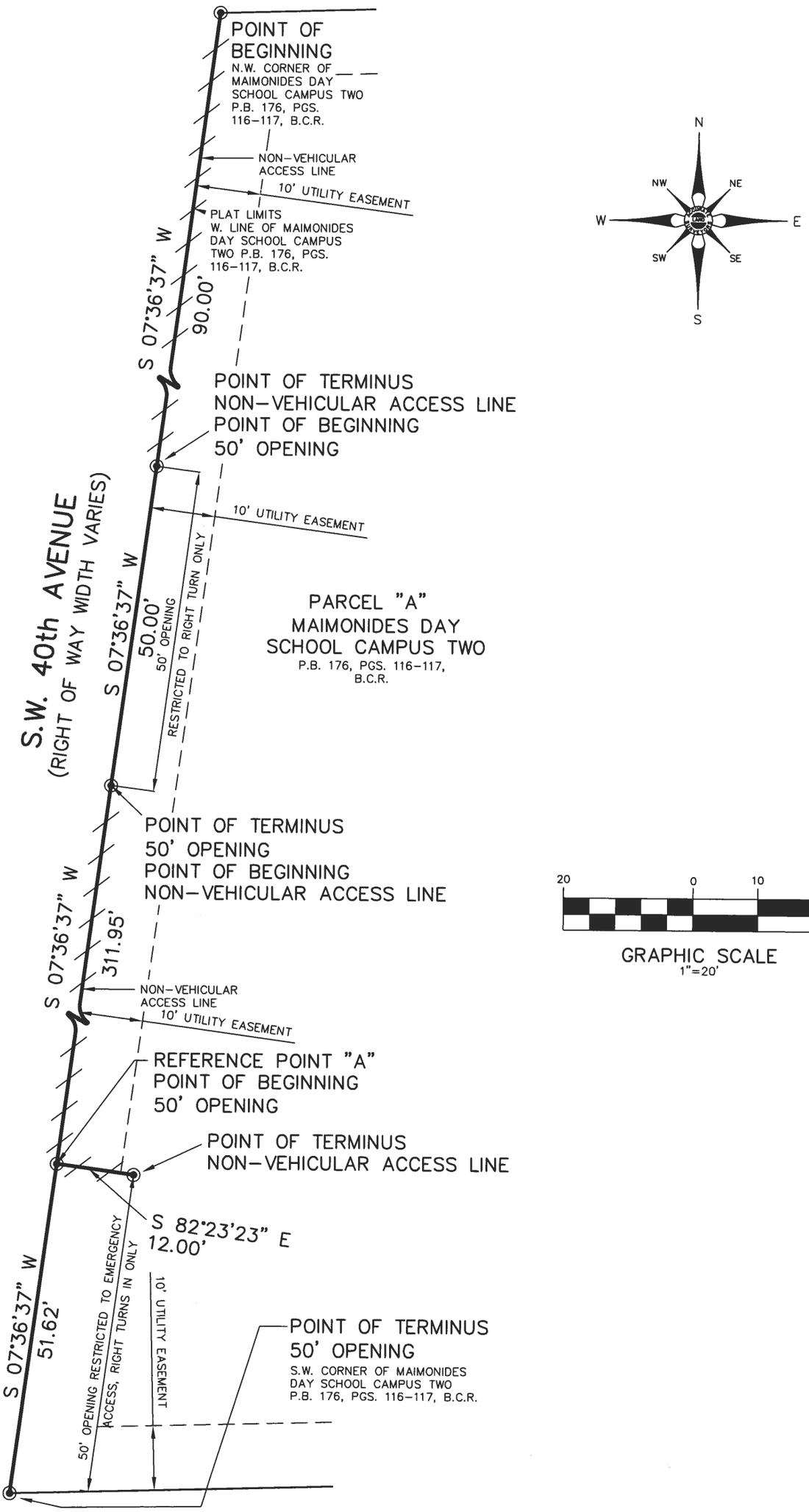

PROPOSED

ORIGINAL DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
01-18-2021	MLW	MLW	20-2827	1"= 20'	SU-20-2827

GreenspoonMarder LLP

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

February 18, 2021

VIA FEDERAL EXPRESS

Ms. Corinne Lajoie, AICP
Assistant Director
City of Dania Beach
Development Services Dept.
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Re: Maimonides-Shalom Academy, Inc. – Delegation Request Application – Plat Note Amendment

Dear Corrine:

A Delegation Request is required for the Maimonides Day School Campus Two Plat (003-MP-06) ("Plat") in order for the Plat to be consistent with the site plan proposed by our client, Maimonides-Shalom Academy, Inc. We are proposing a plat note amendment for the Plat that was originally approved by the Broward County Board of County Commissioners on August 15, 2006 and recorded in Plat Book 176, Page 116.

The proposed changes to the plat note are as follows:

FROM:

85,000 square feet of school use (10,810 square feet of Pre-K; 17,546 square feet of elementary school; and 56,644 square feet of secondary school).

TO:

99,000 square feet of private school use.

An application form and application fee of $1,500.00 are enclosed with this

request.

Please let me know if you need any additional information regarding this request.

Sincerely,

GREENSPOON MARDER LLP

Cynthia Pasch

Cynthia A. Pasch, AICP

enclosures

LOCATION MAP

SP-038-08MOD2
SITE PLAN MODIFICATION

DR-095-20
DR-098-20
DELEGATION REQUEST

MAIMONIDES SHALOM ACADEMY INC

5300 SW 40 AVENUE

Legend
- SUBJECT PROPERTY
- 1000' RADIUS

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

0 87.5 175 350 525 700 Feet

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: April 27, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Richard Lorber, AICP, Planning and Zoning Manager
Anne-Christine Carrie, Senior Planner

Candido Sosa-Cruz
Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, ou=City Manager, email=csosacruz@daniabeachfl.gov, c=US
Date: 2021.04.06 16:56:06 -04'00'

Corinne Lajoie
Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach, ou=Community Development, email=clajoie@daniabeachfl.gov, c=US
Date: 2021.04.06 10:19:16 -04'00'

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: 2021.04.06 10:36:43 -04'00'

Anne-Christine Carrie

SUBJECT: **DR-095-20/DR-098-20:** The applicant, Cynthia A. Pasch, AICP, on behalf of the property owner Maimonides-Shalom Academy, Inc. requests to amend the Non-Vehicular Access Line and the Restrictive Note on the plat of the property located at 5300 SW 40 Avenue.

Request:
To amend the Maimonides Day School Campus Two Plat (the "Plat") to allow right turns and up to 99,000 square feet of private school use for the property.

PROPERTY INFORMATION

EXISTING ZONING:	Multiple-Family Residential District (RM-1) Single Family (RS-6000)
LAND USE DESIGNATION:	Medium (16) Residential
SITE ACREAGE:	294,447 SF/ 6.76 Acres
EXISTING USE:	Private School
VIOLATIONS ON PROPERTY:	None

PUBLIC HEARING NOTICE
This item was duly advertised, posted, and noticed pursuant to Article 610 of the Land Development Code (LDC).

Background:
The Applicant is proposing to expand the existing school on the property at 5300 SW 40 Avenue. In accordance with Section 640-70 of the City's Land Development Code (LDC), the Applicant requests to amend the Non-Vehicular Access Line on the Plat as follows:

From:
A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is restricted to OUT only.
A 50-foot opening located at the south plat limits. This opening is restricted to IN only.

To:
A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is restricted to right turns only.
A 50-foot opening located at the south plat limits. This opening is restricted to right turns in only and emergency use only.

The Applicant also requests to amend the Restrictive Note on the Plat as follows

From:
85,000 square feet of school use (10,810 square feet of Pre-K; 17,546 square feet of elementary school; and 56,644 square feet of secondary school).

To:
99,000 square feet of private school use.

This application was reviewed by the Development Review Committee on January 14, 2021 and on February 11, 2021. Additionally, a Site Plan application (SP-38-03MOD2) has also been submitted for this property which is being processed separately.

Budgetary Impact:
None

Recommendation:
Approve the Delegation Requests.

GreenspoonMarder LLP

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

December 22, 2020

VIA FEDERAL EXPRESS

Ms. Corinne Lajoie, AICP
Assistant Director
City of Dania Beach
Development Services Dept.
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Re: Maimonides-Shalom Academy, Inc. – Delegation Request Application – Nonvehicular Access Line Amendment

Dear Corrine:

A Delegation Request is required for the Maimonides Day School Campus Two Plat (003-MP-06) ("Plat") in order for the Plat to be consistent with the site plan proposed by our client, Maimonides-Shalom Academy, Inc. We are proposing a non-vehicular access line ("NVAL") for the Plat that was originally approved by the Broward County Board of County Commissioners on August 15, 2006 and recorded in Plat Book 176, Page 116.

The proposed changes to the nonvehicular access line are as follows:

FROM:

A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is restricted to OUT only.

A 50-foot opening located at the south plat limits. This opening is restricted to IN only.

TO:

A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is restricted to right turns only.

A 50-foot opening located at the south plat limits. This opening is restricted to right turns

in only and emergency use only.

An application form and application fee of $1,500.00 are enclosed with this request.

Please let me know if you need any additional information regarding this request.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch, AICP

enclosures

44664203.1
62686.0001

GreenspoonMarder LLP

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

December 22, 2020

RECEIVED
DEC 29 2020
Planning Department

VIA FEDERAL EXPRESS

Ms. Corinne Lajoie, AICP
Assistant Director
City of Dania Beach
Development Services Dept.
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Re: Maimonides-Shalom Academy, Inc. – Delegation Request Application – Plat Note Amendment

Dear Corrine:

A Delegation Request is required for the Maimonides Day School Campus Two Plat (003-MP-06) ("Plat") in order for the Plat to be consistent with the site plan proposed by our client, Maimonides-Shalom Academy, Inc. We are proposing a plat note amendment for the Plat that was originally approved by the Broward County Board of County Commissioners on August 15, 2006 and recorded in Plat Book 176, Page 116.

The proposed changes to the plat note are as follows:

FROM:

85,000 square feet of school use (10,810 square feet of Pre-K; 17,546 square feet of elementary school; and 56,644 square feet of secondary school).

TO:

90,000 square feet of private school use.

An application form and application fee of $1,500.00 are enclosed with this

FILE COPY

request.

Please let me know if you need any additional information regarding this request.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch, AICP

enclosures

46036287.1
62686.0001

DANIA BEACH
SEA IT. LIVE IT. LOVE IT

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

Standard Development Application

RECEIVED
DEC 29 2020
Planning Department

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Delegation Request *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: DA-45-20

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARY 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: 5300 SW 40 Avenue, Dania Beach, FL 33314

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

Recorded Plat Name: Maimonides Day School Campus Two Plat

Folio Number(s): 504231260010 Legal Description: Please see attached.

Applicant/Consultant/(Legal Representative) **(circle one)** Greenspoon Marder LLP (Dennis D. Mele, Esq.)

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

Business Telephone: (954) 527-6209 Home: _____ Fax: (954) 333-4282

E-mail address: dennis.mele@gmlaw.com; CC: cynthia.pasch@gmlaw.com

Name of Property Owner: Maimonides-Shalom Academy, Inc.

Address of Property Owner: 5300 SW 40 Avenue, Dania Beach, FL 33314

Business Telephone: 954-989-6886 Home: _____ Fax: _____

Explanation of Request: Please see attached.
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: ~6.76 AC Gross Acreage: ~7.2 AC Prop. Square Footage: Existing: 52,646 SF Proposed: 30,504 SF Expansion

Existing Use: Academic School Proposed Use: Academic School (Expansion)

Is property owned individually, by a corporation, association, or a joint venture?
Florida Not for Profit 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 Greenspoon Marder LLP **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 23rd **DAY OF** September, **20**20

By:

Elimelech Hagler
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida **)**

ORAH LASKO
Commission # GG 59516
My Commission Expires
January 03, 2021

Personally known V **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

DANIA BEACH
SEE IT. LIVE IT. LOVE IT

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

Standard Development Application

RECEIVED
DEC 29 2020
Planning
Department

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Delegation Request *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: DR-098-20

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARY 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: 5300 SW 40 Avenue, Dania Beach, FL 33314

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

Recorded Plat Name: Maimonides Day School Campus Two Plat

Folio Number(s): 504231260010 Legal Description: Please see attached.

Applicant/Consultant/(Legal Representative) **(circle one)** Greenspoon Marder LLP (Dennis D. Mele, Esq.)

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

Business Telephone: (954) 527-6209 Home: _____ Fax: (954) 333-4282

E-mail address: dennis.mele@gmlaw.com; CC: cynthia.pasch@gmlaw.com

Name of Property Owner: Maimonides-Shalom Academy, Inc.

Address of Property Owner: 5300 SW 40 Avenue, Dania Beach, FL 33314

Business Telephone: 954-984-6886 Home: _____ Fax: _____

Explanation of Request: Please see attached.
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: ~6.76 AC Gross Acreage: ~7.2 AC Prop. Square Footage: Existing: 52,646 SF
Proposed: 30,504 SF Expansion

Existing Use: Academic School Proposed Use: Academic School (Expansion)

Is property owned individually, by a corporation, association, or a joint venture?
Florida Not for Profit 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 Greenspoon Marder LLP **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 23rd **DAY OF** September **20** 20

By:

Elimelech Hagler
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida **)**

ORAH LASKO
Commission # GG 59516
My Commission Expires
January 03, 2021

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

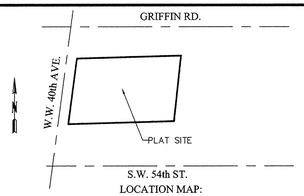
***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

MAIMONIDES DAY SCHOOL CAMPUS TWO

"REPLAT OF A PORTION OF TRACTS 11 AND 12, BLOCK 2, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "PLAT OF SECTIONS 28, 29, 31, AND 32", PER PLAT BOOK 2, PAGE 32, DADE COUNTY, RECORDS. AND A REPLAT OF ALL OF TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS, AS RECORDED IN PLAT BOOK 160, PAGE 45, BROWARD COUNTY RECORDS, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA."



LOCATION MAP:

CFN # 106606445,
Page1 of 2
Recorded 11/17/2006 at 09:43 AM

LEGAL DESCRIPTION

A PORTION OF TRACTS 11 AND, 12, BLOCK 2, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, OF THE "PLAT OF SEC'S. 28, 29, 31 AND 32", AS RECORDED IN THE PLAT BOOK 2, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL OF TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 07°36'37" EAST, ALONG THE WEST LINE OF SAID TRACT "A" AND THE NORTHERLY PROJECTION THEREOF, AND ALONG THE EAST RIGHT-0F-WAY OF S.W. 40TH AVENUE, A DISTANCE OF 453.57 FEET; THENCE NORTH 88°26'05" EAST, A DISTANCE OF 653.22 FEET; THENCE SOUTH 06°10'33" WEST, A DISTANCE OF 451.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS; THENCE SOUTH 88°26'05" WEST, ALONG SAID SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 664.68 FEET TO THE SOUTHWEST CORNER OF TRACT "A", AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 295,056.00 square feet or 6.7736 acres more or less.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS

"KNOW ALL MEN BY THESE PRESENTS: That Maimonides Academy, Inc., is the owner of the lands described hereon and has caused said lands to be subdivided and platted in the manner shown hereon to be known as "MAIMONIDES DAY SCHOOL CAMPUS TWO". A REPLAT. THE EASEMENTS, SHALOM SHOWN HEREIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES." AND RIGHT OF WAY

IN WITNESS WHEREOF: The owners has caused the presents to be executed, this 10th day of January, 2006.

BY: Maimonides Shalom Academy, Inc.
A Florida Corporation

R. Lieberman — Miriam Amselem
RICA LIEBERMAN, PRESIDENT

Witness AS TO BOTH
Diane S. Cordero

Name of witness printed
Andrew Skurnitz

Witness AS TO BOTH
Andrew Skurnitz

Name of witness printed

Miriam Amselem
Name of Recording Secretary printed

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY that on this 10th day of January, 2006 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, MIRIAM AMSELEM as RECORDING SECRETARY OF Maimonides Shalom Academy, Inc., A Florida Corporation and RICA LIEBERMAN as PRESIDENT OF Maimonides Shalom Academy, Inc., who is personally known to me or who produced _____ as identification, and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purpose herein expressed.

My commission expires 7/14/09 BY: Sandra Bassoff

Commission No. DD450526 Notary Public - State of Florida
Sandra Bassoff SANDRA BASSOFF
Name of Notary printed

SANDRA BASSOFF
Notary Public - State of Florida
My Commission Expires Jul 14, 2009
Commission # DD 450526
Bonded By National Notary Assn.

DEDICATION BY MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF BROWARD SS

Know all men by these presents that COMMUNITY BANK OF BROWARD as owner and holder of a certain mortgage on the lands shown and described IN OFFICIAL RECORD BOOK 34982, PAGE 645, BROWARD COUNTY RECORDS. DOES HEREBY JOIN IN THE DEDICATION SHOWN HEREON.

The easements shown hereon are hereby dedicated to the perpetual use of the Public for proper purposes.

In witness whereof, I, , man, have hereunto set my hand this 23 day of JANUARY, 2006.

Witness Steven Schultz

Witness MaryAnn Bencivenga

BRUCE K. LUNDGREN, SVP

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY that on this 23 day of JANUARY, 2006 personally appeared before me, BRUCE K. LUNDGREN, SR. VICE PRESIDENT, who executed the foregoing Plat and instrument of dedication. He is personally known to me and did not take an oath.

My commission expires BY: MaryAnn Bencivenga

Commission No. _____ Notary Public - State of Florida
MARYANN BENCIVENGA
Name of Notary printed

MARY ANN BENCIVENGA
Comm# DD0291452
Expires 8/2/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION AND OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFORMATION FROM BROWARD COUNTY THEAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

CITY OF DANIA BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That this Planning and Zoning Board of the City of Dania Beach, Florida, has approved and accepted this Plat for record this 15 day of MARCH, 20 06.

By: _____, this 14 day of June, 20 06
Chairperson: PAUL FETSCHER

CITY OF DANIA BEACH CITY COMMISSION

THIS IS TO CERTIFY that this plat MAIMONIDES DAY SCHOOL CAMPUS TWO was approved by the BOARD OF COMMISSIONERS OF THE City of Dania Beach, Broward County, Florida, by ORDINANCE No. 2006-011 adopted by said City Commission this 25TH day of APRIL, 20 06.

BY: _____ ATTEST: _____
MAYOR: PAT FLURY CITY CLERK: LOUISE STILSON

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 23rd day of March, 2006.

By: _____ Chairperson

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 13TH day NOVEMBER 2006

By: _____ Executive Director or Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: _____ 11/9/06 By: _____ 11/13/06

ROBERT P. LEGA, JR. (date)
Broward County Surveyor Professional Surveyor and Mapper
Florida Registration Number: LS. 4030

RICHARD TORNESE (date)
Broward County Director of Engineering
Florida Professional Engineer Registration Number: 40263

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

This plat is approved and accepted for record this 13TH day of NOVEMBER, 2006

By: _____ Director / Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – RECORDING SECTION

This plat filed for record this 17 day of November 2006, in BOOK 176 of PLATS, at Page 116, record verified.
ATTEST: PAMELA D. BRANGACCIO, COUNTY ADMINISTRATOR

By: _____ Deputy

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – MINUTES SECTION

THIS IS CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 15 day of August, 2006. ATTEST: PAMELA D. BRANGACCIO, COUNTY ADMINISTRATOR

By: _____ Deputy By: _____ Mayor - Broward County, Florida

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: That the attached plat is true and correct representation of the lands recently surveyed, subdivided and platted under my direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and futher that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 19TH day of JANUARY, 2006. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929, and were established in conformity with standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicabled sections of Chapter 61G17-6, FLORIDA ADMINISTRATOR CODE

This plat dated, this 20TH day of JANUARY, 2006. By: _____

Paul A. Davis, Registered Land Surveyor No. 4531
for Davis & Purmort, Inc.
843 Southeast 8th Avenue Deerfield Beach, Florida 33441
Certificate of Authorization Number: L.B. 7219

(Dedication) | Notary (Dedication) | City of Dania Beach | County Surveyor | County Engineer | County Commission | Paul A. Davis Surveyor P.S.M. 4531

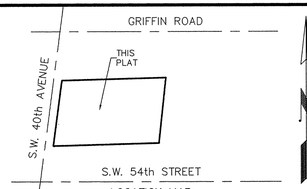
THIS INSTRUMENT PREPARED BY:
DAVIS & PURMORT, INC.
LB #0007219
843 SOUTHEAST 8th AVENUE DEERFIELD BEACH FLORIDA 33441 TEL. (954) 698-9101 FAX (954) 421-5201 D & P JOB NO. 04-1054

MAIMONIDES DAY SCHOOL CAMPUS TWO

REPLAT OF A PORTION OF TRACTS 11 AND 12, BLOCK 2, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST
"PLAT OF SECTIONS 28, 29, 31, AND 32", PER PLAT BOOK 2, PAGE 32, DADE COUNTY, RECORDS,
AND A REPLAT OF ALL OF TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS, AS RECORDED IN PLAT BOOK 160, PAGE 45
BROWARD COUNTY RECORDS, CITY OF DANIS BEACH, BROWARD COUNTY, FLORIDA
AUGUST, 2006

CFN #106606445
Page2 of 2

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.



SURVEYOR'S NOTES

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THE 15TH DAY OF AUGUST, 2011, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE-REFERENCED TIME FRAME; AND / OR

IF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY THE 15TH DAY OF AUGUST, 2011, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY AND OTHER GRAPHIC OR DIGITIAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

REFERENCE BENCHMARK'S: BROWARD COUNTY BENCHMARK NO. 1479 (BOX CUT) IN CONCRETE STOOP, FRONT OF 2-STORY BLDG., 3523 GRIFFIN RD., 140'± WEST OF CENTER OF ASPHALT OF SOUTHWEST 35TH AVE., 87'± NORTH OF CENTERLINE OF ASPHALT, GRIFFIN RD, 11' WEST OF EAST END OF BLDG.. BENCHMARK ELEVATION = 6.961'; BROWARD COUNTY BENCHMARK NO. 1478 (BOX CUT) IN CONCRETE STOOP, FRONT OF 2-STORY BLDG., 3325 GRIFFIN RD., 30'± WEST OF CENTER OF ASPHALT OF SOUTHWEST 33RD AVE., 90'± NORTH OF CENTERLINE OF ASPHALT, GRIFFIN RD, (BOX CUT) 5' SOUTH OF SOUTHEAST CORNER OF BLDG.. BENCHMARK ELEVATION = 6.115'; (BENCHMARK ELEVATION IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929)

BEARINGS, AS SHOWN HEREON, REFER TO AN ASSUMED MERIDIAN. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 31 - 50 - 42 BEING NORTH 07°36'37" EAST.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28).

PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO 85,000 SQUARE FEET OF SCHOOL USE (10,810 SQUARE FEET OF PRE-K; 17,546 SQUARE FEET OF ELEMENTARY SCHOOL; AND 56,644 SQUARE FEET OF SECONDARY SCHOOL).

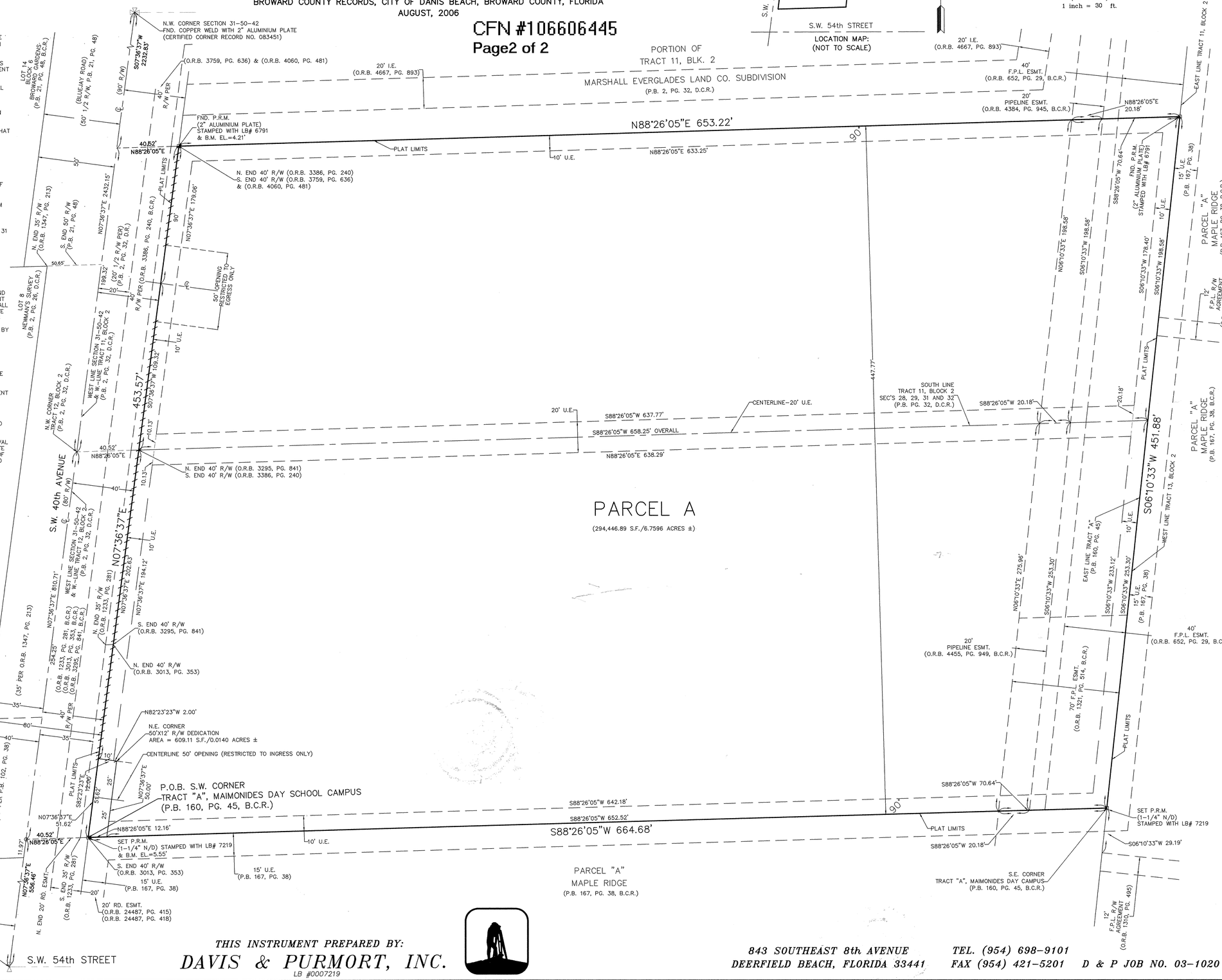
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REQARDING HAZARDS TO AIR NAVIGATION.

THIS NOTER IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERERO ARE SOLELY INDICATING THE APPROVAL DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS RESTRICTION IN FAVOR OF PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

LEGEND:

P.R.M. = PERMANANT REFERENCE MARKER (4'X4'X24") CONCRETE POST WITH METAL ROD AND 1-1/4" METAL CAP, STAMPED AS SHOWN.
N/D = 1-1/4" METAL CAP & 1-1/2" STUB NAIL AND STAMPED AS SHOWN.
# = NUMBER
B.M. = BENCHMARK ELEVATION
L.B. = LICENSED BUSINESS, NUMBER
P.B. = PLAT BOOK
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
O.R.B. = OFFICIAL RECORD BOOK
R/W = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
F.P.L. = FLORIDA POWER & LIGHT
℄ = CENTERLINE
EL. = ELEVATION (NATIONAL GEODECTIC VERTICAL DATUM OF 1929)
SQ. FT. = SQUARE FEET
FND. = FOUND
-x-x- = NON-VEHICULAR ACCESS LINE
(N.) = NORTH
(S.) = SOUTH
(W. & S.) = WATER & SEWER
I.E. = INGRESS/EGRESS ESMT.
ESMT. = EASEMENT
RD. = ROAD



PARCEL A
(294,446.89 S.F./6.7596 ACRES ±)

THIS INSTRUMENT PREPARED BY:
DAVIS & PURMORT, INC.
LB #0007219

843 SOUTHEAST 8th AVENUE
DEERFIELD BEACH, FLORIDA 33441
TEL. (954) 698-9101
FAX (954) 421-5201
D & P JOB NO. 03-1020

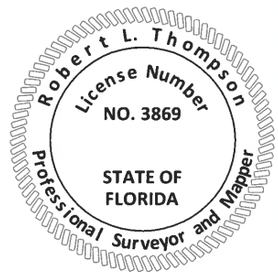
ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

EXISTING NON-VEHICULAR ACCESS LINE DESCRIPTION:

Non-vehicular access line as shown on the plat of MAIMONIDES DAY SCHOOL CAMPUS TWO, according to the Plat thereof as recorded in Plat Book 176, Pages 116 and 117, of the Public Records of Broward County, Florida, said line being more particularly described as follows;

Beginning at the Northwest corner of the aforementioned MAIMONIDES DAY SCHOOL CAMPUS TWO, thence South 07°36'37" West (basis of bearing) along the West line of MAIMONIDES DAY SCHOOL CAMPUS TWO, a distance of 90 feet to the Point of Terminus of the aforementioned non-vehicular access line being the Point of Beginning of a 50 foot opening restricted to egress only; thence continue South 07°36'37" West along the aforementioned West line, a distance of 50 feet to the Point of Terminus of the aforementioned 50 foot opening being the Point of Beginning of a the continuation of the aforementioned non-vehicular access line; thence continue South 07°36'37" West, along the aforementioned West line, a distance of 311.95 feet to a point hereinafter known as reference point "A" being the Point of beginning of a 51.62 foot opening restricted to ingress only; thence continue South 07°36'37" West, along the aforementioned West line a distance of 51.62 feet to the Point of Terminus of the aforementioned 51.62 foot opening being the Southwest corner of the aforementioned plat; thence from the aforementioned Reference Point "A"; South 82°23'23" East, a distance of 12.00 feet to the Point of Terminus of the aforementioned non-vehicular access line.

SEAL



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

CERTIFICATION:

This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

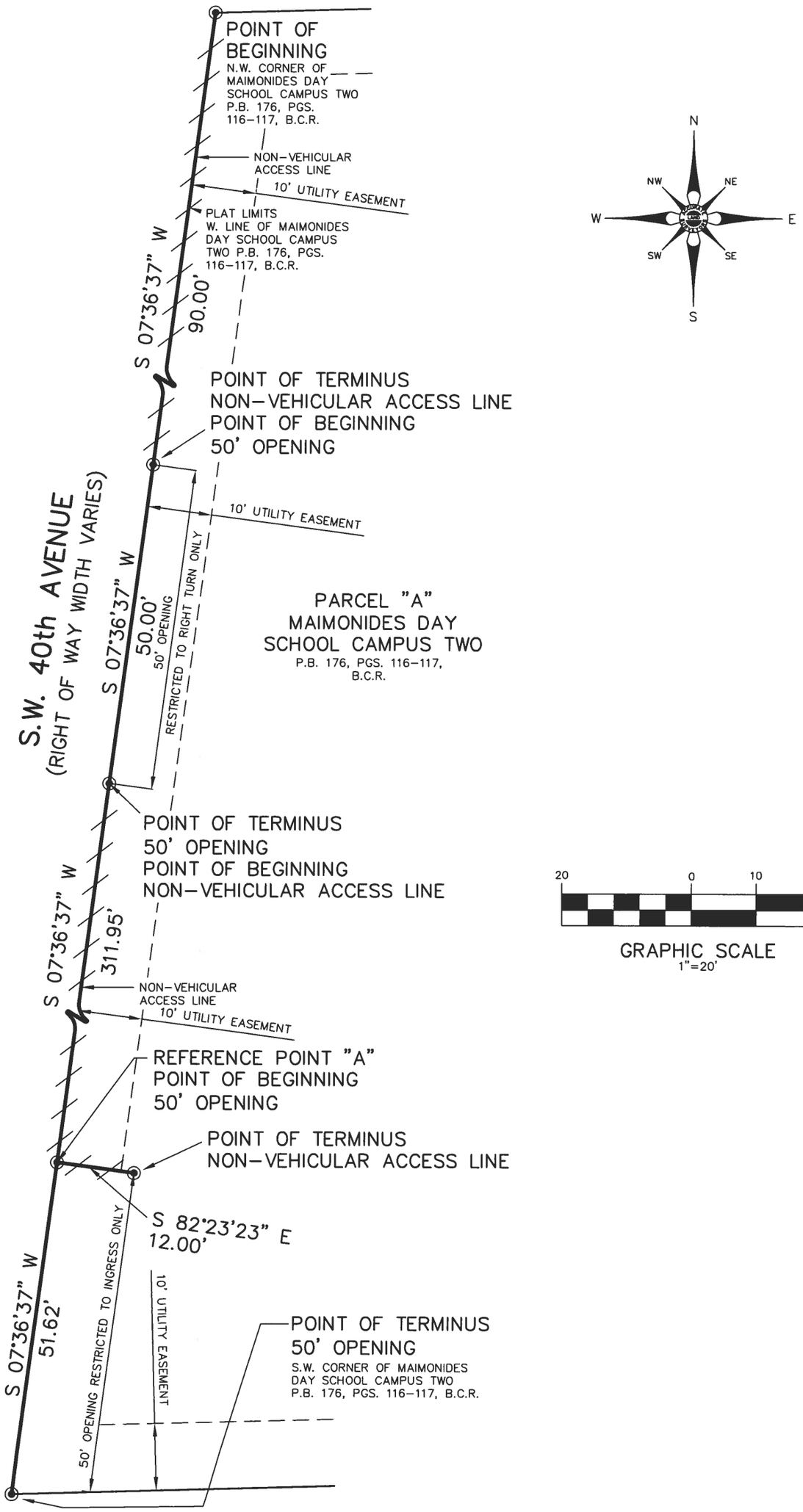
1-18-2021

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

EXISTING

ORIGINAL DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
01-18-2021	MLW	MLW	20-2827	1"= 20'	SU-20-2827

ACCURATE LAND SURVEYORS, INC.
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
L.B. #3635
TEL. (954) 782-1441
FAX. (954) 782-1442



EXISTING

ORIGINAL DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
01-18-2021	MLW	MLW	20-2827	1"= 20'	SU-20-2827

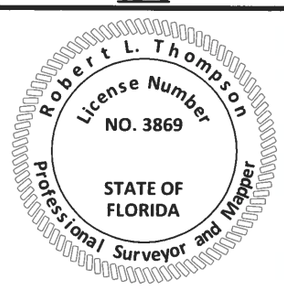
ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442

PROPOSED NON-VEHICULAR ACCESS LINE DESCRIPTION:

Non-vehicular access line as shown on the plat of MAIMONIDES DAY SCHOOL CAMPUS TWO, according to the Plat thereof as recorded in Plat Book 176, Pages 116 and 117, of the Public Records of Broward County, Florida, said line being more particularly described as follows;

Beginning at the Northwest corner of the aforementioned MAIMONIDES DAY SCHOOL CAMPUS TWO, thence South 07°36'37" West (basis of bearing) along the West line of MAIMONIDES DAY SCHOOL CAMPUS TWO, a distance of 90 feet to the Point of Terminus of the aforementioned non-vehicular access line being the Point of Beginning of a 50 foot opening restricted to right turns only; thence continue South 07°36'37" West along the aforementioned West line, a distance of 50 feet to the Point of Terminus of the aforementioned 50 foot opening being the Point of Beginning of a the continuation of the aforementioned non-vehicular access line; thence continue South 07°36'37" West, along the aforementioned West line, a distance of 311.95 feet to a point hereinafter known as reference point "A" being the Point of beginning of a 51.62 foot opening restricted to emergency access, right turns in only; thence continue South 07°36'37" West, along the aforementioned West line a distance of 51.62 feet to the Point of Terminus of the aforementioned 51.62 foot opening being the Southwest corner of the aforementioned plat; thence from the aforementioned Reference Point "A"; South 82°23'23" East, a distance of 12.00 feet to the Point of Terminus of the aforementioned non-vehicular access line.

SEAL



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

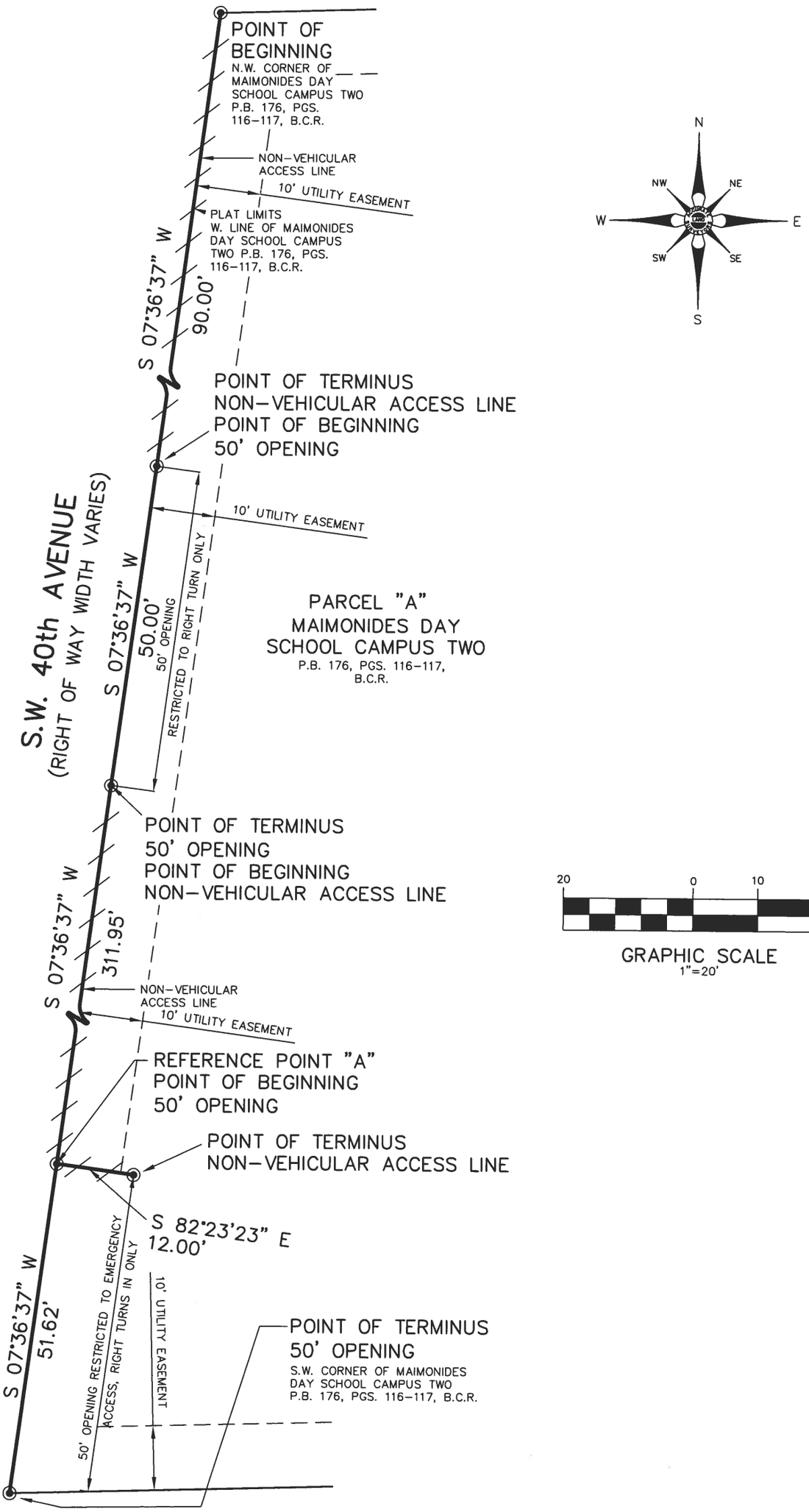
1-18-2021

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

PROPOSED

ORIGINAL DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
01-18-2021	MLW	MLW	20-2827	1"= 20'	SU-20-2827

ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060
TEL. (954) 782-1441
FAX. (954) 782-1442



PROPOSED

ORIGINAL DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
01-18-2021	MLW	MLW	20-2827	1"= 20'	SU-20-2827

Application Number _____

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application to Change or Waive Requirements of the Broward County Land Development Code

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED
1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED
6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

Project Information

Plat/Site Plan Name: Maimonides Day School Campus Two Plat			
Plat/Site Number: 003-MP-06	Plat Book - Page (if recorded): 176/116		
Owner/Applicant/Petitioner Name: Maimonides-Shalom Academy, Inc.			
Address: 5300 SW 40 Avenue	City: Dania Beach	State: FL	Zip: 33314
Phone: (954) 989-6886	Email: ehagler@brauser.us		
Agent for Owner/Applicant/Petitioner: Greenspoon Marder LLP	Contact Person: Cynthia A. Pasch		
Address: 200 E. Broward Boulevard, Suite 1800	City: Fort Lauderdale	State: FL	Zip: 33301
Phone: (954) 527-6266	Email: cynthia.pasch@gmlaw.com		
Folio(s): 504231260010			

Location

NE corner (*north side/corner north*) side of SW 40th Ave (*street name*) at/between/and SW 53rd Avenue (*street name / side/corner*) and/of _____ (*street name*)

62686.0001
44748274v1

Proposed Changes

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s).

1 A and 1B

Land Development Code citation(s)

Have you contacted anyone in County Government regarding this request? ☐ **Yes** ☐ **No**

If yes, indicate name(s), department and date

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

The Applicant is requesting an amendment to the nonvehicular access line to change the turning movements allowed at the approved openings.

REQUIRED DOCUMENTATION

Submit one (1) original and copy of each document listed below.

1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.
2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
3. Agreement and Title Opinion for staff review (contact staff for more information).
4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable.
5. Approved or recorded plat. (A survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff.)
6. A check for the application fees (if applicable) made payable to: **Broward County Board of County Commissioners**. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

_____ _____

Owner/Agent Signature **Date**

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☐ online notarization, this _____day of _____, 20_21_____, who ☐ is personally known to me | ☐ has produced _____ as identification.

_____ _____

Name of Notary Typed, Printed or Stamped **Signature of Notary Public – State of Florida**

_____ _____

Notary Seal (or Title or Rank) **Serial Number (if applicable)**

For Office Use Only

Application Type/Title of Request		
Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		

☐ Plats **☐ Site Plans** **☐ City Letter** **☐ FDOT Letter**

☐ Other:

Distribute To

☐ Engineering **☐ Traffic Engineering** **☐ Mass Transit**

☐ Other:

Comments

Received By

Application Number _____

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information

Plat/Site Plan Name: Maimonides Day School Campus Two Plat			
Plat/Site Number: 003-MP-06	Plat Book - Page (if recorded): 176/116		
Owner/Applicant/Petitioner Name: Maimonides-Shalom Academy, Inc.			
Address: 5300 SW 40 Avenue	City: Dania Beach	State: FL	Zip: 33314
Phone: (954) 989-6886	Email: ehagler@brauser.us		
Agent for Owner/Applicant/Petitioner: Greenspoon Marder LLP	Contact Person: Cynthia A. Pasch		
Address: 200 E. Broward Boulevard, Suite 1800	City: Fort Lauderdale	State: FL	Zip: 33301
Phone: (954) 527-6266	Email: cynthia.pasch@gmlaw.com		
Folio(s): 504231260010			

Location

NE corner _____ side of SW 40th Ave _____ at/between/and SW 53rd Avenue _____ and/of _____

north side/corner north — *street name* — *street name / side/corner* — *street name*

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ **Plat** (fill out/PRINT ***Questionnaire Form***, ***Plat Checklist***)
- ☐ **Site Plan** (fill out/PRINT ***Questionnaire Form***, ***Site Plan Checklist***)
- ☒ **Note Amendment** (fill out/PRINT ***Questionnaire Form***, ***Note Amendment Checklist***)
- ☐ **Vacation** (fill out/PRINT ***Vacation Continuation Form***, ***Vacation Checklist***, use ***Vacation Instructions***)
  - ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
  - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
  - ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- ☐ **Vacation** (***Notary Continuation Form*** Affidavit required, fill out Business Notary if needed)

Application Status

Has this project been previously submitted?	☒ Yes	☐ No	☐ Don't Know
This is a resubmittal of:	☒ Entire Project	☐ Portion of Project	☐ N/A
What was the project number assigned by the Planning and Development Division?	Project Number	☐ N/A	☒ Don't Know
Project Name Plat Note Amendment		☐ N/A	☐ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	☒ Yes	☐ No	☐ Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	☐ Yes	☒ No	☐ Don't Know

If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Replat Status

Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☐ Yes ☒ No ☐ Don't Know

If YES, please answer the following questions.

Project Name of underlying approved and/or recorded plat	Project Number

Is the underlying plat all or partially residential? ☐ Yes ☒ No ☐ Don't Know

If YES, please answer the following questions.

Number and type of units approved in the underlying plat.
Number and type of units proposed to be deleted by this replat.
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.

School Concurrency (Residential Plats, Replats and Site Plan Submissions)

Does this application contain any residential units? (If "No," skip the remaining questions.)	☐ Yes	☒ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☐ Yes	☒ No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☐ Yes	☒ No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	☐ Yes	☒ No

If the answer is "Yes" to any of the questions above

RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.

Land Use and Zoning

EXISTING	PROPOSED
Land Use Plan Designation(s) Medium 16 Residential	Land Use Plan Designation(s) n/a
Zoning District(s) RM-1, RS6000	Zoning District(s) n/a

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than eighteen (18) months and/or sixty (60) months for mobile homes of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within eighteen (18) months of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? ☒ **Yes** ☐ **No**

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	**Has** been or **will** be Demolished?
Private School	52,646		YES | NO	YES | NO	HAS | WILL | NO
			YES | NO	YES | NO	HAS | WILL | NO
			YES | NO	YES | NO	HAS | WILL | NO

***Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.**

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	**Number of Units/Rooms**	**Land Use**	**Net Acreage or Gross Floor Area**
		Private School	83,150

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

_____ _____

Owner/Agent Signature **Date**

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence | ☐ online notarization, this _____day of _____, 20_21_____, who ☐ is personally known to me | ☐ has produced _____ as identification.

_____ _____

Name of Notary Typed, Printed or Stamped **Signature of Notary Public – State of Florida**

_____ _____

Notary Seal (or Title or Rank) **Serial Number (if applicable)**

For Office Use Only

Application Type		
Application Date	Acceptance Date	Fee
Comments Due	Report Due	CC Meeting Date
Adjacent City or Cities		

☐ **Plats** ☐ **Surveys** ☐ **Site Plans** ☐ **Landscaping Plans** ☐ **Lighting Plans**

☐ **City Letter** ☐ **Agreements**

☐ **Other:**

Distribute To

☐ **Full Review** ☐ **Planning Council** ☐ **School Board** ☐ **Land Use & Permitting**

☐ **Health Department** ☐ **Zoning Code Services (BMSD only)** ☐ **Administrative Review**

☐ **Other:**

Received By

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

AFFIDAVIT
CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
MAILING LIST AND LABELS

RECEIVED
MAR 15 2021

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), Maimonides Shalom Academey Inc (Print Name of Property Owner), for the property located at 5300 SW 40 Avenue (Address) (the "Property"), and this sworn statement pertains to the application for Site Plan, Variances, Special Exception, Plat Amendment (Briefly describe application, such as "site plan approval" or a "variance" or a "special exemption") relating to Petition number(s) SP-38-08MOD 2, VA-005-20, VA-006-20, SE-008-20, DR-095-20, DR-098-20.

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 1,000 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:

Signature

PRINT Name

Title

JOINT OWNER (IF APPLICABLE)

Signature

PRINT Name

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 March 11, 20 21, 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: 2-17-25

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday April 27, 2021
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: Please call a week ahead at 954-924-6805 Ext.3792 to confirm meeting location:

IF VIRTUAL: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi- judicial land use meetings.

IF IN PERSON: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: **DR-095-20/DR-098-20:** The applicant, Cynthia A. Pasch, AICP, on behalf of the property owner Maimonides-Shalom Academy, Inc. requests approval to amend the Non-Vehicular Access Line and Restrictive Note on the Plat of the property located at 5300 SW 40 Avenue.

The following is the proposed Resolution for the matter:

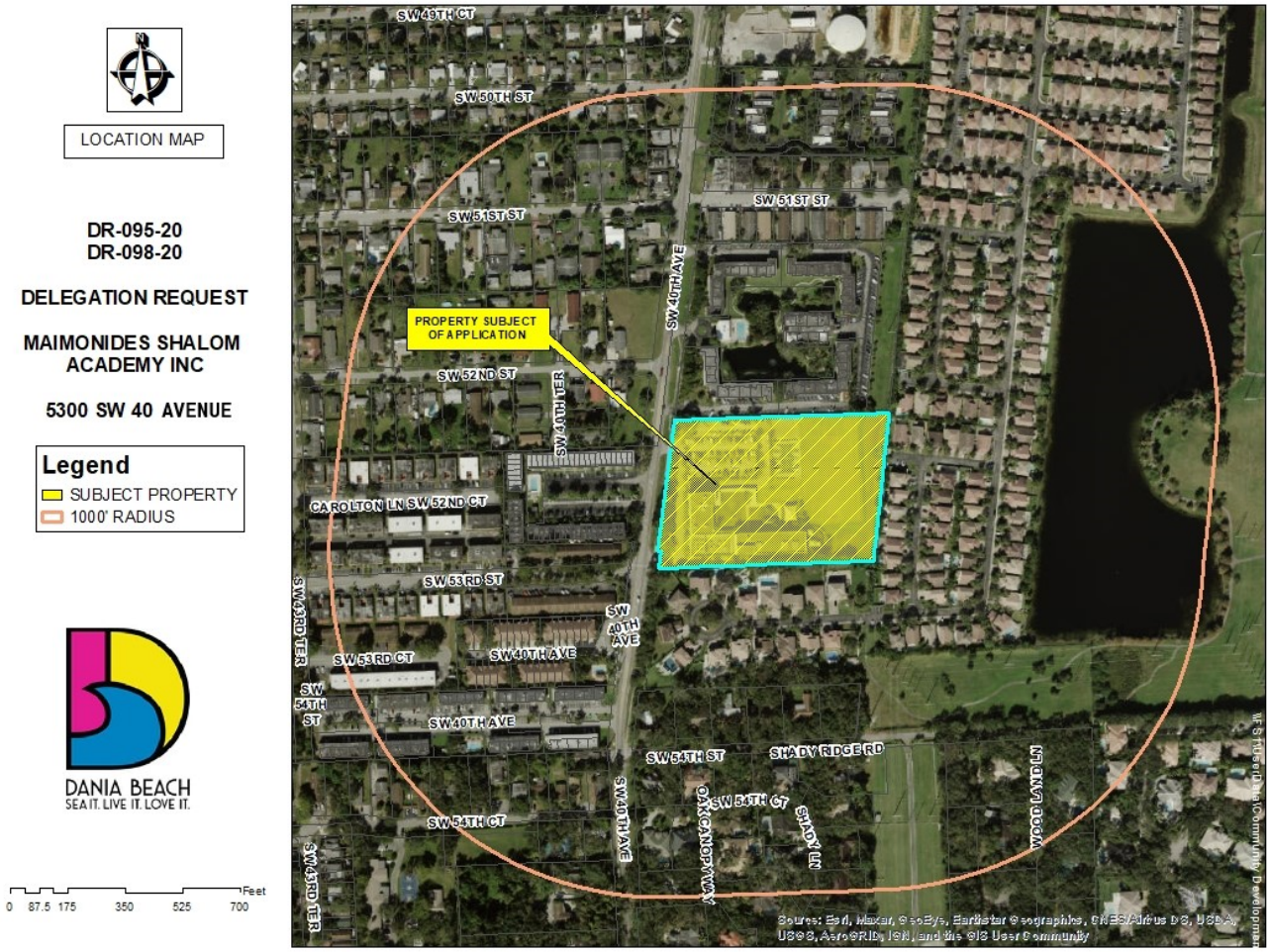
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DELEGATION REQUESTS FOR THE AMENDMENT OF THE LOCATION FOR A NON-VEHICULAR ACCESS LINE (NVAL) (DR-95-20) AND A PLAT NOTE AMENDMENT RELATING TO THE TOTAL SQUARE FEET OF SCHOOL USE (DR-98-20), SUBMITTED BY CYNTHIA A. PASCH, AICP ON BEHALF OF THE PROPERTY OWNER, MAIMONIDES-SHALOM ACADEMY, INC., FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.#

Copies of the proposed requests or applicable information are available on line. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the on-line project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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 based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Property Subject of Upcoming Hearing



Application Information

Application Site: 5300 SW 40 Avenue

Project: To request approval of Delegation requests for the Amendment of the location for a non-vehicular access line (NVAL) and a Plat Note Amendment relating to the total square feet of the school use.

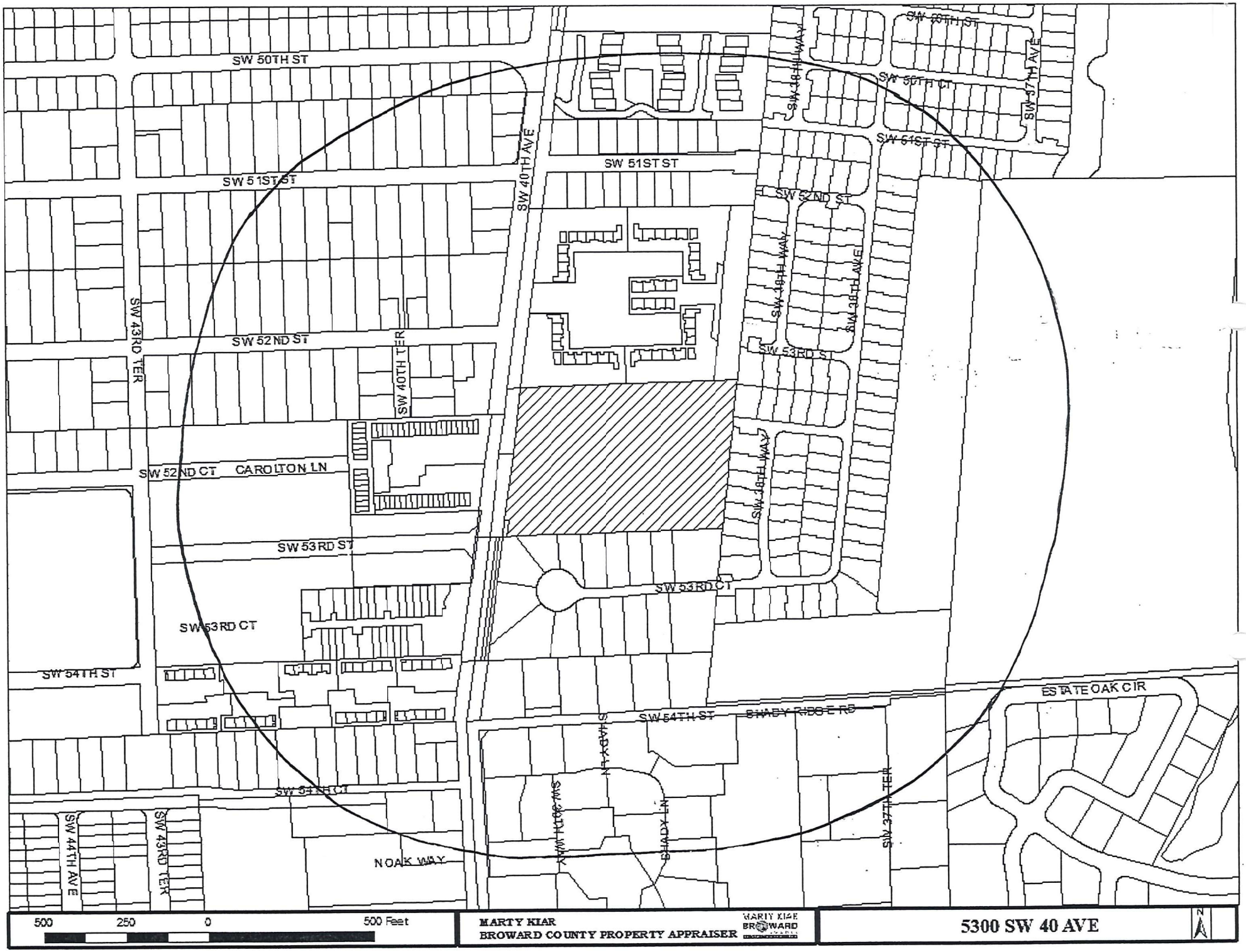
Application: Delegation Requests

Applicant: Cynthia A. Pash, AICP.

Hearing Date & Time: April 27, 2021 at 7:00 PM

Hearing Location: Please call a week ahead at 954-924-6805 Ext. 3792 to confirm meeting location:
If Virtual: Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions and the specific requirements for participating in the City's virtual quasi-judicial land use meetings.
If in person: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Anne-Christine Carrie, Senior Planner, (954) 924-6805 Ext. 3654


SW 50TH ST
SW 51ST ST
SW 52ND ST
SW 52ND CT
CAROLTON LN
SW 53RD ST
SW 53RD CT
SW 54TH ST
SW 54TH CT
NOAK WAY
SW 40TH AVE
SW 43RD TER
SW 40TH TER
SW 48TH WAY
SW 50TH CT
SW 37TH AVE
SW 61ST ST
SW 51ST ST
SW 52ND ST
SW 48TH AVE
SW 53RD ST
SW 53RD CT
SHADY RIDGE TRL
SHADY LN
SW 37TH TER
ESTATE OAK CIR
SW 44TH AVE
SW 43RD TER
500 250 0 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
5300 SW 40 AVE
N

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504231060260	TWIN OAKS VILLAS OF BROWARD CO	5000 SW 40 AVE	FORT LAUDERDALE	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269PT DESC AS COMM AT SW COR OF LOT11 BLK 2,REED LAND CO SUB,NLYALG W/L LOTS 11 & 10 FOR 1013.19TO POB,CONT NLY ALG W/L 271.31,E662.59,SLY 262.02,WLY 670.17 TOPOB,LESS W 40 & LESS PT DESC INOR 6733/310 FOR R/WS & LESS PTDESC IN OR 6733/312 FOR REC AREA
504136010281	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	NEWMANS SURVEY2-26 D 36-50-41PT OF TRACTS 7 & 8 DESC AS BEGSE COR OF BROWARD GARDENS 21-48,WLY 1082.62 TO POB,SLY 412,ELY 608,NLY TO S/L OF BROWARDGARDENS 21-48,WLY 608 TO POB,LESS BEG SE COR OF BROWARDGARDENS 21-48,WLY 1082.62 TOPOB,SLY 112,ELY 608,NLY 108.30,
504136010283	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		NEWMANS SURVEY 2-26 D 36-50-41POR TR 7 & 8 DESC AS E 450 OFW 500 OF N 212 OF S 412 OF FOLPAR:BEG SE COR TR 8,N TO SE CORBROWARD GARDENS 21-48 B,W 1132,S TO S LINE TR 7,E TO POB; TOGWITH POR TR 7&8 DESC AS COMM SECOR BROWARD GARDENS 21-48 B,W1082.62,S 412 TO POB,E 608,S 100W 608,N 100 TO POB AKA:4100 THRU
36010302	VILLAGE TOWNHOUSES CONDOASSOCIATION INC	2500 HOLLYWOOD BLVD #310	HOLLYWOOD	FL	33020		NEWMANS SURVEY2-26 D 36-50-41BEG SE COR OF BROWARD GARDENSPB 21-48,SWLY 293.76,WLY 356.12,NLY 66 TO POB,CONT NLY 158,ELY 60,SLY 75,WLY 10,SLY 83,WLY 50 TO POB
504136010311	BEL-AIRE INCHOMEOWNERS	PO BOX 823401	PEMBROKE PINES	FL	33082		NEWMANS SURVEY 2-26 D36-50-41COMM AT SE COR TR 8,W 409.55 TO POB,CONT W 155.19,N 66.50,E 155.19,S 66.50 TOPOB
504136010360	BCD DANIA OAKS LLC	20900 NE 30 AVE #200	AVENTURA	FL	33180		NEWMANS SURVEY 2-26 D 36-50-41PORTION OF TRACT 9 DESC AS: S117.52 OF N 544.55 OF W 322.55OF E 357.55, LESS COMM AT NE COROF SAID S 117.52;W 103.72 TO POBS 4, W 80.78, N 4, E 80.78 TOPOB; TOG WITH S 212.52 OF N544.55 OF W 293.05 OF E 512.55OF SAID TR 9,LESS S 117.52 OF E138.05 THEREOF
504136010361	BCD DANIA OAKS LLC	20900 NE 30 AVE #200	AVENTURA	FL	33180		NEWMANS SURVEY 2-26 D 36-50-41PORTION OF TRACT 9 DESC AS: THES 99 OF N 431.03 OF W 184.50 OFE 219.50, LESS S 4 OF E 103.72THEREOF
504136010390	OEH INVESTMENTS LLC%OSNAT HAY	195 S MIDDLE NECK RD #2H	GREAT NECK	NY	11021		NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 127.5 OF N 332.03 OFW 84.55 OF E 119.55
504136010391	BEJL 4200 REAL ESTATE LLC	4200 SW 54 CT	FORT LAUDERDALE	FL	33314		NEWMANS SURVEY 2-26 D36-50-41PT TR 9 DESC AS:COMM NE COR TR 9,W 35,S 332.02,W 224.55 TO POB,CONT W 288,N 92.51,E 288,S 92.51TO POB
504136010392	GOLDBERG,STEVEN	4010 SW 54 CT	DANIA BEACH	FL	33314	6722	NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 127.5 OF N 332.03 OFW 140 OF E 259.55
36010393	SHERIDAN HOUSE INC	1700 S FLAMINGO RD	DAVIE	FL	33325		NEWMANS SURVEY 2-26 D36-50-41PT TR 9 DESC AS:COMM NE COR TR 9,W 35,S 332.02,W 224.55 TO POB,CONT W 288,N 127.5,E 288,S 127.5TO POB,LESS POR DESC IN INSTR#114614603
504136010600	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		NEWMANS SURVEY 2-26 D 36-50-41POR TR 7&8 DESC AS COMM SE CORBROWARD GARDENS 21-48 B,W1086.62 TO POB,S 112,E 608,N 112W 608AKA:4101 THRU 4231 SW 52 CTBLDG D4 THRU D12EMERALD PALM APTS UNIFIED PAR D
504136010710	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		NEWMANS SURVEY 2-26 D 36-50-41POR TR 7&8 DESC AS COMM SE CORBROWARD GARDENS 21-48,W 1082.62,S 162 TO POB,E 608,S 200,W 608,N 200AKA:4101 &31,4181,4201 &31 SW 53 ST4100 &30,4180,4200 &30 SW 52 CTBLDG 1-10EMERALD PALM APTS UNIFIED PAR C
504136010890	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	NEWMANS SURVEY 2-26 D 36-50-41W 5' OF E 40 FT OF TRACT 8 LESSN 1254,LESS S 412 FT AND LESSPOR LYING WITHIN HOLLYWOOD CITYLIMITS
504136010900	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	NEWMANS SURVEY 2-26 D 36-50-41W 5' OF E 40 FT OF TRACT 8 LESSN 1254, LESS S 412 FT AND LESSPOR LYING WITHIN DANIA BEACHCITY LIMITS
504136020160	FUNEUS,JEAN RAYMOND &FUNEUS,JEANNINE	PO BOX 26217	FORT LAUDERDALE	FL	33320	6217	BROWARD GARDENS 21-48 BLOT 6 BLK 2
504136020170	SANABRIA,DOREEN M	4165 SW 51 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 7 BLK 2
504136020180	THOMAS,PATRICIA ANN H/ETHOMAS,HUBERT E	4131 SW 51 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 8 BLK 2

504136020181	SCHIANO,FRANK L JR & TRACIE M	4093 SW 51 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 9 BLK 2
504136020190	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		BROWARD GARDENS 21-48 BLOT 10 BLK 2
504136020200	OLIVINE 3609 LLC	11502 NW 72 PL	PARKLAND	FL	33076		BROWARD GARDENS 21-48 BLOT 11 BLK 2
504136020210	DEVEGA,KARA	4071 SW 51 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 12 BLK 2
504136020220	CHIRAMEL,TINTU T	1367 CARLLS STRAIGHT PATH	DIX HILLS	NY	11746	5405	BROWARD GARDENS 21-48 BLOT 13 BLK 2
504136020230	CHIRAMEL,TINTU T	1367 CARLLS STRAIGHT PATH	DIX HILLS	NY	11746	5405	BROWARD GARDENS 21-48 BLOT 14 BLK 2
504136020240	MENDEZ,PABLO M & SUSANA E	4031 SW 51 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 15 BLK 2
504136020290	ALKOBY,DAVIDSEREIX,ODA	4232 SW 51 ST	DAVIE	FL	33314		BROWARD GARDENS 21-48 BLOT 4 BLK 3
504136020300	SANCHEZ,CHARLES V H/ESANCHEZ,ANABELLA L & SANCHEZ,G	4210 SW 51 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 5 BLK 3
504136020310	KOBI ADVISER SERVICE LLC	658 FRONT ST UNIT FS#3	LAHAINA	HI	96761		BROWARD GARDENS 21-48 BLOT 6 BLK 3
504136020320	JORDAN,DORAARENAS,RICARDO DOMINGO	4164 SW 51 ST	DANIA BEACH	FL	33314	5714	BROWARD GARDENS 21-48 BLOT 7 BLK 3
504136020330	TURNKEY UNIT HOUSING LLC	7034 NW 115 CT	DORAL	FL	33178		BROWARD GARDENS 21-48 BLOT 8 BLK 3
504136020340	4850 LLC	6220 SW 56 ST	DAVIE	FL	33314		BROWARD GARDENS 21-48 BLOT 9 LESS N 108 BLK 3
504136020341	VADAIE,JALILVEDAEE,RAHIM	4132 SW 51 ST	DANIA BEACH	FL	33314	5714	BROWARD GARDENS 21-48 BLOT 9 N 108 BLK 3
504136020350	4850 LLC	6220 SW 56 ST	DAVIE	FL	33314		BROWARD GARDENS 21-48 BLOT 10 BLK 3
504136020351	ADI GAL PA	10909 NASHVILLE DR	HOLLYWOOD	FL	33026	4905	BROWARD GARDENS 21-48 BLOT 11 BLK 3
504136020352	TUMPEK,JOHNTUMPEK,PATRICIA	4048 SW 51 ST	FORT LAUDERDALE	FL	33314		BROWARD GARDENS 21-48 BLOT 12 BLK 3
504136020353	FILINDIA INC%UPF SERVICES LLC	12410 E MIRABEAU PKWY STE 100	SPOKANE VALLEY	WA	99216		BROWARD GARDENS 21-48 BLOT 13 BLK 3
504136020360	TUMPEK,PATRICIA H/ETUMPEK,JOHN	4048 SW 51 ST	DANIA BEACH	FL	33314	5712	BROWARD GARDENS 21-48 BLOT 14 BLK 3
[illegible]36020370	LEVITT-SHEALY,CYNTHIA W &SHEALY,CARL T	5101 SW 40 AVE	DANIA BEACH	FL	33314	5703	BROWARD GARDENS 21-48 BLOT 15 N 80 BLK 3
[illegible]36020371	88 REAL ESTATE INVEST CORP	20315 NE 15 CT	MIAMI	FL	33179		BROWARD GARDENS 21-48 BLOT 15 S 68 OF N 148 BLK 3
504136020372	ANSELME,EZEKIELISHA	2619 PLUNKETT ST	HOLLYWOOD	FL	33020		BROWARD GARDENS 21-48 BLOT 15 S 68 BLK 3
504136020390	JLG REALTY LLC	3222 SW 51 ST	FORT LAUDERDALE	FL	33312		BROWARD GARDENS 21-48 BLOTS 16 & 17 BLK 3
504136020400	WERTZ,BARRY E & PATRICIA A	4065 SW 52 ST	DANIA BEACH	FL	33314	5717	BROWARD GARDENS 21-48 BLOT 18 BLK 3
504136020410	SCHIEBER HOLDINGS LLC	10710 NW 18 PL	PLANTATION	FL	33322		BROWARD GARDENS 21-48 BLOT 19 LESS S 92 OF E 60 BLK 3
504136020411	SCHIEBER HOLDINGS LLC	10710 NW 18 PL	PLANTATION	FL	33322		BROWARD GARDENS 21-48 BLOT 19 S 92 OF E 60 BLK 3
504136020420	SCHIEBER HOLDINGS LLC	10710 NW 18 PL	PLANTATION	FL	33322		BROWARD GARDENS 21-48 BLOT 20 LESS S 92 OF W 60 BLK 3
504136020421	SCHIEBER HOLDINGS LLC	10710 NW 18 PL	PLANTATION	FL	33322		BROWARD GARDENS 21-48 BLOT 20 S 92 OF W 60 BLK 3
504136020430	BROWNE,PAUL	4117 SW 52 ST	DANIA BEACH	FL	33314	5719	BROWARD GARDENS 21-48 BLOT 21 BLK 3
504136020440	4133 TAW LLC	4041 THOMAS ST	HOLLYWOOD	FL	33021		BROWARD GARDENS 21-48 BLOT 22 BLK 3
504136020450	SAMUEL,SHEEBA & SANTHOSH H/EMUDIYOORKUNNEL,CHANDY C ETAL	4149 SW 52 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 23 BLK 3
504136020460	SHAW,CARLOSSHAW,ANALIA	4165 SW 52 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 24 BLK 3
504136020470	YEUNG,TINI HUI	19284 SOUTH GARDENIA AVE	WESTON	FL	33332		BROWARD GARDENS 21-48 BLOT 25 BLK 3
504136020480	CHAI,HORTENSE	4217 SW 52 ST	DANIA BEACH	FL	33314	5721	BROWARD GARDENS 21-48 BLOT 26 BLK 3
504136020490	LOSIEWICZ,DONNA MARIE	4233 SW 52 ST	DANIA BEACH	FL	33314	5721	BROWARD GARDENS 21-48 BLOT 27 BLK 3
504136020500	JACKSON,BERNARD	4239 SW 52 ST	DANIA BEACH	FL	33314	5721	BROWARD GARDENS 21-48 BLOT 28 BLK 3
504136020870	HERNANDEZ,KENNIEL	4264 SW 52 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 2 BLK 6
504136020880	WEEKS,JESSE RAY III	1000 RIVER REACH DR #207	FORT LAUDERDALE	FL	33315		BROWARD GARDENS 21-48 BLOT 3 BLK 6
504136020890	CHLOPINSKI,VALENTINA	4232 SW 52 ST	DANIA BEACH	FL	33314	5722	BROWARD GARDENS 21-48 BLOT 4 BLK 6
504136020900	BUTLER,KEITH H/EBUTLER,DEAN	4216 SW 52 ST	FORT LAUDERDALE	FL	33314		BROWARD GARDENS 21-48 BLOT 5 BLK 6
504136020910	COLBERT,ROBERT & JANET	4172 SW 52 ST	DANIA BEACH	FL	33314		BROWARD GARDENS 21-48 BLOT 6 BLK 6
[illegible]136020920	GARZA,RUBEN	4164 SW 52 ST	DANIA BEACH	FL	33314	5720	BROWARD GARDENS 21-48 BLOT 7 BLK 6
504136020930	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		BROWARD GARDENS 21-48 BLOT 8 BLK 6AKA:4148 S.W. 52 STREET,(BLDG D-30)EMERALD PALM APTS PARCEL 29
504136020940	HERNANDEZ,ALBERT	4132 SW 52 ST	DANIA BEACH	FL	33314	5720	BROWARD GARDENS 21-48 BLOT 9 BLK 6
504136020950	CRESCENZO,ARNSIL S & KAREN	53 GREENS ROAD	HOLLYWOOD	FL	33021		BROWARD GARDENS 21-48 BLOT 10 S 70.5,11 S 70.5 OF W 34BLK 6
504136020951	BECKER,DAVID & THERESA AROMEO,MICHAEL & REGINA	3874 SHERIDAN ST	HOLLYWOOD	FL	33021	3634	BROWARD GARDENS 21-48 BLOT 10 N 75,11 N 75LESS E 38 BLK 6
504136020952	CRESCENZO,MICHAEL NCRESCENZO,ARNIEL & KAREN	2200 PARK LN #214	HOLLYWOOD	FL	33021		BROWARD GARDENS 21-48 BLOTS 10 & 11,S 70.5 OF N 145.50LESS E 38,BLK 6
504136020960	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		BROWARD GARDENS 21-48 BLOT 12 S 60 OF N 156,LESSW 12 & LESS THAT PT LYING WITHIN35 N OF & 3 W OF SW COR,&LOT 13 S 60 OF N 156 BLK 6AKA:5220 S.W. 40 TERRACEBUILDING D-31EMERALD PALM APTS PARCEL 30
504136020961	NAPHOLCZ,ERZSEBETNAPHOLCZ,IOAN	131 NW 188 AVE	PEMBROKE PINES	FL	33029		BROWARD GARDENS 21-48 BLOT 12 N 96 LESS W 12 THEREOFFOR RD R/W TOGETHER WITHLOT 13 N 96 OF W 7.50 BLK 6
504136020962	SKY DO PROPERTIES LLC	12935 IXORA RD	NORTH MIAMI	FL	33181		BROWARD GARDENS 21-48 BLOT 12 S 60 OF E 60 LESS PTLYING WITHIN 35 OF PT LOCATED 35N OF & 3 W OF SE CCR OF LOT 11,LOT 13 S 60 BLK 6

504136020963	ALOUSH 1777 LLC	8737 NW 39 ST	HOLLYWOOD	FL	33024	8740	BROWARD GARDENS 21-48 BLOT 13 N 96 LESS W 7.50 BLK 6
504136020970	BENSIMON,HAIMBENSIMON,ETTI	1864 SW 101 AVE	DAVIE	FL	33324	7438	BROWARD GARDENS 21-48 BLOT 14 W 40 OF N 110 &LOT 14 E 20 OF W 60 OFN 100 BLK 6
504136020971	INVAL LC	4995 NW 72 AVE #102	MIAMI	FL	33166		BROWARD GARDENS 21-48 BLOT 14 LESS W 40 OF N 110 &E 20 OF W 60 OF N 100BLK 6
504136020980	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		BROWARD GARDENS 21-48 BSTREETS & AVENUES DEDICATED PERPLAT
504136050010	MORTON,MICHELLE J	273 ORVIN LANCE DR UNIT 2792	BLUE RIDGE	GA	30513	1131	ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 1
504136050020	BURGOS,EULISES &BURGOS,NORMA	2930 OSLO AVE	HOLLYWOOD	FL	33026	4702	ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 2 LESS W 60,3 LESS W 60
504136050030	HERNANDEZ,LINDA J H/EHERNANDEZ,MODESTO R	4005 SW 54 CT	DANIA BEACH	FL	33314		ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 2 W 60,3 W 60
504136050040	OBIE III LLC	5217 ADAMS ST	HOLLYWOOD	FL	33021		ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 4
504136050050	BALEANU,JOHN	4031 SW 54 CT	DANIA BEACH	FL	33314	6721	ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 5
504136050060	MEROS,ELIAHUMEROZ,SHOSHANA	4000 NE 49 AVE	HOLLYWOOD	FL	33021		ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 6
504136050070	E & S MAYROSE INC	4000 N 49 AVE	HOLLYWOOD	FL	33021		ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 7
504136050080	IORDANOV FAM REV TR	635 NE 3 ST	DANIA BEACH	FL	33004		ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 8
504136050090	NUNNALLY,ALAN S & CATHERINE V	4121 SW 54 CT	DANIA BEACH	FL	33314	6723	ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 9,10
504136050110	DOMINGUEZ,EDWARDDOMINGUEZ,VERONICA	2907 SW 195 TER	MIRAMAR	FL	33029		ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 11
504136050120	DOMINGUEZ,EDWARDDOMINGUEZ,VERONICA	2907 SW 195 TER	MIRAMAR	FL	33029		ELLAS LITTLE ACRES 1ST ADD40-41 BLOT 12
504136061450	LOMONICO,MICHAEL	4154 SW 50 ST	DANIA BEACH	FL	33314	5708	PLAYLAND ISLES 37-14 BLOT 12 BLK 8
504136061460	MAITLEN,RACHAEL &WALKER,JANET SHARON	4140 SW 50 ST	DANIA BEACH	FL	33314		PLAYLAND ISLES 37-14 BLOT 13 BLK 8
[redacted]36061470	TUCKER,DEBBIE	4126 SW 50 ST	DANIA BEACH	FL	33314	5708	PLAYLAND ISLES 37-14 BLOT 14 BLK 8
[redacted]136061480	BARO-SUAREZ,JORGE E & CHRISTIE	4112 SW 50 ST	DANIA BEACH	FL	33314	5708	PLAYLAND ISLES 37-14 BLOT 15 BLK 8
504136061490	LOSDI CORP	21123 NE 3 AVE	MIAMI	FL	33179		PLAYLAND ISLES 37-14 BLOT 16 BLK 8
504136061500	JAN,TALYA	4430 SW 24 AVE	FORT LAUDERDALE	FL	33312	5712	PLAYLAND ISLES 37-14 BLOT 17 BLK 8
504136061510	GARCIA,CINDY ISABEL	3045 PERRIWINKLE CIR	DAVIE	FL	33328	6702	PLAYLAND ISLES 37-14 BLOT 18 BLK 8
504136061520	CARROLL,JOHN P	4020 SW 50 ST	DANIA BEACH	FL	33314		PLAYLAND ISLES 37-14 BLOT 19 BLK 8
504136063200	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	PLAYLAND ISLES 37-14 BALL STREETS ARE DEDICATED TOTHE PERPETUAL USE OF THE PUBLIC
504136070010	HERMES LAND HOLDINGS LLC	4120 N 42 TER	HOLLYWOOD	FL	33021		GARDENS LIMITED 75-41 BPARCEL A
504136070020	GOLSON,STEVEN & GRETTEL	10101 ORANGE DR	DAVIE	FL	33328	2202	GARDENS LIMITED 75-41 BPARCEL B
504136070030	LEWENTAL,ZOFIALEWENTAL,EMIL	PO BOX 2365	HALLANDALE BEACH	FL	33008		GARDENS LIMITED 75-41 BPARCEL C
504136070040	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	GARDENS LIMITED 75-41 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT
504136110010	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		CHAMBERS ESTATES 102-38 BLOTS 1 THRU 9AKA:PARCEL 34(BLDG 8-A)4021 SW 53 STPARCEL 52 (12 UNIT)4000 SW 53 STEMERALD PALM APTS
504136110011	CHAMBERS,ROBERT W & ARLENEDDCTD PUBLIC %CITY OF DANIA BCH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	CHAMBERS ESTATES 102-38 B50' ROAD RIGHT OF WAY DEDICATEDPER PLAT
504136260010	VILLAS AT OAK HAMMOCKHOMEOWNERS ASSN INC	5315 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPARCEL A LESS UNITS 1 THRU 27,AKA:COMMON AREAVILLAS AT OAK HAMMOCK
504136260011	KAZAR,SERGIOKAZARTSEV,ELENA PAVLOVNA	5369 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,W 118.02 TO POB,W41.83,NW 94,NE 41.83,SE 94 TOPOBAKA:UNIT 1VILLAS AT OAK HAMMOCK
504136260020	AKRAM,FAHD	4613 SW 75 WAY	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,W 159.85 ALG S/LTO POB,W 21.33,NW 94,E 21.33,SE94 TO POBAKA:UNIT 2VILLAS AT OAK HAMMOCK
504136260030	HOROVITZ,MATAN H/EHOROVITZ,AVITAL	5365 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,W 181.18 ALG S/LTO POB,W 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 3VILLAS AT OAK HAMMOCK
504136260040	MR VEGA PROPERTIES LLC	5386 SW 33 WAY	FORT LAUDERDALE	FL	33312		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,W 202.51 ALG S/L TOPOB,W 21.33,N 94,E 21.33,S 94 TOPOBAKA:UNIT 4VILLAS AT OAK HAMMOCK
504136260050	ORUE,JONHENRIQUEZ,ISABEL	4947 SW 32 WAY	FORT LAUDERDALE	FL	33312		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,W 223.84 ALG S/L TOPOB,W 21.33,N 94,E 21.33,S 94 TOPOBAKA:UNIT 5VILLAS AT OAK HAMMOCK
504136260060	CHARMES,GUILLAUME J	5359 SW 40 AVE	DEERFIELD BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,SW 245.17 ALG S/L TOPOB,SW 21.33,NW 94,NE 21.33,SE94 TO POBAKA:UNIT 6VILLAS AT OAK HAMMOCK
504136260070	TRUNK BAY PROPERTIES LLC	777 BRICKELL AVE STE 1110	MIAMI	FL	33131		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,SW 266.50 ALG S/L TOPOB,SW 44.52,NW 73,NE 13.50,NW21,NE 31.02,SE 94 TO POBAKA:UNIT 7VILLAS AT OAK HAMMOCK

504136260080	POULOS,ANTHONY M	5355 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,SW 311.02 ALG S/L TOPOB,SW 44.50,NW 94,NE 31,SE 21,NE 13.50,SE 73 TO POBAKA:UNIT 8VILLAS AT OAK HAMMOCK
504136260090	MOSTERT,ALBERT WMOSTERT,MARIA A UNDA DE	5353 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,W 355.52 ALG S/L TOPOB,W 21.33,N 94,E 21.33,S 94 TOPOBAKA:UNIT 9VILLAS AT OAK HAMMOCK
504136260100	KHASHPER,YEVGENIY	5351 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,SW 376.85 ALG S/L TOPOB,SW 21.33,NW 94,NE 21.33,SE94 TO POBAKA:UNIT 10VILLAS AT OAK HAMMOCK
504136260110	ANDRADE,JENNY P	5349 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS COMMSE COR PAR A,W 398.18 ALG S/L,TO POB,W 21.33,NW 94,E 21.33,SW94 TO POBAKA:UNIT 11VILLAS AT OAK HAMMOCK
504136260120	HECTOR INVESTMENTS LLC	3902 NE 171 ST #1008	NORTH MIAMI BEACH	FL	33160		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,SW 419.51 ALG S/L TOPOB,SW 56.04,NW 69,NE 25.50,NW25,NE 30.31,SE 94 TO POBAKA:UNIT 12VILLAS AT OAK HAMMOCK
504136260130	GARCIA,BARBARA H/EGARCIA,DAISY LE	5345 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,NE 119.58 ALG E/L,SW 440.69 TO POB,SW 29.33,NW 25SW 24.41,NW 69,NE 53.15,SE 94TO POBAKA:UNIT 13VILLAS AT OAK HAMMOCK
504136260140	R & B FLORIDA SERVICES LLC	5981 SW 21 ST	WEST PARK	FL	33023		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,NE 119.58 ALG E/L,SW 409.60 TO POB,SE 31.09,NW 94NE 42.49,SE 73,SW 11.40,SE 21TO POBAKA:UNIT 14VILLAS AT OAK HAMMOCK
504136260150	GOLDRING,CLARA DIANAGOLDRING,MAURICIO	5341 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,NE 119.58 ALG E/L,SW 360.37 TO POB,SW 31.23,NW 21SW 6.60,NW 73,NE 37.83,SE 94 TOPOBAKA:UNIT 15VILLAS AT OAK HAMMOCK
504136260160	RICKETTS,JOSETH C	4313 JOHNSON ST	HOLLYWOOD	FL	33021		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,NE 119.58 ALG,E/L,SW 339.04 TO POB,SW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 16VILLAS AT OAK HAMMOCK
504136260170	HAGAG,AVIADABED,EZRA	5337 SW 40 AVE	DANIA BEACH	FL	33026		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,NE 119.58 ALG,E/L,SW 317.71 TO POB,SW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 17VILLAS AT OAK HAMMOCK
504136260180	DOUGLAS,PETER J	5335 SW 40 AVE	FORT LAUDERDALE	FL	33314	6728	VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,NE 119.58 ALG,E/L,SW 296.38 TO POB,SW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 18VILLAS AT OAK HAMMOCK
.36260190	DI LORENZO,MELISA	5333 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,NE 119.58 ALG,E/L,SW 275.05 TO POB,SW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 19VILLAS AT OAK HAMMOCK
504136260200	VEGA,RAFAEL ANTONIO & CATHERINE	5331 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,N 119.58 ALG,E/L,SW 249.37 TO POB,SW 25.68,NW 94,NE 37,SE 73,SW 11.32,SE 21.00TO POBAKA:UNIT 20VILLAS AT OAK HAMMOCK
504136260210	PHILIPPE,EVELYNE LISAPHILIPPE,GHISLAIN JACQUES ANNE	5329 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS COMM SECOR PAR A,NE 119.58 ALG E/L,W201.05 TO POB,W 25.68,NW 21,W11.32,NW 73,NE 37,SE 94 TO POBAKA:UNIT 21VILLAS AT OAK HAMMOCK
504136260220	MOSTERT,ALBERT WMOSTERT,MARIA A UNDA DE	21 BOONE LN	MAGGIE VALLEY	NC	28751	8408	VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS COMM SECOR PAR A,NE 119.58 ALG E/L,SW179.72 TO POB,SW 21.33,NW 94,NE21.33,SE 94 TO POBAKA:UNIT 22VILLAS AT OAK HAMMOCK
504136260230	SHY,SU HWA	11001 NW 15 ST	PEMBROKE PINES	FL	33026		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS COMM SECOR PAR A,NE 119.58 ALG E/L,SW158.39 TO POB,SW 21.33,NW 94,NE21.33,SE 94 TO POBAKA: UNIT 23VILLAS AT OAK HAMMOCK

504136260240	OZUNA,MINERVA	5323 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS COMMSE COR PAR A,NE 119.58 ALG E/L,SW 137.06 TO POB,SW 21.33,NW 94NE 21.33,SE 94 TO POBAKA:UNIT 24VILLAS AT OAK HAMMOCK
504136260250	BAR-DAVID,HILA	238 THORNHILL WOOD DR	*THORNHILL ON	CA	L4J 8	V5	VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMM SECOR PAR A,NE 119.58 ALG E/L,SW115.73 TO POB,SW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 25VILLAS AT OAK HAMMOCK
504136260260	BROWN,SHAWN	5319 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS:COMMSE COR PAR A,NE 119.58 ALG E/L,SW 94.40 TO POB,SW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 26VILLAS AT OAK HAMMOCK
504136260270	WALDRON,GARY	5317 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC AS COMM SECOR PAR A,NE 119.58 ALG E/L,SW74.90 TO POB,SW 19.50,NW 94,NE47.25,SE 24.43,SWLY 36.82,SE17.30,SW 10.88,SE 21 TO POBAKA:UNIT 27VILLAS AT OAK HAMMOCK
504136AA0010	GOMEZ,CAROLINA	7387 PARK DR E	FLUSHING	NY	11367		VILLAGE TOWNHOUSES NO.ONECONDO UNIT 1PER CDO BK/PG: 4870/567
504136AA0020	5309 SW 40TH AVE LLC	5309 SW 40 AVE #2	FORT LAUDERDALE	FL	33314		VILLAGE TOWNHOUSES NO.ONECONDO UNIT 2PER CDO BK/PG: 4870/567
36AA0030	SILVEY,JENNIFER	5307 SW 40 AVE #3	DANIA BEACH	FL	33314	6503	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 3PER CDO BK/PG: 4870/567
504136AA0040	LIANI,LISA	3954 STRATHROY CRT	*MISSISSAUGA ON	CA	L5L 3	L1	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 4PER CDO BK/PG: 4870/567
504136AA0050	NARGISO,DANIEL A & PATRICIA	5303 SW 40 AVE UNIT 5	DANIA BEACH	FL	33314	6523	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 5PER CDO BK/PG: 4870/567
504136AA0060	JOSEPH,DARLENE	5299 SW 40 AVE #6	DANIA BEACH	FL	33314		VILLAGE TOWNHOUSES NO.ONECONDO UNIT 6PER CDO BK/PG: 4870/567
504136AA0070	SHITRIT,SAHAR BEN	18800 NE 29 AVE PH 20	AVENTURA	FL	33180		VILLAGE TOWNHOUSES NO.ONECONDO UNIT 7PER CDO BK/PG: 4870/567
504136AA0080	M SFL INVESTMENTS LLC	PO BOX 292534	FORT LAUDERDALE	FL	33329		VILLAGE TOWNHOUSES NO.ONECONDO UNIT 8PER CDO BK/PG: 4870/567
504136AA0090	2920 NW 55 AVENUE #2D LLC	20201 E COUNTRY CLUB DR #605 #9	AVENTURA	FL	33180		VILLAGE TOWNHOUSES NO.ONECONDO UNIT 9PER CDO BK/PG: 4870/567
504136AA0100	HEDAD,IGAL EST% SHIRLEY BEN ARDITI	PROF YUVAL NE'EMAN 19	*REHOVOT 7608665	IL			VILLAGE TOWNHOUSES NO.ONECONDO UNIT 10PER CDO BK/PG: 4870/567
504136AA0110	NOBLE,ROBERT	5289 SW 40 AVE APT 11	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 11PER CDO BK/PG: 4870/567
504136AA0120	CERRUDO,MARIANNE	5287 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 12PER CDO BK/PG: 4870/567
504136AA0130	LAWRENCE,SADIKI H/EWILLIAMS,YVONNE	5285 SW 40 AVE #13	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 13PER CDO BK/PG: 4870/567
136AA0140	DEMILIO,JUDITH J	5283 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 14PER CDO BK/PG: 4870/567
504136AA0150	WINDMILLER,TERRY	5281 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 15PER CDO BK/PG: 4870/567
504136AA0160	MUELLER,DANIELLEMUELLER,MICHAEL & FRANCINE	5305 SW 103 AVE	COOPER CITY	FL	33328	5617	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 16PER CDO BK/PG: 4870/567
504136AA0170	DUEPPRATH,SIMONE	171 GIRARD ST	BROOKLYN	NY	11235		VILLAGE TOWNHOUSES NO.ONECONDO UNIT 17PER CDO BK/PG: 4870/567
504136AA0180	BRINSON,ANJANETTE	5275 SW 40 AVE #18	FORT LAUDERDALE	FL	33314	6501	VILLAGE TOWNHOUSES NO.ONECONDO UNIT 18PER CDO BK/PG: 4870/567
504136AB0010	SANON,MARIE	5371 SW 40 AVE #101	DANIA BEACH	FL	33314		BEL-AIRE SECTION ONE CONDOUNIT 101PER CDO BK/PG: 5312/400
504136AB0020	KIRWAN,DAVID L JR	5371 SW 40 AVE UNIT 102	DANIA BEACH	FL	33314	6543	BEL-AIRE SECTION ONE CONDOUNIT 102PER CDO BK/PG: 5312/400
504136AB0030	REYES,RAFAEL & PAMELA	5216 SW 93 AVE	COOPER CITY	FL	33328	4225	BEL-AIRE SECTION ONE CONDOUNIT 103PER CDO BK/PG: 5312/400
504136AB0040	GONZALEZ,MICHAEL	5371 SW 40 AVE #104	DANIA BEACH	FL	33314		BEL-AIRE SECTION ONE CONDOUNIT 104PER CDO BK/PG: 5312/400
504136AB0050	BOUZA,MILAGROS	5371 SW 40 AVE UNIT 105	DANIA BEACH	FL	33314	6543	BEL-AIRE SECTION ONE CONDOUNIT 105PER CDO BK/PG: 5312/400

504136AB0060	GOMEZ,MARIA C H/ENAZARI,CLAUDIA	5371 SW 40 AVE #201	DANIA BEACH	FL	33314		BEL-AIRE SECTION ONE CONDOUNIT 201PER CDO BK/PG: 5312/400
504136AB0070	BIASUCCI,RICHARD	8309 MADISON ST	BROOKSVILLE	FL	34613	6855	BEL-AIRE SECTION ONE CONDOUNIT 202PER CDO BK/PG: 5312/400
504136AB0080	KOOPER,STELLA	5371 SW 40 AVE APT 203	FORT LAUDERDALE	FL	33314	6524	BEL-AIRE SECTION ONE CONDOUNIT 203PER CDO BK/PG: 5312/400
504136AB0090	BROWN,ANTHONY ROBERT	15346 SW 21 PL	MIRAMAR	FL	33027		BEL-AIRE SECTION ONE CONDOUNIT 204PER CDO BK/PG: 5312/400
504136AB0100	DIAZ,INOVA JOSEFINA	5371 SW 40 AVE UNIT 205	DANIA BEACH	FL	33314	6524	BEL-AIRE SECTION ONE CONDOUNIT 205PER CDO BK/PG: 5312/400
504136AC0010	TYRELL,CARMEN C	825 NW 79 TERRACE	PLANTATION	FL	33324		BEL-AIRE SECTION TWO CONDOUNIT 101PER CDO BK/PG: 5504/319
504136AC0020	GEORGE JONES REV TR% JONES,SHARON L	3232 COVE ROAD	JUPITER	FL	33469		BEL-AIRE SECTION TWO CONDOUNIT 102PER CDO BK/PG: 5504/319
504136AC0030	BLANCO,MARIA E	5373 SW 40 AVE # 103	DANIA BEACH	FL	33314		BEL-AIRE SECTION TWO CONDOUNIT 103PER CDO BK/PG: 5504/319
504136AC0040	GONGORA,EDUAR DE LA CRUZGARAY,ROSEMARY D	5373 SW 40 AVE #104	DANIA BEACH	FL	33314		BEL-AIRE SECTION TWO CONDOUNIT 104PER CDO BK/PG: 5504/319
504136AC0050	BREUT,PAULETTE	5373 SW 40 AVE APT 105	DANIA BEACH	FL	33314	6544	BEL-AIRE SECTION TWO CONDOUNIT 105PER CDO BK/PG: 5504/319
36AC0060	GONZALEZ,PEDRO & DAISY	5373 SW 40 AVE UNIT 201	DANIA BEACH	FL	33314	7515	BEL-AIRE SECTION TWO CONDOUNIT 201PER CDO BK/PG: 5504/319
504136AC0070	RODRIGUEZ,JOSE LRODRIGUEZ-ALTUVE,STACY P	16619 STALLION CROSS	SAN ANTONIO	TX	78247	2828	BEL-AIRE SECTION TWO CONDOUNIT 202PER CDO BK/PG: 5504/319
504136AC0080	SMART,MARGARET	5373 SW 40 AVE #203	DANIA BEACH	FL	33314	7515	BEL-AIRE SECTION TWO CONDOUNIT 203PER CDO BK/PG: 5504/319
504136AC0090	KIND,LIAT	4522 SW 54 ST APT 704	FORT LAUDERDALE	FL	33314	6755	BEL-AIRE SECTION TWO CONDOUNIT 204PER CDO BK/PG: 5504/319
504136AC0100	BONILLA,CARLOS & ELSA	5373 SW 40 AVE #205	DANIA BEACH	FL	33314		BEL-AIRE SECTION TWO CONDOUNIT 205PER CDO BK/PG: 5504/319
504136AD0010	SHIVA TABIBI-MISSAGHI FAM TRTABIBI-MASSAGHI,SHIVA TRSTEE	3715 STARBOARD AVE	COOPER CITY	FL	33026		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 19PER CDO BK/PG: 5168/152
504136AD0020	HANLON,WILLIAM F & MAJORIE L	5021 SW 111 TER	DAVIE	FL	33328	3904	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 20PER CDO BK/PG: 5168/152
504136AD0030	HANLON,WILLIAM III & MARJORIE L	5021 SW 111 TER	DAVIE	FL	33328	3904	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 21PER CDO BK/PG: 5168/152
504136AD0040	WARREN,DAWN A	5267 SW 40 AVE #22	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 22PER CDO BK/PG: 5168/152
504136AD0050	ANDERSON,LYNN	5265 SW 40 AVE APT 23	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 23PER CDO BK/PG: 5168/152
504136AD0060	COLON,CONSUELO MONSANTO	5263 SW 40 AVE #24	DANIA BEACH	FL	33314		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 24PER CDO BK/PG: 5168/152
136AD0070	2920 NW 55TH AVENUE 2D LLC	20201 E COUNTRY CLUB DR #605	AVENTURA	FL	33180		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 25PER CDO BK/PG: 5168/152
504136AD0080	CABRERA,MICHAELSCHILLE,DAVID	5259 SW 40 AVE #26	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 26PER CDO BK/PG: 5168/152
504136AD0090	LAMONT,CAROL	5257 SW 40 AVE UNIT 27	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 27PER CDO BK/PG: 5168/152
504136AD0100	BENSON,ROBERT E & DALE G	5255 SW 40 AVE APT 28	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 28PER CDO BK/PG: 5168/152
504136AD0110	WOLOWITZ,NAOMI	3509 S LONGFELLOW CIR	HOLLYWOOD	FL	33021		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 29PER CDO BK/PG: 5168/152
504136AD0120	MCIVER,LAUREL	5251 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 30PER CDO BK/PG: 5168/152
504136AD0130	DRUSKIN,MAOZDRUSKIN,SHELI RACHEL	2920 SW 46 ST	FORT LAUDERDALE	FL	33312		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 31PER CDO BK/PG: 5168/152
504136AD0140	JACOBS,JILL G	5247 SW 40 AVE #32	DANIA BEACH	FL	33314		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 32PER CDO BK/PG: 5168/152
504136AD0150	HASHINOVSKY,ABRAHAM I	42 MORNINGSIDE AVE	CRESSKILL	NJ	07626		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 33PER CDO BK/PG: 5168/152
504136AD0160	ANDRULES,ANGELA &TOMPKINS,MARK	5243 SW 40 AVE # 34	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 34PER CDO BK/PG: 5168/152

504136AD0170	GRANT,DENNIS	5241 SW 40 AVE #35	DANIA BEACH	FL	33314		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 35PER CDO BK/PG: 5168/152
504136AD0180	SHAPKIN,ADAM M & KERRY MAE	1489 SW 99 TER	DAVIE	FL	33324	6431	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 36PER CDO BK/PG: 5168/152
504136AD0190	KUCHINSKAYA,ANNA	3451 SW 52 ST	FORT LAUDERDALE	FL	33312	5535	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 37PER CDO BK/PG: 5168/152
504136AD0200	CUPP,BOYDCUPP,JULIA	6128 GOLF VILLAS	BOYNTON BEACH	FL	33437		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 38PER CDO BK/PG: 5168/152
504136AD0210	CREECH,PATRICIA	5233 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 39PER CDO BK/PG: 5168/152
504136AD0220	SWEENEY,CARMELA	PO BOX 722	DANIA BEACH	FL	33004	0722	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 40PER CDO BK/PG: 5168/152
504136AD0230	CABRERA,CARLOS	1426 S 61 CT	CICERO	IL	60804	1048	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 41PER CDO BK/PG: 5168/152
504136AD0240	AXXON RENT REV LAND TRAXXON RENT LLC TRSTEE	PO BOX 1816	DANIA BEACH	FL	33004		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 42PER CDO BK/PG: 5168/152
504136AD0250	MASTAY,MICHAEL EDWARDTODARO,CHRISTINA MARIE	5225 SW 40 AVE #43	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 43PER CDO BK/PG: 5168/152
504136AD0260	KUSHNER,ARLYNE H	5223 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 44PER CDO BK/PG: 5168/152
36AD0270	LEVI,ARIE	5221 SW 40 AVE #45	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 45PER CDO BK/PG: 5168/152
504136AD0280	FITUSSI,TALI BACHAR	5219 SW 40 AVE #46	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 46PER CDO BK/PG: 5168/152
504136AD0290	GENAO,GIOVANNI	5217 SW 40 AVE APT 47	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 47PER CDO BK/PG: 5168/152
504136AD0300	KFIR INVESTMENTS LLC	2761 SW 45 ST	FORT LAUDERDALE	FL	33312		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 48PER CDO BK/PG: 5168/152
504136AD0310	PEEVER,ADRIAN	5213 SW 40TH AVE	FORT LAUDERDALE	FL	33314		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 49PER CDO BK/PG: 5168/152
504136AD0320	LUGO,ALEXANDER &SOLIS,MARIA	5211 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 50PER CDO BK/PG: 5168/152
504136AD0330	POLOVOY,RONA SUERONA SUE POLOVOY REV LIV TR	5209 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 51PER CDO BK/PG: 5168/152
504136AD0340	KALENTZIS,REBECCA SUE	5207 SW 40 AVE #52	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 52PER CDO BK/PG: 5168/152
504136AD0350	SANTAMARIA,MARIA	5205 SW 40 AVE UNIT 53	DANIA BEACH	FL	33314		VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 53PER CDO BK/PG: 5168/152
504136AH0010	ROBERT D KEDDY REV TRKEDDY,ROBERT D TRSTEE	5375 SW 40 AVE #101	DANIA BEACH	FL	33316		BEL-AIRE SECTION THREE CONDOUNIT 101PER CDO BK/PG: 5614/133
504136AH0020	NAYMAN,CASEY	5375 SW 40 AVE #102	FORT LAUDERDALE	FL	33314		BEL-AIRE SECTION THREE CONDOUNIT 102PER CDO BK/PG: 5614/133
136AH0030	MATOS,LUIS G	5375 SW 40 AVE #103	DANIA BEACH	FL	33314	6545	BEL-AIRE SECTION THREE CONDOUNIT 103PER CDO BK/PG: 5614/133
504136AH0040	DEVILLE,ILANA	5375 SW 40 AVE #104	DANIA BEACH	FL	33314		BEL-AIRE SECTION THREE CONDOUNIT 104PER CDO BK/PG: 5614/133
504136AH0050	IPALE,MATAN	1521 SE 2 CT #2	FORT LAUDERDALE	FL	33301		BEL-AIRE SECTION THREE CONDOUNIT 105PER CDO BK/PG: 5614/133
504136AH0060	TOMKO,PATRICIA	5375 SW 40 AVE APT 201	DANIA BEACH	FL	33314	6545	BEL-AIRE SEC 3 CONDOUNIT 201PER CDO BK/PG: 5614/133
504136AH0070	BROWN,ASHLEE	5375 SW 40 AVENUE #202	DANIA BEACH	FL	33314		BEL-AIRE SECTION THREE CONDOUNIT 202PER CDO BK/PG: 5614/133
504136AH0080	LIPAZ INVESTMENT LLC	3835 SW 50 ST	FORT LAUDERDALE	FL	33312		BEL-AIRE SECTION THREE CONDOUNIT 203PER CDO BK/PG: 5614/133
504136AH0090	VALLE,ROBERT	5375 SW 40 AVE #204	DANIA BEACH	FL	33314		BEL-AIRE SECTION THREE CONDOUNIT 204PER CDO BK/PG: 5614/133
504136AH0100	RIFAT LLC	251 LITTLE FALLS DR	WILMINGTON	DE	19808		BEL-AIRE SECTION THREE CONDOUNIT 205PER CDO BK/PG: 5614/133
504136AK0010	3802 SW 49TH COURT LLC	2811 EVANS ST	HOLLYWOOD	FL	33020		BEL-AIRE SECTION SIX CONDOUNIT 101PER CDO BK/PG: 8214/556
504136AK0020	CARPIO,JUANA ELIZABETH	5387 SW 40 AVE #102	FORT LAUDERDALE	FL	33314		BEL-AIRE SECTION SIX CONDOUNIT 102PER CDO BK/PG: 8214/556
504136AK0030	ROMAN,ALMA	5387 SW 40 AVE APT 103	FORT LAUDERDALE	FL	33314	6547	BEL-AIRE SECTION SIX CONDOUNIT 103PER CDO BK/PG: 8214/556

504136AK0040	BEDOYA,LUIS FERNANDO	5387 SW 40 AVE #104	DANIA BEACH	FL	33314	6547	BEL-AIRE SECTION SIX CONDOUNIT 104PER CDO BK/PG: 8214/556
504136AK0050	CACERES,PEDRO & MARIA LUISACACERES,ALAN ORLANDO ETAL	501 MULBERRY LN	DAVIE	FL	33325		BEL-AIRE SECTION SIX CONDOUNIT 105PER CDO BK/PG: 8214/556
504136AK0060	WYANT,JANICE M	5387 SW 40 AVE UNIT 201	DANIA BEACH	FL	33314	6518	BEL-AIRE SECTION SIX CONDOUNIT 201PER CDO BK/PG: 8214/556
504136AK0070	SERRANO,YOLANDA	5387 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314	6518	BEL-AIRE SECTION SIX CONDOUNIT 202PER CDO BK/PG: 8214/556
504136AK0080	DIAZ,MICHAEL	5387 SW 40 AVE #203	DANIA BEACH	FL	33314		BEL-AIRE SECTION SIX CONDOUNIT 203PER CDO BK/PG: 8214/556
504136AK0090	MACK,MICHELLE	3234 ARTHUR ST	HOLLYWOOD	FL	33021		BEL-AIRE SECTION SIX CONDOUNIT 204PER CDO BK/PG: 8214/556
504136AK0100	SAAVEDRA,FABIOLA	5387 SW 40 AVE #205	DANIA BEACH	FL	33314	6518	BEL-AIRE SECTION SIX CONDOUNIT 205PER CDO BK/PG: 8214/556
504136AM0010	TAM,MICHAEL & CINDY H/ETAM,HERMAN	5385 SW 40 AVE #101	DANIA BEACH	FL	33314		BEL-AIRE SECTION SEVEN CONDOUNIT 101PER CDO BK/PG: 8589/868
504136AM0020	MARY ANN MCKAY REV TRMCKAY,MARY ANN TRSTEE	4700 TAFT ST	HOLLYWOOD	FL	33021	4142	BEL-AIRE SECTION SEVEN CONDOUNIT 102PER CDO BK/PG: 8589/868
504136AM0030	HAFIZOV,ASHER	5385 SW 40 AVE APT 103	DANIA BEACH	FL	33314		BEL-AIRE SECTION SEVEN CONDOUNIT 103PER CDO BK/PG: 8589/868
36AM0040	KUSATAKE,TADASHI	5385 SW 40 AVE #104	DANIA BEACH	FL	33314		BEL-AIRE SECTION SEVEN CONDOUNIT 104PER CDO BK/PG: 8589/868
504136AM0050	KARP,EYAL ALAN	PO BOX 5944	LIGHTHOUSE PT	FL	33074	5944	BEL-AIRE SECTION SEVEN CONDOUNIT 105PER CDO BK/PG: 8589/868
504136AM0060	CAISAPANTA,MARTHA	5385 SW 40 AVE #201	DANIA BEACH	FL	33314		BEL-AIRE SECTION SEVEN CONDOUNIT 201PER CDO BK/PG: 8589/868
504136AM0070	BLAKE,RICHARD &CINTRON,BELINDA	5385 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314		BEL-AIRE SECTION SEVEN CONDOUNIT 202PER CDO BK/PG: 8589/868
504136AM0080	BOSCA,DANIELA H/EBOSCA,DANIEL V & FANICA	5385 SW 40 AVE #203	FORT LAUDERDALE	FL	33314		BEL-AIRE SECTION SEVEN CONDOUNIT 203PER CDO BK/PG: 8589/868
504136AM0090	KO,KA KEELI,CHI CHEONG	5385 SW 40 AVE #204	DANIA BEACH	FL	33314		BEL-AIRE SECTION SEVEN CONDOUNIT 204PER CDO BK/PG: 8589/868
504136AM0100	TORRES,MARIA D	5385 SW 40 AVE APT 205	DANIA BEACH	FL	33314	6517	BEL-AIRE SECTION SEVEN CONDOUNIT 205PER CDO BK/PG: 8589/868
504136BA0010	WILLIAMS,LARAN D	5377 SW 40 AVE #101	DANIA BEACH	FL	33314	6583	BEL-AIRE SECTION FOUR CONDOUNIT 101PER CDO BK/PG: 9865/604
504136BA0020	NARDIELLO,JEANNETTE	5377 SW 40 AVE #102	DANIA BEACH	FL	33314	6583	BEL-AIRE SECTION FOUR CONDOUNIT 102PER CDO BK/PG: 9865/604
504136BA0030	MCCRAW,JOAN	5377 SW 40 AVE APT 103	DANIA BEACH	FL	33314	6583	BEL-AIRE SECTION FOUR CONDOUNIT 103PER CDO BK/PG: 9865/604
504136BA0040	CASTILLO,INGREY VCASTILLO FAM LAND TR	5377 SW 40 AVE APT 104	FORT LAUDERDALE	FL	33314	6583	BEL-AIRE SECTION FOUR CONDOUNIT 104PER CDO BK/PG: 9865/604
136BA0060	GRAFI,GILJERAFI,SAMUEL	5320 SW 34 AVE	FORT LAUDERDALE	FL	33312		BEL-AIRE SECTION FOUR CONDOUNIT 201PER CDO BK/PG: 9865/604
504136BA0070	STERNBERG,RAYMOND C & MARY B	5377 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314	6525	BEL-AIRE SECTION FOUR CONDOUNIT 202PER CDO BK/PG: 9865/604
504136BA0080	JEANTY-CLAUDE,LISSA MARIEJEANTY,SHAWN ROBERT	5017 BETHPAGE DR	SUWANEE	GA	30024		BEL-AIRE SECTION FOUR CONDOUNIT 203PER CDO BK/PG: 9865/604
504136BA0090	BRODNY,DANIT	3315 OAK DR	HOLLYWOOD	FL	33021		BEL-AIRE SECTION FOUR CONDOUNIT 204PER CDO BK/PG: 9865/604
504136BA0100	LEVI,HAVAZELETH HANA	5377 SW 40 AVE #205	DANIA BEACH	FL	33314		BEL-AIRE SECTION FOUR CONDOUNIT 205PER CDO BK/PG: 9865/604
504136BB0010	GARCIA,MARIA SOLEDAD	5383 SW 40 AVE UNIT 101	DANIA BEACH	FL	33314	6581	BEL-AIRE SECTION EIGHT CONDOUNIT 101PER CDO BK/PG: 9387/473
504136BB0020	ZAPPI,JAMES	5383 SW 40 AVE #102	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 102PER CDO BK/PG: 9387/473
504136BB0030	ST AURIN,CORINNE C GALLET DE	3425 SW US VETERANS HOSPITAL RD	PORTLAND	OR	97239	2941	BEL-AIRE SECTION EIGHT CONDOUNIT 103PER CDO BK/PG: 9387/473
504136BB0040	OMAR S DEEN REV TRDEEN,OMAR S TRSTEE	8661 NW 8 ST	PEMBROKE PINES	FL	33024		BEL-AIRE SECTION EIGHT CONDOUNIT 104PER CDO BK/PG: 9387/473
504136BB0050	FERRARI,KAREN L	5383 SW 40 AVE APT 105	DANIA BEACH	FL	33314	6581	BEL-AIRE SECTION EIGHT CONDOUNIT 105PER CDO BK/PG: 9387/473

504136BB0060	JEAN-PHILLIPE,YOLETTE	5383 SW 40 AVE #201	DANIA BEACH	FL	33314	6550	BEL-AIRE SECTION EIGHT CONDOUNIT 201PER CDO BK/PG: 9387/473
504136BB0070	KALAMBAY,ANGELINA	5383 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 202PER CDO BK/PG: 9387/473
504136BB0080	BUENANO,DAVID J	5383 SW 40 AVE UNIT 203	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 203PER CDO BK/PG: 9387/473
504136BB0090	PELE,PAUL I	5383 SW 40 AVE UNIT 204	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 204PER CDO BK/PG: 9387/473
504136BB0100	PODGORSKI,CINDY J	2171 NE 66 ST #821	FORT LAUDERDALE	FL	33308		BEL-AIRE SECTION EIGHT CONDOUNIT 205PER CDO BK/PG: 9387/473
504136BC0060	SMITH,MEGAN	5381 SW 40 AVE #201	DANIA BEACH	FL	33314		BEL-AIRE SECTION NINE CONDOUNIT 201PER CDO BK/PG: 11406/27
504136BC0070	PEARSON,DIANEDUNPHY,MARJORIE & FORDYCE,H ETAL	5381 SW 40 AVE APT 202	FORT LAUDERDALE	FL	33314	6587	BEL-AIRE SECTION NINE CONDOUNIT 202PER CDO BK/PG: 11406/27
504136BC0080	FLORES,LUZ	5379 SW 40 AVE APT 104	FORT LAUDERDALE	FL	33314	6584	BEL-AIRE SECTION NINE CONDOUNIT 203PER CDO BK/PG: 11406/27
504136BC0090	PAIK,SANDRA RIDDLE H/EPAIK,KATELYN L	5381 SW 40 ST #204	DANIA BEACH	FL	33314	6587	BEL-AIRE SECTION NINE CONDOUNIT 204PER CDO BK/PG: 11406/27
504136BC0100	GALLARDAY,HECTORGALLARDAY,ALBERT PAUL	2410 N 59 AV	HOLLYWOOD	FL	33021		BEL-AIRE SECTION NINE CONDOUNIT 205PER CDO BK/PG: 11406/27
36BH0040	CARRERO,LOURDES	1438 NW 129 WAY	SUNRISE	FL	33323	2982	BEL-AIRE SECTION FIVE CONDOUNIT 104PER CDO BK/PG: 12515/393
504136BH0050	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		BEL-AIRE SECTION FIVE CONDOUNIT 105PER CDO BK/PG: 12515/393
504136BH0060	TREPANIER,PATRICK	5601 SW 67 TER	DAVIE	FL	33314	7016	BEL-AIRE SECTION FIVE CONDOUNIT 201PER CDO BK/PG: 12515/393
504136BH0070	BIANCO,MARGARET E	5379 SW 40 AVE APT 202	DANIA BEACH	FL	33314	6526	BEL-AIRE SECTION FIVE CONDOUNIT 202PER CDO BK/PG: 12515/393
504136BH0080	ELDER,CHEYNE AMICIE H/EELDER,PAMELA LONG	5379 SW 40 AVE #203	DANIA BEACH	FL	33314	6526	BEL-AIRE SECTION FIVE CONDOUNIT 203PER CDO BK/PG: 12515/393
504136BH0090	ALEXANDROVA,SVETLANA PETROVA	5379 SW 40 AVE UNIT 204	DANIA BEACH	FL	33314	6526	BEL-AIRE SECTION FIVE CONDOUNIT 204PER CDO BK/PG: 12515/393
504136BH0100	ORMENO,PATRICIA	78 CONCORD AVE	OCEANSIDE	NY	11572		BEL-AIRE SECTION FIVE CONDOUNIT 205PER CDO BK/PG: 12515/393
504231010261	S O T HOUSING LLC	5650 STIRLING RD STE 4	HOLLYWOOD	FL	33021		REED LAND CO SUB 2-32 D31-50-42PT OF TRS 10 & 11 DESC AS,COMMAT SW COR OF TR 11,NLY 741.89,ELY 223.74 TO POB,CONT ELY 52,NLY 107.83,WLY 52,SLY 108.16TO POB
504231010262	SILVA FAMILY REV TRSILVA,ARTURO TRSTEE	7790 SW 134 ST	PINECREST	FL	33156		REED LAND CO SUB 2-32 D31-50-42PT TRS 10 & 11 DESC AS COMM SWCOR OF TR 11,NLY 741.89,ELY275.74 TO POB,CONT ELY 52,NLY107.50,WLY 52,SLY 107.83 TO POBBLK 2
504231010264	RODRIGUEZ,HECTOR &RODRIGUEZ,TINA	12009 FLICKER WAY	COOPER CITY	FL	33026		REED LAND CO SUB 2-32 D31-50-42PT TRS 10 & 11 DESC AS COMM SWCOR OF TR 11,NLY 741.89,ELY170.74 TO POB,CONT ELY 53,NLY108.16,WLY 53,SLY 108.42 TO POBBLK 2
504231010265	AVI GAL LLC	5650 STIRLING RD #4	HOLLYWOOD	FL	33021		REED LAND CO SUB 2-32 D31-50-42PT TRS 10 & 11 DESC AS COMM SWCOR OF TR 11,NLY 741.89,ELY116.74 TO POB,CONT ELY 54,NLY108.42,WLY 54,SLY 108.75 TO POBBLK 2
504231010266	ROYAL MANAGEMENT LLC	4903 SW 32 WAY	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D31-50-42PT TRS 10 & 11 DESC AS COMM SWCOR OF TR 11,NLY 741.89,ELY40.37 TO POB,CONT ELY 76.37,NLY108.75,WLY 61.48,SLY 110.15 TOPOB BLK 2
504231010271	RED ROOF APARTMENTS INC	3651 SW 58 TER	DAVIE	FL	33314		REED LAND CO SUB 2-32 D31-50-42COMM SW COR TR 11 BLK 2,NELYALG W/L OF TR 11 FOR 741.89,ELY 483.74 TO POB,CONT ELY194.14,NELY ALG E/L OF TRS 10 &11 FOR 95.81,WLY 70.39,NELY10.05,WLY 135.49,SLY 106.51TO POB
504231010273	CINOR,JOCENEL	3930 SW 51 ST #3	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D31-50-42PT OF TRS 10 & 11 DESC AS,COMMAT SW COR OF TR 11,NELY 741.89,ELY 379.44 TO POB,CONT ELY 52,NLY 106.84,WLY 52,SLY 107.17TO POB BLK 2
504231010274	BUISSERETH,NATALIE JUDITHROSE,PHILLIP ROBERT	6950 SW 10 ST	PLANTATION	FL	33317		REED LAND CO SUB 2-3231-50-42PT OF TRS 10 & 11 DESC AS COMMSW COR OF TR 11,NELY 741.87,ELY 327.74 TO POB,CONT ELY 52,NLY 107.17,WLY 52,SLY 107.50 TOPOB BLK 2
504231010275	RED ROOF APARTMENTS INC	3651 SW 58 TER	DAVIE	FL	33314		REED LAND CO SUB 2-32 D31-50-42PT LOTS 10 & 11 DESC AS BEG SWCOR OF TR 11,NELY ALG W/L OFTR 11 741.89,ELY 431.44 TO POB,CONT ELY 52,NLY 106.51,WLY 52,SLY 106.84 TO POB BLK 2

504231010276	HUI,TINI	PO BOX 268271	WESTON	FL	33326		REED LAND CO SUB 2-32 D 31-50-42POR OF TR 10 DESC AS FOL,COMM ATSW COR OF SAID TR,NELY ALG W/L202.41,ELY 40.31 TO POB,CONT ELY75.30,S 108.80,WLY 89.76,NELY110.19 TO POB BLK 2
504231010277	C & Y INVESTMENT GROUP LLC	PO BOX 260181	PEMBROKE PINES	FL	33026	7181	REED LAND CO SUB 2-32 D 31-50-42POR OF TR 10 DESC AS FOL,COMM ATSW COR OF SAID TR,NELY ALG W/L202.41,ELY 115.61 TO POB,CONTELY 59.5,S 108.43,WLY 59.5,N 108.60 TO POB BLK 2
504231010281	OAK HILLS CONDOMINIUM INC	4350 SW 59 AVE BLDG A	DAVIE	FL	33314		REED LAND CO SUB 2-32 D 31-50-42COMM AT SW COR TR 11,NLY ALG W/LOF TR FOR 199.32,ELY 40.5,NLY225.53 TO POB,E 115,S 106.27,ELY338,NLY 92.48,WLY 150.62,NLY110.5,ELY 161,NLY 74,WLY 326,SLY90,WLY 124.67 TO PT ON W R/WLOF SW 40 AVE,SLY 89.8 TO POB,TOGETHER WITH PT OF LOT 11 LYINGN OF S/L OF OAK HILLS # 3 CONDO
504231010340	STARVISH,RONALD STEPHEN & MARIKA	3881 SW 54 ST	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42BEG AT PT 106.02 W OF SE COR OFLOT 12,BLK 2,RUN W ALONG S/L TOPT 505.37 E OF SW COR,N 168.02,E TO PT 131.91 W OF E/L,S 165.52TO POB
504231010341	BURROUGHS,NOYES & MINERVA ABANTE	3871 SW 54 ST	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42TR 12 BEG AT SE COR,RUN ALONG SLINE DUE W 106.02,N 165.52,SELY& PARALLEL WITH N LINE A DIS OF131.91 TO E LINE OF 12,SWLYALONG E LINE 164.57 TO POB BLK 2
504231010342	CHAMBERLIN,SARAH LYNN H/ECHAMBERLIN,DONALD & BARBARA	3901 SW 54 ST	DAVIE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12 FROM SE COR,RUNALONG S LINE W 216.02 TO POB,W 110,N 170.51,SELY & PARALLELTO N LINE 110.03,S 168.02 TO POBBLK 2
504231010343	SHAW,PETER A & SUZANNE	3911 SW 54 ST	FORT LAUDERDALE	FL	33312	6205	REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12,FROM SE COR,RUNALONG S LINE W 326.02 TO POB,W 110,N 173.01,SELY & PARALLELWITH N LINE 110.03,S 170.51 TOPOB BLK 2
504231010344	STRAUCH,JANNES L	3931 SW 54 ST	FORT LAUDERDALE	FL	33312	6205	REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12,FROM SE COR,RUNALONG S/L W 436.02 TO POB,W 110,N 175.50,SELY & PARALLEL TO NLINE 110.03,S 173.01 TO POB LESSS 25 FOR RD DESC IN OR 19407/915BLK 2
504231010345	CAMISA,HILEL NETANELKOHN,REBECCA	3991 SW 54 ST	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12,FROM SE COR,RUNALONG S LINE W 546.02 TO POB,W 175.37 M/L TO SW COR,NELYALONG W LINE 181.75,SELY &PARALLEL TO N LINE 142.40,S 175.50 TO POB,LESS W 35THEREOF BLK 2
504231010462	GALBUT,DANIEL EGALBUT,JILLIAN N	5400 WOODLAND LN	FORT LAUDERDALE	FL	33312	6253	REED LAND CO SUB 2-32 D31-50-42TR 7 E1/2 OF N 325LESS W 15 OF N 30 OF SAIDE1/2 BLK 3
504231010470	RODRIGUEZ,JOE R & JULIE L	5527 WOODLAND LN	FORT LAUDERDALE	FL	33312	6249	REED LAND CO SUB 2-32 D 31-50-42S 500 OF N 1125 OF W1/2 OF LOT 7TOG WITH LOT 8 LESS PT INC'D INOR 44952/ 225,LESS N 625 OF E 85M/L,LESS RD,LESS PAR 4 PER OR37995/ 1074, LESS OR 29963/ 990,LESS W 45 OF LOT 8 LYING ADJ TO& WITHIN ELY EXT OF N/L & S/L OFLOT 1 OF SHADY RIDGE ESTATES133-48B, & LESS THAT PT INC'D IN
504231010471	HARDEE,STEVE D	5500 WOODLAND LN	FORT LAUDERDALE	FL	33312	6250	REED LAND CO SUB 2-32 D 31-50-42LOT 7 S 200 OF N 525 OF E1/2BLK 3
504231010472	ABRAMOV,PAVELRUBINOV,REGINA	3700 SHADY RIDGE LANE	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42S 195 OF N 225 OF W1/2 TR 7 &S 200 OF N 225 OF TR 8 LESSW 290 OF SAID TR 8BLK 3
504231010473	SUAREZ,JAIMESUAREZ,SONIA	5650 WOODLAND LN	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42S 200 OF N 625 OF W1/2 OF TR 7AND S 200 OF N 625 LESS W 270OF TR 8 BLK 3
504231010474	MONELLA,PETER & ELAINE	5451 WOODLAND LN	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42S 200 OF N 425 OF W1/2 TR 7BLK 3
504231010484	MONELLA,PETER & ELAINE	5451 WOODLAND LN	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D31-50-42 S 200 LESS W 270 OF THEFOL:N 424.94 OF TR 8 BLK 3
504231010492	BERKO,ROY	3830 SW 54 ST	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42POR OF LOT 8 & 9 DESC AS COMM ATW1/4 COR OF SEC 31,SE 30,ELY541.07 TO POB,E 270.02,S 147.68W 192,NW 79.54,SW 12,NW 95 TOPOB
504231011130	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	REED LAND CO SUB 2-32 D 31-50-42POR OF FOL DESC PAR LYING W OFLN 40' E OF W/L SEC 31,COMM SWCOR TR 11,BLK 2,NE 741.89 TO POBNE 271.30,E 670.17,SW 262.03, W677.88 TO POB,TOG WITH N 35 OF E70 & N 25 OF FOL DESC PAR,COMMSW COR TR 11,NE 741.89 TO POB,NE135.65, E 674.02, SW 131.10, W677.88 TO POB,LESS W 35,TOG W/ S

504231060010	CASSELMAN,ANDREW	5016 SW 40 AVE	FORT LAUDERDALE	FL	33314		TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OF 6733/269UNIT A CLUSTER 1DESC ALSO AS PT OF LOT 10 BLK 2OF REED LAND CO SUB,DESC AS,COMMAT SW COR OF LOT 11 OF SAID BLK2,NLY ALG W/L LOTS 11 & 10 FOR1047.71,ELY 159.74 TO POB,CONT E66,N 32,W 66,SLY 32 TO POB
504231060020	MALDONADO,MARIA DEL CARMEN DIAB	5014 SW 40 AVE	DANIA BEACH	FL	33314		TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT B CLUSTER 1MORE PARTICULARLY DESC AS,PT OFLOT 10 BLK 2 OF REED LAND CO SUBCOMM AT SW COR OF LOT 11 OF SAID3LK 2,NLY ALG W/L LOTS 11 & 10FOR 1047.71,E 159.74,NLY 32 TOPOB,W 6,N 30,E 66,S 30,W 60 TOPOB
504231060030	S O T HOUSING LLC	5650 STIRLING RD STE 4	HOLLYWOOD	FL	33021		TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT C CLUSTER 1ALSO DESC AS PT TR 10, BLK 2 OFREED LAND CO SUB 2-32 D 31-50-42COMM AT SW COR OF TR 11 OF SAID3LK 2,NLY ALG W/L TRS 10 & 111110.09, E 140.84 TO POB, N 30,E 66, S 30, W 66 TO POB
504231060040	BELFOND,EDSON	5010 SW 40 AVE	FORT LAUDERDALE	FL	33314	5702	REED LAND CO SUB 2-32 DTHAT PT OF TR 10 BLK 2, SUB OFSEC 31-50-42 2-32 D, DESC AS:FROM SW COR OF TR 11 OF SAID BLK2 NLY ALG W/L OF SAID TRS 10 &11 1140.28, E 133.84 TO POB, N18.67, E 63.67, S 18.67, W 63.67TO POBAKA:UNIT D, CLUSTER 1TWIN OAKS VILLAS OF BROWARD CO
504231060060	VAUGHAN,GAIL	5004 SW 40 AVE	DANIA BEACH	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT B CLUSTER 2DESC ALSO AS PT OF LOT 10 BLK 2,REED LAND CO SUB DESC,COMM AT SWCOR LOT 11 OF SAID BLK 2,NLY ALGW/L LOTS 11 & 10 FOR 1214.07,E 157.03 TO POB,N 30,E 66,S 30,W 66 TO POB
504231060070	FARQUHARSON,BIJORNA	5006 SW 40 AVE	FORT LAUDERDALE	FL	33314		TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT C CLUSTER 2ALSO DESC AS PT OF LOT 10 BLK 2OF REED LAND CO SUB DESC,COMM ATSW COR LOT 11 OF SAID BLK 2,NLYALG W/L LOTS 11 & 10 FOR 1183.88E 156.70 TO POB, N 30, E 66, S30, W 66 TO POB
504231060080	VERSANNE,GENA	5008 SW 40 AVE	DANIA BEACH	FL	33314		TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT D CLUSTER 2ALSO DESC AS PT OF LOT 10 BLK 2OF REED LAND CO SUB DESC,COMM ATSW COR LOT 11 OF SAID BLK 2,NLYALG W/L LOTS 11 & 10 FOR 1165.1,ELY 158.77 TO POB,CONT ELY 63.67N 18.67,W 63.67,S 18.67 TO POB
504231060090	DAVID SCOTT SILVA REV TRM DECORTE-SILVA REV TR ETAL	2400 NE 48 CT	LIGHTHOUSE POINT	FL	33064	7928	TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT A CLUSTER 3DESC ALSO AS,PT OF TR 10 BLK 2OF REED LAND CO SUB DESC AS,COMMAT SW COR OF TR 11,BLK 2,NLYALG W/L TRS 10 & 11 FOR 1047.71,E 351.76 TO POB,N 32,E 66,S 32,W 66 TO POB
31060100	SAIG,EZRA E &SAIG,YOSEF	5020 SW 40 AVE	FORT LAUDERDALE	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT B CLUSTER 3DESC ALSO AS,PT OF TR 10 BLK 2OF REED LAND CO SUB DESC AS,COMMAT SW COR OF TR 11 SAID BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1079.91,E 354.20 TO POB,N 30,E 66,S 30,W 66 TO POB
504231060110	SHOELSON,MITCHELL &SHOELSON,NINA	5022 SW 40 AVE	DANIA BEACH	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT C CLUSTER 3DESC ALSO AS PT OF TR 10 BLK 2OF REED LAND CO SUB DESC AS,COMMAT SW COR OF TR 11 SAID BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1110.09,E 356.86 TO POB,N 30,E 66,S 30,W 66 TO POB
504231060120	DE-FREITAS,MARIATHOMAS,PAUL	5024 SW 40 AVE	DANIA BEACH	FL	33314		TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT D CLUSTER 3DESC ALSO AS,PT OF TR 10 BLK 2OF REED LAND CO SUB DESC AS,COMMAT SW COR OF TR 11 SAID BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1140.28,E 359.53 TO POB,N18.67,E 63.67,S 18.67,W 63.67TO POB
504231060140	THOMAS,PAULMASANI,CHARMAINE ANTOINETTE	5030 SW 40 AVE	DANIA BEACH	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT B CLUSTER 4DESC ALSO AS,PT OF TR 10 BLK 2OF REED LAND CO SUB DESC AS,COMMAT SW COR OF TR 11 SAID BLK 2,N ALG W/L OF TRS 10 & 11 FOR1214.07,E 330.37 TO POB,N 30,E 66,S 30,W 66 TO POB

504231060150	BRYANT,JUSTIN E	5028 SW 40 AVE	DANIA BEACH	FL	33314		TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT C CLUSTER 4DESC ALSO AS,PT OF TR 10 BLK 2OF REED LAND CO SUB DESC AS,COMMAT SW COR OF TR 11 SAID BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1183.88,ELY 342.04 TO POB,N 30,E 66,S 30,W 66 TOPOB
504231060160	JOSE B MELO REV TRMELO,JOSE B TRSTEE	1500 VICTORIA ISLE DR	WESTON	FL	33327		TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269UNIT D CLUSTER 4DESC ALSO AS,PT OF TR 10 BLK 2OF REED LAND CO SUB DESC AS,COMMAT SW COR OF TR 11 SAID BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1165.1,E 353.78 TO POB,N 18.67,E 63.67,S 18.67,W 63.67 TO POB
504231060170	SAIG,EZRADANIEL,RONIT	18031 BISCAYNE BLVD APT 1801	AVENTURA	FL	33160	5282	TWIN OAKS VILLAS OF BROWARD COUNIT A CLUSTER 5DESC AS PT OF TR 10 BLK 2 OFREED LAND CO SUB,COMM ATSW COR OF TR 11 OF SAID BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1047.71,E 539.76 TO POB,N32,E 66,S 32,W 66 TO POB
504231060180	GRANIE,DELLA FAY	5046 SW 40 AVE	DANIA BEACH	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COUNIT B,CLUSTER 5DESC AS PT OF TR 10 BLK 2 OFREED LAND CO SUB,COMM ATSW COR OF TR 11 OF SAID BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1079.71,E 530.20 TO POB,N 30,E 66,S 30,W 66 TO POB
231060190	PANETTA,NANCY M & THOMAS J	5044 SW 40 AVE	DANIA BEACH	FL	33314		TWIN OAKS VILLAS OF BRO COUNIT C,BLDG 5DESC AS PT OF TR 10 BLK 2 OFREED LAND CO SUB,COMMSW COR OF TR 11 OF SAID BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1110.09,ELY 520.86 TO POB,N30,E 66,S 30,W 66 TO POB
504231060200	EMERGUI,ESTHER	5042 SW 40 AVE	FORT LAUDERDALE	FL	33314		TWIN OAKS VILLAS OF BRO COUNIT D,BLDG 5DESC AS PT OF TR 10 BLK 2 OFREED LAND CO SUB,COMMSW COR OF TR 11,NLY ALG W/LOF TRS 10 & 11 FOR 1140.28,ELY513.86 TO POB,N 18.67,E 63.67,S 18.67,W 63.67 TO POB
504231060220	KILEY,LEAH C	5036 SW 40 AVE	DANIA BEACH	FL	33314		TWIN OAKS VILLAS OF BROWARD COUNIT B,CLUSTER 6DESC AS PT OF TR 10 BLK 2 OFREED LAND CO SUB,COMMSW COR OF TR 11,BLK 2,NLYALG W/L OF TRS 10 & 11 FOR1214.07,E 524.37 TO POBN 30,E 66,S 30,W 66 TO POB
504231060230	ARCILA,LUZ	5038 SW 40 AVE	DANIA BEACH	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COUNIT C,CLUSTER 6DESC AS PT OF TR 10,BLK 2 OFREED LAND CO SUB,COMMAT SW COR OF TR 11 BLK 2,NLY ALG W/L OF TRS 10 & 11 FOR1183.88,E 524.04 TO POB,N 30,E 66,S 30,W 66 TO POB
504231060240	BELANGER,MATTHEW J	5040 SW 40 AVE	FORT LAUDERDALE	FL	33314		TWIN OAKS VILLAS OF BROWARD COUNIT D CLUSTER 6DESC AS PT OF TR 10 BLK 2OF REED LAND CO SUB,COMMAT SW COR OF TR 11 BLK 2,NLYALG W/L SAID TRS 10 & 11 FOR1165.10,E 526.11 TO POB,N18.67,E 63.67,S 18.67,W 63.67TO POB
504231060250	TWIN OAKS OF BROWARD CO	5000 SW 40 AVE	FORT LAUDERDALE	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269RECREATION AREAALSO DESC AS PT OF LOT 10 BLK 2OF REED LAND CO SUB,DESC COMM ATSW COR LOT 11 OF SAID BLK 2,NLYALG W/L LOTS 11 & 10 FOR 1169.12E 242 TO POB,CONT E 80,S 116.67,NWLY 5.86 TO P/C,NWLY 49.26,NWLY32.18,NLY 92.14 TO POB
504231060270	TWIN OAKS VILLAS OF BROWARD CO	5000 SW 40 AVE	FORT LAUDERDALE	FL	33314	5702	TWIN OAKS VILLAS OF BROWARD COPER DECLARATION RECD OR 6733/269ROADWAYSALSO DESC AS PT LOT 10 BLK 2 OFREED LAND CO SUB DESC ON OR 6733PGS 310 & 311
504231100010	KASTEN PROPERTIES II LLC	2060 PARK CT	BOCA RATON	FL	33486		COMISKEY PARK 102-8 BLOT 3
504231100020	VERA,LUIS	420 NW 67 AVE	HOLLYWOOD	FL	33024		COMISKEY PARK 102-8 BLOT 4
504231100030	SOT HOUSING LLC	5650 STIRLING RD STE 4	HOLLYWOOD	FL	33021		COMISKEY PARK 102-8 BLOT 5
504231100040	NG,JANET	2597 SW 102 DR	DAVIE	FL	33324		COMISKEY PARK 102-8 BLOT 6
504231100050	3911/3913 SW 51ST STREET LLC	3911 SW 51 ST	FORT LAUDERDALE	FL	33312		COMISKEY PARK 102-8 BLOT 7
504231100060	CALIXTE,BERLIUS	3901 SW 51 ST #1-2	FORT LAUDERDALE	FL	33312		COMISKEY PARK 102-8 BLOT 8
504231100070	LEROY,MAXWELL	3891 SW 51 ST	FORT LAUDERDALE	FL	33312		COMISKEY PARK 102-8 BLOT 9
504231100080	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	COMISKEY PARK 102-8 BROAD RIGHT OF WAY DEDICATED PERPLAT
504231150010	VLACHOS,STAMATIOS & PAMELA	5410 SHADY OAK LANE	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 1 TOG WITH REED LAND CO SUB2-32 D 31-50-42 W 45 OF THAT POROF LOT 8 BLK 3 LYING ADJ TO &WITHIN ELY EXT OF N/L & S/L TOLOT 1 OF SHADY RIDGE ESTATES
504231150020	MOSER-GOLDBERG,DELLAMOSER-GOLDBERG,DELLA TRSTEE	5420 SHADY OAK LN	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 2

504231150030	GAMARRA,ORLANDO JR & ADALID	5430 SHADY OAK LN	FORT LAUDERDALE	FL	33312	6224	SHADY RIDGE ESTATES 133-48 BLOT 3 LESS POR DESC AS BEG ATSW COR OF SAID LOT,NLY 27.61,SE 166.44 TO SE COR OF LOT 3,W 179 TO POB TOGETHER WITH THATPART OF LOT 8 BLK 3 OF PB 2-32 DDESC'D AS,BEG AT SE COR OF LOT 3NLY ALG E/L FOR 133.54 TO NE CORELY 15.00,SLY 135.67,WLY 15.00TO POB
504231150070	CASSEL,MICHAEL ALAN & HILLARY B	5430 SW 39 WAY	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 7 & TOGETHER WITH PORTION OFLOT 5 DESC AS COMM AT MOST NLYCOR OF LOT 5,SW 40 TO POB,SW51.03,W 60,SE 100,NE 84.74,NE121.18 TO POB
504231150080	LEE,JAISONKIM,CHRISTINA	5421 SHADY OAK LN	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 8
504231150090	KARPMAN,ALON & VICTORIA S	5411 SW 39 AVE	DAVIE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 9
504231150100	LUSZOWIAK,SOFIA & GREGORYLUSZOWIAK FAM TR	5418 SW 39 WAY	FORT LAUDERDALE	FL	33312	6255	SHADY RIDGE ESTATES 133-48 BLOT 10
504231150110	MAWARDI,JOSEPH	5420 SW 39 WAY	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 11
504231150120	JULIAN,JUDITH EVALYN	5421 SW 39 WAY	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 12
504231150130	TEANEY,CHRISTOPHER RYAN	3920 LAUREL OAK WAY	FORT LAUDERDALE	FL	33312	6263	SHADY RIDGE ESTATES 133-48 BLOT 13
504231150140	BLEET,JOSHUA & JENNABLEET FAMILY REV TR ETAL	3930 SW 54 CT	FORT LAUDERDALE	FL	33312	6263	SHADY RIDGE ESTATES 133-48 BLOT 14
504231150150	TRANCE,GARRETT & JULISSA	4145 RIVER BLUFF RUN WAY	SUWANEE	GA	30024	4057	SHADY RIDGE ESTATES 133-48 BLOT 15
504231150160	NIGRO,JOHNHENDREN,MARILYN	3921 SW 54 CT	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 16
504231150170	MURRAY,JOHN D & REBECCA M	3909 SW 54 CT	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 17
504231150180	SINGER,KEVIN & LORI	3901 SW 54 CT	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 18
504231190930	FROMMER,AVIDAN J & MELISSA	5441 ESTATE OAK CIR	FORT LAUDERDALE	FL	33312	6278	BANYAN OAKRIDGE PLAT 157-44 BLOT 1 BLK 2
[illegible]231190940	NEUSTATER,BRETT & LAURA	5481 ESTATE OAK CIR	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE PLAT 157-44 BLOT 2 BLK 2
504231191450	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	BANYAN OAKRIDGE PLAT 157-44 BPARCEL B
504231191460	HOLLYWOOD OAKS MAIN ASSN INC	3451 HOLLYWOOD OAKS DR	FORT LAUDERDALE	FL	33312		BANYAN OAKRIDGE PLAT 157-44 BPARCEL C (PRIVATE CLUBHOUSE)LESS POR DESC IN OR 28078/490AS LAKE
504231191530	OAKRIDGE COMMUNITY DEVELOPMENTDISTRICT	5385 N NOB HILL RD	FORT LAUDERDALE	FL	33351	4761	BANYAN OAKRIDGE PLAT 157-44 BTRACT 2 (PRIVATE ROAD)
504231230050	STANDARD PACIFIC OF S FL GP INCDDCTD PUBLIC % CITY OF HOLLYWOOD	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	MAPLE RIDGE 167-38 BROAD RIGHTS OF WAY DEDICATED PERPLAT
504231240010	MAPLERIDGE PROP OWNERS ASSOC INC% RECOMM PROP MGMT	3800 GRIFFIN RD	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A & D LESS ROAD LYINGWITHIN PAR A,LESS LAKES,PRESERVEAREA,LESS LOTS 1-172 PAR A; LOTS1-97 PAR B;LOTS 1-16 PAR C;LOTS1-90 PAR DAKA: MAPLE RIDGE
504231240011	BENMERGUI,ABRAHAM & SHARON	3760 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,N 1541.83 TO POB;NE 100.00NW 45.00,SW 100.00,SE 45.00 TOPOBAKA:LOT 1MAPLE RIDGE PARCEL A
504231240020	GUTMAN,LILACH & SAAR	3750 SW 51 ST	FORT LAUDERDALE	FL	33312	8206	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,N 1541.83 TO POB;NE 100.00SE 45.00,SW 100.00,NW 45.00 TOPOBAKA:LOT 2MAPLE RIDGE PARCEL A
504231240030	BROSHI,DORIT & MIRON	3740 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NE 1533.88 TO POB;NE100.00,NW 45.00,SW 100.00,SE45.00 TO POBAKA:LOT 3MAPLE RIDGE PARCEL A
[illegible]231240040	LOUREIRO,JORGE CFERRAZ,FLAVIA M	3730 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,N 1533.88 TO POB;SE 45.00NE 100.00,NW 45.00,SW 100.00 TOPOBAKA:LOT 4MAPLE RIDGE PARCEL A
504231240050	HAZAN,GISELA LIS	5371 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NE 1539.27 TO POB;W 39.48,SW 3.70,W 5.86,NE 100.00,SE45.00,SW 91.92 TO POBAKA:LOT 5MAPLE RIDGE PARCEL A
504231240060	HE,CONNIE XIAO XIAWU,LAMBERT NAI JEN	3710 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NE 1539.27 TO POB,E 45.28,NE 86.89,NW 45.00,SW 91.92 TOPOBAKA:LOT 6MAPLE RIDGE PARCEL A
504231240740	POLANCO,ROSE C	5040 SW 38 WAY	FORT LAUDERDALE	FL	33312	8203	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1963.60 TO POB,NW 92.00NE 45.00,SE 92.00,SW 45.00 TOPOBAKA:LOT 74MAPLE RIDGE PARCEL A
504231240750	SMITH,TODDRICK DENARD	5052 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1920.44 TO POB;NW 92.00NE 45.00,SE 92.00,SW 45.00 TOPOBAKA:LOT 75MAPLE RIDGE PARCEL A
504231240760	GOLDSTRICH,TAMMY MLEONARD,ADAM J	9960 NW 35 ST	COOPER CITY	FL	33024		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1878.45 TO POB;NW 92.00NE 45.00,SE 92.00,SW 45.00 TOPOBAKA:LOT 76MAPLE RIDGE PARCEL A
504231240770	CHIN,CLARITA NKCHOY,LESTER	4001 W SILVERADO CIRCLE	HOLLYWOOD	FL	33024		MAPLE RIDGE 167-38 BPOR PAR A DESC AS:COMM SE CORPAR A,NW 1878.48 TO POB,NW 92,SW 45,SE 92,NE 45 TO POBAKA:LOT 77MAPLE RIDGE PARCEL A

504231240780	BOHBOT,YOSSI	5088 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM SE CORPAR A,NW 1779.94 TO POB;NE 19.00NW 36.00,SW 19.00,NW 32.92,NE68.50,SE 92.00,SW 45.50,SWLY36.13 TO POBAKA:LOT 78MAPLE RIDGE PARCEL A
504231240790	COHEN,MOSHE H/EZAFRIR,TAL-OR	3850 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS:COMM NE CORPAR A,NW 1678.69 TO POB,WLY70.07,NLY 80,ELY 70.07,SLY 80TO POBAKA:LOT 79 TRACT AMAPLE RIDGE PARCEL A
504231240800	TOLEDO MORENO,DANNYMAGDIEL OCHOA,ALEXANDER	3840 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1662.00 TO POB;NW 45.00NE 80.00,SE 45.00,SW 80.00 TOPOBAKA:LOT 80MAPLE RIDGE PARCEL A
504231240810	FALLACARO,JAMES V & TALI	3706 SW 50TH ST	FORT LAUDERDALE	FL	33312	8208	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1646.37 TO POB,NW 45.00NE 80.00,SE 45.00,SW 80.00 TOPOBAKA:LOT 81MAPLE RIDGE PARCEL A
504231240820	PORTAL,YOAV & ELANA H/EBENICHAY,MICHAEL	3820 SW 51 ST	DAVIE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1101.56,NW 140.10,SW16.00 TO POB;SW 80.00,NW 45.00,NE 80.00,SE 45.00 TO POBAKA:LOT 82MAPLE RIDGE PARCEL A
504231240830	DELANEY,CHARLES BRUCE	3810 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1101.56,NW 140.10,SW16.00 TO POB;SW 80.00,SE 45.00,NE 80.00,NW 45.00 TO POBAKA:LOT 83MAPLE RIDGE PARCEL A
504231240840	ALISHAYEV,MIKHAIL	3800 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1618.47 TO POB;NE 80.00SE 47.10 TO C/C,SELY 56.55,SW44.00,NW 83.10 TO POBAKA:LOT 84MAPLE RIDGE PARCEL A
504231240850	ITZHAKOV,ROSHEL & BELLA	3809 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1101.56,NW 67.19,NE12.00 TO POB;CONT NE 81.00,SE55.19,SW 56.00,NWLY 39.27,NW30.19 TO POBAKA:LOT 85MAPLE RIDGE PARCEL A
504231240860	NAKACHE,EDGAR RZENOU,MARIE CHRISTINE	3819 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1101.56,NW 67.19,NE12.00 TO POB;CONT NE 81.00,NW45.00,SW 81.00,SE 45.00 POBAKA:LOT 86MAPLE RIDGE PARCEL A
504231240870	SHUM,TAT-WING & YUE FENG	3829 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1739.88 TO POB,NE 81.00SE 45.00,SW 81.00,NE 45.00 TOPOBAKA:LOT 87MAPLE RIDGE PARCEL A
504231240880	MALKA,ANDRE EST	3839 SW 51 ST	FORT LAUDERDALE	FL	33312	8217	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1739.88 TO POB;NW 45.00TO P/C,NWLY 36.13,NE 16.00,SE17.00,NE 42.00,SE 51.00,SW 81.00TO POBAKA:LOT 88MAPLE RIDGE PARCEL A
504231240890	FADIDA,SHARON & GUY	3838 SW 50 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS:COMM SE CORPAR A,NW 1121.81,WLY 157.19,SLY14 TO POB,CONT SLY 81.00,NW 51,NE 48,NW 17,NE 10,NELY ARC DIST36.13,SE 45 TO POBAKA:LOT 89 TRACT AMAPLE RIDGE PARCEL A
504231240900	MALAEV,MOSHE	3828 SW 50 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1804.81 TO POB;NE 81.00NW 45.00,SW 81.00,SE 45.00 TOPOBAKA:LOT 90MAPLE RIDGE PARCEL A
504231240910	SHLOMO HORENSTEIN REV TRHORENSTEIN,SHLOMO TRSTEE	4788 HIBBS GROVE TER	COOPER CITY	FL	33330		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1121.81,NW 67.19,SW14.00 TO POB;SW 81.00,NW 45.00,NE 81.00,SE 45.00 TO POBAKA:LOT 91MAPLE RIDGE PARCEL A
504231240920	GAGNON,MICHAELGILLES GAGNON IRREV TR ET AL	3808 SW 50 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1780.58 TO POB;NE 56.00TO C/C,NWLY AN ARC DIST 39.27,NW30.19,SW 81.00,SE 55.19 TO POBAKA:LOT 92MAPLE RIDGE PARCEL A
504231240960	SHARABY,SHARON	5215 SW 38 AVE	FORT LAUDERDALE	FL	33312	8227	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1998.99 TO POB;SW 80.00NW 45.00,NWLY 36.13,NE 14.00,SE17.00,NE 43.00,SE 51.00 TO POBAKA:LOT 96MAPLE RIDGE PARCEL A
504231241570	KOPTIEV,SVETLANA	3778 SW 50 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1762.08 TO POB;NW 72.06NE 58.00 TO C/C,NELY AN ARC DIST32.99,NE 2.00,SE 51.06,SW 81.00TO POBAKA:LOT 157MAPLE RIDGE PARCEL A

504231241580	GELLER,MARCO & DINORAH	3768 SW 50 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,N 1755.69 TO POB,NW 45.00NE 81.00,SE 45.00,SW 81.00 TOPOBAKA:LOT 158MAPLE RIDGE PARCEL A
504231241590	FISCHLER,JEREMYSISSO,ILANIT	3758 SW 50 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,N 1750.26 TO POB,NW 45.00NE 81.00,SE 45.00,SW 81.00 TOPOBAKA:LOT 159MAPLE RIDGE PARCEL A
504231241680	SHUMACHER,ROSETTE	3739 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1101.56,SE 223.06,NE12.00 TO POB;CONT NE 81.00,SE45.00,SW 81.00,NW 45.00 TO POBAKA:LOT 168MAPLE RIDGE PARCEL A
504231241690	CSONKA,FLORA H/ELIMOUSIN-HERNANDEZ,MAYRALIZ	3749 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1101.56,SE 223.06,NE12.00 TO POB,CONT NE 81.00,NW45.00,SW 81.00,SE 45.00 TO POBAKA:LOT 169MAPLE RIDGE PARCEL A
504231241700	GOLDBERG,LISA H/EGOLDBERG,HOWARD	3759 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1669.76 TO POB;NW 45.00NE 81.00,SE 45.00,SW 81.00 TO POBAKA:LOT 170MAPLE RIDGE PARCEL A
504231241710	PENROD,ELYSE R	3769 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1675.30 TO POB;NE 81.00NW 45.00,SW 81.00,SE 45.00 TOPOBAKA:LOT 171MAPLE RIDGE PARCEL A
504231241720	IBRAGIMOV,ILYA H/EARONOVA,YELENA	3779 SW 51 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1682.14 TO POB;NE 81.00NW 72.06,SW 56.00 TO C/C,SELY32.99,SE 51.06 TO POBAKA:LOT 172MAPLE RIDGE PARCEL A
504231241730	AGAM,MOSHE	5191 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1482.71 TO POB,NW 70,NE5.09,NW 50.00,NE 50.02,SE 50,SW5.09,SE 70.30,SWLY ALG ARC 3.46,SW 46.57 TO POBAKA:LOT 1MAPLE RIDGE PARCEL B
504231241740	AGAM,MOSHE	5201 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1433.32 TO POB,NW 70,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 2MAPLE RIDGE PARCEL B
504231241750	ALKOBI,YOSSI	7540 COURTYARD RUN E	BOCA RATON	FL	33433	3055	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1383.87 TO POB,NW 70,NE 5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 3MAPLE RIDGE PARCEL B
504231241760	SAGASTEGUI,ANA M	5225 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1334.67 TO POB,NW 70,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 4MAPLE RIDGE PARCEL B
504231241770	BITON,ELI	5235 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1285.43 TO POB;NW 70,NE 5.09,NW 50.00,NE 50.02,SE50.00,SW 5.09,SE 70.00,SW 50.02TO POBAKA:LOT 5MAPLE RIDGE PARCEL B
504231241780	ZEITOUNE,KARINE	5245 SW 38 AVE	FORT LAUDERDALE	FL	33312	8227	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1236.45 TO POB,NW 70,NE 5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 6MAPLE RIDGE PARCEL B
504231241790	HOANG NGUYEN,STEVENTHUY VO,LUCY	5255 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1187.15 TO POB,NW 70,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 7MAPLE RIDGE PARCEL B
504231241800	MYARA,ALAIN	5265 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1138.12 TO POB,NW 70,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 8MAPLE RIDGE PARCEL B
504231241810	AMIR,YAACOV	5275 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1089.18 TO POB,NW 70,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 9MAPLE RIDGE PARCEL B

504231241820	DOLIN,LESLIE E	5285 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1040.35 TO POB,NW 70,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70.00,SW 50.02 TO POBAKA:LOT 10MAPLE RIDGE PARCEL B
504231241830	LEVY,LEON	5295 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 986.78 TO POB,NW 70,NE5.09,NW 50,NE 55.02,SE 50,SW5.09,SE 70,SW 55.02 TO POBAKA:LOT 11MAPLE RIDGE PARCEL B
504231241840	NIETOS LLC	3815 SW 53 PL	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 938.21 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 12MAPLE RIDGE PARCEL B
504231241850	HAZAN,KARINA ESTHER	2800 NE 203 ST APT 6	MIAMI	FL	33180		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 889.81 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 13MAPLE RIDGE PARCEL B
504231241860	LEVY,MARTA S	5311 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 841.61 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 14MAPLE RIDGE PARCEL B
504231241870	ALKISHAWI,SAM & MARY	5317 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 793.62 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 15MAPLE RIDGE PARCEL B
504231241880	WHITLOCK,TED WILLIAM H/EBERKE-WHITLOCK,MARIA	5323 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 745.90 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 16MAPLE RIDGE PARCEL B
504231241890	LEVY,OFIRA	5329 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 698.51 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 17MAPLE RIDGE PARCEL B
504231241900	MAYEST LLC	5371 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 651.51 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 18MAPLE RIDGE PARCEL B
504231241910	KAGINO LLC	3732 SW 49 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 605.00 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 19MAPLE RIDGE PARCEL B
504231241920	HAGGERTY,PAOLA E% HAGGERTY BROS CONSTRUCTION INC	PO BOX 517 STN MAIN	*BRANTFORD ON	CA	N3T 5	N9	MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 559.09 TOPOB;NW 70.00,NE 5.09,NW 50.00,NE 50.02,SE 50.00,SW 5.09,SE70.00,SW 50.02 TO POBAKA:LOT 20MAPLE RIDGE PARCEL B
504231241930	SALPIETRO,SALVATORE H/ESALPIETRO,STEPHANIE	5363 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 513.95 TO POB,NW 70,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 21MAPLE RIDGE PARCEL B
504231241940	CARAMELOS LLC	5371 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 469.80 TO POB,NW 70,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 22MAPLE RIDGE PARCEL B
504231241950	PERETZ,SHIMON H/EGUR,MAYA	5379 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 426.95 TO POB,NW 70,NE5.09 NW 50,NE 50.02,SE 50,SW5.09,SE 70,SW 50.02 TO POBAKA:LOT 23MAPLE RIDGE PARCEL B
504231241960	SASSINE,JOHN & INGRID Z	5385 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 339.48 TO POB,NW 73.66,NE 5.09,NW 35.68,NW 32.56,NELYALG CURVE 18.49,NE 27.72,SE 50,SW 5.09,SE 70,SW 110.27 TO POBAKA:LOT 24MAPLE RIDGE PARCEL B

504231241970	BITTON,AHARON & HASIA	3804 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 291.89 TO POB,SW 140.45NW 50,NE 5.09,NW 36.46,NW 26.82,NELY ALG CURVE 34.89,SE 32.56,SE35.68,SW 5.09,SE 73.65,SW 24.09,SELY ALG ARC 34.57 TO POBAKA:LOT 25MAPLE RIDGE PARCEL B
504231241980	TORRES HERNANDEZ,BRENDA TGWETA,DOLEV E	3812 SW 53 CT	DAVIE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 391.86 TO POB,SW 50.02,NW 50,NE 5.09,NW 50.07,NE 3.42,NELY ALG CURVE 34.24,SE 26.82,SE36.46,SW 5.09,SE 50 TO POBAKA:LOT 26MAPLE RIDGE PARCEL B
504231241990	QUINN,GLADYS H/EPALOMINO,JUAN JULIAN	3820 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 432.93 TO POB,SW 50.02,NW 50,NE 5.09,NW 50.07,NE 50.02,SE 50.07,SW 5.09,SE 50 TO POBAKA:LOT 27MAPLE RIDGE PARCEL B
504231242000	DANIAROV,AVIDANIAROV,BERTA	9919 66 RD APT 2E	REGO PARK	NY	11374	4433	MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 475.71 TOPOB,SW 50.02,NW 50.00,NE 5.09,NW50.07,NE 50.02,SE 50.07,SW 5.09,SE 50.00 TO POBAKA:LOT 28MAPLE RIDGE PARCEL B
504231242010	IH3 PROPERTY FLORIDA LP% INVITATION HOMES - TAX DEPT	1717 MAIN ST #2000	DALLAS	TX	75201		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 519.79 TO POB,SW 50.02,NW 50,NE 5.09,NW 50.07,NE 50.02,SE 50.07,SW 5.09,SE 50 TO POBAKA:LOT 29MAPLE RIDGE PARCEL B
504231242020	WHATLEY,PAUL S	3860 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 564.86 TO POB,SW 50.02,NW 50,NE 5.09,NW 50.07,NE 50.02,SE 50.07,SW 5.09,SE 50 TO POBAKA:LOT 30MAPLE RIDGE PARCEL B
504231242030	SAITTA,ROBERT	940 S COORS DR	LAKEWOOD	CO	80228	3029	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 610.70 TO POB,SW 120.11NE 101.37,SE 19,NE 54.18,NW 19,NE 55.11,SE 50.07,SW 5.09,SE 50,TO POBAKA:LOT 31MAPLE RIDGE PARCEL B
504231242040	ZAKEN,AVIAD AVRAHAM	5382 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 686.11 TO POB,SE 33.25,SWLY ALG ARC 56.91,SW 51.27,NW19,SW 36,SE 19,SW 8,NE 74.44,NE69.22,SE 5.05,NE 50 TO POBAKA:LOT 32MAPLE RIDGE PARCEL B
504231242050	SHIMONI,TAL H/ETZEMACH,YOSEF COHEN	5376 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 686.11 TO POB,SW 50,NW5.05,SW 69.23,NE 65.92,SE 55.44,SW 5.09,SE 55.44,SE 46.63 TO POBAKA:LOT 33MAPLE RIDGE PARCEL B
504231242060	MCM REALTY INC	3895 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 716.77 TO POB,NW 55.44,NE 5.09,NW 55.18,NE 50.02,SE55.18,SW 5.09,SE 50,SWLY ALG ARC35.83,SE 14.74 TO POBAKA:LOT 34MAPLE RIDGE PARCEL B
.31242070	AZOULAY,YAAKOV H/EAZOULAY,NOHA	5362 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 749.68 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 49.84,SLY ALGARC 0.18 TO POBAKA:LOT 35MAPLE RIDGE PARCEL B
504231242080	SHTEYNBERG,ROMAN & OLGA	5356 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 779.96 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 50.02 TO POBAKA:LOT 36MAPLE RIDGE PARCEL B
504231242090	FEINBERG,LLOYD ISTORCH,ERIC M	5344 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 812.30 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 50.02 TO POBAKA:LOT 37MAPLE RIDGE PARCEL B
504231242100	MAMROUT,CLAIRE NACKABMAMROUT,EILI	5340 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 846.36 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 50.02 TO POBAKA:LOT 38MAPLE RIDGE PARCEL B
504231242110	NORMAN,OFFER & TERESITA	5334 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 881.95 TO POB,NW 50,NE5.09,NW 55.18,NE 79.77,SE 21,SW19,SE 54,NE 19,SE 5.18,SELY ALGARC 39.27,SW 59.86 TO POBAKA:LOT 39MAPLE RIDGE PARCEL B

504231242120	SHAKED,ITSHAKSHAKED,TIKVA MERCEDES	4922 SHERIDAN ST	HOLLYWOOD	FL	33021		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 989.58 TO POB,NW 69.75,NE 100,SE 74.84,SW 50,NW 5.09,SW50 TO POBAKA:LOT 40MAPLE RIDGE PARCEL B
504231242130	ROTENSTEIN,MOSHE & MARY S	3849 SW 53 PL	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 957.86 TOPOB;NW 50.02,NE 50.00,SE 5.09,NE 50.00,SE 50.02,SW 50.00,NW5.09,SW 50.00 TO POBAKA:LOT 41MAPLE RIDGE PARCEL B
504231242140	SALOMONOVITZ,YACOV H/ESALOMONOVITS,ALIZA	3837 SW 53 PLACE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 927.76 TOPOB;NW 50.02,NE 50.00,SE 5.09,NE 50.00,SE 50.02,SW 50.00,NW5.09,SW 50.00 TO POBAKA:LOT 42MAPLE RIDGE PARCEL B
504231242150	GALBUT,DAVID LGALBUT,GITA S	5959 COLLINS AVE APT 804	MIAMI BEACH	FL	33140	2290	MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 889.43 TOPOB;NW 50.02,NE 50.00,SE 5.09,NE 50.00,SE 50.02,SW 50.00,NW5.09,SW 50.00 TO POBAKA:LOT 43MAPLE RIDGE PARCEL B
504231242160	NIETOS LLC	3732 SW 49 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 872.67 TOPOB;NW 50.77,NE 50.00,SE 5.09,NE 50.00,SE 50.77,SW 50.00,NW5.09,SW 50.00 TO POBAKA:LOT 44MAPLE RIDGE PARCEL B
504231242170	CARCIENTE,MERCEDES	3805 SW 53 PL	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS:COMM SE CORPAR A,NW 872.67 TO POB,NE 50,SE 5.09,NE 50,SE 57.50,SW 64,SWLY ARC DIST 56.55,NW 26.59TO POBAKA:LOT 45MAPLE RIDGE PARCEL B
504231242180	ZION,ZAHAVA	3800 SW 53 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 933.12 TOPOB;NW 57.50,NE 50.00,NW 5.09,NE 50.00,SE 26.59 TO P/C,SELY56.55,SW 64.00 TO POBAKA:LOT 46MAPLE RIDGE PARCEL B
504231242190	SEROUSSI,JOSEPHSEROUSSI,THAIS LA RIVA	3810 SW 53 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 957.92 TOPOB;NW 50.77,NE 50.00,NW 5.09,NE 50.00,SE 50.77,SW 50.00,SE5.09,SW 50.00 TO POBAKA:LOT 47MAPLE RIDGE PARCEL B
504231242200	HIRSCH,JUDAH	1861 E 22 ST	BROOKLYN	NY	11229		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 982.01 TOPOB;NW 50.02,NE 50.00,NW 5.09,NE 50.00,SE 50.02,SW 50.00,SE5.09,SW 50.00 TO POBAKA:LOT 48MAPLE RIDGE PARCEL B
504231242210	REEIS,MIRA	3844 SW 53 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 1007.86 TOPOB;NW 50.02,NE 50.00,NW 5.09,NE 50.00,SE 50.02,SW 50.00,SE5.09,SW 50.00 TO POBAKA:LOT 49MAPLE RIDGE PARCEL B
504231242220	YARKONY,ALLON	3850 SW 53 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A OF SAID PLAT DESC ASCOMM SE COR PAR A,NW 1035.39 TOPOB;NW 50.02,NE 50.00,NW 5.09,NE 50.00,SE 50.02,SW 50.00,SE5.09,SW 50.00 TO POBAKA:LOT 50MAPLE RIDGE PARCEL B
504231242230	DAVIDSON,RONALD J & IWONA S	3862 SW 53 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORNW 1064.56 TO POB,NW 74.84,NE114,SE 21,SW 14,SE 48.75,SW 50,SE 5.09,SW 50 TO POBAKA:LOT 51MAPLE RIDGE PARCEL B
504231242240	GILL,LLOYD E	5290 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1212.85 TO POB,SW 44.34SWLY ALG ARC 39.27,NW 23.19,NE19,NW 35.99,SW 33,NW 21,NE 88.43SE 55.18,SW 5.09,SE 50 TO POBAKA:LOT 52MAPLE RIDGE PARCEL B
504231242250	NUDEL,SVETLANA	5280 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1212.85 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 50.02 TO POBAKA:LOT 53MAPLE RIDGE PARCEL B
504231242260	IOJES,PABLO ARIEL H/E &IOJES,CARLOS & SANDRA F.O.D.	5264 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1256.41 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 50.02 TO POBAKA:LOT 54MAPLE RIDGE PARCEL B
504231242270	ALAMEDA 1 LLC	5371 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-8 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1300.43 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 50.02 TO POBAKA:LOT 55MAPLE RIDGE PARCEL B

504231242280	PEVSNER,DEBORAHMAPLE RIDGE LAND TR	5240 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1344.87 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 50.02 TO POBAKA:LOT 56MAPLE RIDGE PARCEL B
504231242290	BENDAVID,ROBERT E	5226 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1389.70 TO POB;NW 50.00NE 5.09,NW 55.18,NE 50.02,NE55.18,SW 5.09,SE 50.00,SW 50.02TO POBAKA:LOT 57MAPLE RIDGE PARCEL B
504231242300	BODZIN,BRIAN & SOFYA	5212 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1434.86 TO POB,NW 50,NE5.09,NW 55.18,NE 50.02,SE 55.18,SW 5.09,SE 50,SW 50.02 TO POBAKA:LOT 58MAPLE RIDGE PARCEL B
504231242310	ITZHAKOV,MICHELZAHAVA,ZARINA	5200 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1480.34 TO POB,NW 50,NE5.09,NW 55.18,NE 67.81,SE 82.18,SELY ALG ARC 36.13,SW 49.90 TOPOBAKA:LOT 59MAPLE RIDGE PARCEL B
504231242320	KHABINSKY,MIRA & YITZHAK	3851 SW 52 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1586.90 TO POB,NW 69.75NE 100,SE 74.84,SW 50,NW 5.09,SW50 TO POBAKA:LOT 60MAPLE RIDGE PARCEL B
504231242330	PEREZ,ELYNOR SIBONY H/EPEREZ,NISSIM	3841 SW 52 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1567.32 TO POB,NE 50,SE5.09,NE 50,SE 50.02,SW 50,NW5.09,SW 50,NW 50.02 TO POBAKA:LOT 61MAPLE RIDGE PARCEL B
504231242340	TACHER,ARIEL & IRINA	3831 SW 52 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1549.12 TO POB,NE 50,SE5.09,NE 50,SE 50.02,SW 50,NW5.09,SW 50,NW 50.02 TO POBAKA:LOT 62MAPLE RIDGE PARCEL B
504231242350	BOBLIL,MATIARDITI,HILA	3821 SW 52 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1532.30 TO POB,NE 50,SE5.09,NE 50,SE 50.02,SW 50,NW5.09,SW 50,NW 50.02 TO POBAKA:LOT 63MAPLE RIDGE PARCEL B
504231242360	ALLMAN,RUBY JLONDON,JORDAN	3811 SW 52 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1516.75 TO POB,NE 50,SE5.09,NE 50,SE 50.77,SW 50,NW5.09,SW 50,NW 50.77 TO POBAKA:LOT 64MAPLE RIDGE PARCEL B
504231242370	OKAMOTO,KIYOKO H/EOKAMOTO,KEIICHI	3801 SW 52 ST	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1516.75 TO POB,NE 50,SE5.09,NE 50,SE 57.50,SW 64,SWLY56.55,NW 26.59 TO POBAKA:LOT 65MAPLE RIDGE PARCEL B
504231242380	ABRAMOV,ISRAEL H/EABRAMOV,LUIZA	5202 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1402.38 TO POB,NW 50,SW5.09,NW 50,NE 60.96,SE 18.01,NE17,SE 45.99,SELY 56.55,SW 36.87,SW 50.02 TO POBAKA:LOT 66MAPLE RIDGE PARCEL B
504231242390	BARNETT,JONATHAN &BARNETT,VELLE H	5216 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1354.29 TO POB,NW 50,SW5.09,NW 50,NE 50.02,SE 50,NE5.09,SE 50,SW 50.02 TO POBAKA:LOT 67MAPLE RIDGE PARCEL B
504231242400	BERDUGO-YARKONY,LAURENYARKONY,LERON	5230 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1306.34 TO POB,NW 50,SW5.09,NW 50,NE 50.02,SE 50,NE5.09,SE 50,SW 50.02 TO POBAKA:LOT 68MAPLE RIDGE PARCEL B
504231242410	MELLEY,ROBERT H/EBERETTA-MELLEY,VALIERI	5242 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1258.55 TO POB,NW 50,SW5.09,NW 50,NE 50.02,SE 50,NE5.09,SE 50,SW 50.02 TO POBAKA:LOT 69MAPLE RIDGE PARCEL B
504231242420	DONIAROV,LARISA	5256 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1210.94 TO POB,NW 50,SW5.09,NW 50,NE 50.02,SE 50,NE5.09,SE 50,SW 50.02 TO POBAKA:LOT 70MAPLE RIDGE PARCEL B
504231242430	HIBBERT,SUSAN P	5268 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR OF PAR A DESC AS: COMM SECOR PAR A, NW 1163.54 TO POB, NW50, SW 5.09, NW 50, NE 50.02, SE50, NE 5.09, SE 50, SW 50.02 TOPOBAKA: LOT 71 MAPLE RIDGE PARCEL B

504231242440	ISMARK,HOWARD SNEWMAN,DEBORAH ANN	5282 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1116.36 TO POB,NE 50,SW5.09,NW 50,NE 50.02,SE 50,NE5.09,SE 50,SW 50.02 TO POBAKA:LOT 72MAPLE RIDGE PARCEL B
504231242450	GALLEGOS,RODRIGO F H/EREIS,MAGNO LOPES DOS	5292 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1116.36 TO POB,SW 33.37SWLY 56.55,NW 64,NE 64.28,SE 50,NE 5.09,SE 50 TO POBAKA:LOT 73MAPLE RIDGE PARCEL B
504231242460	YONA,YONATAN H/EVAKNIN,HAGAR ZONAR	5291 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1091.42 TO POB,NW 64,NWLY ALG ARC 56.55,NE 33.37,SE50,SW 5.09,SE 50,SW 64.28 TO POBAKA:LOT 74MAPLE RIDGE PARCEL B
504231242470	PMC SFR BORROWER LLC	120 S 6 ST #2100	MINNEAPOLIS	MN	55402		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1149.52 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 75MAPLE RIDGE PARCEL B
504231242480	SOKOL,KOSTYANTYNKHAZAK,YULIYA	9595 COLLINS AVE # 1208	SURFSIDE	FL	33154	2618	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1195.18 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 76MAPLE RIDGE PARCEL B
504231242490	MARTINS,CLAUDIASUS,JOSE SANDOVAL	5259 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1241.17 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 77MAPLE RIDGE PARCEL B
504231242500	SHRIKI,ROY SHIMON	5247 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1287.40 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 78MAPLE RIDGE PARCEL B
504231242510	MARCUS,GUY MKLEIN-MARCUS,KAREN D	5235 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1334.02 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 79MAPLE RIDGE PARCEL B
504231242520	BALDWIN,HILALANTIGUA,EMANUEL	5221 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 1380.83 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 80MAPLE RIDGE PARCEL B
504231242530	FORTUNE,CARMELOT D & M KETHELY	5205 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPART OF PARCEL A DESC'D AS,COMMAT SE COR OF PARCEL A,NWLY1427.85 TO POB,WLY 50.00,NELY5.09,WLY 50.00,NE 36.87 TO P/C,NELY 56.55 TO P/T,ELY 46.01,SWLY17.00,ELY 17.99,SWLY 60.96 TOPOBAKA:LOT 81
.31242540	RODRIGUEZ,ELISE IPACHECO,LIZETTE	5332 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 765.05 TO POB,NW 50,NE5.09,NW 50,NE 55.02,SE 75,SELY39.27,SW 35.11 TO POBAKA:LOT 82MAPLE RIDGE PARCEL B
504231242550	LEIBOVICH,ALEXANDERLIEBERMAN-LEIBOVICH,ILISA JOY	5342 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 722.03 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 83MAPLE RIDGE PARCEL B
504231242560	RON,GUY	5346 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 679.96 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 84MAPLE RIDGE PARCEL B
504231242570	DANIYAROV,MERGAN & MILENA	5358 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 639.04 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 85MAPLE RIDGE PARCEL B
504231242580	FALLACARO,JAMESFALLACARO,TALI	5364 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 599.50 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 86MAPLE RIDGE PARCEL B

504231242590	NABU VERTICAL FARMS LLC	5372 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 561.64 TO POB,NW 50,NE5.09,NW 50,NE 50.02,SE 50,SW5.09,SE 50,SW 50.02 TO POBAKA:LOT 87MAPLE RIDGE PARCEL B
504231242600	COHEN,ADY & RACHEL	5378 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 525.80 TO POB,NW 50,NE5.09,NW 49.10,NW 5.38,NE 44.72,SE 50,SW 5.09,SE 50,SW 50.02 TOPOBAKA:LOT 88MAPLE RIDGE PARCEL B
504231242610	BEN CHAIM,SHON GERSHON	5384 SW 38 AVE	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 525.80 TO POB,SW 28.03SWLY 48.05,SW 58.34,NW 76.93,SE49.10,SW 5.09,SE 50 TO POBAKA:LOT 89MAPLE RIDGE PARCEL B
504231242620	GOMEZ,ROBERTO &CHAER,FASELI G	5381 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 550.23 TO POB,SW 54.71,NWLY 56.19,NW 26.30,NE 50,NW5.09,NE 40.36,SE 67.93 TO POBAKA:LOT 90MAPLE RIDGE PARCEL B
504231242630	EFREMOFF,ALBERT E	5375 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 597.70 TO POB,SW 40.36,SE 5.09,SW 50,NW 50.07,NE 50,NW5.09,NE 46.39,SW 36.20,SE 14.38TO POBAKA:LOT 91MAPLE RIDGE PARCEL B
504231242640	MARTINEZ,FLORKOPTIEV,STANISLAW	5367 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 631.20 TO POB,SW 46.36,SE 5.09,SW 50,NW 19.23,NELY31.14,NE 11.75,SE 50,NE 5.09,SE50,SW 45.72 TO POBAKA:LOT 92MAPLE RIDGE PARCEL B
504231242650	LIBMANN,SANDRA H/ELUSTGARTEN,MARCOS	5359 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 661.88 TO POB,NW 50,SW5.09,NW 50,NE 50.02,SE 50,NE5.09,SE 50,SW 50.02 TO POBAKA:LOT 93MAPLE RIDGE PARCEL B
504231242660	KIRA,ALEXANDRU & MARIANA	5351 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 697.34 TO POB,NW 50,SW5.09,NW 50,NE 50.02,SE 50,NE5.09,SE 50,SW 50.02 TO POBAKA:LOT 94MAPLE RIDGE PARCEL B
504231242670	ITZHAKOV,MICHAELITZHAKOV,BELLA	5343 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 734.49 TO POB;NW 50.00SW 5.09,NW 50.00,NE 50.02,SE50.00,NE 5.09,SE 50.00,SW 50.02TO POBAKA:LOT 95MAPLE RIDGE PARCEL B
504231242680	CAMHI,MAURICEGROTTE DE CAMHI,ADA SUSANA	5337 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NW 773.10 TO POB,NW 50,SW5.09,NW 50,NE 50.02,SE 50,NE5.09,SE 50,SW 50.02 TO POBAKA:LOT 96MAPLE RIDGE PARCEL B
[illegible]231242690	DANIYAROV,MERGAN & MILENA	5331 SW 38 WAY	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS:COMM SE CORPAR A,NW 812.95 TO POB,WLY 50,SLY 5.09,WLY 50,NLY 47.93,NELYARC DIST 39.27,ELY 75,SLY 67.84TO POBAKA:LOT 97MAPLE RIDGE PARCEL B
504231242700	DAYAN,BATIA	3900 SW 53 CT	FORT LAUDERDALE	FL	33312	8202	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A,NE 10.13,NE 557.63 TO POB;CONT NE 116.30,NE 184.65,SW 145.20,SE 179.76 TOPOBAKA:LOT 1MAPLE RIDGE PARCEL C
504231242710	SHASHOUA,GALIT	3910 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A,NE 10.13,NE 487.61 TO POB;NE 70.02,NW179.76,SW 70.00,SE 178.19 TO POBAKA:LOT 2MAPLE RIDGE PARCEL C
504231242720	ZEITOUN,ERANZEITOUN,SMADAR	3920 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A,NE 10.13,NE 417.59 TO POB;CONT NE 70.02,NW 178.19,SW 70.00,SE 176.63 TOPOBAKA:LOT 3MAPLE RIDGE PARCEL C
504231242730	SIMANI,GUY & SARAH	3930 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS:COMM WLY MOSTSW COR PAR A,ELY 10.13,ELY ALGS/L 347.57 TO POB,CONT ELY 70.02NLY 176.63,WLY 70.00,SLY 175.06TO POBAKA:LOT 4 TRACT CMAPLE RIDGE PARCEL C

504231242740	KISTNER,SCOTT	3950 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLYMOST SW COR PAR A,E 10.13,CONT E 277.55 TO POB;CONT E70.02,NW 175.06,SW 44.35,SWLY32.54,SE 3.97,SE 157.87 TO POBAKA:LOT 5MAPLE RIDGE PARCEL C
504231242750	ALISHAYEV,IGORFAYLAYEVA,SHUSHANO	3970 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLYMOST SW COR PAR A,E 10.13,CONT E 188.06 TO POB;E 89.49,NW157.87,NW 7.97,SWLY 67.08,SE140.50 TO POBAKA:LOT 6MAPLE RIDGE PARCEL C
504231242760	BELELI,BARAK	5281 HANCOCK RD	SOUTHWEST RANCHES	FL	33330		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLYMOST SW COR PAR A,NE 10.13 TOPOB;CONT NE 188.06,NE 140.50,NWLY 140.50,NELY 49.28,SW 200.06SW 43.60 TO OBAKA:LOT 7MAPLE RIDGE PARCEL C
504231242770	KOMFORTI,JOSEPH H/EKOMFORTI,ETTY	3990 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLYMOST SW COR PAR A,NE 10.13,NE43.60 TO POB;NE 193.39,SE 118.49SELY 52.59,SW 200.06 TO POBAKA:LOT 8MAPLE RIDGE PARCEL C
504231242780	ELISHAYEV,MASANIEL H/EELISHAYEV,NATALI & ELISHAYEV,S	3985 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A,E 10.13,NE236.99 TO POB;NE 137.81,E 36.86,SE 142.69 TO P/C,SLY 49.41,NW118.49 TO POBAKA:LOT 9MAPLE RIDGE PARCEL C
504231242790	MALKA,MORRIS & JENNIFER	3975 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLYMOST SW COR PAR A,E 10.13,NE374.80,NE 36.86 TO POB;SE 142.69NELY 50.39,NW 104.50,SW 128.94TO POBAKA:LOT 10MAPLE RIDGE PARCEL C
504231242800	ZEITER,ANDREAS H/EZEITER,ANNA	3965 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLYMOST SW COR PAR A,E 10.13,NE374.80,E 165.80 TO POB;CONT E70.02,SE 165.44,NWLY 31.88 TOP/R/C,NWLY 65.73,NWLY 104.50 TOPOBAKA:LOT 11MAPLE RIDGE PARCEL C
504231242810	SALVADOR,RODOLFO	3945 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT SE CORPAR A,NE 1060.94 TO POB;SW 56.25NWLY 14.08,NW 165.44,NE 70.02,SE166.44 TO POBAKA:LOT 12MAPLE RIDGE PARCEL C
504231242820	SELA,GAD & AVIVA	3935 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A,E 10.13,NE374.80,E 305.84 TO POB;E 70.02,SE 164.88,W 70.00,NW 166.44 TOPOBAKA:LOT 13MAPLE RIDGE PARCEL C
504231242830	MAMAN,DANIEL & JOELLE	3925 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS:COMM WLY MOSTSW COR PAR A,ELY 10.13,NE ALGW/L 374.80,ELY 375.86 TO POB,CONT ELY 70.02,SLY 163.31,WLY70.00,NLY 164.88 TO POBAKA:LOT 14 TRACT CMAPLE RIDGE PARCEL C
504231242840	MB-5LLC	2974 GRIFFIN RD #6	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A,E 10.13,NE374.80,E 445.88 TO POB;CONT E64.92,SE 161.85,W 64.90,NW163.31 TO POBAKA:POR OF LOT 15MAPLE RIDGE PARCEL C
504231242850	MINYAN,MEYER & CARLA	3895 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A,E 10.13,NE374.80,E 515.90 TO POB;CONT E148.60,SW 160.40,SW 123.43,NW161.74 TO POB,TOG WITH POR PAR ADESC AS COMM WLY MOST SW COR PARA E 10.13,NE 374.80,E 510.80 TOPOB,E 5,SW 161.74,W 5,NW 161.85TO POB
504231243760	MAPLERIDGE PROP OWNERS ASSN INC% RECOMM PROP MGMT	3800 GRIFFIN RD	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PARCEL A DESC IN OR 30631PAGE 1011AKA:ROADWAY - 398,291 S.F.MAPLE RIDGE
504231243800	MAPLERIDGE COMMUNITY DEV DIST	210 N UNIVERSITY DR STE 702	CORAL SPRINGS	FL	33071		MAPLE RIDGE 167-38 BPOR PAR A DESC IN OR 30841/454AKA:LAKE 4 - 272,785 S.F.MAPLE RIDGE
504231260010	MAIMONIDES SHALOM ACADEMY INC	5300 SW 40 AVE	DANIA BEACH	FL	33314		MAIMONIDES DAY SCHOOL CAMPUS TWO176-116 BPARCEL A
504231AA0010	RODRIGUEZ,REYNALDO J	5120 SW 40 AVE #1A	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IUNIT 1APER CDO BK/PG: 4389/184
504231AA0020	TAMAYO,KELVIN W	2302 VALDEZ ST APT 202	OAKLAND	CA	94612	3192	OAK HILLS CONDO NO.IUNIT 2APER CDO BK/PG: 4389/184
504231AA0030	MOORE,CAROL	5120 SW 40 AVE #3-A	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IUNIT 3APER CDO BK/PG: 4389/184
504231AA0040	CHAVEZ,LORNA JAYNECHAVEZ,MARK L	151 EXCELSIOR AVE	SARATOGA SPRINGS	NY	12866		OAK HILLS CONDO NO.IUNIT 4APER CDO BK/PG: 4389/184
504231AA0050	TANG,CARLOS ATANG,JUAN RAMON	97 10 62 DR #14C	REGO PARK	NY	11374		OAK HILLS CONDO NO.IUNIT 5APER CDO BK/PG: 4389/184
504231AA0060	LOVE,MARGARET	6720 SW 56 CT	DAVIE	FL	33314	7017	OAK HILLS CONDO NO.IUNIT 6APER CDO BK/PG: 4389/184
504231AA0070	ON THE RISE INVESTMENTS LLC	1722 SHERIDAN ST #408	HOLLYWOOD	FL	33020	2275	OAK HILLS CONDO NO.IUNIT 7APER CDO BK/PG: 4389/184
504231AA0080	MILAN DEVELOPMENT GROUP LLC	1722 SHERIDAN ST #408	HOLLYWOOD	FL	33020	2275	OAK HILLS CONDO NO.IUNIT 8APER CDO BK/PG: 4389/184
504231AA0090	HAYOUT,CARMIT	5120 SW 40 AVE #9A	DANIA BEACH	FL	33314	5745	OAK HILLS CONDO NO.IUNIT 9APER CDO BK/PG: 4389/184
504231AA0100	SOLOMON,OMANA R	5120 SW 40 AVE UNIT 10A	DANIA BEACH	FL	33314	5760	OAK HILLS CONDO NO.IUNIT 10APER CDO BK/PG: 4389/184

504231AA0110	FERRER GARCIA,JUAN JOSE	5120 SW 40 AVE #20A	FORT LAUDERDALE	FL	33314		OAK HILLS CONDO NO.IUNIT 20APER CDO BK/PG: 4389/184
504231AA0120	EDRI,BOAZ	2311 N 57 WAY	HOLLYWOOD	FL	33021	3219	OAK HILLS CONDO NO.IUNIT 21APER CDO BK/PG: 4389/184
504231AA0130	EC & CR INVESTMENT LLC	6537 SW 26 CT	MIRAMAR	FL	33023		OAK HILLS CONDO NO.IUNIT 22APER CDO BK/PG: 4389/184
504231AA0140	FRANYO,GYULA	5120 SW 40 AVE #23A	DANIA BEACH	FL	33314	5760	OAK HILLS CONDO NO.IUNIT 23APER CDO BK/PG: 4389/184
504231AA0150	LAHAV,MALKA	ALEKSANDER ZAID 11	*K. HAIM	IL	26300		OAK HILLS CONDO NO.IUNIT 24APER CDO BK/PG: 4389/184
504231AA0160	MOORE,BRAD THOMAS H/EMOORE,WILLIAM S	5120 SW 40 AVE UNIT 25-A	DANIA BEACH	FL	33314	5746	OAK HILLS CONDO NO.IUNIT 25APER CDO BK/PG: 4389/184
504231AA0170	WAIDE,JACOB ZISHAY,SARAH	2124 E 17 ST	BROOKLYN	NY	11229		OAK HILLS CONDO NO.IUNIT 26APER CDO BK/PG: 4389/184
504231AA0180	BONNIE LOU FAM LLLP	8160 NW 183 ST	HIALEAH	FL	33015		OAK HILLS CONDO NO.IUNIT 27APER CDO BK/PG: 4389/184
504231AA0190	INVERSIONES LIMAV INC	12211 SW 132 CT	MIAMI	FL	33186		OAK HILLS CONDO NO.IUNIT 28APER CDO BK/PG: 4389/184
504231AA0200	SILIDKER,LENORE	9340 SUNRISE LAKES BLVD APT 101	SUNRISE	FL	33322		OAK HILLS CONDO NO.IUNIT 29APER CDO BK/PG: 4389/184
504231AB0010	BARWELL,ELIZABETH L	5130 SW 40 AVE #1B	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIUNIT 1BPER CDO BK/PG: 4782/640
504231AB0020	SHEMESH,ROTEMSHEMESH,YOSEF	5130 SW 40 AVE # 2-B	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIUNIT 2BPER CDO BK/PG: 4782/640
504231AB0030	STARK,NELSON &STARK,SHEILA	5130 SW 40 AVE UNIT 3-B	DANIA BEACH	FL	33314	5747	OAK HILLS CONDO NO.IIUNIT 3BPER CDO BK/PG: 4782/640
504231AB0040	GRAMMER,TRACIE LYNN	5130 SW 40 AVE UNIT 4B	DANIA BEACH	FL	33314	5747	OAK HILLS CONDO NO.IIUNIT 4BPER CDO BK/PG: 4782/640
504231AB0050	MARTOCCHIO,BONNIE	338 ELM ST	HOLLYWOOD	FL	33019	4504	OAK HILLS CONDO NO.IIUNIT 5BPER CDO BK/PG: 4782/640
504231AB0060	HEATH-CLAYTON,MERCIA S	5130 SW 40 AVE #6B	DANIA BEACH	FL	33314	5747	OAK HILLS CONDO NO.IIUNIT 6BPER CDO BK/PG: 4782/640
504231AB0070	ASAF,YOSSI	5130 SW 40 AVE #7B	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIUNIT 7BPER CDO BK/PG: 4782/640
504231AB0080	LALOY,ABDIAS	5130 SW 40 AVE #8-B	DANIA BEACH	FL	33314	5747	OAK HILLS CONDO NO.IIUNIT 8BPER CDO BK/PG: 4782/640
504231AB0090	HENDERSON,SUSANHENDERSON,GORDON WAYNE ETAL	8727 E 29TH PL	DENVER	CO	80238	2828	OAK HILLS CONDO NO.IIUNIT 9BPER CDO BK/PG: 4782/640
504231AB0100	ADONY,GOLAN	5130 SW 40 AVE #21B	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIUNIT 21BPER CDO BK/PG: 4782/640
504231AB0110	VON ACHEN,THOMAS E	5130 SW 40 AVE UNIT 22-B	DANIA BEACH	FL	33314	5748	OAK HILLS CONDO NO.IIUNIT 22BPER CDO BK/PG: 4782/640
[illegible]31AB0120	HOROVITZ,AVITAL	5365 SW 40 AVE	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIUNIT 23BPER CDO BK/PG: 4782/640
[illegible]231AB0130	ROSS,FANNY	5130 SW 40 AVE #24-B	DANIA BEACH	FL	33314	5748	OAK HILLS CONDO NO.IIUNIT 24BPER CDO BK/PG: 4782/640
504231AB0140	FIGUEROA,MELVIN	5130 SW 40 AVE APT 25B	DANIA BEACH	FL	33314	5748	OAK HILLS CONDO NO.IIUNIT 25BPER CDO BK/PG: 4782/640
504231AB0150	FLAHERTY,MADELEINE I	5130 SW 40 AVE APT 26B	DANIA BEACH	FL	33314	5748	OAK HILLS CONDO NO.IIUNIT 26BPER CDO BK/PG: 4782/640
504231AB0160	SELAYA,ANTONIO	5130 SW 40 AVE #27B	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIUNIT 27BPER CDO BK/PG: 4782/640
504231AB0170	RODRIGUEZ-ARROYO,HAROLDCASTRO,JOSE R	5130 SW 40 AVE UNIT 28-B	DANIA BEACH	FL	33314	5748	OAK HILLS CONDO NO.IIUNIT 28BPER CDO BK/PG: 4782/640
504231AB0180	ADONI,SHARONE	5130 SW 40 AVE #29B	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIUNIT 29BPER CDO BK/PG: 4782/640
504231AC0010	IZHAKOV,SHARON	5160 SW 40 AVE #1D	FORT LAUDERDALE	FL	33314		OAK HILLS CONDO NO.IIIUNIT 1DPER CDO BK/PG: 4982/148
504231AC0020	KLIMIANKOU,SIARHEI	5160 SW 40 AVE #2D	FORT LAUDERDALE	FL	33314	5751	OAK HILLS CONDO NO.IIIUNIT 2DPER CDO BK/PG: 4982/148
504231AC0030	SINHA,BIRENDRA K	13 CORTLAND DR	HUDSON	MA	01749	3265	OAK HILLS CONDO NO.IIIUNIT 3DPER CDO BK/PG: 4982/148
504231AC0040	FALLACARO,JAMES	5160 SW 40 AVE #4-D	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIIUNIT 4DPER CDO BK/PG: 4982/148
504231AC0050	CHAVES,BEATRIZ	5160 SW 40 AVE UNIT 5-D	DANIA BEACH	FL	33314	5751	OAK HILLS CONDO NO.IIIUNIT 5DPER CDO BK/PG: 4982/148
504231AC0060	GABLE,ANNA MAE	778 WHEATLAND CIR	BRIDGEVILLE	PA	15017	1121	OAK HILLS CONDO NO.IIIUNIT 6DPER CDO BK/PG: 4982/148
504231AC0070	COLEMAN,JENNY L H/EBLOSTEIN,LOLITA S	5160 SW 40 AVE #7D	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIIUNIT 7DPER CDO BK/PG: 4982/148
504231AC0080	LYON,SUSAN L	5160 SW 40 AVE #8D	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIIUNIT 8DPER CDO BK/PG: 4982/148
504231AC0090	GARLAND,HARVEY F & ANNETTE A	5160 SW 40 AVE # 9-D	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIIUNIT 9DPER CDO BK/PG: 4982/148
504231AC0100	FRANETA,ANKICA ANA	5160 SW 40 AVE #21-D	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIIUNIT 21DPER CDO BK/PG: 4982/148
504231AC0110	BITON,OREN	5160 SW 40 AVE #22D	DANIA BEACH	FL	33314	5752	OAK HILLS CONDO NO.IIIUNIT 22DPER CDO BK/PG: 4982/148
504231AC0120	FALLACARO,JAMES VINCENT	3706 SW 50 ST	FORT LAUDERDALE	FL	33312	8208	OAK HILLS CONDO NO.IIIUNIT 23DPER CDO BK/PG: 4982/148
504231AC0130	EMANOIL,GUY V	5160 SW 40 AVE APT 24D	DANIA BEACH	FL	33314	5752	OAK HILLS CONDO NO.IIIUNIT 24DPER CDO BK/PG: 4982/148
504231AC0140	FINSTER,ARIKFINSTER,DANIEL	9450 POINCIANA PL APT 417	DAVIE	FL	33324	4878	OAK HILLS CONDO NO.IIIUNIT 25DPER CDO BK/PG: 4982/148
504231AC0150	OHANA,HADASSAH H/EOHANA,SHAI	1014 AVE J APT 1C	BROOKLYN	NY	11230		OAK HILLS CONDO NO.IIIUNIT 26DPER CDO BK/PG: 4982/148
504231AC0160	ITZHAKOV,MICHELITZHAKOV,ZARINA	5160 SW 40 AVE #27D	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IIIUNIT 27DPER CDO BK/PG: 4982/148
[illegible]31AC0170	BACHMANN,RHONDA LEDELBROCK,JUDY B	306 SE 3 ST	DANIA BEACH	FL	33004		OAK HILLS CONDO NO.IIIUNIT 28DPER CDO BK/PG: 4982/148
[illegible]231AC0180	FINSTER,DANIEL	9450 POINCIANA PL APT 417	DAVIE	FL	33324	4878	OAK HILLS CONDO NO.IIIUNIT 29DPER CDO BK/PG: 4982/148
504231AD0010	MAROTTA,MICHELEMAROTTA,JESSICA ET AL	1024 CHERRY LN	WELLINGTON	FL	33414	8550	OAK HILLS CONDO NO.IVUNIT 1EPER CDO BK/PG: 5214/348
504231AD0020	STAGGERS,AMANDA H/EBIERER,THOMAS	5170 SW 40 AVE #2E	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IVUNIT 2EPER CDO BK/PG: 5214/348
504231AD0030	HAFIZOV,REFEAL	5170 SW 40 AVE #3E	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IVUNIT 3EPER CDO BK/PG: 5214/348
504231AD0040	IGUANAS 4E LLC	306 SE 3 ST	DANIA BEACH	FL	33004		OAK HILLS CONDO NO.IVUNIT 4EPER CDO BK/PG: 5214/348
504231AD0050	BOGOMOLOV,VLADIMIRKOZLOVA,NATALIA	5170 SW 40 AVE APT 5E	FORT LAUDERDALE	FL	33314	5753	OAK HILLS CONDO NO.IVUNIT 5EPER CDO BK/PG: 5214/348
504231AD0060	VOZZOLA,JACQUELINE D	5170 SW 40 AVE #6E	DANIA BEACH	FL	33314	5753	OAK HILLS CONDO NO.IVUNIT 6EPER CDO BK/PG: 5214/348
504231AD0070	ADONY,MICHELLE	5170 SW 40 AVE #7E	DANIA BEACH	FL	33314	5753	OAK HILLS CONDO NO.IVUNIT 7EPER CDO BK/PG: 5214/348
504231AD0080	ASSAF,YOSI	3 FOXFIRE RD	HOLLYWOOD	FL	33021		OAK HILLS CONDO NO.IVUNIT 8EPER CDO BK/PG: 5214/348
504231AD0090	BERNAL,MARJORIE	5170 SW 40 AVE UNIT 9E	DANIA BEACH	FL	33314	5753	OAK HILLS CONDO NO.IVUNIT 9EPER CDO BK/PG: 5214/348
504231AD0100	AUGUSTIN,MARIE H/EJOURDAIN,LUCIEN FRANCOIS	5170 SW 40 AVE #21E	DANIA BEACH	FL	33314	5754	OAK HILLS CONDO NO.IVUNIT 21EPER CDO BK/PG: 5214/348
504231AD0110	ROSENSTEIN,DANIEL	5170 SW 40 AVE UNIT 22E	DANIA BEACH	FL	33314	5754	OAK HILLS CONDO NO.IVUNIT 22EPER CDO BK/PG: 5214/348
504231AD0120	CHERFRERE,SANDRA	3260 SW 175 AVE	MIRAMAR	FL	33029	5585	OAK HILLS CONDO NO.IVUNIT 23EPER CDO BK/PG: 5214/348
504231AD0130	KOHAVI,YARON	5170 SW 40 AVE #24E	FORT LAUDERDALE	FL	33314		OAK HILLS CONDO NO.IVUNIT 24EPER CDO BK/PG: 5214/348
504231AD0140	MEDINA,ALFA	5170 SW 40 AVE #25E	FORT LAUDERDALE	FL	33314		OAK HILLS CONDO NO.IVUNIT 25EPER CDO BK/PG: 5214/348
504231AD0150	5170 SW 40TH LLC	5170 SW 40 AVE #26E	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IVUNIT 26EPER CDO BK/PG: 5214/348
504231AD0160	RUBIO,MELISSA	5170 SW 40 AVE #27E	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IVUNIT 27EPER CDO BK/PG: 5214/348
504231AD0170	JOSEPH,DENRICKJOSEPH,SHERRY LYNNE	701 NW 10 ST	DANIA BEACH	FL	33004	2339	OAK HILLS CONDO NO.IVUNIT 28EPER CDO BK/PG: 5214/348
504231AD0180	JIMENEZ,BRENDAMAR A	5170 SW 40 AVE #29E	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.IVUNIT 29EPER CDO BK/PG: 5214/348

504231AG0010	MATIS,ILIEMATIS,TABITA	1301 NE 7 ST #107	HALLANDALE BEACH	FL	33009		OAK HILLS CONDO NO.VUNIT 1CPER CDO BK/PG: 5490/678
504231AG0020	US BANK TRUST NA TRSTEE% RESICAP	3630 PEACHTREE RD NE STE 1500	ATLANTA	GA	30326		OAK HILLS CONDO NO.VUNIT 2CPER CDO BK/PG: 5490/678
504231AG0030	STAR INVEST USA LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139		OAK HILLS CONDO NO.VUNIT 3CPER CDO BK/PG: 5490/678
504231AG0040	WARNER,TODD S	5140 SW 40 AVE #4-C	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.VUNIT 4CPER CDO BK/PG: 5490/678
504231AG0050	KELLER,MARIA	5140 SW 40 AVE #5C	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.VUNIT 5CPER CDO BK/PG: 5490/678
504231AG0060	BLOSTEIN,LOLITA S	5140 SW 40 AVE APT 6C	DANIA BEACH	FL	33314	5749	OAK HILLS CONDO NO.VUNIT 6CPER CDO BK/PG: 5490/678
504231AG0070	PODGOROWICZ,ROBERT	5140 SW 40 AVE UNIT 7-C	DANIA BEACH	FL	33314	5749	OAK HILLS CONDO NO.VUNIT 7CPER CDO BK/PG: 5490/678
504231AG0080	WEIZMAN,AMRAM & YAEL	3930 N 38 AVE	HOLLYWOOD	FL	33021		OAK HILLS CONDO NO.VUNIT 8CPER CDO BK/PG: 5490/678
504231AG0090	HAIM,MUSHAEV DAVID	5140 SW 40 AVE #21C	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.VUNIT 21CPER CDO BK/PG: 5490/678
504231AG0100	FARKAS,JOZSEF & FLORICA	5140 SW 40 AVE UNIT 22-C	DANIA BEACH	FL	33314	5750	OAK HILLS CONDO NO.VUNIT 22CPER CDO BK/PG: 5490/678
504231AG0110	ISHAY,SARAHWAIDE,JACOB Z	2124 E 17 ST	BROOKLYN	NY	11229		OAK HILLS CONDO NO.VUNIT 23CPER CDO BK/PG: 5490/678
504231AG0120	KOHAVI,YARON	1818 RODMAN ST #4C	HOLLYWOOD	FL	33020		OAK HILLS CONDO NO.VUNIT 24CPER CDO BK/PG: 5490/678
504231AG0130	YEHEZKEL,MIZRAHI	5140 SW 40 AVE #25C	DANIA BEACH	FL	33314		OAK HILLS CONDO NO.VUNIT 25CPER CDO BK/PG: 5490/678
504231AG0140	HAIM,EYAL	1721 NW 6 AVE	FORT LAUDERDALE	FL	33311		OAK HILLS CONDO NO.VUNIT 26CPER CDO BK/PG: 5490/678
504231AG0150	NIEMAND,BLANCA N	5140 SW 40 AVE UNIT 27-C	DANIA BEACH	FL	33314	5750	OAK HILLS CONDO NO.VUNIT 27CPER CDO BK/PG: 5490/678
504231AG0160	ISHAY,SARAHWAIDE,JACOB Z	2124 E 17 ST	BROOKLYN	NY	11229		OAK HILLS CONDO NO.VUNIT 28CPER CDO BK/PG: 5490/678

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: February 23, 2021 and March 23, 2021

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE APPEAL REQUEST FOR APPLICATIONS SP-007-20 (SITE PLAN) AND VA-078-20 (VARIANCE) SUBMITTED BY B&B INVESTMENT SOLUTIONS LLC, OWNER OF 3321 SW 44TH STREET, DANIA BEACH

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM OT-092-20 APPEAL Palms by the Water CONTINUED, SR OT-092-20 APPEAL Pamls by the Water, R-2021-027 Appeal Request (OT-092-20) for Site Plan (SP-007-20) and Variance (VA-078-20) Applications by B&B Investment Solutions, OT-092-20 Appeal PBTW Location Map, PBTW Site Plan w landscaping, Backup PBTW OPT, 11-18-20 P&Z Minutes, PHN PBTW OPT

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: April 27, 2021

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

Eleanor Norena
Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=Community Development, ou, email=enorena@daniabeachfl.gov, c=US
Date: 2021.04.15 08:42:00 -04'00'

Corinne Lajoie
Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach, ou=Community Development, email=clajoie@daniabeachfl.gov, c=US
Date: 2021.04.14 12:05:23 -04'00'

SUBJECT: **OT-092-20:** The applicant, Jeremy Shir, Esq., on behalf of the property owner B&B Investment Solutions, LLC., is requesting an appeal of the Planning and Zoning Board's denial of a Site Plan and Variance for the property located at 3321 SW 44 Street.

Request

To appeal the Planning and Zoning Board's denial of a Site Plan and Variance.

Background

This application was reviewed by the Development Review Committee on February 27, 2020, April 30, 2020, and August 20, 2020. On November 18, 2020 the Planning and Zoning Board denied the Site Plan and Variance by a 4-1 vote.

The applicant requested a variance to waive the sidewalk requirement in order to provide additional storm water capacity in the swale, as requested by the neighboring residents. However, the Site Plan stands alone, and does not need the variance approval.

On February 23, 2021 and again on March 23, 2021 the City Commission continued this item at the request of the application to allow for continued neighborhood outreach to occur.

Budgetary Impact

Approval of the site plan will allow the opportunity for the redevelopment of the site.

Recommendation

Approve the Appeal and therefore the Site Plan and Variance applications.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: April 27, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistance Director

Eleanor Norena
Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=Community Development, ou, email=enorena@daniabeachfl.gov, c=US
Date: 2021.04.15 08:42:57 -04'00'

Corinne Lajoie
Digitally signed by Corinne Lajoie
DN: cn=Corinne Lajoie, o=City of Dania Beach, ou=Community Development, email=clajoie@daniabeachfl.gov, c=US
Date: 2021.04.14 15:20:33 -04'00'

SUBJECT: **OT-092-20:** The applicant, Jeremy Shir, Esq., on behalf of the property owner B&B Investment Solutions, LLC., is requesting an appeal of the Planning and Zoning Board's denial of a Site Plan and Variance for the property located at 3321 SW 44 Street.

Request

APPEAL

To appeal the Planning and Zoning Board's decision to denial the Site Plan and Variance.

PROPERTY INFORMATION

EXISTING ZONING:	Multiple-Family Residential District (RM-1)
LAND USE DESIGNATION:	Irregular (10) Residential
SITE ACREAGE:	.99 net acre/1.08 gross acres
EXISTING USE:	Single Family Home
VIOLATIONS ON PROPERTY:	None

PUBLIC HEARING NOTICE

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

Background

APPEAL

The applicant is appealing the Planning and Zoning Board denial of the propose Site Plan and Variance that occurred on November 18, 2020 by a 4-1 vote. At that meeting six (6) members of the public spoke in opposition of the project citing density, drainage, and existing trees as reasons they are against the project. Board Member Grace stated that she could not support a project in a community where the existing residents were not supportive of the project because this was where they lived, raised their

family, paid taxes, etc. A motion was made by Board Member Bobbie H. Grace to deny the item and was seconded by Vice Chair Tony Suriani. Motion passed 4-1.

The applicant requested Site Plan and Variance approval for the construction of nine (9) townhomes. The requested variance is to waive the sidewalk requirement in order to provide additional storm water capacity in the swale, as requested by the neighboring residents. However, the Site Plan stands alone, and does not need the variance approval.

The subject property is located on the north side of SW 44 Street, south of the Dania Canal. There is currently a single-family home on the property that will be demolished prior to construction of the proposed townhomes. While the property is zoned multiple family, the property across the street to the south is zoned single family.

The Applicant is utilizing the City's Land Development Code, Chapter 28, Article 615 which governs appeals, and Articles 625 (Variances) and 635 (Site Plans) refer to Article 615 for appeals of Planning & Zoning Board Decisions, stating that the City Commission shall hear and decide upon appeals.

Section 645-70 of the City LDC delineates the process for review of a site plan, and for appeal of that plan to the City Commission pursuant to the provisions of Article 615 entitled "Appeals of Administrative Decisions." Both administrative appeals and appeals of Planning and Zoning Board actions are to follow the regulations found in Article 615. Pursuant to Section 615-40, the decision of the City Commission shall be final unless reversed by a court of record on appeal. The City Commission may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the official from whom the appeal is taken. The concurring vote of three (3) members of the City Commission shall be necessary to reverse any order, requirement, decision or determination of any administrative official or to decide in favor of the applicant upon any matter which it is required to pass. If an application does not receive three (3) affirmative votes upon roll call, the same shall be considered as denied. The City Commission review is "de novo", meaning, reviewing the application anew, and will determine if the Comprehensive Plan and LDC requirements have been met. An appeal of the City Commission decision would be to circuit court, appellate division as a petition for certiorari. The petition requires a review of the decision of the City Commission to determine that due process was adhered to (notice and an opportunity to be heard), that there is competent substantial evidence in the record to support the decision of the City Commission, and that the correct law was applied.

VARIANCE

As part of the site plan application to build nine (9) townhomes, the applicant has submitted a request to waive the requirement for the installation of a sidewalk on the right-of-way in front of the development, as required by Article 415(A) of the LDC. This request comes out of discussions between the applicant and the nearby neighbors, where the neighbors expressed a preference for extra drainage infrastructure along the right-of-way and street trees strategically placed to discourage swale parking. The applicant agreed to modify the plans to provide the drainage and street trees, however a variance to waive the sidewalk requirement of Article 415(A) is required.

Staff believes that the request is not detrimental to the community, as a sidewalk would be, literally, a sidewalk to nowhere as there are no existing sidewalks adjacent to the property. The benefit to the

neighborhood of extra drainage and street trees outweighs any concerns about having a short, unconnected sidewalk in this neighborhood.

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

(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."

The requested variance is necessary in order to provide additional stormwater drainage, above the minimum required. The applicant is doing so at the request of the neighborhood.

(2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

The requested variance is compatible with the surrounding land uses, as it is needed only to allow the applicant to provide additional stormwater drainage, above the minimum required, at the request of the neighborhood. The additional stormwater capacity would benefit the neighborhood.

(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."

Future Land Use Element, Policy 8.1 – Adequate drainage and stormwater management shall be provided for all development.
The requested variance will allow the applicant to provide additional stormwater retention capacity, above the minimum required.

Future Land Use Element, Policy 19.2 – Dania beach shall require redevelopment within identified floodplains to address existing flooding problems.
The requested variance will achieve this goal by allowing the applicant to construct additional stormwater retention capacity, above the minimum required.

(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."

The need for the variance is due the desire of the neighbors for additional stormwater retention, as this area tends to flood with heavy rainfall. The site plan is not dependent on the variance being granted.

(5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community".

The variance is the minimum necessary in order to construct the additional stormwater retention desired by the neighborhood.

The applicant has provided written justification identifying how this request is consistent with these criteria, which states that the reasoning for the variance is the following:

1. There are no existing sidewalks on either side of the project. A new sidewalk would dead-end into the swale. The sidewalk could create an accessibility issue.
2. The sidewalk construction will reduce the width of the swale and reduce the roadway drainage pervious area. The swale grading was designed to greater water retention capacity without the sidewalk. The retaining wall along the east side of the project was moved 2 feet inside the property to maintain the existing drainage patterns of the road and swale. The construction of the sidewalk would create a high point at the edge of the right-of-way line (back edge of sidewalk) and would restrict the water flow in its existing patterns.

SITE PLAN

The applicant is requesting site plan approval for the construction of nine (9) new townhomes. The property has a fifty-foot (50') canal easement along the north end of the parcel, which the architect has been able to maintain clear of structures. There is also a lift station easement at the south east corner of the property that will remain.

The project will include a one (1) car garage and two (2) additional external parking spaces for each unit. Additionally, due to the location of the property, the applicant is required to provide sound installation for each of the units in order to maintain an internal decibel level less than 45. Rooftop sundecks are located on the five (5) units on the north end of the property facing the waterfront. The four (4) units along the west edge of the property adjacent to residences do not have rooftop sundecks. This is to ensure privacy to the adjacent homes. The project also proposed a dock extending into the Dania Canal waterway.

There is significant vegetation currently on the site. The applicant is proposing to retain seventeen (17) trees on site in their current location and relocate one (1) tree on the site. In addition, the site plan shows fifty-three (53) new shade trees and twelve (12) new palm trees to be installed, twenty-nine (29) of which will exceed the minimum fourteen-foot (14') height at time of planting that is required for shade trees. The applicant has been able to lower the mitigation fee they will pay to the City by providing extra buffering and screening on the property, therefore the applicant will pay $19,389 into the City's Tree Trust Fund.

RECENT HISTORY OF PROPERTY AND PROPOSED PROJECT

A previous application for Site Plan approval was made by the applicant in 2019. On June 19, 2019, after reviewing the application, the Planning and Zoning Board denied the Site Plan application.

Subsequently, City staff brought several proposed changes to the development regulations for the RM-1 & RM-2 zoning districts, townhouse development, in order to address the concerns that had been raised by the Planning and Zoning Board. These changes were intended to preserve greater amounts of open space and setbacks between neighboring properties and new townhouse projects, and include:

- Lot width from 100 foot minimum to 125 foot minimum.
- Lot depth from 100 foot minimum to 150 foot minimum.
- Height from 35 foot maximum to 30 foot maximum.
- Lot coverage from 40 percent maximum to 35 percent maximum.
- Interior side both/one setback from 20'/10' minimum to 20'/15' minimum.
- Rear setback from 15 feet minimum to 20 foot minimum.

The Planning and Zoning Board recommended approval of these changes on December 18, 2019, and the City Commission approved Ordinance 2020-003 on January 28, 2020. The present application has been revised in order to meet the changes made in the zoning requirements.

PUBLIC OUTREACH

Staff has requested that the applicant meet with adjacent neighbors to inform them of this project and understand their concerns. The applicant has submitted a Public Outreach Summary (attached) detailing their outreach efforts. This indicates that as a result of their public outreach meetings and working with City staff, they have made the following changes to the site plan:

1. The four foot (4') wall surrounding the project is now six feet (6) high.
2. Five (5) units in the back (north) which previously had a ten foot (10') setback, now have a fifteen foot (15') setback (east side setback) because the units have been combined. Now it is a single five (5) unit building instead of a three (3) unit and a separate two (2) unit building.
3. The units, at the front entrance of units 3 and 4, now have a twenty foot (20') setback – previously was a fifteen foot (15') setback.
4. The wall on the east property line has been shifted two feet (2') into the project site to improve drainage.

Additionally, since the submittal, the applicant and his previous attorney Hope Calhoun, had been in touch with the neighbors and had previously voluntarily agreed to the following conditions as requested by the neighbors:

1. Revised plans to reflect additional drainage in the swale to assist with current drainage issues in the area in lieu of providing the sidewalk.
2. Revised plans to show installation of street trees in the swale, with approval of variance to waive sidewalk.
3. Revised plans to show the walls on the east and west side of the project extend to the water/the sea wall (the top of the wall to appear opaque).
4. Revised plans to remove the handicap parking space near the entrance and install standard parking spaces (at least 2).
5. Revised plans to raise wall to six feet (6') on the outside of the two sundecks facing neighbors, allowing access to only half of the rooftop.

The site plan includes some, but not all, of these changes; any of the above changes not shown on the plans will be required as a condition for approval of any building permit.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The newly submitted site plan was reviewed by the DRC on February 27, 2020, April 30, 2020 and finally on August 20, 2020. The DRC includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. A traffic statement provided by Masoud Atefi and Associates, dated May 30, 2019 was submitted to the city. The City Engineer has accepted and approved the traffic statement.

There are several DRC comments that remain and must be addressed prior to issuance of a building permit. The outstanding DRC comments are listed as conditions of approval in the resolution.

CONDITIONS OF APPROVAL

1. Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut (Engineering).

2. Provide sight triangles (30'x30') per Section 225-10, City of Dania Beach Code of Ordinances. Proposed wall shall not be located in sight triangles. (Engineering)

3. Address the conflict between lift station driveway and proposed driveway. (Engineering)

4. Address the existing drainage structure located within the proposed driveway. An additional drainage catch basin shall be provided in the swale area. (Engineering)

5. The south end of proposed Boardwalk is on a retention area. The Boardwalk shall be extended from where the pedestrians can access without walking in the retention areas. (Engineering)

6. The proposed Wall along retention area is only about 2.5' high. Additional security/safety fence or measures shall be provided. (Engineering)

7. Provide Maintenance of Traffic (MOT) Plan by a licensed professional engineer in the State of Florida (Engineering & Planning).

8. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. Signs shall 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)

9. All required off-street parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. Double yellow striping shall be 6" wide. RPMs shall be provided per Broward County Standard details. (Engineering)

10. All pavement markings shall be alkyd based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping. (Engineering)

11. Broward County water and sewer latest standard details shall be utilized and shown on plans. (Engineering)

12. 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)

13. Detail and complete engineering plans will be required prior to Building and R/W permit approval. (Engineering)

14. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)

15. Show all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)

16. 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)

17. 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)

18. 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)

19. 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).

20. 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)

21. Applicant must pay $19,389.00 mitigation for specimen tree removal along with all associated tree removal permit fees. (Landscape)

22. Proposed docks and moorings extending into Dania Cutoff Canal shall meet the dimensional requirements of Section 240-20(B). (Planning)

23. Per Resolution No. 2015-071, $1,825 per townhouse dwelling (9 X $1,825 = $16,425.00) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. (Planning)

24. Revised plans to reflect additional drainage in the swale to assist with current drainage issues in the area in lieu of providing the sidewalk; (Planning)

25. Revised plans to show installation of street trees in the swale, with approval of variance to waive sidewalk. (Planning)

26. Revised plans to show the walls on the east and west side of the project extend to the water/the sea wall (the top of the wall to appear opaque); (Planning)

27. Revised plans to remove the handicap parking space near the entrance and install standard parking spaces (at least 2); (Planning)

28. Revised plans to raise wall on the outside of the two sundecks facing neighbors. (Planning)

29. The applicant is voluntarily prohibiting short term rental of units on the site.

PLANNING AND ZONING BOARD PREVIOUS ACTION
On November 18, 2020 the Planning and Zoning Board denied the Site Plan and Variance by a 4-1 vote.

CITY COMMISSION PREVIOUS ACTION
On February 23, 2021 and March 23, 2021 the City Commission continued this item at the request of the application to allow for continued neighborhood outreach to occur.

Recommendation
The proposed Site Plan meets all of the City's zoning regulation related to building placement, use, mass and density, and requires no Special Exceptions or Waivers. The request to waive the sidewalk requirement would enable the installation of additional drainage and street trees.

Therefore, staff is recommending approve the Appeal and therefore the Site Plan and Variance applications with the outstanding DRC comments as conditions of approval to be addressed prior to issuance of a building permit.

RESOLUTION NO. 2021-027

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPEAL REQUEST FOR APPLICATIONS SP-007-20 (SITE PLAN) AND VA-078-20 (VARIANCE) SUBMITTED BY B&B INVESTMENT SOLUTIONS LLC, OWNER OF 3321 SW 44TH STREET, DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article 615 of Chapter 28 Land Development Code of the City of Dania Beach governs appeals, and Articles 625 (Variances) and 635 (Site Plans) refer to Article 615 for appeals of Planning & Zoning Board Decisions, stating that the City Commission shall hear and decide upon appeals; and

WHEREAS, B&B Investment Solutions LLC, in connection with the property located at 3321 SW 44th Street, in Dania Beach, have requested an appeal from the decision of the Planning & Zoning Board denying Applications SP-007-20 (Site Plan) and VA-078-20 (Variance); and

WHEREAS, The City Code of Ordinances, Chapter 28, entitled "Land Development Code" (the "LDC"), of Part 6, entitled "Development Review Procedures and Requirements", Sections 635-20 and 635-70, includes the requirements for a small-scale site plan procedure, which allows administrative approval of small-scale site plans with no accompanying variances; and

WHEREAS, B&B Investment Solutions LLC ("Applicant") meets the requirements for a small-scale amendment, having less than one acre in size and fewer than 50 residential units (9 units), and only included the variance to meet the demands of the neighbors to remove the required sidewalk and add drainage and street trees in its place; 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 waive the sidewalk requirements; 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 SP-007-20 (Site Plan) and VA-078-20 (Variance) 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 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 pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," the following Site Plan (SP-007-20), 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-078-20) is approved consistent with the Site Plan.

Section 4. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut (Engineering).

2. Provide sight triangles (30'x30') per Section 225-10, City of Dania Beach Code of Ordinances. Proposed wall shall not be located in sight triangles. (Engineering)

3. Address the conflict between lift station driveway and proposed driveway. (Engineering)

4. Address the existing drainage structure located within the proposed driveway. An additional drainage catch basin shall be provided in the swale area. (Engineering)

5. The south end of proposed Boardwalk is on a retention area. The Boardwalk shall be extended from where the pedestrians can access without walking in the retention areas. (Engineering)

6. The proposed Wall along retention area is only about 2.5' high. Additional security/safety fence or measures shall be provided. (Engineering)

7. Provide Maintenance of Traffic (MOT) Plan by a licensed professional engineer in the State of Florida (Engineering & Planning).

8. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. Signs shall 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)

9. All required off-street parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. Double yellow striping shall be 6" wide. RPMs shall be provided per Broward County Standard details. (Engineering)

10. All pavement markings shall be alkyd based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping. (Engineering)

11. Broward County water and sewer latest standard details shall be utilized and shown on plans. (Engineering)

12. 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)

13. Detail and complete engineering plans will be required prior to Building and R/W permit approval. (Engineering)

14. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering)

15. Show all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)

16. 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)

17. 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)

18. 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)

19. 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).

20. 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)

21. Applicant must pay $19,389.00 mitigation for specimen tree removal along with all associated tree removal permit fees. (Landscape)

22. Proposed docks and moorings extending into Dania Cutoff Canal shall meet the dimensional requirements of Section 240-20(B). (Planning)

23. Per Resolution No. 2015-071, $1,825 per townhouse dwelling (9 X $1,825 = $16,425.00) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance. (Planning)

24. Revised plans to reflect additional drainage in the swale to assist with current drainage issues in the area in lieu of providing the sidewalk; (Planning)

25. Revised plans to show installation of street trees in the swale, with approval of variance to waive sidewalk. (Planning)

26. Revised plans to show the walls on the east and west side of the project extend to the water/the sea wall (the top of the wall to appear opaque); (Planning)

27. Revised plans to remove the handicap parking space near the entrance and install standard parking spaces (at least 2); (Planning)

28. The applicant is voluntarily prohibiting short term rental of units on the site.

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

PASSED and ADOPTED on April 27, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC	TAMARA JAMES
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

LOCATION MAP

OT-092-20

APPEAL

PALMS BY THE WATER

3321 SW 44th STREET

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

PALMS BY THE WATER

3321 SW 44TH STREET, DANIA BEACH, FLORIDA

CITY OF DANIA BEACH ZONING DEPARTMENT

PROJECT TEAM

OWNER / DEVELOPER

B & B INVESTMENTS SOLUTION, LLC
ATTN: JOAV BENJO, AGENT
16767 NW 19TH COURT
PEMBROKE PINES, FL 33028
PHONE: (954) 683-2394
E-MAIL:
JOAV9500@GMAIL.COM

ARCHITECT

LIMA
OCTAVIO LIMA, INC
ARCHITECTURE
& DESIGN
5100 WEST COPANS ROAD, SUITE 1000
MARGATE, FL 33067
PHONE: (954) 778-3250
E-MAIL:
OLIMA@LIMAARCHITECTS.NET

LANDSCAPE ARCHITECT

KIMBERLY MOYER RLA
LANDSCAPE ARCHITECT
4808 NE 16TH AVENUE
OAKLAND PARK, FL 33334
PHONE: (954) 492-9609
E-MAIL:
K.MOYERLA@GMAIL.COM

CIVIL AND STRUCTURAL

Florida Consulting Engineers, Inc.
Certificate of Authorization No. 5810
134 NW. 18TH STREET, SUITE 1
BOCA RATON, FLORIDA 33432
PHONE: (561) 353-1152
E-MAIL:
JJ@FLCENGINEERS.COM

TABLE OF CONTENTS

SURVEY

ARCHITECT/AGENT

AS-101: SITE PLAN AND PROJECT DATA
PH-101: SITE PHOTOMETRIC DRAWING)
A-102: FIRST FLOOR PLAN (BUILDINGS 1)
A-103: SECOND FLOOR PLANS (BUILDINGS 1)
A-104: ROOF PLAN (BUILDINGS 1)
A-105: FIRST FLOOR PLAN (BUILDING 2)
A-106: SECOND FLOOR PLAN (BUILDING 2)
A-107: ROOF PLAN (BUILDING 2)
A-108: EXTERIOR ELEVATIONS (BUILDING 1)
A-109 EXTERIOR ELEVATIONS (BUILDING 2)
A-110: WALL SECTIONS (BUILDING 1)
A-111: WALL SECTIONS (BUILDING 2)
A-112: WALL SECTIONS (BUILDING 2)
A-113: WALL SECTIONS (BUILDING 2)

LANDSCAPING PLANS

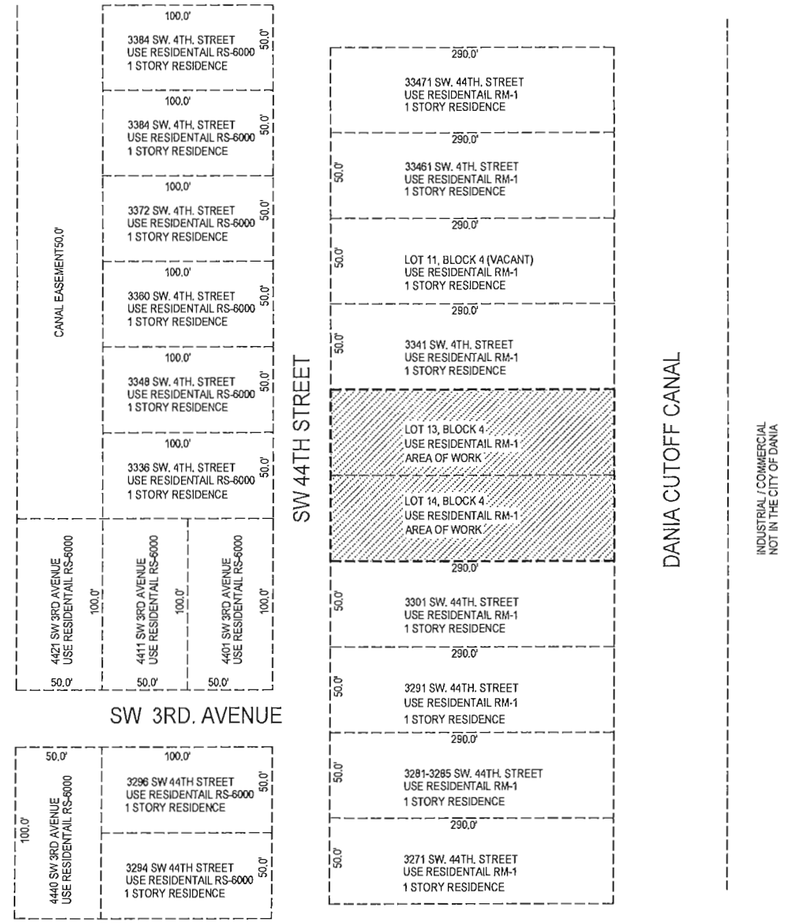
L-1: LANDSCAPING PLAN
L-2: LANDSCAPING DETAILS
TD-1: TREE DISPOSITION PLAN.

CIVIL

SHEET C-1 LOCATION MAP & NOTES
SHEET C-2 GRADING, PAVING, DRAINAGE, WATER AND WASTEWATER PLAN
SHEET C-3 POLLUTION PREVENTION PLAN
SHEET C-4 PAVEMENT MARKING AND SIGNAGE
SHEET C-5 STANDARD WATER AND WASTEWATER DETAILS
SHEET C-6 DRAINAGE PAVING & POLLUTION PREVENTION DETAILS

FIRE

FIRE-1: EXISTING FIRE HYDRANT LOCATIONS
FIRE-2: PUMPER FIRE TRUCK MOVEMENT.

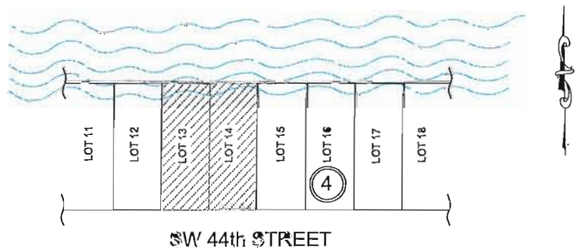


PLAN OF SURROUNDING ZONING DESIGNATIONS

FROM WITHIN 200 FEET OF PROPERTY

LOCATION SKETCH

SCALE = N.T.S.



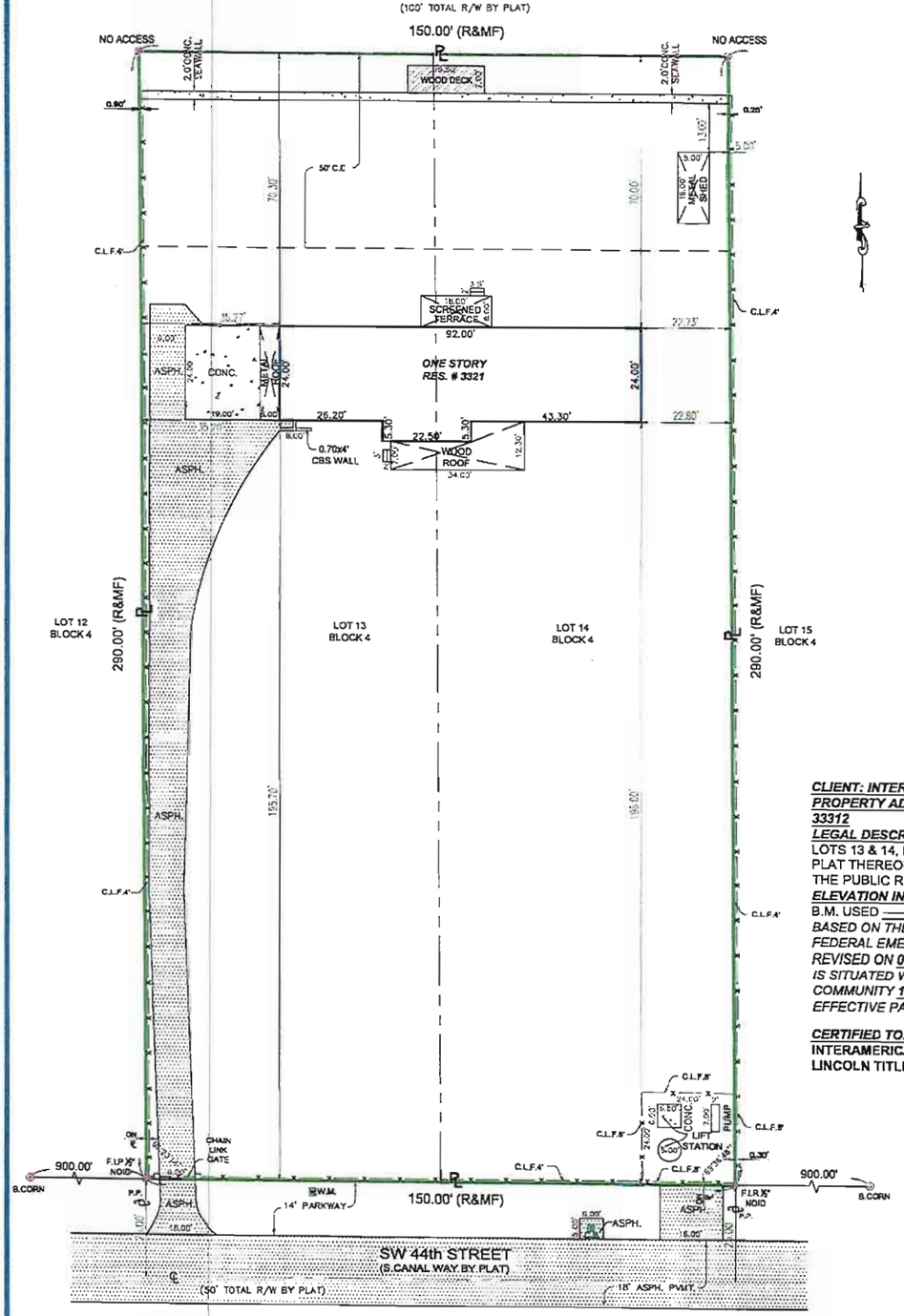
LEGAL DESCRIPTION:

LOTS 13 & 14, BLOCK 4, CANAL GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

STATE OF FLORIDA
OCTAVIO S LIMA
LICENSE NO.
02-06-20
REGISTERED ARCHITECT

BOUNDARY SURVEY

SCALE = 1:30



LEGEND & ABBREVIATIONS

A = ARC. DISTANCE
A/C = AIR CONDITIONER PAD
A.E.= ANCHOR EASEMENT
A.R.= ALUMINUM ROOF
A.S.= ALUMINUM SHED
ASPH.= ASPHALT
B.C.= BLOCK CORNER
BLDG.= BUILDING
B.M.= BENCH MARK
B.O.B.= BASIS OF BEARING
(C) = CALCULATED
C.B.= CATCH BASIN
C.B.S.= CONCRETE BLOCK STRUCTURE
C.B.W.= CONCRETE BLOCK WALL
CH.= CHORD
CH.B.= CHORD BEARING
CH.L.= CHORD LENGTH
CL.= CLEAR
C.O.= CLEAN OUT
C.L.F.= CHAIN LINK FENCE
C.M.E.= CANAL MAINTENANCE EASEMENT
CONC.= CONCRETE
C.U.P.= CONCRETE UTILITY POLE
C.P.= CONCRETE PORCH
C.S.= CONCRETE SLAB
C.W.= CONCRETE WALK
D.E.= DRAINAGE EASEMENT
D.M.E.= DRAINAGE MAINTENANCE EASEMENT
DRWY = DRIVEWAY
° = DEGREES
ELEV.= ELEVATION
ENCR.= ENCROACHMENT
F.H.= FIRE HYDRANT
F.I.P.= FOUND IRON PIPE
F.I.R.= FOUND IRON ROD
F.F.E.= FINISHED FLOOR ELEVATION
F.N.D.= FOUND NAIL & DISK
FT.= FEET
FNMA= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.= FOUND NAIL
IN.&EG.= INGRESS AND EGRESS EASEMENT
L.P.= LIGHT POLE
L.F.E.= LOWEST FINISHED FLOOR ELEVATION
L.M.C.= LAKE MAINTENANCE EASEMENT
' = MINUTES
(M)= MEASURED DISTANCE
(M')=MEASURED FIELD
M.E.= MAINTENANCE EASEMENT
M.H.= MANHOLE
N.A.P.= NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S.= NOT TO SCALE
# o/ NO.= NUMBER
O/S = OFFSET
O.H.= OVERHEAD
O.H.U.= OVERHEAD UTILITY LINES
O.R.B.= OFFICIAL RECORDS BOOK
O.V.H.= OVERHANG
PVMT.= PAVEMENT
PL.= PLANTER
P.L.= PROPERTY LINE
P.C.C.= POINT OF COMPOUND CURVATURE
P.C.= POINT OF CURVATURE
P.O.T.= POINT OF TANGENCY
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
P.R.C.= POINT OF REVERSE CURVATURE
PWY = PARKWAY
P.R.M.= PERMANENT REFERENCE MONUMENT
P.L.S.= PROFESSIONAL LAND SURVEYOR
P.P.= POWER POLE
P.U.E.= PUBLIC UTILITY EASEMENT
(R)= RECORD DISTANCE
R.R.= RAIL ROAD
RES.= RESIDENCE
R/W = RIGHT-OF-WAY
RAD.= RADIUS OR RADIAL
RGE.= RANGE
R.O.E.= ROOF OVERHANG EASEMENT
SEC.= SECTION
STY.= STORY
SWK.= SIDEWALK
S.I.P.= SET IRON PIPE
S.I.R.= SET IRON ROD
S.P.= SCREENED PORCH
S.V.= SEWER VALVE
" = SECONDS
T = TANGENT
TWP = TOWNSHIP
UTIL.= UTILITY
U.E.= UTILITY EASEMENT
U.P.= UTILITY POLE
W.M.= WATER METER
W.F.= WOOD FENCE
W.P.= WOOD PORCH
W.R.= WOOD ROOF
W.V.= WATER VALVE
℄ = MONUMENT LINE
℄ = CENTER LINE
Δ = DELTA
℄ = PROPERTY LINE

= OVERHEAD UTILITY LINES
CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= EXISTING ELEVATIONS

CONTACT YOUR PROCESSOR

CLIENT: INTERAMERICAN BANK FSB
PROPERTY ADDRESS: 3321 SW 44 STREET, DANIA BEACH FL 33312

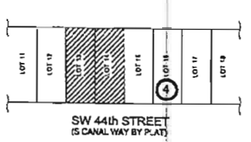
LEGAL DESCRIPTION:
LOTS 13 & 14, BLOCK 4, CANAL GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ELEVATION INFORMATION:
B.M. USED ___ ELEVATIONS ___ LOCATED ___
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON **08-18-2014** THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE **X** BASE FLOOD ELEVATION **N/A** COMMUNITY **120034** PANEL NUMBER **0554** SUFFIX **H** EFFECTIVE PANEL DATE **08-18-2014**

CERTIFIED TO:
INTERAMERICAN BANK, FSB
LINCOLN TITLE COMPANY

Know what's **below.** **Call** 811 **before you dig.**

LOCATION SKETCH
SCALE = N.T.S.



SURVEYOR NOTE
- SEAWALL, WOOD DECK & METAL SHED ON REAR 50' CANAL EASEMENT

NOTE
-BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DISPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- 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.

SURVEYOR'S NOTES:
1. CERTIFICATE OF AUTHORIZATION LB # 7536, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.
2. THIS SURVEY IS INTENDED FOR NEW PURCHASE, MORTGAGE OR REFINANCE PURPOSE ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT CERTIFIES, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN, OR
3. ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF **FRANCISCO A. AGUIRRE** WE WILL NOT BE RESPONSIBLE FOR ANY DISTANCE, ANGLE, OR ELEVATIONS TAKE FROM THIS DRAWING FOR ANY PURPOSE OF DESIGN OR CALCULATIONS.

DRAWN BY:	NH
CHECKED BY:	R.A.-S
SCALE:	1"= 30'
FIELD DATE:	02-01-2018
JOB NO:	18-00260920
SHEET:	1 OF 1

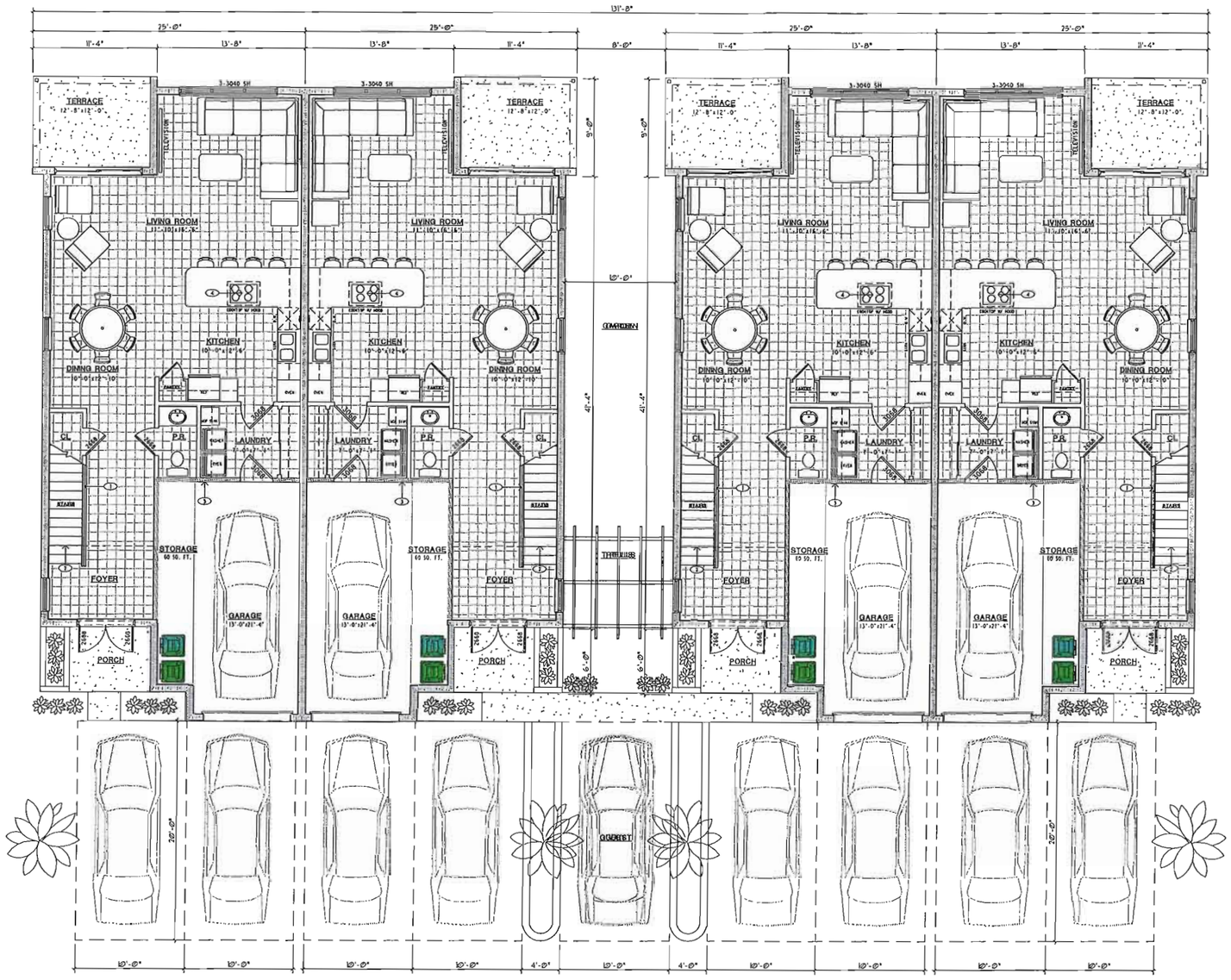
SEAL

D'AVILA
& Associates Services, Inc.
Land Surveyors & Engineers
CERTIFICATE OF AUTHORIZATION NO. 26094
CERTIFICATE OF AUTHORIZATION NO. 7536
14750 NW 77 CT SUITE 204
MIAMI LAKES, FL 33016
PHONE:(305) 823- 2620

BY: _____
FRANCISCO A AGUIRRE P.E., P.L.S. (02-01-2018)

PROFESSIONAL LAND SURVEYOR NO.: 3354 STATE OF FLORIDA
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO:
THAT THE ATTACHED BOUNDARY-SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION, AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THIS SURVEY MEETS THE STANDARDS-OF-PRACTICE FOR BOUNDARY-SURVEYS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE. EFFECTIVE DATE JANUARY 1, 2010; AS AMENDED FEBRUARY 23, 2005.



FIRST FLOOR PLAN (BUILDING 1)

LIMA

OCTAVIO LIMA, INC
ARCHITECTURE
& DESIGN

5100 WEST COPANS ROAD, SUITE 1000
MARGATE, FL 33067
PHONE: (954) 778-3250
E-MAIL:
OLIMA@LIMAARCHITECTS.NET

DATE	REVISIONS	DATE	REVISIONS
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PROPOSED MULTIFAMILY PROJECT
PALMS BT THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

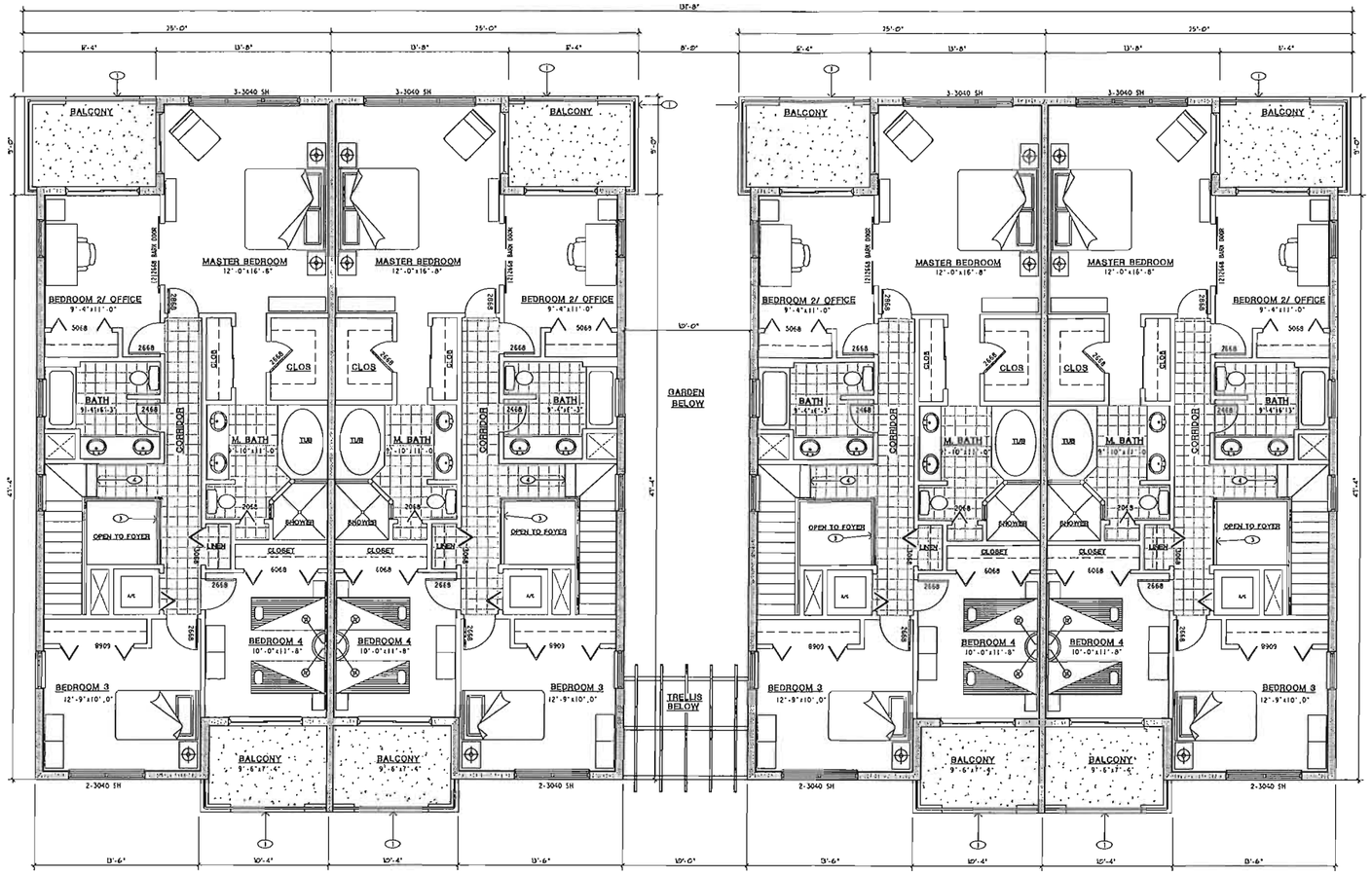
CHECKED BY O. LIMA
PROJECT NO.
DATE SEPTEMBER 08 2018
SCALE AS SHOWN
DWNG. BY STAFF

FIRST FLOOR PLAN (BUILDING 1)
SCALE: 3/16" = 1'-0"

STATE OF FLORIDA
OCTAVIO S LIMA
LICENSE
02-06-20
REGISTERED ARCHITECT

OCTAVIO S. LIMA
Fl. License: AR-000-7632

SHEET NUMBER
A-102
OF 11



SECOND FLOOR PLAN (BUILDINGS 1

LIMA
OCTAVIO LIMA, INC
ARCHITECTURE & DESIGN
5100 WEST COPANS ROAD, SUITE 1000
MARGATE, FL 33067
PHONE: (954) 778-3250
E-MAIL: OLIMA@LIMAARCHITECTS.NET

DATE	REVISIONS	DATE	REVISIONS
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PROPOSED MULTIFAMILY PROJECT
PALMS BT THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

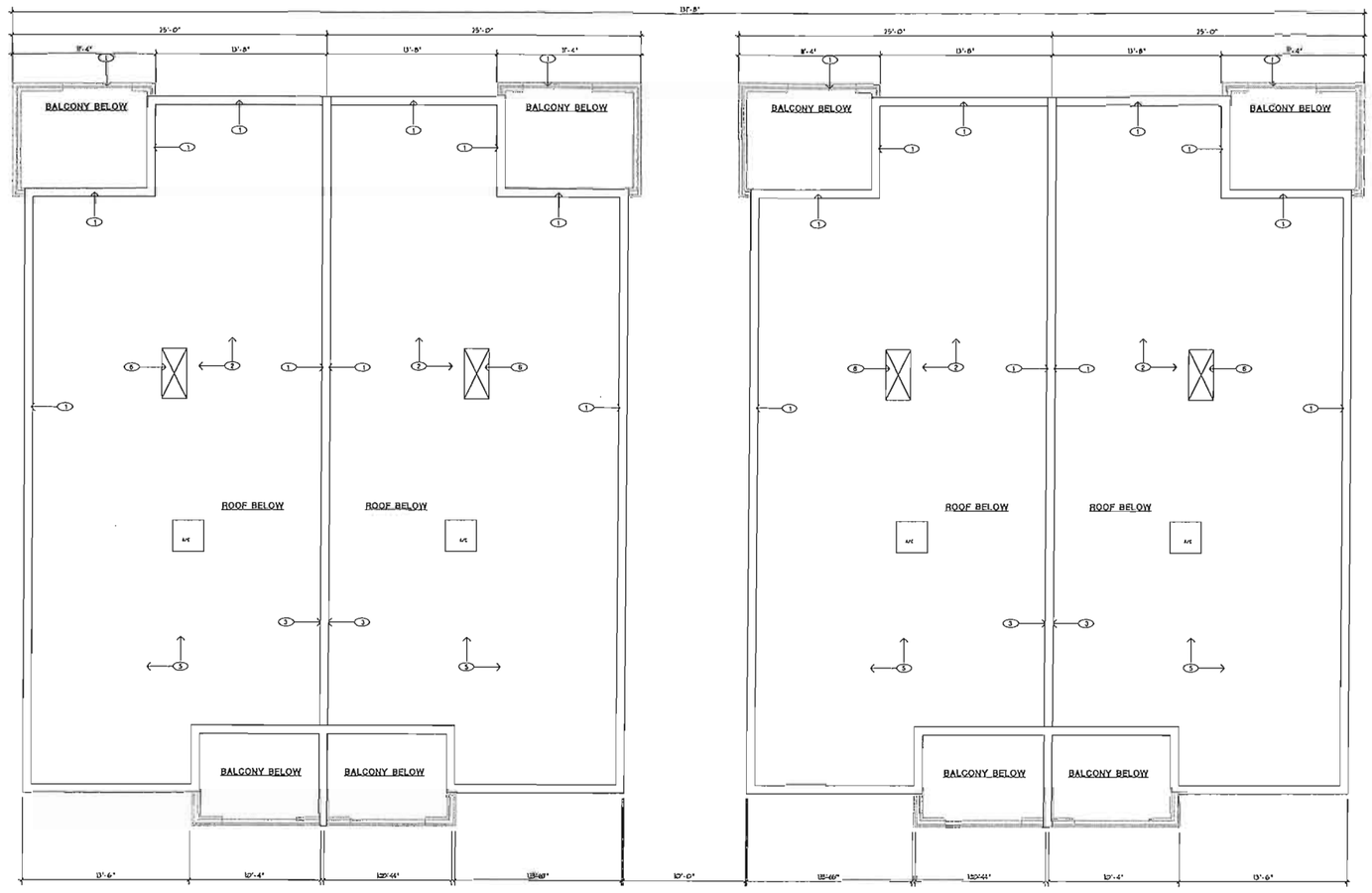
CHECKED BY O. LIMA
PROJECT NO.
DATE SEPTEMBER 08 2018
SCALE AS SHOWN
DWNG. BY STAFF

SECOND FLOOR PLAN (BUILDING-1)
SCALE: 3/16" = 1'-0"

STATE OF FLORIDA
OCTAVIO S. LIMA
REGISTERED ARCHITECT
02-06-20

OCTAVIO S. LIMA
Fl. License: AR-000-7632

SHEET NUMBER
A-103
OF 11



ROOF PLAN (BUILDINGS 1

SCALE: 3/16" = 1'-0"

LIMA
OCTAVIO LIMA, INC
ARCHITECTURE
& DESIGN
5100 WEST COPANS ROAD, SUITE 1000
MARGATE, FL 33067
PHONE: (954) 778-3250
E-MAIL:
OLIMA@LIMAARCHITECTS.NET

DATE	REVISIONS	DATE	REVISIONS
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PROPOSED MULTIFAMILY PROJECT
PALMS BT THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

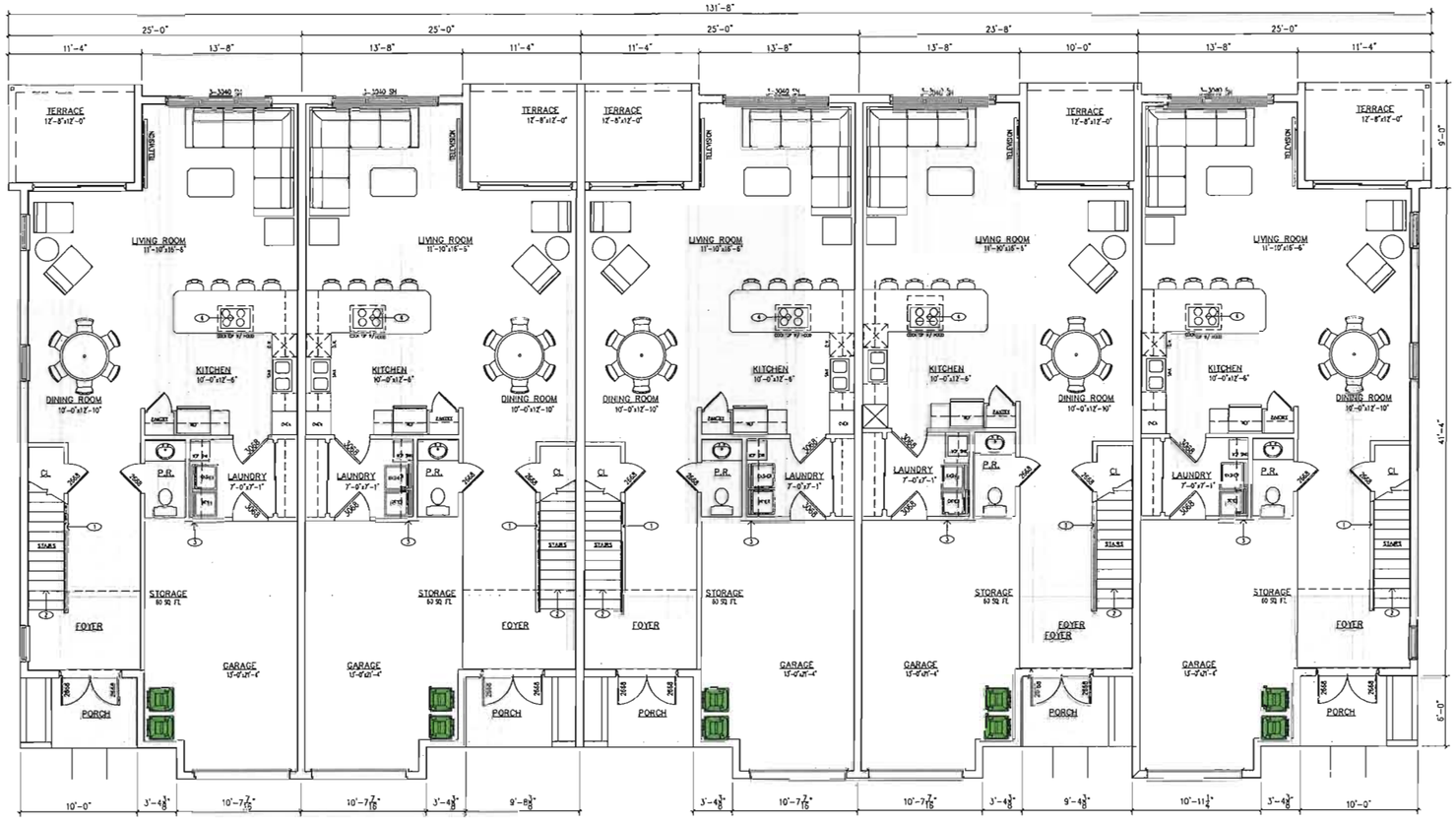
CHECKED BY O. LIMA
PROJECT NO.
DATE SEPTEMBER 08 2018
SCALE AS SHOWN
DWNG. BY STAFF

ROOF PLAN (BUILDING 1)
SCALE: 3/16" = 1'-0"

STATE OF FLORIDA
OCTAVIO S LIMA
LICENSE
02-06-20
REGISTERED ARCHITECT

OCTAVIO S. LIMA
FL. License: AR-000-7632

SHEET NUMBER
A-104
OF 11



GROUND FLOOR PLAN (BUILDINGS 2

Octavio Lima

Digitally signed by Octavio Lima
Date: 2020.10.28 15:52:27 -04'00'

This item has been electronically signed and sealed by Octavio S. Lima, AIA on 10-28-20 using a SHA authenticotion code. Printed copies of this document are not considered signed and sealed and the SHA authenticotion code must be Verified on any electronic copies.

STATE OF FLORIDA
OCTAVIO S. LIMA
No. AR0007632
REGISTERED ARCHITECT
10-28-20
OCTAVIO S. LIMA
FL License: AR-000-7632

LIMA
OCTAVIO LIMA, INC
ARCHITECTURE & DESIGN
5100 WEST COPANS ROAD, SUITE 1000
MARGATE, FL 33067
PHONE: (954) 778-3250
E-MAIL: OLIMA@LIMAARCHITECTS.NET

DATE	REVISIONS	DATE	REVISIONS
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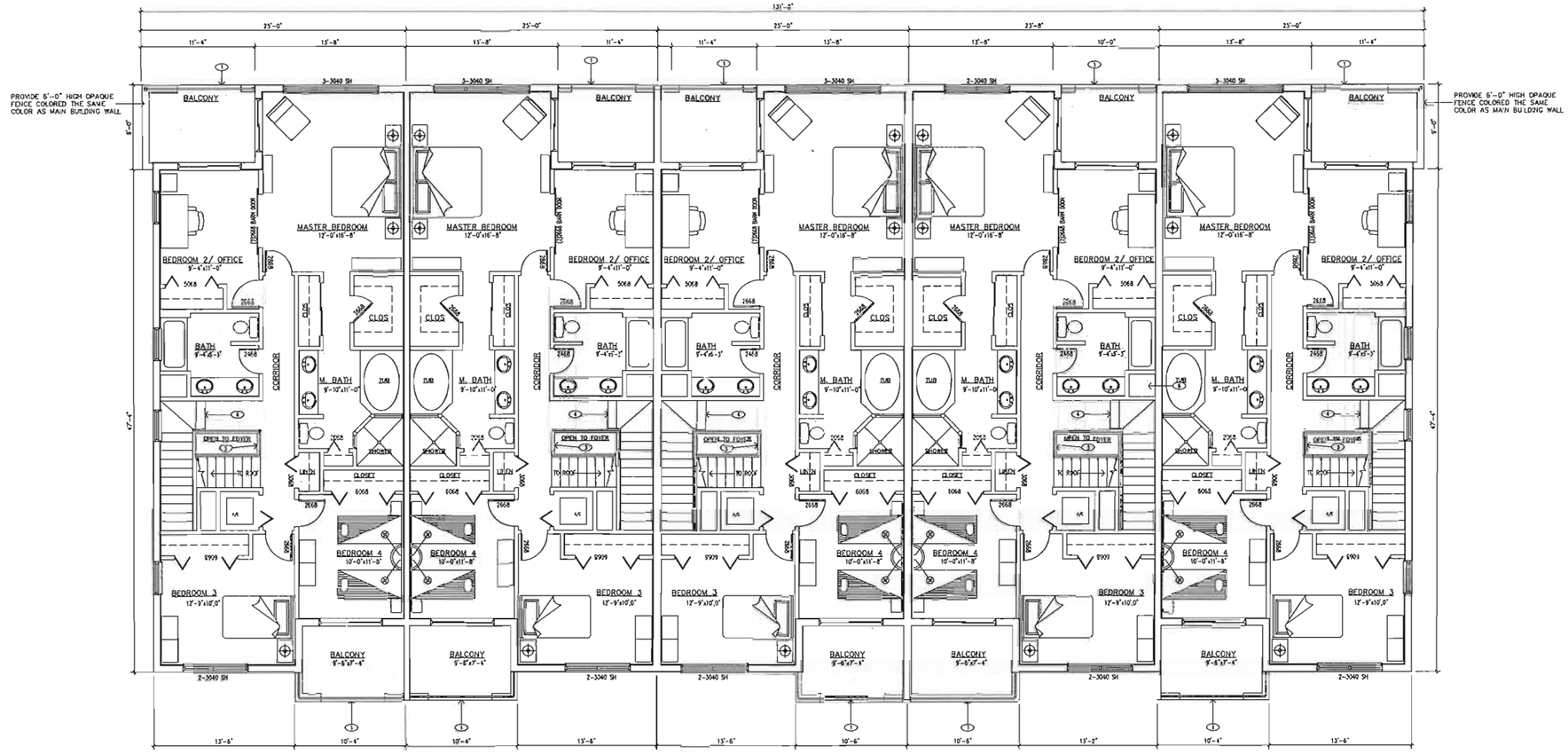
PROPOSED MULTIFAMILY PROJECT
PALMS BT THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

CHECKED BY O. LIMA
PROJECT NO.
DATE SEPTEMBER 08 2018
SCALE AS SHOWN
DWNG. BY STAFF

FIRST FLOOR PLAN (BUILDING 2)
SCALE: 3/16" = 1'-0"

SHEET NUMBER
A-105
OF 11



SECOND FLOOR PLAN (BUILDINGS 2

Octavio Lima

Digitally signed by Octavio Lima
Date: 2020.10.28 15:52:01 -04'00'

This item has been electronicolly signed and sealed by Octavio S. Lima, AIA on 10-28-20 using a SHA outhentication code. Printed copies of this document are not considered signed and sealed and the SHA outhenticotion code must be Verified on any electronic copies.

STATE OF FLORIDA · OCTAVIO S. LIMA · No. AR0007632 · REGISTERED ARCHITECT
10-28-20
OCTAVIO S. LIMA
FL License: AR-000-7632

LIMA
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ARCHITECTURE & DESIGN
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MARGATE, FL 33067
PHONE: (954) 778-3250
E-MAIL: OLIMA@LIMAARCHITECTS.NET

DATE	REVISIONS	DATE	REVISIONS
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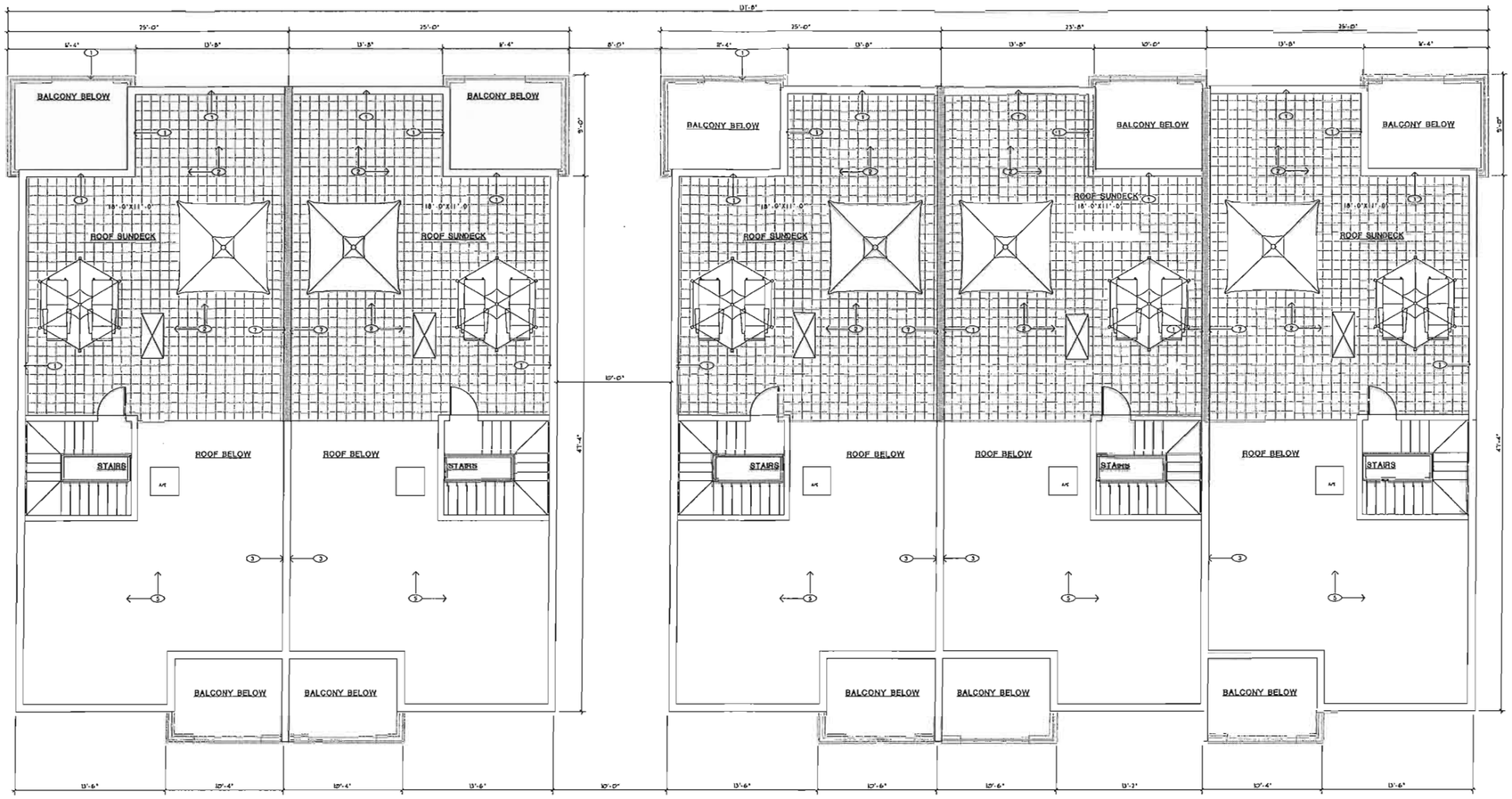
PROPOSED MULTIFAMILY PROJECT
PALMS BT THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

CHECKED BY O. LIMA
PROJECT NO.
DATE SEPTEMBER 08 2018
SCALE AS SHOWN
DWNG. BY STAFF

SECOND FLOOR PLAN (BUILDING-2)
SCALE: 3/16" = 1'-0"

SHEET NUMBER
A-106
OF 11



ROOF PLAN (BUILDINGS 1 AND 2

SCALE: 3/16" = 1'-0"

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PROPOSED MULTIFAMILY PROJECT
PALMS BT THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

CHECKED BY O. LIMA
PROJECT NO.
DATE SEPTEMBER 08 2018
SCALE AS SHOWN
DWNG. BY STAFF

ROOF PLAN (BUILDING 2)
SCALE: 3/16" = 1'-0"

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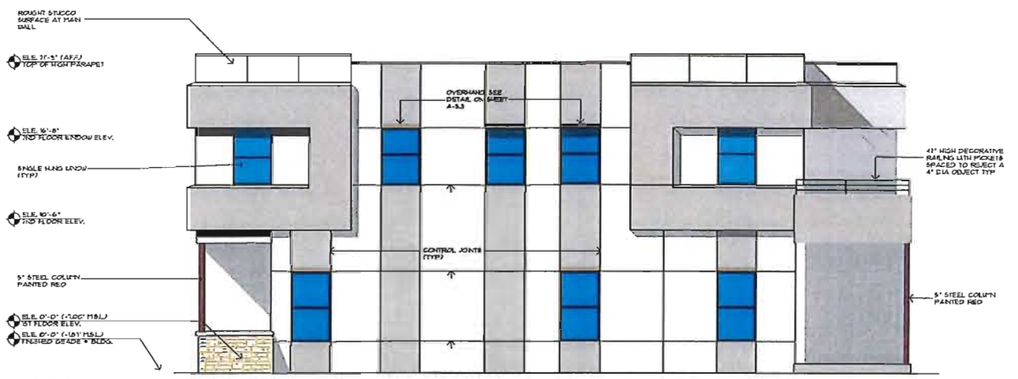
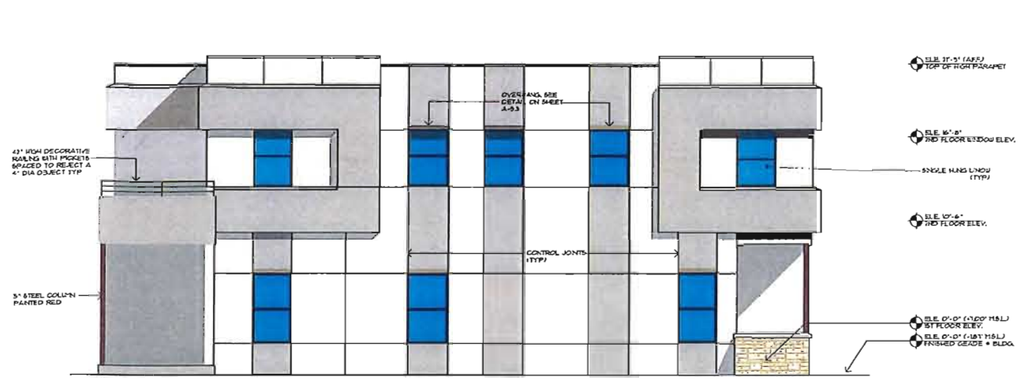
A-107
OF 11



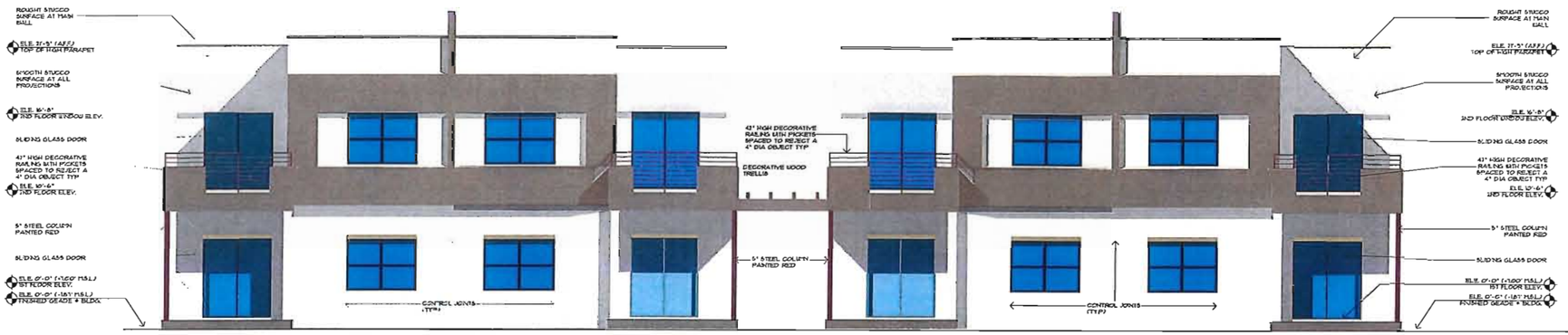
PRELIMINARY RIGHT SIDE ELEVATION (BUILDING 1)

SCALE: 1/4"=1'-0"



PRELIMINARY LEFT SIDE ELEVATION (BUILDING 1)

SCALE: 1/4"=1'-0"



PRELIMINARY REAR ELEVATION (BUILDING 1)

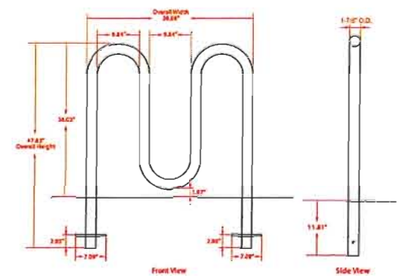
SCALE: 1/4"=1'-0"

PRELIMINARY FRONT ELEVATION (BUILDING 1)

SCALE: 1/4"=1'-0"

Specification Sheet

Park-It 5 Bike Rack, Inground



Material	Finish	Dimensions	Weight
Steel tubing	Galvanized PLUS clear coat finish	38.98" w x 47.83" h Above ground: 38.98" w x 36.02" h	37 lbs.

Type of Mount: Inground mount

Size of Tubing: 1-7/8" O.D. x 11-gauge

1 of 1

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PROJECT NO.
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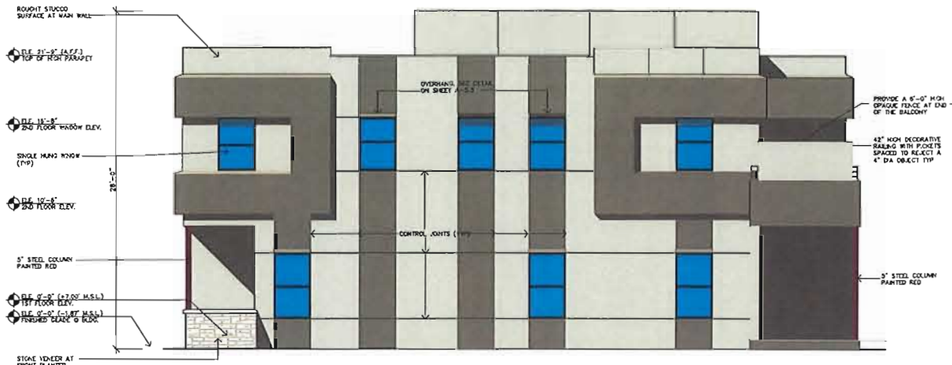
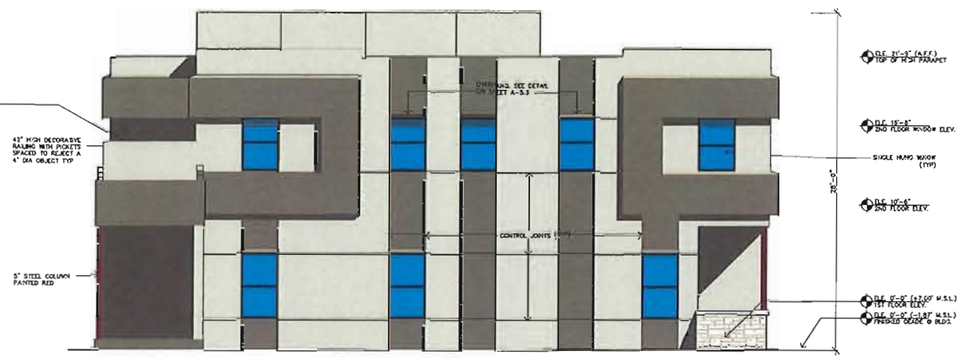
EXTERIOR ELEVATIONS (BUILDING 1)
SCALE: 1/4" = 1'-0"

SHEET NUMBER
A-108
OF 11



PRELIMINARY RIGHT SIDE ELEVATION (BUILDING 2)
SCALE: 1/4"=1'-0"



PRELIMINARY LEFT SIDE ELEVATION (BUILDING 2)
SCALE: 1/4"=1'-0"

PRELIMINARY REAR ELEVATION (BUILDING 2)
SCALE: 1/4"=1'-0"

PRELIMINARY FRONT ELEVATION (BUILDING 2)
SCALE: 1/4"=1'-0"

Octavio Lima

Digitally signed by Octavio Lima
Date: 2020.10.28 15:51:25 -04'00'

This item has been electronically signed and sealed by Octavio S. Lima, AIA on 10-28-20 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.

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PROPOSED MULTIFAMILY PROJECT
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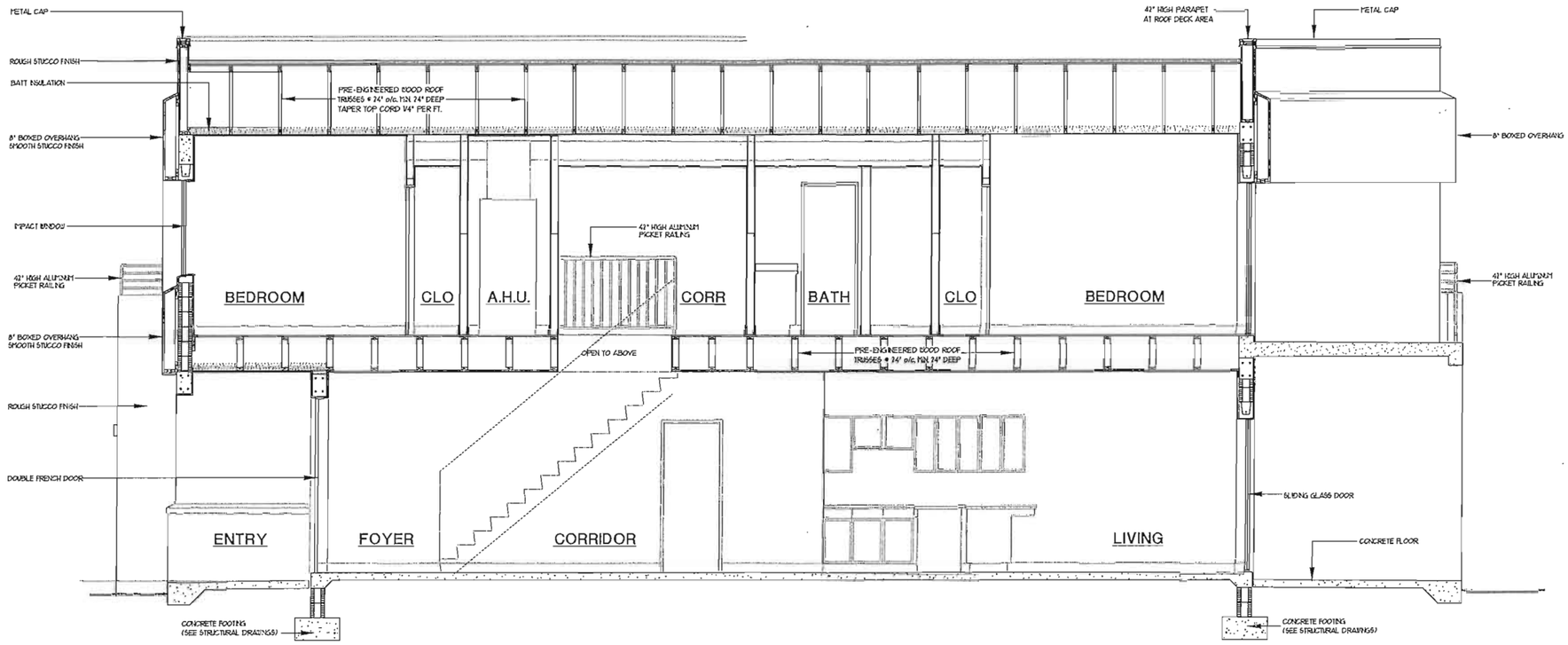
EXTERIOR ELEVATIONS (BUILDING 2)
SCALE: 1/4" = 1'-0"

SHEET NUMBER
A-109
OF 11



WALL SECTIONS (BUILDING 1)

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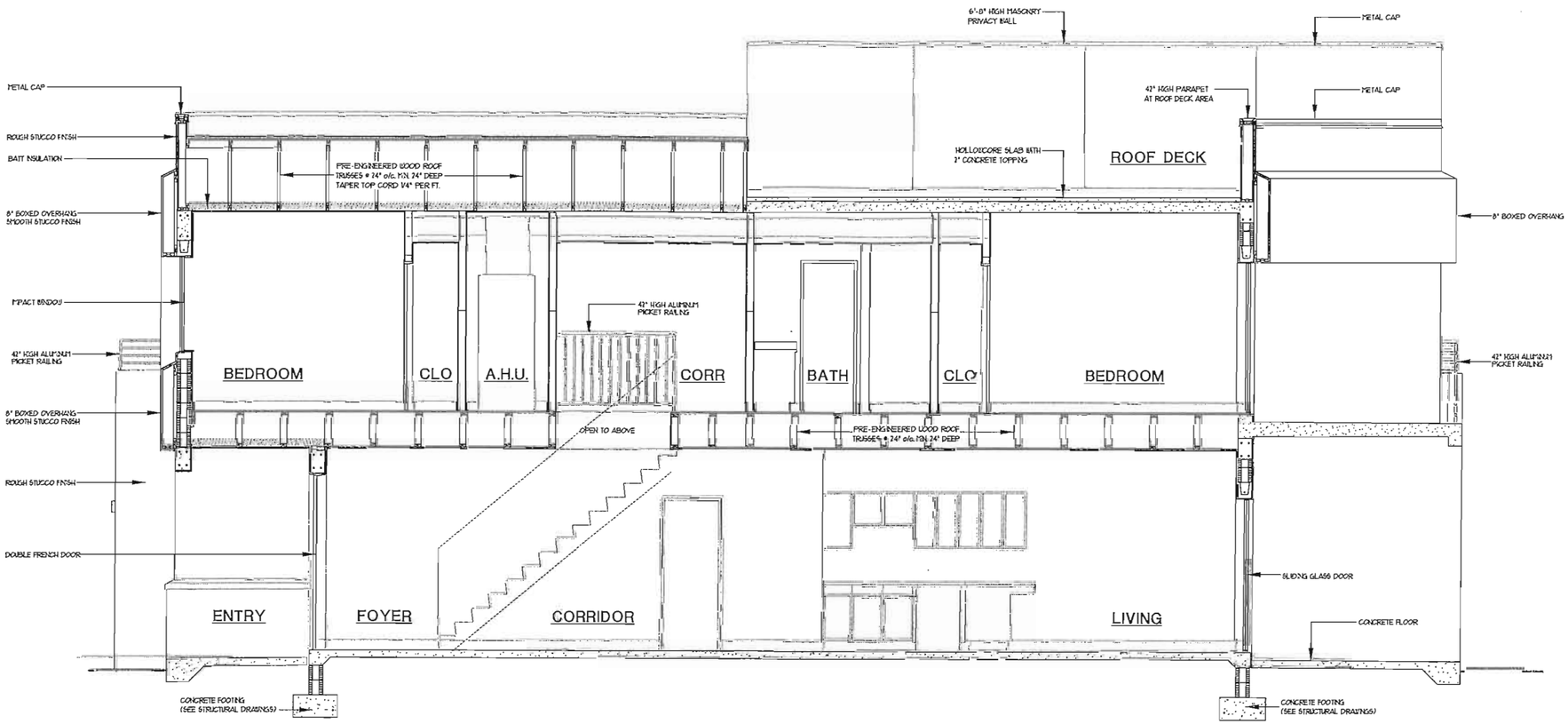

WALL SECTION (BUILDING 2)

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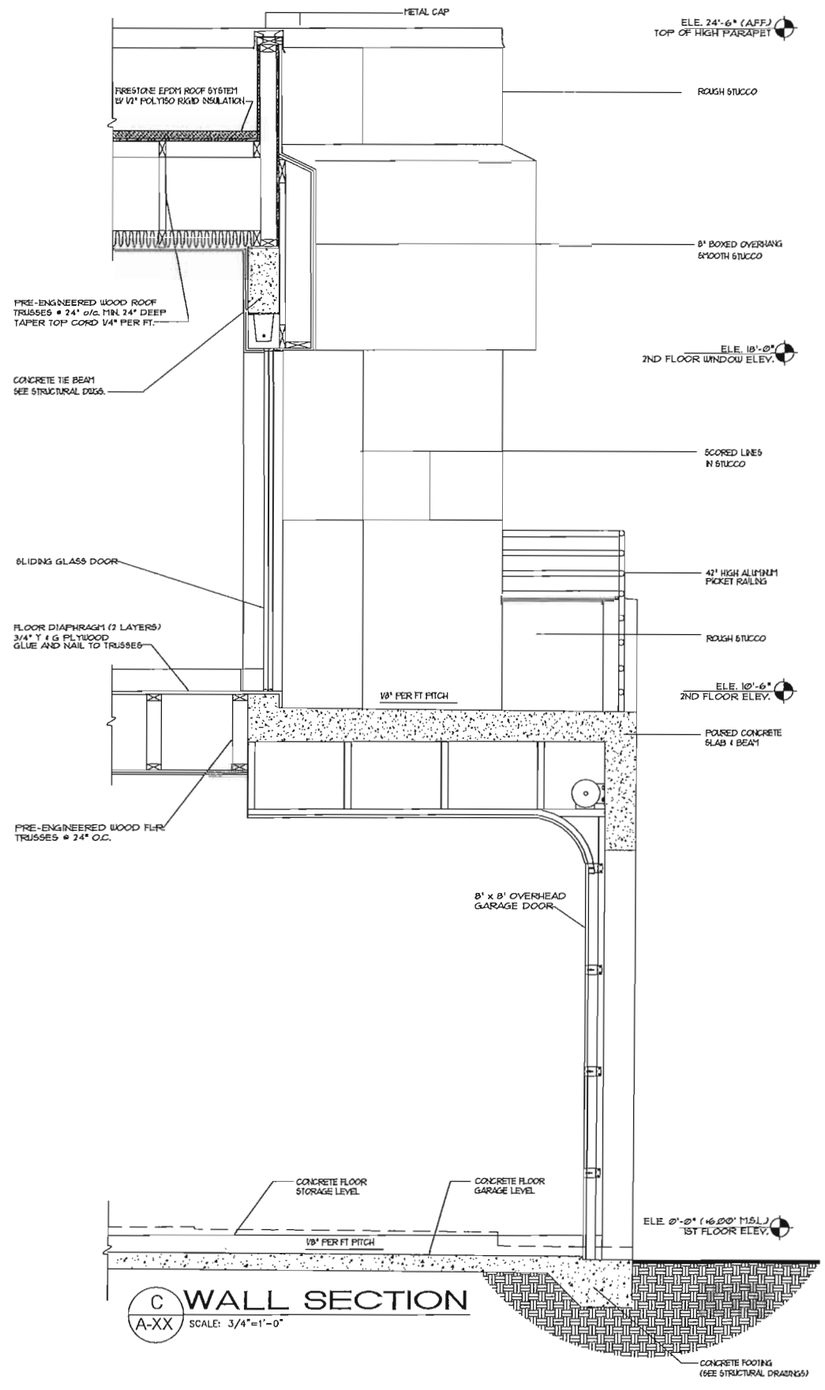

C / A-XX **WALL SECTION**
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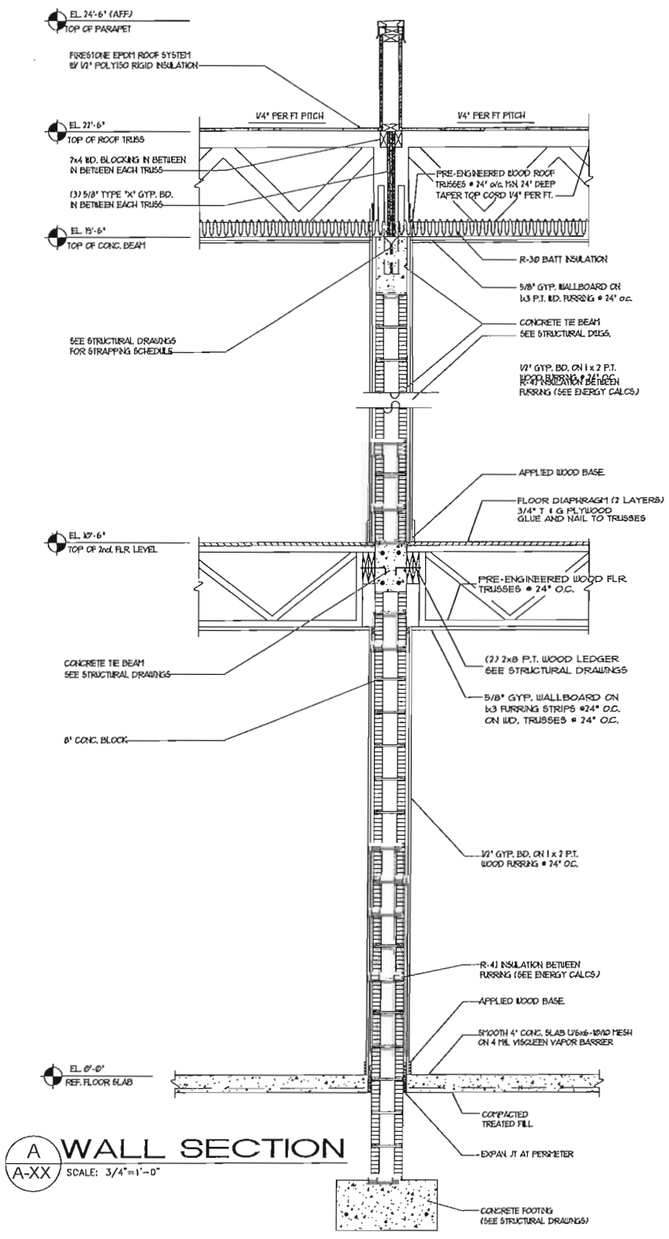

A / A-XX **WALL SECTION**
SCALE: 3/4"=1'-0"

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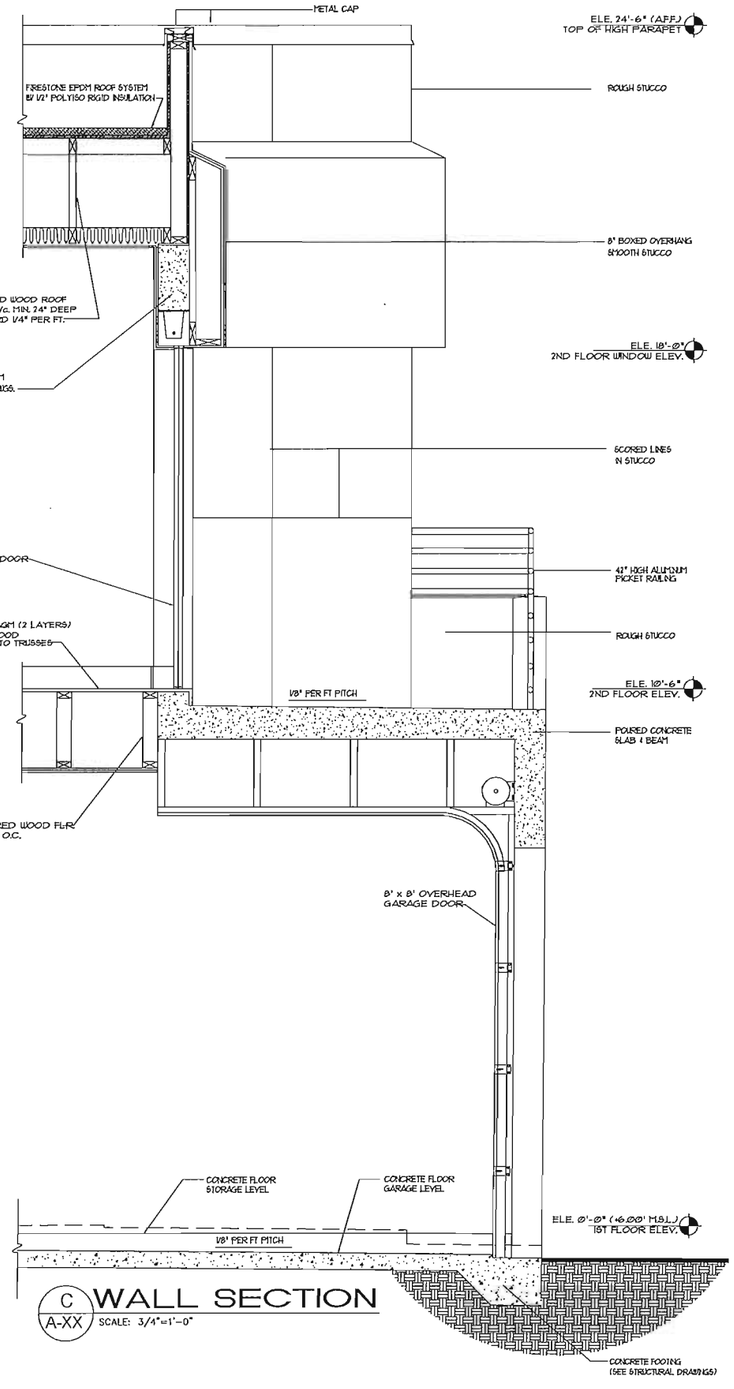
BUILDING SECTIONS

SHEET NUMBER
A-112
OF 11



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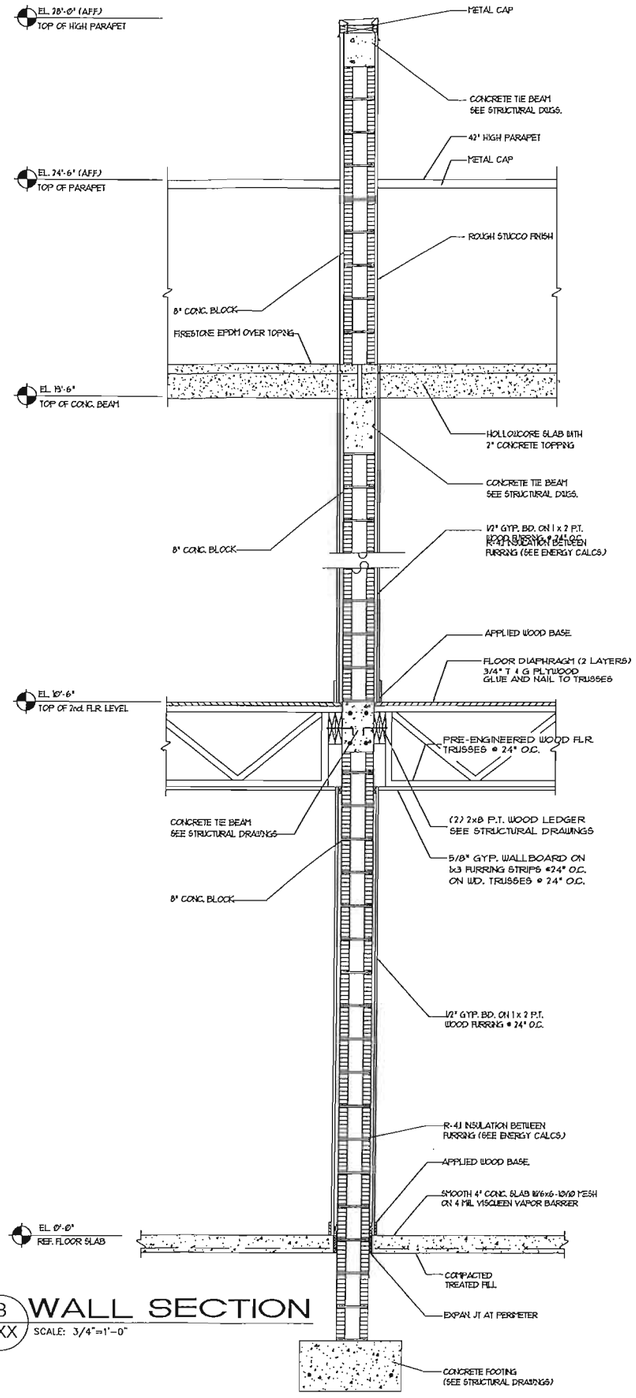

B A-XX **WALL SECTION**
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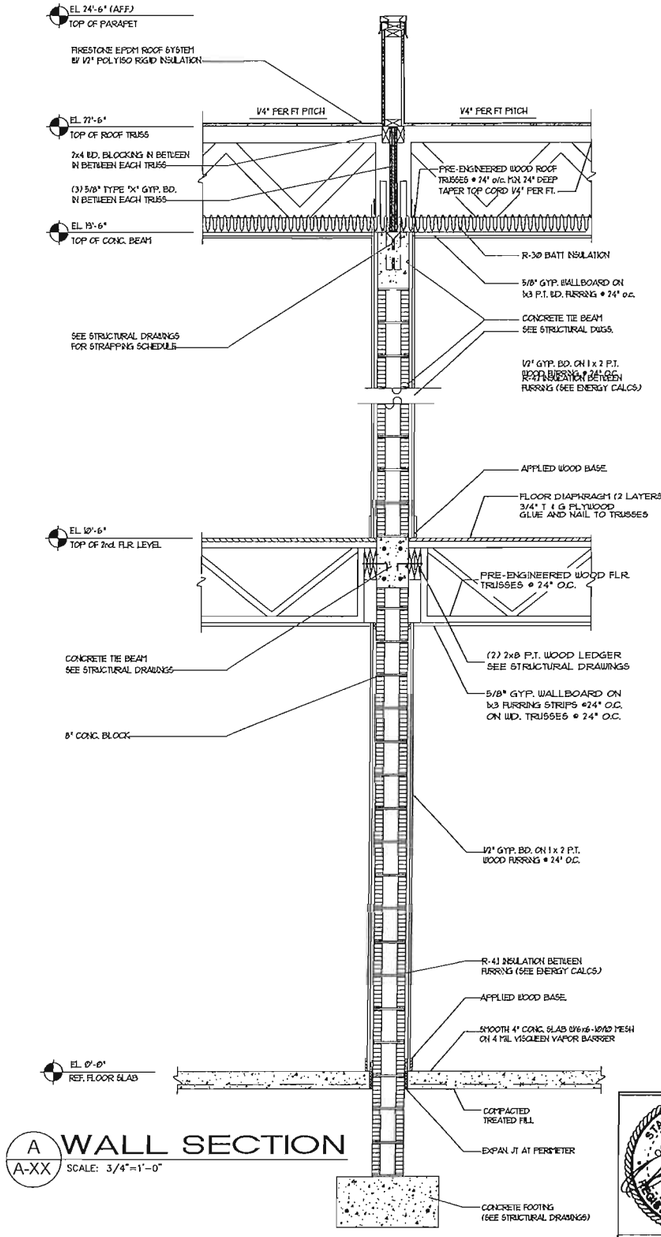

A A-XX **WALL SECTION**
SCALE: 3/4"=1'-0"

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A-113
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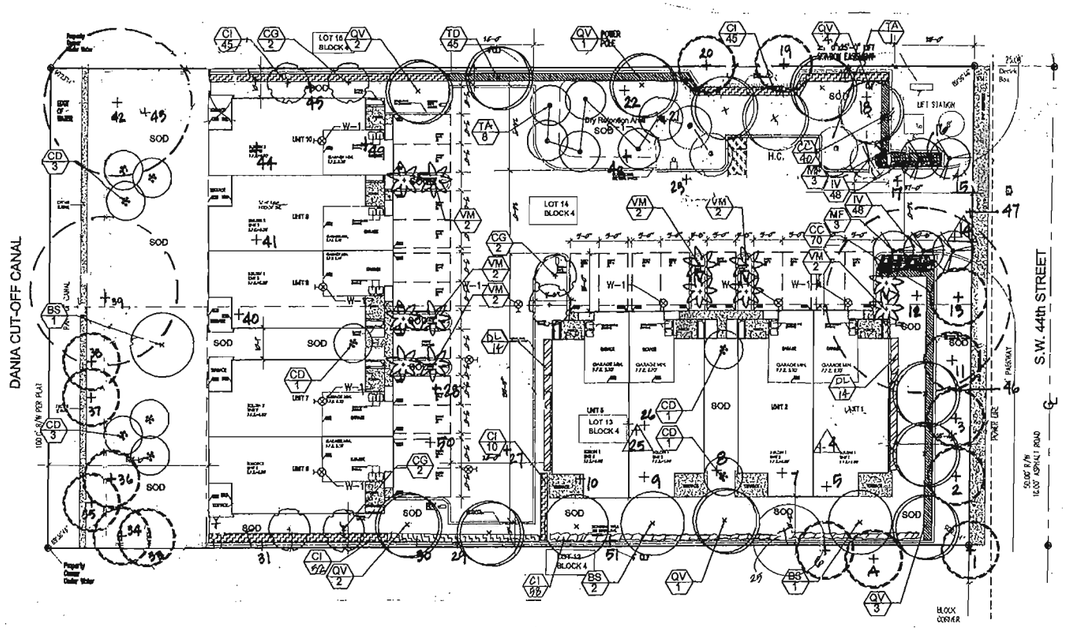


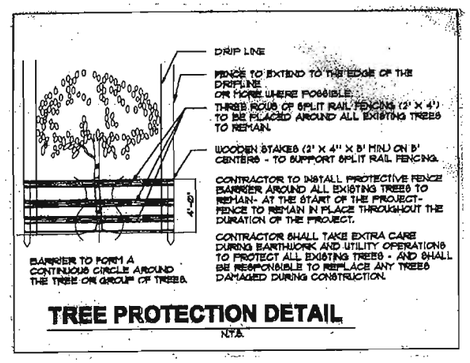
Disposition/ Mitigation

Tree #	Common Name	Botanical Name	Canopy Area (sq feet)	Disposition	Mitigation SF
1	Gumbo Limbo	*Bursera simaruba*	254	Remain	0
2	Royal Palm	*Roystonea regia*	415	Remain	0
3	Royal Palm	*Roystonea regia*	491	Remain	0
4	Royal Palm	*Roystonea regia*	491	Remove	$6075
5	Java Plum	*Syzygium cumini*	1256	Remove	314
6	Laurel Oak	*Quercus laurefolia*	491	Remain	0
7	Robellini (double)	*Phoenix roebelenii*	50	Remove	50 +(.50) 50 = 75
8	Robellini (double)	*Phoenix roebelenii*	50	Remove	50 +(.50) 50 = 75
9	Robellini (double)	*Phoenix roebelenii*	50	Remove	50 +(.50) 50 = 75
10	Robellini (double)	*Phoenix roebelenii*	50	Remove	50 +(.50) 50 = 75
11	Strangler Fig	*Ficus aurea*	314	Remain	0
12	Black Olive	*Bucida buceras*	2826	Remain	0
13	Royal Palm	*Roystonea regia*	572	Remain	0
14	Royal Palm	*Roystonea regia*	531	Remove	$6075
15	Royal Palm	*Roystonea regia*	572	Remove	$6075
16	Australian Pine	*Casuarina equisetifolia*	254	Remove	63.5
17	Australian Pine	*Casuarina equisetifolia*	314	Remove	78.5
18	Australian Pine	*Casuarina equisetifolia*	380	Remove	95
19	Royal Palm	*Roystonea regia*	531	Remain	0
20	Royal Palm	*Roystonea regia*	531	Remain	0
21	Royal Palm	*Roystonea regia*	531	Remove	$2025
22	Avocado	*Persea americana*	314	Remove	314 +(.50) 314 = 471
23	Royal Palm	*Roystonea regia*	95	Remove	95
25	Chinese Fan Palm Dbl	*Livistona chinensis*	314	Transplant	0
26	Mango Tree	*Mangifera indica*	1451	Remove	$2,025
27	Black Olive	*Bucida buceras*	855	Remove	213.75
28	Black Olive	*Bucida buceras*	1256	Remove	314
29	Laurel Oak	*Quercus laurefolia*	314	Remove	314+ (.50) 314 = 471
30	Coconut Palm	*Cocos nucifera*	415	Remove	104
31	Laurel Oak	*Quercus laurefolia*	962	Remove	$2,025
33	Loquat	*Eriobotrya japonica*	254	Remain	0
34	Frangipangi	*Plumeria rubra*	177	Remain	0
35	Majesty Palm	*Ravenea rivularis*	95	Remain	0
36	Royal Palm	*Roystonea regia*	415	Remain	0
37	Majesty Palm	*Ravenea rivularis*	95	Remain	0
38	Majesty Palm	*Ravenea rivularis*	38	Remain	0
39	Mahogany	*Swietenia mahogoni*	1590	Remain	0
40	Laurel Oak	*Quercus laurefolia*	3	Remove	3+ (.50) 3 = 4.5
41	Laurel Oak	*Quercus laurefolia*	254	Remove	254 +(.50) 254 = 381
42	Laurel Oak	*Quercus laurefolia*	1590	Remain	0
43	Brazilian Pepper	*Schinus terebinthifolia*	572	Remove	143
44	Laurel Oak	*Quercus laurefolia*	1134	Remove	$759
45	Loquat	*Eriobotrya japonica*	572	Remove	572 +(.50) 572 = 858
46	Brazilian Pepper	*Schinus terebinthifolia*	254	Remove	99
47	Brazilian Pepper	*Schinus terebinthifolia*	314	Remove	78.5
48	Brazilian Pepper	*Schinus terebinthifolia*	254	Remove	63.5
49	White Sapote	*Casimiroa edulis*	491	Remove	491 + (.50) 491 = 736.5
50	Brazilian Pepper	*Schinus terebinthifolia*	491	Remove	123
51	Brazilian Pepper	*Schinus terebinthifolia*	154	Remove	39
A	Royal Palm	*Roystonea regia*			Adjacent property

Total mitigation required sf of tree replacements 5046.75 sf
Total mitigation required for specimen trees paid into tree trust $25,059

Legend

- Existing tree to remain
- Existing tree to be removed
- Existing palm to be transplanted
- New location of transplanted palm



TREE PROTECTION DETAIL
N.T.S.

Existing Trees

Tree #	Common Name	Botanical Name	DBH (Inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq feet)	Condition Factor / Rating	Condition	Notes
1	Gumbo Limbo	*Bursera simaruba*	8	18	18	254	50%	Poor	Poor scaffold connections. Growing into concrete post. Adjacent property.
2	Royal Palm	*Roystonea regia*	22	35CT	23	415	75%	Good	Fair-Good
3	Royal Palm	*Roystonea regia*	18	30CT	25	491	75%	Good	Fair-Good
4	Royal Palm	*Roystonea regia*	16	28CT	25	491	75%	Good	Fair-Good
5	Java Plum	*Syzygium cumini*	22	26	40	1256	25%	Poor	Poor wound response throughout. Direct impact to foliage.
6	Laurel Oak	*Quercus laurefolia*	17	35	35	491	50%	Poor	Codominant stems. Sap leakage on trunk from unapparent wound. Adjacent property.
7	Robellini (double)	*Phoenix roebelenii*	6	4.5CT	8	50	70%	Fair	Chlorotic
8	Robellini (double)	*Phoenix roebelenii*	5	4CT	8	50	70%	Fair	Chlorotic
9	Robellini (double)	*Phoenix roebelenii*	5	4CT	8	50	70%	Fair	Chlorotic
10	Robellini (double)	*Phoenix roebelenii*	6	4.5CT	8	50	70%	Fair	Chlorotic
11	Strangler Fig	*Ficus aurea*	12	17	20	314	60%	Fair	Foliage issues. Multistem.
12	Black Olive	*Bucida buceras*	31	35	60	2826	60%	Fair	Codominant stems. Scaffold structure needs structural pruning to reduce combat friction. Some dieback.
13	Royal Palm	*Roystonea regia*	17	35CT	27	572	75%	Good	Fair-Good
14	Royal Palm	*Roystonea regia*	21	37CT	26	531	75%	Good	Fair-Good
15	Royal Palm	*Roystonea regia*	17.5	35CT	27	572	75%	Good	Fair-Good
16	Australian Pine	*Casuarina equisetifolia*	7	35	18	254	0%	Invasive	Invasive. Recommend Removal.
17	Australian Pine	*Casuarina equisetifolia*	8	33	20	314	0%	Invasive	Invasive. Recommend Removal.
18	Australian Pine	*Casuarina equisetifolia*	13	40	22	380	0%	Invasive	Invasive. Recommend Removal.
19	Royal Palm	*Roystonea regia*	18	26CT	26	531	75%	Good	Fair-Good
20	Royal Palm	*Roystonea regia*	18	28CT	26	531	75%	Good	Fair-Good
21	Royal Palm	*Roystonea regia*	14.5	25CT	26	531	75%	Good	Fair-Good
22	Avocado	*Persea americana*	7	17	20	314	47%	Poor	Spot borer and trunk damaged by lt fed nearby tree. Dieback. Recommend removal.
23	Royal Palm	*Roystonea regia*	4	5CT	13	95	75%	Good	Fair-Good
25	Chinese Fan Palm Double	*Livistona chinensis*	18	18CT	20	314	75%	Good	Fair-Good
26	Mango Tree	*Mangifera indica*	27	25	43	1451	60%	Fair	Codominant stems. Some small twig dieback.
27	Black Olive	*Bucida buceras*	45	35	33	855	30%	Poor	Significant damage and decay to both codominant stems. Tree will likely be in decline moving forward.
28	Black Olive	*Bucida buceras*	31	30	40	1256	60%	Fair	Root girdling on south side. Codominant stems. Healthy canopy, but distributed to the northeast.
29	Laurel Oak	*Quercus laurefolia*	27.5	25	20	314	348%	Poor	Tree is decline. Sparse canopy. Codominant stems.
30	Coconut Palm	*Cocos nucifera*	13	8CT	13	413	75%	Good	Fair-Good
31	Laurel Oak	*Quercus laurefolia*	28	27	35	962	60%	Fair	Codominant stems. Weak scaffold connections. Significant small twig dieback with sparse crown.
33	Loquat	*Eriobotrya japonica*	14	10	18	254	60%	Fair	Dieback.

Tree #	Common Name	Botanical Name	DBH (Inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq feet)	Condition Factor / Rating	Condition	Notes
34	Frangipangi	*Plumeria rubra*	14	13	15	177	69%	Fair	Some twig dieback. Codominance. Mechicore wound response
35	Majesty Palm	*Ravenea rivularis*	8	8CT	11	95	75%	Good	Fair-Good
36	Royal Palm	*Roystonea regia*	20	35CT	23	415	75%	Good	Fair-Good
37	Majesty Palm	*Ravenea rivularis*	8	8CT	11	95	75%	Good	Fair-Good
38	Majesty Palm	*Ravenea rivularis*	4	4CT	7	38	75%	Good	Fair-Good
39	Mahogany	*Swietenia mahogoni*	30	28	45	1590	66%	Fair	Significant scaffold damage from storms. Significant voids in canopy. Codominant stems in lower half. Codominant stems. Weak scaffold connections.
40	Laurel Oak	*Quercus laurefolia*	2	8	2	3	66%	Fair	Good Condition
41	Laurel Oak	*Quercus laurefolia*	7	18	18	254	75%	Good	Codominant stems in lower half of structure. Sap seepage indicating internal wound. Mechicore wound response.
42	Laurel Oak	*Quercus laurefolia*	30	30	45	1590	66%	Fair	
43	Brazilian Pepper	*Schinus terebinthifolia*	12	23	27	572	0%	Invasive	Invasive. Recommend Removal.
44	Laurel Oak	*Quercus laurefolia*	18	25	38	1134	66%	Fair	Scaffold crowding. Codominant stems with weak connection.
45	Loquat	*Eriobotrya japonica*	23	30	27	572	348%	Poor	Codominant stems. Roots raised on west side and trunk leaning to the east. Some dieback with poor wound response.
46	Brazilian Pepper	*Schinus terebinthifolia*	12	15	18	254	0%	Invasive	Invasive. Recommend Removal.
47	Brazilian Pepper	*Schinus terebinthifolia*	9	17	20	314	0%	Invasive	Invasive. Recommend Removal.
48	Brazilian Pepper	*Schinus terebinthifolia*	16	14?	18	254	0%	Invasive	Invasive. Recommend Removal.
49	White Sapote	*Casimiroa edulis*	16	20	25	491	63%	Fair	Lost its central leader. Significant dieback with poor wound response.
50	Brazilian Pepper	*Schinus terebinthifolia*	10	18	25	491	0%	Invasive	Invasive. Recommend Removal.
51	Brazilian Pepper	*Schinus terebinthifolia*	3	9	14	154	0%	Invasive	Invasive. Recommend Removal.
A	Royal Palm	*Roystonea regia*			25				Adjacent property

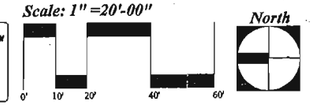
Specimen Tree Values

Property: 3331 SW 44th Street, Dania Beach, FL
Tree Data provided by Erin Santiago, ISA Arborist FL-5705A (tmsurf@comcast.net) 954.547.1087

Tree #	Common Name	DBH (Inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq feet)	Condition Factor / Rating	Condition	Market Value for Replacement	Replacement Size	3.7 Factor	Use Factor	Condition Factor	Location Factor	Appraised Value
2	Royal Palm	22	35CT	23	415	0.75	Good	$ 300	16'clg/ft OH, 6'hgt	$ 810	2	1.25	3	$ 5,075
3	Royal Palm	18	30CT	25	491	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
4	Royal Palm	16	28CT	25	491	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
5	Java Plum	22	26	40	1256	0.425	Poor	$ -		$ -	3	0	2	$ -
12	Black Olive	31	25	60	2826	0.6875	Fair	$ 250	12' Cal 10-12 Ft Hgt	$ 675	4	0.75	3	$ 4,050
13	Royal Palm	17	35CT	27	572	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
14	Royal Palm	21	37CT	26	531	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
15	Royal Palm	17.5	35CT	27	572	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
19	Royal Palm	18	34CT	26	531	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
20	Royal Palm	18	26CT	26	531	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
21	Royal Palm	14.5	25CT	26	531	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
26	Mango Tree	27	25	43	1451	0.85625	Fair	$ 250	3"Cal 15Ft Hgt min	$ 675	4	0.75	3	$ 7,605
27	Black Olive	45	35	33	855	0.59375	Poor	$ 250	3" 30-12 ft Ht	$ 675	4	0	3	$ -
28	Black Olive	31	30	40	1256	0.6875	Fair	$ 250	3" 30-12 ft Ht	$ 675	4	0.75	3	$ 5,063
29	Laurel Oak	27.5	25	20	314	0.5625	Poor	$ 250	3"Cal 14Ft Hgt min	$ 675	4	0	3	$ -
30	Coconut Palm	13	8CT	13	413	0.75	Good	$ 300	14'clg/ft OH, 6'hgt	$ 810	2	1.25	3	$ 7,605
31	Laurel Oak	28	27	35	962	0.425	Fair	$ 250	3"Cal 14Ft Hgt min	$ 675	4	0.75	3	$ 7,605
33	Royal Palm	20	35CT	23	415	0.75	Good	$ 300	14'GW 14ft HT	$ 810	2	1.25	3	$ 6,075
34	Mahogany	20	26	45	1590	0.65625	Fair	$ 600	Grade FL, 4in Cal, 16ft HT min	$ 1,620	3	0.75	0.5	$ 1,823
35	Laurel Oak	30	30	45	1590	0.65625	Fair	$ 250	3"Cal 14Ft Hgt min	$ 675	4	0.75	0.5	$ 1,013
44	Laurel Oak	18	25	38	1134	0.66923	Fair	$ 250	3"Cal 14Ft Hgt min	$ 675	3	0.75	0.5	$ 759
45	Loquat	23	20	27	572	0.4125	Poor	$ 225	10.0	$ 608	3	0	0.5	$ -

Total Specimen Value $58,776.

Scale: 1" =20'-00"



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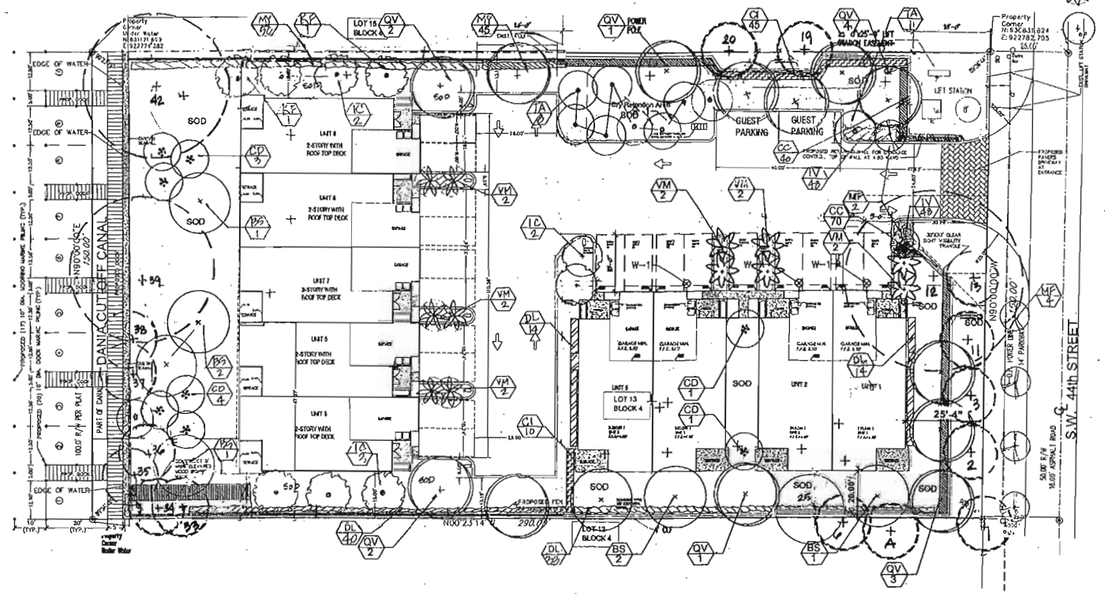
DATE	REVISIONS
10/30 2018	Site Plan and Planting Revisions K.M.
1/11/19	--
--	--
4/8/19	--
2/4/2020	--
4/16/2020	--
4/8/2021	--

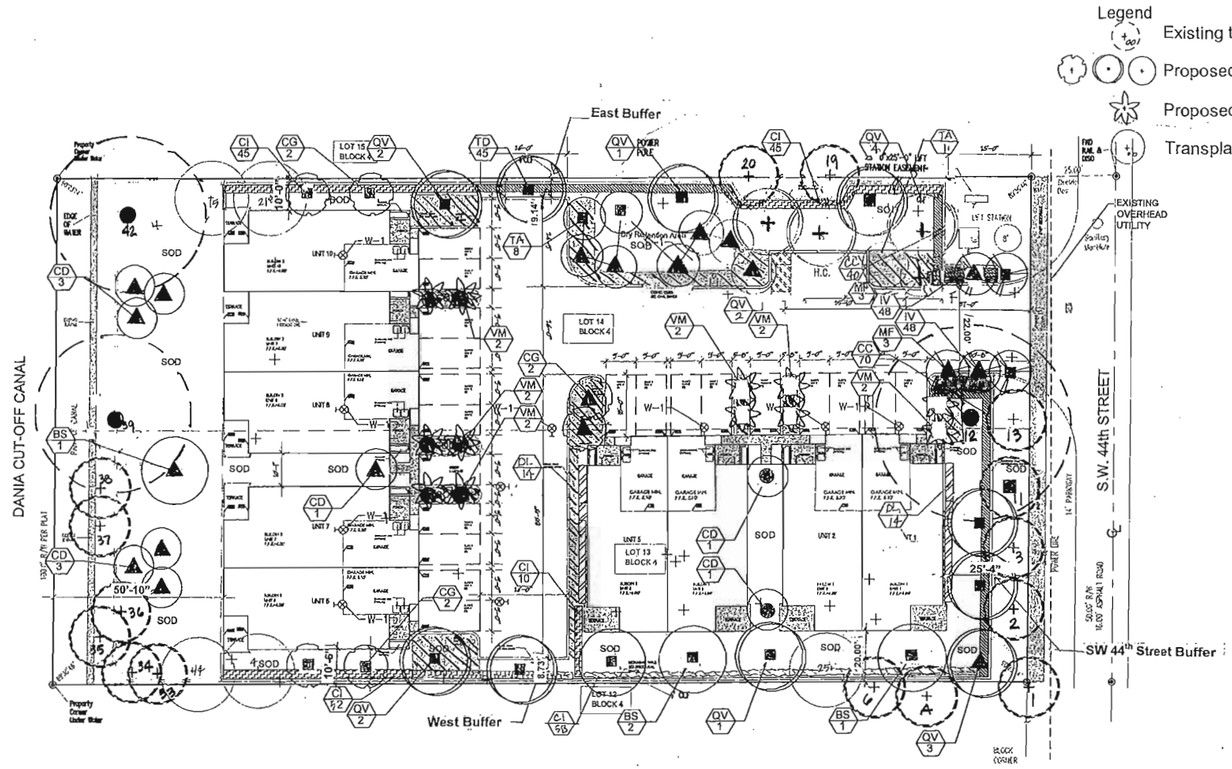
DATE AUGUST 28, 2018
SCALE AS SHOWN
DWNG. BY K.M.
CHECKED BY K.M.
PROJECT NO. ____

PROPOSED MULTIFAMILY PROJECT
B & B INVESTMENTS SOLUTIONS
DANIA BEACH, FLORIDA

Tree Disposition Plan

SHEET NUMBER
TD-1


EDGE OF WATER
SOD
GUEST PARKING
GUEST PARKING
LIFT STATION
DANIA CUTOFF CANAL
S.W. 44th STREET
UNIT 8
UNIT 7
UNIT 6
UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1
LOT 15 BLOCK 4
LOT 13 BLOCK 4
LOT 12 BLOCK 4
N00°23'14"E
290.00'
PROPOSED FDN.
PROPOSED 1ST FLR. SLAB
PROPOSED ROOF
Property Corner
N:930,630.824
E:922782.705
SOD 25' R/W
SOD 60' R/W
SOD 100' R/W
PROPOSED 24' WIDE ACCESS
PROPOSED 25' WIDE ACCESS
PROPOSED 20' WIDE ACCESS
PROPOSED 25' WIDE ACCESS



Legend

- Existing trees to remain (see sheet TD-1)
- Proposed Tree
- Proposed Palm
- Transplanted Palm

Plant List

Sym	Qty	Botanical / Common Name	Size	Native	Drought Tolerance	Type	Catethory
Trees/ Palms							
CG	6	Caesalpinia granadillo / Bridalveil Tree	12' Ht. x 5' Spr., 2" cal., Single Trunk	No	High	Intermediate	1
CD	9	Coccoloba diversifolia/ Pigeon Plum	12' Ht x 4' Spr, 2" cal	Yes	High	Intermediate	2
MF	6	Myrcianthes fragrans / Simpson's Stopper	10' Ht. x 5' Spr., 2" cal.	Yes	High	Small	3
VM	12	Veitchia montgomeryana / Montgomery Palm	14'-16' OA Ht., Single Trunk	No	Medium	Palm	3
BS	7	Bursera simaruba/ Gumbo Limbo	16' Ht x 5' Spr, 3" cal	Yes	High	Shade	1
TA	9	Taxodium distichum/ Bald Cypress	16' Ht x 5' Spr, 3" cal	Yes	High	Shade	1
QV	13	Quercus virginiana/ Live Oak	16' Ht. x 5' Spr., 3" cal.	Yes	High	Shade	1
Shrubs/Groundcovers							
DL	28	Dypsis lutescens/ Areca Palm	4' Ht, 5' Stem min, full to base , 3' O.C.	No	Medium	Palm	
CC	110	Capparis cynophallophora/ Jamaican Caper	24" x 24", 24" O.C.	Yes	High	Shrub	
CI	210	Chrysobalanus icaco / Cocoplum	36" x 24", 24" O.C.	Yes	Medium	Shrub	
IV	96	Ilex vomitoria 'Stokes Dwarf/ Dwarf Ilex	10" x 10", 18" O.C.	Yes	High	Shrub	
TD	45	Tripsacum dactyloides / Fakahatchee Grass	36" x 24", 24" O.C.	Yes	High	Shrub	
Sod		St. Augustine					
Mulch		Shredded Melaleuca or Eucalyptus					

Landscape Code Requirements

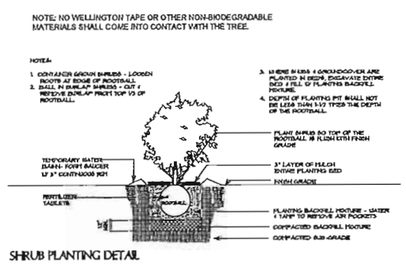
Site Area= 43,500 sf [1 AC)

Description	Application	Calculation	Qty. Required	Qty. Provided
Sec 275-90 VUA Buffer Trees	1 tree/ 40 LF			
East		180/ 40 LF	5	5
West		50/ 40 LF	2	2
Sec 275-100 VUA Interior Landsc.	20%	12,280 sf (.20)	2456 sf	2527 sf (20.5%)
2 end parking island	2 trees		4	4
Sec 275-130 Perimeter Buffer Trees				
SW 44th Street	1 tree/ 30 LF	150/ 30LF	5	5
East Perimeter	1 tree/ 40 LF	110/ 40 LF	3	3
West Perimeter	1 tree/ 40 LF	240/ 40 LF	6	6
Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	18,391 sf/ 3000 sf	7	7
Non vehicular open space shrubs	6/ 3000 sf	18,391 sf/ 3000sf (6)	37	429
Sec 275-60				
Native Trees	50%	58(.50)	29	40
Native Shrubs	50%	489 (.50)	245	461
Sec 271-190				
Shade/ Canopy Trees	40% min	32 (.40)	13	17 + 4 existing
Intermediate Trees	30% max	32 (.30)	10	6
Small Trees	10% max	32 (.10)	4	3
Palms	20% max	32 (.20)	7	6 (+ 6 in addition to code

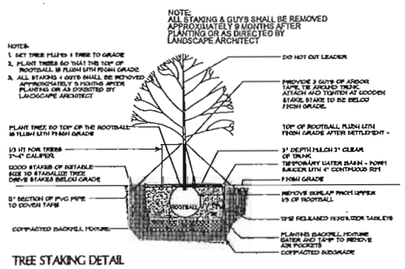
▲ Mitigation Trees 8 Cat 1A = 4000 sf (1 oak,6 bald cypress,1 gumbo limbo)
9 Cat 1B = 2700 sf (2 bridalveil, 7 pigeon plum)
3 Cat 2 = 450 sf (3 simpson's stopper)

Total mitigation provided 7150 sf
Total mitigation required 6923 sf

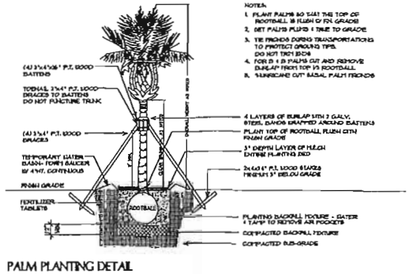
Note: Sheet L-2 is for reference only to show how plan complies with landscape code requirements.



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



PALM PLANTING DETAIL

811 KNOW WHAT'S BELOW ALWAYS CALL BEFORE YOU DIG.

Scale: 1" =20'-00"

0' 10' 20' 40' 60'

North

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E-MAIL: ZJ@FLCENGINEERS.COM

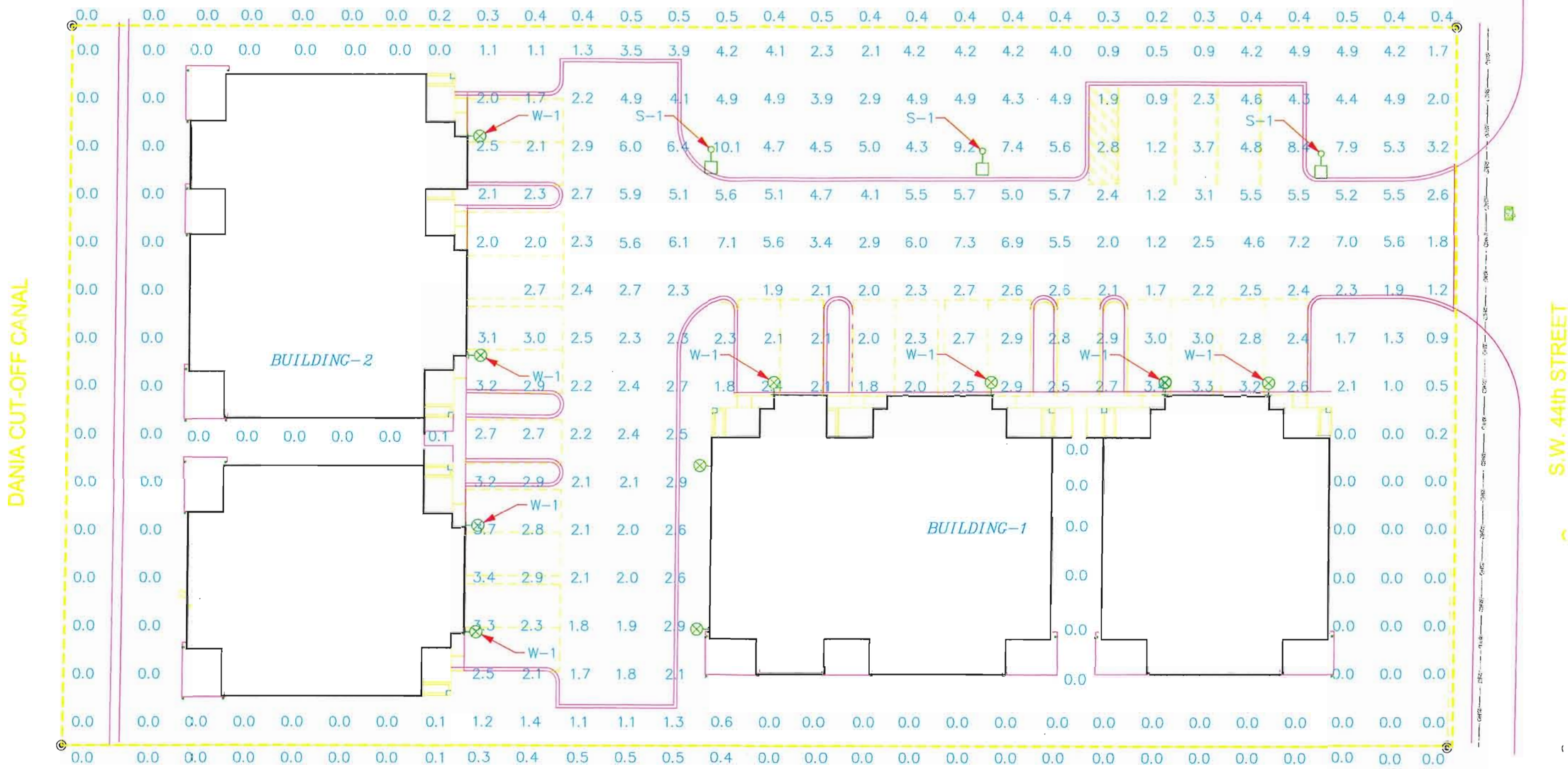
DATE	REVISIONS	DATE	REVISIONS
--	--	--	--
10/30 2018	Site Plan and Planting Revisions K.M.	2/4/2020	--
--	--	--	--
1/11/19	--	--	--
--	--	--	--
4/8/19	--	--	--

DATE AUGUST 28, 2018
SCALE AS SHOWN
DWNG. BY K.M.
CHECKED BY K.M.
PROJECT NO.

PROPOSED MULTIFAMILY PROJECT
B & B INVESTMENTS SOLUTIONS
DANIA BEACH, FLORIDA

LANDSCAPE PLAN

SHEET NUMBER
L-2



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 3	QUANTITY
S–1		(1) 400 W PS MH ED 28, MS400/H75/ED28PS	OUTDOOR ROADWAY ARCHITECTURAL REFL: SPECULAR SEGMENT ALUM ENCL: CLEAR, FLAT GLASS	ELECTRONIC	14' POLE	SPAULDING LIGHTING, CR1–P40–H5P	120V 1P 2W	400 W PS MH ED 28	Hubbell Lighting, Inc., Christiansburg, VA CONTROL: FULLCUTOFF OUTDOOR ARCHITECTURAL AREA	3
W–1			OUTDOOR WALL MOUNTED ARCHITECTURAL:	ELECTRONIC	WALL (10'–0")	KIM LIGHTING, WC14x2/70HPS–ED17	120V 1P 2W	70 WATT CLEAR, HPS ED17 MEDIUM BASE LAMP, HORIZONTAL POSITION, RATED AT 6300 INITIAL LUMENS	IM LIGHTING 03/08/04 05/15/07 3.0	7

GENERAL PHOTOMETRIC SCHEDULE

MAXIMUM FOOTCANDLES	10.1
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	10.13 / 0.00
AVERAGE TO MINIMUM FC RATIO	1.95 / 0.00

STATE OF FLORIDA
OCTAVIO S. LIMA
Inspector
LICENSED ARCHITECT

LIMA
OCTAVIO LIMA, INC
ARCHITECTURE & DESIGN
5100 WEST COPANS ROAD, SUITE 1000
MARGATE, FL 33067
PHONE: (954) 778–3250
E–MAIL:
OLIMA@LIMAARCHITECTS.NET

DATE	REVISIONS	DATE	REVISIONS
–	–	–	–
–	–	–	–
–	–	–	–
–	–	–	–
–	–	–	–

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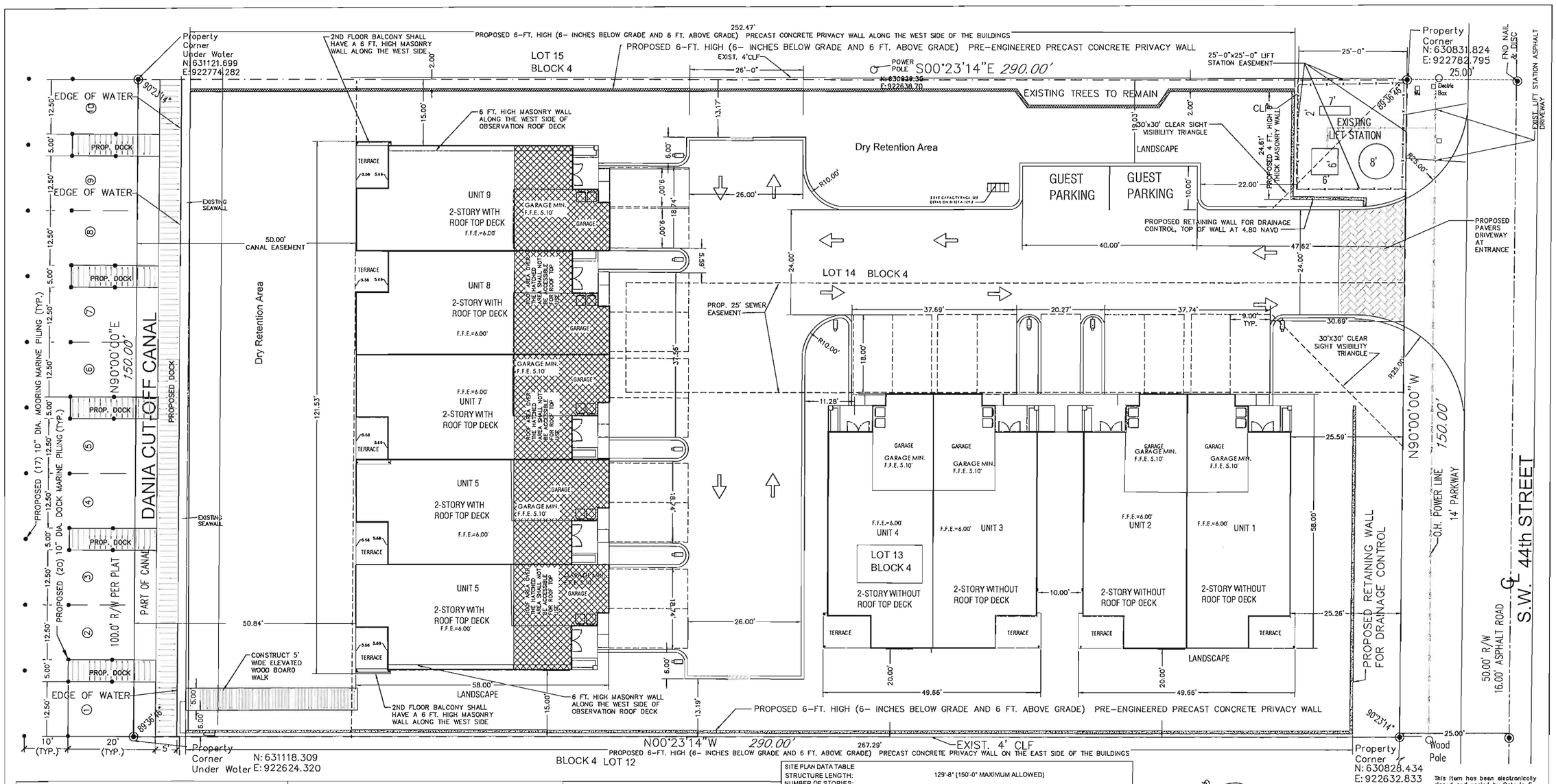
PROPOSED MULTIFAMILY PROJECT
PALMS BY THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

CHECKED BY O. LIMA
PROJECT NO.
DATE SEPTEMBER 08 2018
SCALE AS SHOWN
DRWG. BY STAFF

SITE PHOTOMETRIC PLAN
SCALE: 1" = 1'–0"

OCTAVIO S. LIMA
FL License: AR–000–7632

SHEET NUMBER
PH–1
OF 11



SITE PLAN DATA TABLE: PROPERT 1D: 5042 30 01 0250	
CURRENT USE OF PROPERTY AND INTENSITY	VACANT LAND
LAND USE DESIGNATION:	RESIDENTIAL, MULTIFAMILY
ZONING DESIGNATION:	RM-1
WATER/WASTEWATER SERVICE PROVIDER:	CITY OF DANIA BEACH
NET SITE AREA (SQ. FT. AND ACRES):	43,500 SQ. FT. (0.999 ACRES)
GROSS SITE AREA (SQ. FT. AND ACRES) FROM CENTERLINE OF ROAD TO CENTERLINE OF CANAL R/W:	54,750 SQ. FT. (1.085 ACRES)
BUILDING FOOTPRINT COVERAGE (ROOFED)	11,781 SQ. FT. (27.08%)
RESIDENTIAL DEVELOPMENT:	YES
ALLOWABLE SITE DENSITY:	10 UNITS PER ACRE
NUMBER OF UNITS:	9 UNITS (NET) 9 UNITS (GROSS

SITE PLAN DATA TABLE (CONTINUED)	
TYPE OF DWELLING UNITS:	TOWNHOUSES.
TYPE OF CONSTRUCTION:	5B
DUPLEX UNIT FLOOR AREA(S):	2,400 SQ. FT.
SITE DENSITY MAXIMUM:(10 UNITS PER ACRES):	1.00 ACRES X 10.00 UNITS
PARKING SPACES REQUIRED: 2 PER UNIT:	
18 SPACES PROVIDED:	21 SPACES.
SITE DENSITY (PROVIDED):	9 UNITS
REQUIRE BICYCLE PARKING REQUIREO:	4 SPACES
REQUIRE BICYCLE PARKING PROVIDED:	4 SPACES
LOADING ZONES (IF APPLICABLE):	N/A
ADA SPACES (IF APPLICABLE):	N/A
FLOOR AREA RATIO (FAR):	11,781 SQ. FT./43,500 = 0.27
BUILDING HEIGHT PERMITTEO:	35'-0" ABOVE GRADE,
BUILDING HEIGHT PROVIDED:	28'-0" ABOVE GRADE.

MAXIMUM BUILDING LENGTH PERMITTED (TABLE 230-10(B):	150'-0"
BUILDING LENGTH PROVIDEO:	110'-0"
MINIMUM TOTAL LOT AREA REQUIREO (TABLE 205-10):	20,000 S.F.
TOTAL LOT AREA PROVIDED:	43,500 S.F.
MINIMUM TOTAL UNIT WIDTH REQUIREO (TABLE 205-10):	22'-0"
UNIT WIDTH PROVIDED:	25'-0"
MINIMUM UNIT LOT AREA REQUIREO (TABLE 205-10):	2,500 S.F.
UNIT LOT AREA PROVIDED:	4,840 S.F.

SITE PLAN DATA TABLE	
STRUCTURE LENGTH:	129'-8" (150'-0" MAXIMUM ALLOWED)
NUMBER OF STORIES:	2 STORIES
FRONT SETBACK: (25'-0" REQ.):	50'-0" PROVIDED
REAR SETBACK: (15'-0" REQ.):	15'-0" PROVIDED
SIDE SETBACK: (15'-0" REQ.):	15'-0" PROVIDED
25'-0" PROVIDED	
SIDE SETBACK BUILDING: (15'-0" REQ.):	12,377 SQ. FT. (28.45 %)
VEHICULAR USE AREA:	272 SQ. FT. (0.63%)
AREA OF WALKWAYS:	1,500 SQ. FT. (3.45%)
SUMERGED LAND AREA:	17,841 SQ. FT. (41.01%)
PERVIOUS AREAS (IN SQ. FT.):	300 SQ. FT. (0.69%)
AREA OF EXISTING SEA WALL (IN SQ. FT.):	FIRM PANEL 12011C0558H
FLOOD ZONE:	BASE FLOOD ELEVATION: X AND AH 4.00 FT. NAVD 88
	DESIGN MINIMUM FINISH FLOOR: 6.00 FT. NAVD 88
NOTE: SOUND MITIGATION WILL BE PROVIDED TO ACHIEVE A MAXIMUM OF 45 DECIBLES INSIDE EACH UNIT.	DESIGN MINIMUM GARAGE FINISH FLOOR: 5.10 FT. NAVD 88
	ALL ELEVATIONS SHOWN HEREIN ARE BASED IN FEET NAVD 88

0' 10' 20' SCALE 1"=10'

TYPE OF CONSTRUCTION PER NFPA: TYPE III 200
TOTAL UNITS= 9
FLOOR AREA OF EACH UNIT= 2400 SQ. FT.
TOTAL FLOOR AREA FOR 9 UNITS =21600 SQ. FT.

This item has been electronically signed and sealed by Octavio S. Lima, AIA on 10-28-20 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.

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DATE	REVISIONS	DATE	REVISIONS
3-6-20	SIDE SETBACKS	–	–
10-28-20	CHANGE HC PARKING TO 2 REGULAR	–	–
12-1-20	FENCE CHANGED TO 6' PRIVACY WALL	–	–
2-10-21	EMAIL FROM JOE	–	–

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PROPOSED MULTIFAMILY PROJECT
PALMS BT THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

CHECKED BY O. LIMA
PROJECT NO.
DATE SEPTEMBER 08 2018
SCALE AS SHOWN
DWNG. BY STAFF

SHEET NUMBER
SP-101
OF 11

PALMS BY THE WATER

DANIA BEACH, FLORIDA

FIRM Panels: 12011C0558H
BASE FLOOD ELEVATION: 4.00 FT NAVD 1988

DESIGN MINIMUM FINISH FLOOR : 6.00 FT. NAVD 1988
DESIGN MINIMUM GARAGE FINISH FLOOR : 5.35 FT. NAVD 1988

ALL ELEVATIONS SHOWN HEREIN ARE BASED IN FT. NAVD 1988 DATUM

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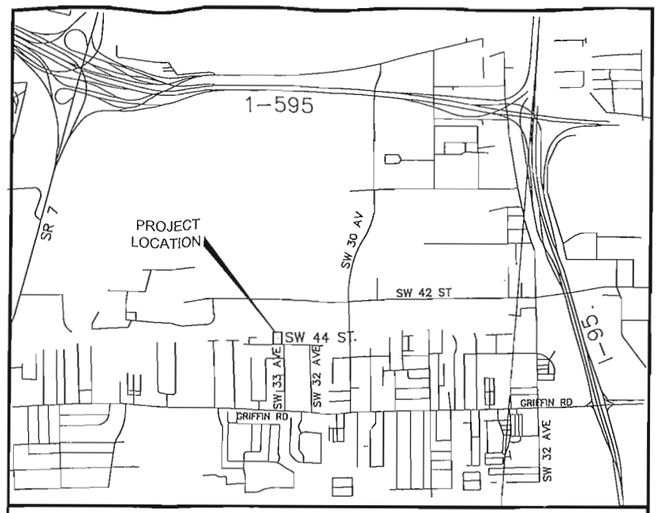
NOTES:

1. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICES (WWS) MINIMUM DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS
2. PLANS ARE IN ACCORDANCE WITH WWS MINIMUM DRAWING REQUIREMENTS DATED JANUARY 2013
3. WWS APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED ABOVE GROUND STRUCTURES, ASPHALT, PAVING, LANDSCAPE, WALLS, FENCES, UNDERGROUND PIPING, UNDERGROUND STRUCTURES, DUCT BANKS, TRANSFORMERS, POLES, STORM WATER STORAGE AREAS, PAVERS, ELECTRIC CABLES AND OTHER UTILITY FACILITIES WITHIN RIGHT-OF-WAY AND EXISTING AND PROPOSED POTABLE WATER/RECLAIMED WATER/WASTEWATER EASEMENTS. WWS HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER/RECLAIMED WATER/WASTEWATER EASEMENTS
4. STATE PLANE COORDINATES WILL BE SUPPLIES FOR DESIGN AND RECORD DRAWINGS
5. THE VERTICAL DATUM USED FOR THESE DRAWINGS WAS NAVD 88
6. RECORD DRAWINGS SHALL INCLUDE COLOR PHOTOGRAPHS OF ALL CONNECTIONS TO EXISTING WWS INFRASTRUCTURE AS WELL AS CRITICAL UTILITY CROSSINGS AND WHERE SPECIFICALLY REQUIRED ON THE DESIGN DRAWINGS. ALL PHOTOGRAPHS INCLUDED IN THE RECORD DRAWINGS WILLL ALSO BE PROVIDED TO WWS IN JPEG FORMAT ON CD OR DVD MEDIA. SEE "MINIMUM DRAWING REQUIREMENT FOR PIPING PROJECTS".
7. EXISTING WATER SERVICES SHALL BE MAINTAINED DURING THE INSTALLATION OF THE PROPOSED WATER SERVICE LINES
8. ALL EXISTING METERS TO BE REMOVED SHALL BE RETURNED TO:

WWS/BUSINESS OPERATIONS DIVISION
2555 W. COPANS ROAD,
POMPANO BEACH, FL 33069
EMAIL: wwsbaseone@broward.org
Phone: 954-868-8453 or 954-831-3243



LOCATION MAP
SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST
NOT TO SCALE

CONTENTS:

SHEET C-1	LOCATION MAP & NOTES
SHEET C-2	WATER AND WASTEWATER PLAN
SHEET C-3	WASTEWATER GRAVITY SYSTEM PROFILE
SHEET C-4	GRADING, PAVING AND DRAINAGE PLAN
SHEET C-5	POLLUTION PREVENTION PLAN
SHEET C-6	SITE DIMENSIONS, PAVEMENT MARKING AND SIGNAGE
SHEET C-7	STANDARD WATER AND WASTEWATER DETAILS
SHEET C-8	DRAINAGE PAVING & POLLUTION PREVENTION DETAILS
SHEET FIRE 1	EXISTING FIRE HYDRANTS LOCATIONS
SHEET FIRE 2	FIRE TRUCK MOVEMENT

WATER ERU TABLE

TYPE OF USE:	UNIT OF MEASURE	UNITS	ERU PER UNIT	# ERU	REF. CODE
SINGLE FAMILY HOME (5/8")	EACH	9	1.000	9.000	R01
PREVIUOS USE CREDIT	EACH	1	1.000	(1.000)	R01
IRRIGATION (5/8")	1000 SQ. FT.	12.480	0.549	6.850	I02
SINGLE FAMILY HOME (5/8" CREDIT IRRIGATION CREDIT (20% BUILDING ERUs)				(1.800)	R01

TOTAL: 13.050 ERU

WATER METER TABLE

TYPE\SIZE	5/8"	1"	2"
DOMESITIC	9		
IRRIGATION	1		
EXISTING TO BE RETURNED	1		

SEWER ERU TABLE

TYPE OF USE:	UNIT OF MEASURE	UNITS	ERU PER UNIT	# ERU	REF. CODE
SINGLE FAMILY HOME (5/8")	EACH	9	1.000	9.000	R01
PREVIOUS USE CREDIT	EACH	1	1.000	(1.000)	R01

TOTAL: 8.000 ERU

LEGAL DESCRIPTION:
LOTS 13 AND 14 IN BLOCK 4 OF CANAL GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PAVING AND DRAINAGE NOTES:

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
3. ASPHALT CONCRETE WEARING SURFACE SHALL BE APPLIED OVER TACK COAT TO BE USED BETWEEN PAVING LIFTS
4. BASE AND SUBGRADE DENSITY TESTS SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY FOR A MAXIMUM 7000 SQUARE FEET OF FINISHED PAVEMENT. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
5. PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
6. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
7. AS BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER OF RECORD TO SHOW FINISH GRADES OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS, ELEVATION AND LOCATION OF ALL UTILITIES INCLUDING TOP OF PIPE AND INVERTS AFTER COMPLETION. AS BUILT DRAWINGS SHALL INCLUDE RIM INVERTS FOR EACH OF THE DRAINAGE AND SEWER STRUCTURES. AS BUILT DRAWINGS SHALL INCLUDE AND ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN. THE CONTRACTOR SHALL TAKE CONSTRUCTION PHOTOS AS PART OF THE CONSTRUCTION DOCUMENTATION AS REQUIRED BY BROWARD COUNTY WATER AND WASTE WATER ENGINEERING DIVISION/PUBLIC WORK DEPT. SUBMIT PHOTOS OF ALL PHASES AS PART OF THE AS-BUILT DRAWINGS.
8. DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO CITY ACCEPTANCE.
9. ALL FILL IMPORTED/BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE AND ORGANIC MATERIAL AND SHALL MEET THE FDOT REQUIREMENTS FOR BORROWED FILL.
10. NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS. ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.

GENERAL NOTES:
1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION. IF ANY POSSIBLE CONFLICTS ARE FOUND, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL REPLACE PAVING, STABILIZED EARTH, DRIVEWAYS, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED OR DAMAGED DURING THE CONSTRUCTION USING CURRENT FDOT APPROVED MEANS AND METHODS
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE.
5. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL AT 811
6. ALL CONCRETE SHALL BE 3,000 PSI UNLESS OTHERWISE INDICATED AND SHALL BE IN CONFORMANCE WITH THE LATEST A.C.I. BUILDING CODE REQUIREMENTS.
7. DURING ALL UNDERGROUND CONSTRUCTION , THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE APPROPRIATE CLEARANCES FROM ANY PROPOSED OR EXISTING UTILITIES OR STRUCTURES, AS REQUIRED BY THE PLANS, SPECIFICATIONS, UTILITY AUTHORITY, AND ANY GOVERNING AGENCY. THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IF THE APPROPRIATE CLEARANCE IS NOT AVAILABLE.
8. CONTRACTOR SHALL ADJUST ELEVATION OF ALL EXISTING M.H. RIMS, C.B. RIMS, UTILITY VAULT ACCESS RIMS, VALVE BOXES AND METER EQUIPMENT VAULT RIMS TO BE FLUSH WITH PROPOSED FINISH GRADE.
9. LENGTHS OF PIPES SHOWN ARE APPROXIMATE.

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DATE	REVISIONS	DATE	REVISIONS
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Mar. 6 2020	FIRST REVIEW COMMENTS		

DATE SEPT. 6, 2018
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 180609

PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

LOCATION MAP AND NOTES

BCWWS PROJECT 105393

SHEET NUMBER
C-1
OF 8

WATER METERS
(A) DUAL 5/8" WATER METERS FOR UNIT 9 WITH RPZ BACK FLOW PREVENTORS POINT OF SERVICE: N: 630826.96, E: 922673.70
(B) DUAL 5/8" WATER METERS FOR UNITS 8 AND 7 WITH RPZ BACK FLOW PREVENTORS POINT OF SERVICE: N: 630827.01, E: 922667.06
(C) DUAL 5/8" WATER METERS FOR UNITS 6 AND 5 WITH RPZ BACK FLOW PREVENTORS POINT OF SERVICE: N: 630827.04, E: 922662.55
(D) DUAL 5/8" WATER METERS FOR UNITS 4 AND 3 WITH RPZ BACK FLOW PREVENTORS POINT OF SERVICE: N: 630826.60, E: 922647.76
(E) DUAL 5/8" WATER METERS FOR UNITS 2 AND 1 WITH RPZ BACK FLOW PREVENTORS POINT OF SERVICE: N: 630826.53, E: 922643.26

PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL
S00°23'14"E 290.00'
2.00'
2.00'
24.61'
PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL
B
C-7
LANDSCAPE
H.C.
EXIST. WATER METER FOR LIFT STATION
EXIST. 6" DIP FORCE MAIN
EXIST. OVERHEAD WIRE
EXIST. 8" PVC SAN. SEWER
EXIST. SAN. SEWER MH RIM = 2.45 INVERT = -5.25 W -11.87 E -11.97 N
EXIST. 8" DIP WATER MAIN (CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION)
50.00' CANAL EASEMENT
DANIA CUT-OFF CANAL
N90°00'00"E 150.00'
TERRACE
CONNECT SEWER SERVICE TO HOUSE PLUMBING (TYP.)
UNIT 9
2-STORY WITH ROOF TOP DECK
F.F.E.=6.00'
GARAGE MIN. F.F.E. 5.10'
GARAGE
6" C.O
6" PVC LATERAL AT 1% MIN. SLOPE
INSTALL 1.5"x1" REDUCER AND CONNECT WATER SERVICE TO HOUSE PLUMBING (TYP.)
UNIT 8
2-STORY WITH ROOF TOP DECK
F.F.E.=6.00'
GARAGE MIN. F.F.E. 5.10'
GARAGE
PROP. MAS #2 RIM=4.85 INVERT =-1.48 S
6" C.O. (P.O.S.) N: 630991.04 E: 922727.34
6" C.O (P.O.S.) N: 630882.49 E: 922708.55
6" PVC LATERAL 1% MIN. SLOPE (TYP.)
6" WYE
6" C.O (P.O.S.) 187 L.F. 8" PVC SDR 26 SEWER AT 0.44%
N: 630939.84 E: 922706.86
6" PVC LATERAL AT 1% MIN.
PROP. 25' SEWER EASEMENT
6" PVC LATERAL AT 1% MIN.
MAIL BOX (TYP.)
ADJUST RIM ELEVATION FLUSH WITH PAVEMENT
CUT EXIST. SEWER CONNECTION AND CAP AT R/W
EXIST. SEWER LATERAL
MILL AND RESURFACE ONE ROAD PAVEMENT LANE ALONG DISTURBED AREA
EXIST. 8" PVC GRAVITY SEWER AT 0.27% SLOPE
19.67'
CONNECT SEWER SERVICE TO HOUSE PLUMBING (TYP.)
UNIT 7
2-STORY WITH ROOF TOP DECK
F.F.E.=6.00'
GARAGE MIN. F.F.E. 5.10'
GARAGE
6" C.O. (P.O.S.) N: 630993.38 E: 922705.19
6" C.O. (P.O.S.) N: 630990.39 E: 922705.34
TOP OF SEWER EL. = -0.88 BOTTOM OF PIPE EL. = -2.48 SEPARATION = 1.77 FT.(1.4")
6" PVC LATERAL AT 1% MIN. SLOPE
UNIT 5
2-STORY WITH ROOF TOP DECK
F.F.E.=6.00'
GARAGE MIN. F.F.E. 5.10'
GARAGE
47.97'
6" C.O
6" C.O
UNIT 4
2-STORY WITHOUT ROOF TOP DECK
F.F.E.=6.00'
TERRACE
GARAGE MIN. F.F.E. 5.10'
GARAGE
CONNECT SEWER SERVICE TO HOUSE PLUMBING (TYP.)
6" C.O. (P.O.S.) N: 630936.86 E: 922707.01
UNIT 3
2-STORY WITHOUT ROOF TOP OECK
F.F.E.=6.00'
TERRACE
GARAGE MIN. F.F.E. 5.10'
GARAGE
INSTALL 1.5"x1" REDUCER AND CONNECT WATER SERVICE TO HOUSE PLUMBING (TYP.)
6" C.O. (P.O.S.) N: 630879.50 E: 922708.70
UNIT 2
2-STORY WITHOUT ROOF TOP DECK
F.F.E.=6.00'
TERRACE
GARAGE MIN. F.F.E. 5.10'
GARAGE
CONNECT SEWER SERVICE TO HOUSE PLUMBING (TYP.)
1 1/2" PVC SCH. 40 WATER SERVICE (TYP. OF 9)
UNIT 1
2-STORY WITHOUT ROOF TOP DECK
F.F.E.=6.00'
TERRACE
LANDSCAPE
LANDSCAPE
LANDSCAPE
N90°00'00"W 150.00'
EXIST. EDGE OF PAVEMENT
EXIST. 8" PVC GRAVITY SEWER AT 0.27% SLOPE
PROP. RIM = 2.45 MAS #1 INVERT = -2.27 N -5.13 E -5.13 W
EXIST. WATER METER TO BE RELOCATED AND USED FOR IRRIGATION, 5/8" WATER METER WITH RPZ BACKFLOW PREVENTER
5/8" WATER METER WITH RPZ BACKFLOW PREVENTER
EXIST. 8" DIP WATER MAIN
EXIST. EDGE OF PAVEMENT
EXIST. 8" DIP WATER MAIN
A
B
C
D
E
11.00'
S.W. 44th STREET
N00°23'14"W 290.00'
228.55' PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL
A
C-7
0' 10' 20' SCALE 1"=10'

PROPOSED BACKFLOW PREVENTER
PROPOSED SINGLE WATER METER
PROPOSED DOUBLE WATER METER
MAINTENANCE ACCESS STRUCTURE (MAS)
PROPOSED DOUBLE SEWER LATERAL
PROPOSED DOUBLE SEWER LATERAL W/ 2 CLEANOUTS
PROPOSED SINGLE SEWER LATERAL
PROPOSED SINGLE SEWER LATERAL W/ CLEANOUT
6" PLUG

MAS MAINTENANCE ACCESS STRUCTURE
6" C.O. CLEANOUT
P.O.S. POINT OF SERVICE
MILL 1" OF ASPHALT PAVEMENT AND RESURFACE WITH 1" TYPE S-III ASPHALT

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DATE	REVISIONS	DATE	REVISIONS
JAN. 5 2020	SITE PLAN REVISION	–	–
Mar. 6 2020	FIRST REVIEW COMMENTS	–	–
		–	–
		–	–

DATE SEPT. 6, 2018
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 180609

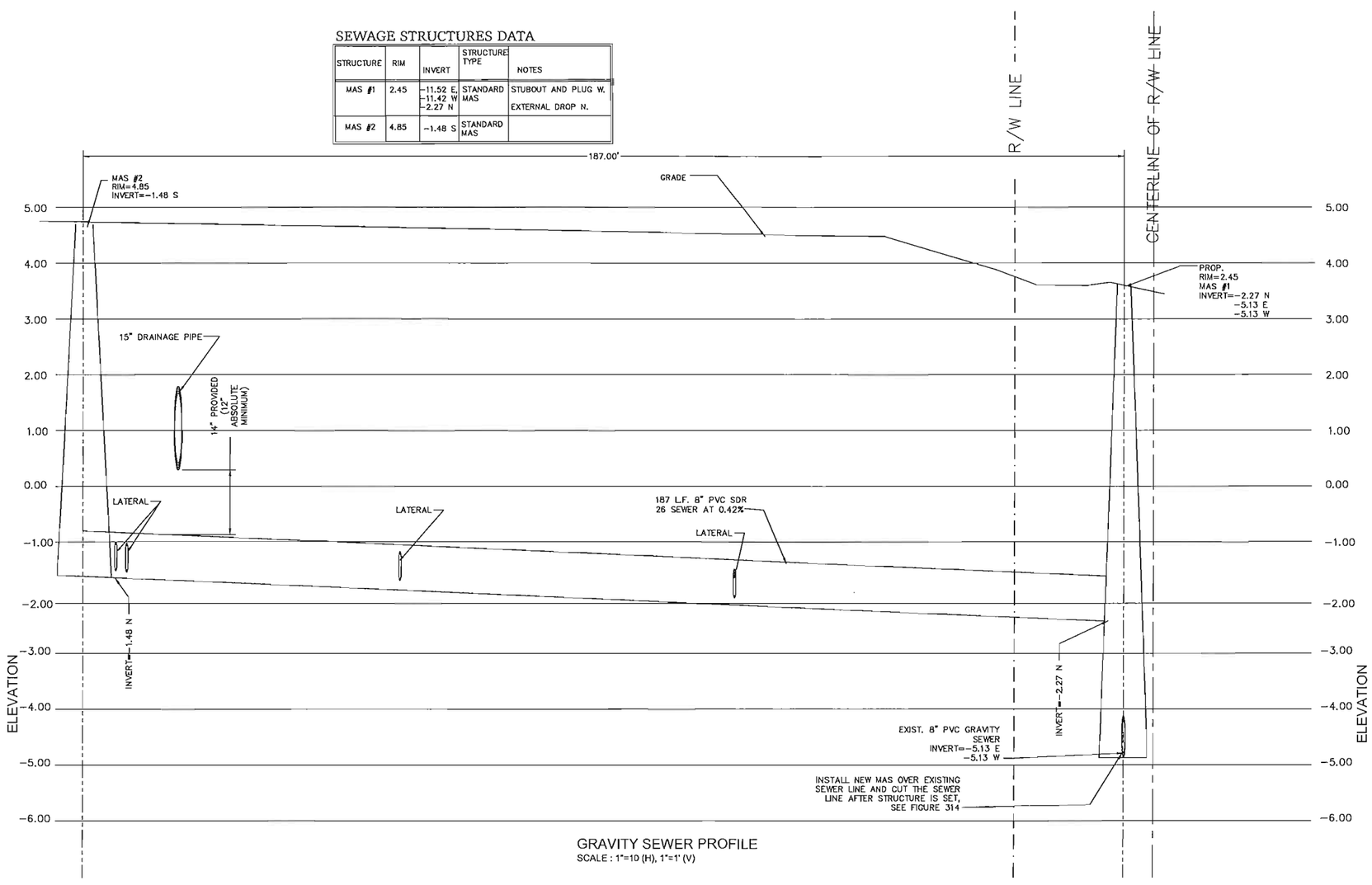
PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

WATER AND WASTEWATER PLAN

SHEET NUMBER C-2 OF 8

SEWAGE STRUCTURES DATA

STRUCTURE	RIM	INVERT	STRUCTURE TYPE	NOTES
MAS #1	2.45	-11.52 E, -11.42 W -2.27 N	STANDARD MAS	STUBOUT AND PLUG W. EXTERNAL DROP N.
MAS #2	4.85	-1.48 S	STANDARD MAS	



GRAVITY SEWER PROFILE
SCALE : 1"=10 (H), 1"=1' (V)

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PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

WASTEWATER GRAVITY SYSTEM PROFILE

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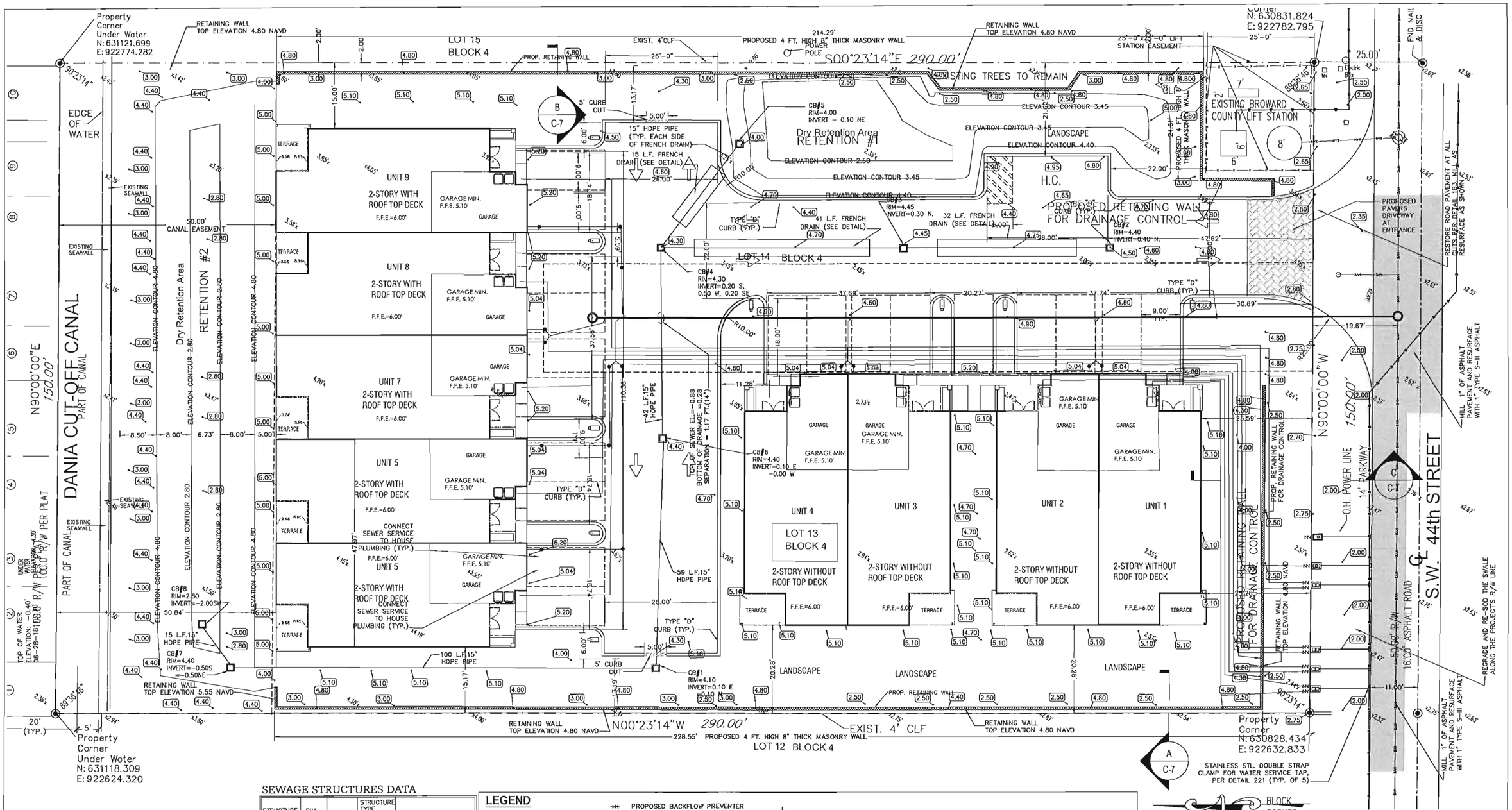
SHEET NUMBER
C-3
OF 8

BCWWS PROJECT 105393



SEWAGE STRUCTURES DATA

STRUCTURE	RIM	INVERT	STRUCTURE TYPE	NOTES
MAS #1	2.45	-5.13 E, -5.13 W, -2.27 N	DOG HOUSE MAS FIGURE 314	CONTRACTOR TO FIELD VERIFY INVERT AND PIPE LOCATION N: 630811.14 E: 922722.02
MAS #2	4.85	-1.48 S	STANDARD MAS	N: 630997.29 E: 922716.40

LEGEND

- 6.20 PROPOSED ELEVATION
- 3.10 EXISTING ELEVATION
- ALL ELEVATIONS ARE BASED IN FT. NAVD 1988 DATUM
- PROPOSED RETAINING WALL
- PROPOSED BACKFLOW PREVENTER
- PROPOSED SINGLE WATER METER
- PROPOSED DOUBLE WATER METER
- MAINTENANCE ACCESS STRUCTURE (MAS)
- PROPOSED DOUBLE SEWER LATERAL
- PROPOSED DOUBLE SEWER LATERAL W/ 2 CLEANOUTS
- PROPOSED SINGLE SEWER LATERAL
- PROPOSED SINGLE SEWER LATERAL W/ CLEANOUT
- 6" PLUG
- MAS MAINTENANCE ACCESS STRUCTURE
- 6" C.O. CLEANOUT
- P.O.S. POINT OF SERVICE
- MILL 1" OF ASPHALT PAVEMENT AND RESURFACE WITH 1" TYPE S-III ASPHALT

FIRM PANEL 12011C0558H
BASE FLOOD ELEVATION: X AND AH 4.00 FT. NAVD 88
DESIGN MINIMUM FINISH FLOOR: 6.00 FT. NAVD 88
DESIGN MINIMUM GARAGE FINISH FLOOR: 5.10 FT. NAVD 88
ALL ELEVATIONS SHOWN HEREIN ARE BASED IN FEET NAVD 88

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PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

GRADING, PAVING AND DRAINAGE, PLAN

SHEET NUMBER C-4 OF 8

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

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LEGEND

POLLUTION CONTROL FENCE (SEE DETAIL) FENCE SHALL BE CONSTRUCTED AND MAINTAINED FOR THE DURATION OF SITE WORK

POLLUTION CONTROL FENCE (SEE DETAIL) FENCE SHALL BE CONSTRUCTED AND MAINTAINED FOR THE DURATION OF SITE WORK

2.00'

POLLUTION CONTROL FENCE (SEE DETAIL) FENCE SHALL BE CONSTRUCTED AND MAINTAINED FOR THE DURATION OF SITE WORK

214.29' PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL

S00°23'14"E 290.00'

2.00'

B
C-7

LANDSCAPE

24.61' PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL

H.C.

50.00' CANAL EASEMENT

12'X50' TRUCK WASH (SEE DETAIL)

N90°00'00"E 150.00'

DANIA CUT-OFF CANAL

TERRACE

UNIT 9
2-STORY WITH ROOF TOP DECK

GARAGE

UNIT 8
2-STORY WITH ROOF TOP DECK

GARAGE

UNIT 7
2-STORY WITH ROOF TOP DECK

GARAGE

UNIT 5
2-STORY WITH ROOF TOP DECK

GARAGE

47.97'

UNIT 5
2-STORY WITH ROOF TOP DECK

GARAGE

GARAGE GARAGE GARAGE GARAGE

UNIT 4 UNIT 3

2-STORY WITHOUT ROOF TOP DECK

2-STORY WITHOUT ROOF TOP DECK

TERRACE TERRACE

UNIT 2 UNIT 1

2-STORY WITHOUT ROOF TOP DECK

2-STORY WITHOUT ROOF TOP DECK

TERRACE TERRACE

LANDSCAPE LANDSCAPE LANDSCAPE

19.67'

N90°00'00"W 150.00'

C
C-7

S.W. 44th STREET

POLLUTION CONTROL FENCE (SEE DETAIL) FENCE SHALL BE CONSTRUCTED AND MAINTAINED FOR THE DURATION OF SITE WORK

11.00'

N00°23'14"W 290.00'

POLLUTION CONTROL FENCE (SEE DETAIL) FENCE SHALL BE CONSTRUCTED AND MAINTAINED FOR THE DURATION OF SITE WORK

228.55' PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL

A
C-7

0' 10' 20' SCALE 1"=10'

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PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

POLLUTION PREVENTION PLAN

SHEET NUMBER
C-5
OF 8

Property Corner Under Water N: 631121.699 E: 922774.282

Property Corner N: 630831.824 E: 922782.795

FND NAIL & DISC

90°23'14"

EDGE OF WATER

EXISTING SEAWALL

50.00' CANAL EASEMENT

DANIA CUT-OFF CANAL
PART OF CANAL

100.0' R/W PER PLAT

N90°00'00"E 150.00'

Dry Retention Area

LOT 15 BLOCK 4

PROP. RETAINING WALL

26'-0" EXIST. 4' CLF

214.29' PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL

POWER POLE

S00°23'14"E 290.00'

25'-0" x 25'-0" LIFT STATION EASEMENT

EXISTING TREES TO REMAIN

25'X25' CLEAR SIGHT VISIBILITY TRIANGLE

CLF

EXISTING BROWARD COUNTY LIFT STATION

89°36'46"

Electric Box

25.00'

B C-7

TERRACE

UNIT 9
2-STORY WITH ROOF TOP DECK

GARAGE

UNIT 8
2-STORY WITH ROOF TOP DECK

UNIT 7
2-STORY WITH ROOF TOP DECK

UNIT 5
2-STORY WITH ROOF TOP DECK

UNIT 5
2-STORY WITH ROOF TOP DECK

Dry Retention Area

NO PARKING FIRE LANE

NO PARKING FIRE LANE SIGN (K-1643)

H.C. PARKING SIGN

LANDSCAPE

H.C.

PROPOSED RETAINING WALL FOR DRAINAGE CONTROL

24" WHITE THERMOPLASTIC

6" DOUBLE YELLOW

PROPOSED PAVERS DRIVEWAY AT ENTRANCE

LOT 14 BLOCK 4

R10.00'

R25.00'

R8.93'

UNIT 4
LOT 13 BLOCK 4
2-STORY WITHOUT ROOF TOP DECK

UNIT 3
2-STORY WITHOUT ROOF TOP DECK

UNIT 2
2-STORY WITHOUT ROOF TOP DECK

UNIT 1
2-STORY WITHOUT ROOF TOP DECK

TERRACE

LANDSCAPE

PROP. RETAINING WALL FOR DRAINAGE CONTROL

N90°00'00"W 150.00'

O.H. POWER LINE

14' PARKWAY

50.00' R/W
16.00' ASPHALT ROAD

S.W. 44th STREET

C C-7

11.00'

20' (TYP.)

5'

Property Corner Under Water N: 631118.309 E: 922624.320

N00°23'14"W 290.00'

228.55' PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL

EXIST. 4' CLF

LOT 12 BLOCK 4

Property Corner N: 630828.434 E: 922632.833

A C-7

BLOCK CORNER

0' 10' 20'

SCALE 1"=10'

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jallaul, P.E.
Fl. License. No.: 35416

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152

E-MAIL: ZJG@FLCENGINEERS.COM

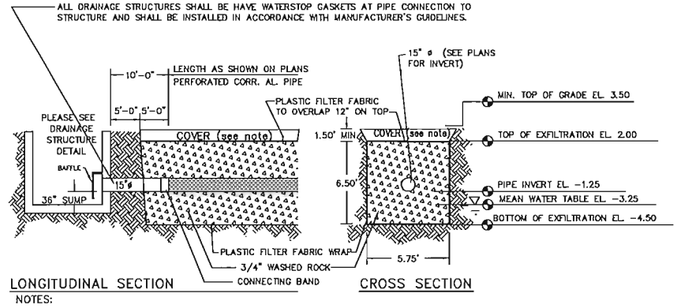
DATE	REVISIONS	DATE	REVISIONS
JAN. 5 2020	SITE PLAN REVISION		
Mar. 6 2020	FIRST REVIEW COMMENTS		

DATE SEPT. 6, 2018
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 1806D9

PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

SITE DIMENSIONS, AND PAVEMENT MARKING AND SIGNAGE

SHEET NUMBER C-6 OF 8

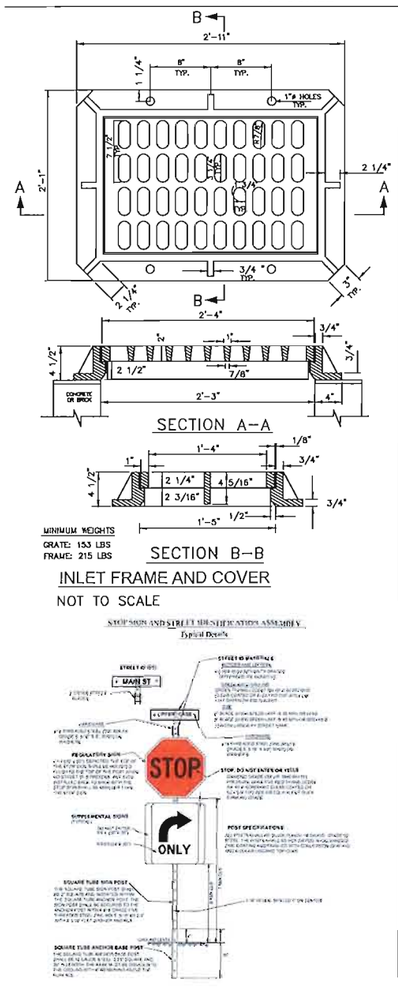


NOTES:

FRENCH DRAIN NOTES:
1. CONTRACTOR SHALL CONSTRUCT THE TRENCH WITHOUT CONTAMINATION OF SAND, SILT OR OTHER MATERIAL.
2. PIPE TO USED SHALL BE CORRUGATED ALUMINUM (PERFORATED) 16 GAUGE. PIPE PERFORATION SHALL BE 5/16" HOLES WITH A MINIMUM 200 HOLES PER LINEAR FOOT, OR ASA N-12 HIGH DENSITY POLYETHYLENE (PERFORATED) WITH SMOOTH INTERIOR OR EQUAL.
3. PLASTIC FILTER FABRIC SHALL CONFORM TO F.D.O.T. SECTION 985 OR APPROVED EQUAL. PLASTIC FILTER FABRIC SHALL BE WRAP THE TRENCH MATERIAL FROM ALL SIDES.

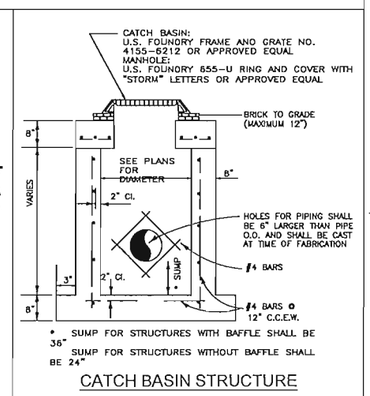
FRENCH DRAIN DETAIL

NOT TO SCALE



INLET FRAME AND COVER

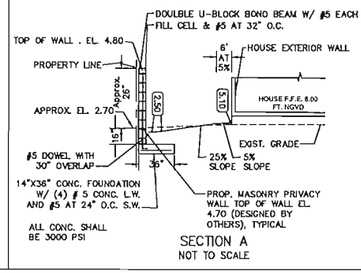
NOT TO SCALE



* SUMP FOR STRUCTURES WITH BAFFLE SHALL BE 36"
SUMP FOR STRUCTURES WITHOUT BAFFLE SHALL BE 24"

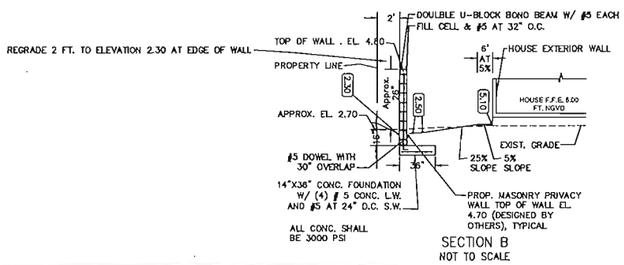
CATCH BASIN STRUCTURE

NOT TO SCALE



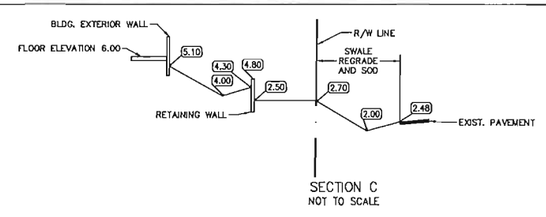
SECTION A

NOT TO SCALE



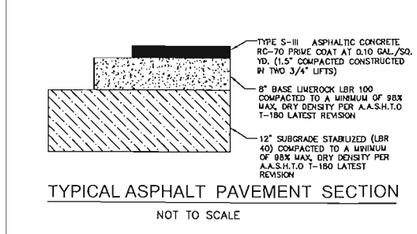
SECTION B

NOT TO SCALE



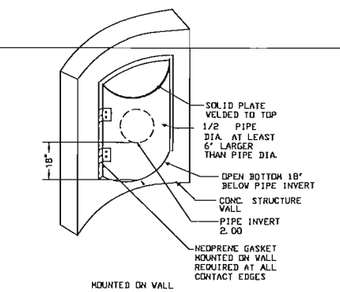
SECTION C

NOT TO SCALE



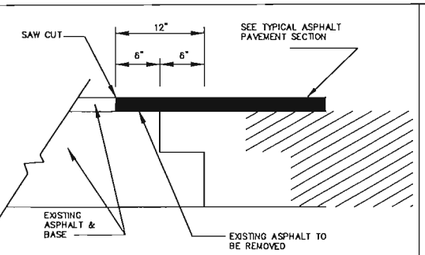
TYPICAL ASPHALT PAVEMENT SECTION

NOT TO SCALE



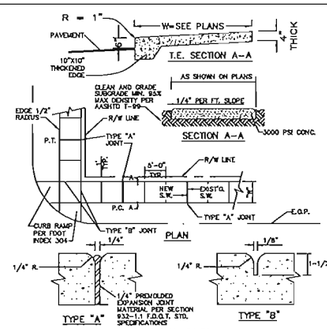
BAFFLE DETAIL

NOT TO SCALE



PAVEMENT JOINT DETAIL

NOT TO SCALE



SIDEWALK JOINTS

NOTE:
1. ALL CONCRETE SHALL BE 3000 PSI 28 DAY STRENGTH
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.

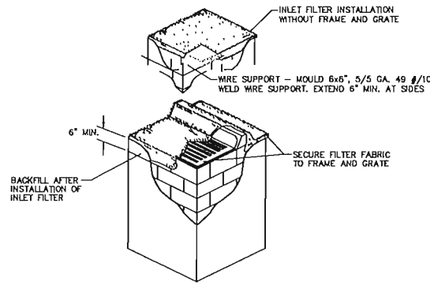
NOTE:
ALL SIDEWALKS WITHIN THE BROWARD COUNTY RIGHT-OF-WAY SHALL BE 6" THICK AND SHALL COMPLY WITH MINIMUM BROWARD COUNTY STANDARDS

SIDEWALKS WITHIN VEHICULAR TRAFFIC AND WITHIN THE RIGHT-OF-WAY SHALL BE 6" THICK

OTHER SIDEWALKS ARE 4" THICK

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAW CUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

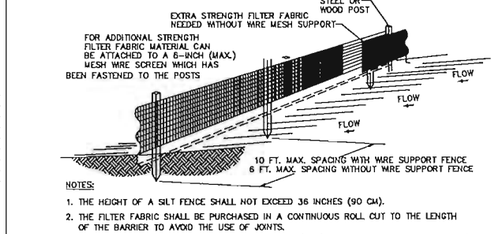
SIDEWALK CONSTRUCTION



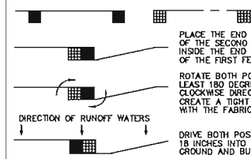
NOT TO SCALE

NOTES:
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.
3. A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.
4. STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL

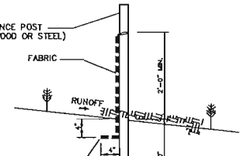


NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.



ATTACHING TWO SILT FENCES

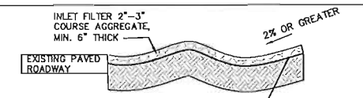
NOT TO SCALE



SILT FENCE SECTION

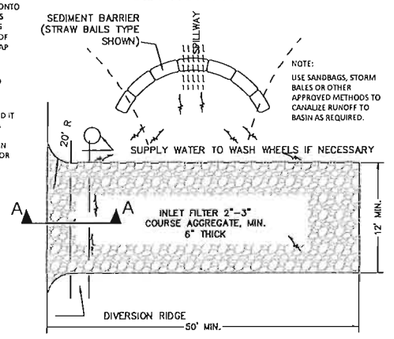
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL



SECTION A-A

Notes:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS IN TO AN APPROVED SEDIMENT TRAP OR SEDIMENT DRAIN.



PLAN

TRUCK WASH AREA DETAIL

ADOPTED FROM BROWARD COUNTY DPEP

This item has been electronically signed and sealed by Zuhair M. Jalloul, PE. On March 22, 2019 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.

ZUHAIR M. JALLOUL LICENSED No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

Florida Consulting Engineers, Inc.
Certificate of Authorization No. 5810
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BOCA RATON , FLORIDA 33432
PHONE: (561) 353--1152
E--MAIL: ZJ@FLCENGINEERS.COM

DATE	REVISIONS	DATE	REVISIONS
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
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DATE JUNE 19 2015
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 150601

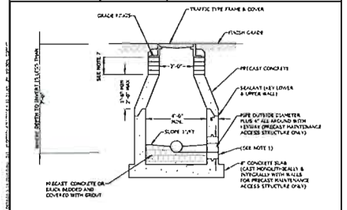
PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

DRAINAGE PAVING & POLLUTION PREVENTION DETAILS

SHEET NUMBER C-7 OF 8

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

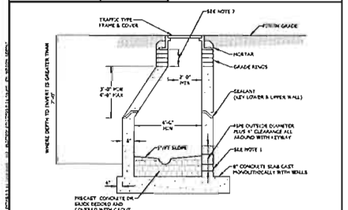


1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING MODIFIED BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES THROUGH PRECAST SECTIONS PROHIBITED PER OSHA REQUIREMENTS.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT, SEE FIG. 312.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED THROUGH MAINTENANCE ACCESS STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY SHALL BE MINIMUM 8" I.D. AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 3 STRIPS OF BUTYL JOINT SEALANT STRIPS ON EACH BEARING FACE.
8. LIFT MAINTENANCE ACCESS STRUCTURE FRAME OR 2 STRIPS OF BUTYL JOINT SEALANT STRIPS PLUS A BED OF PORTLAND CEMENT AND SAKRA SAND. APPLY MORTAR ON INSIDE AND OUTSIDE BUTYL JOINT SEALANT.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY, USING MORTAR UP AND OVER FRAME.

REPLACES FORMER DWG NO.13D	SHALLOW MAINTENANCE ACCESS STRUCTURE	FIGURE 311
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

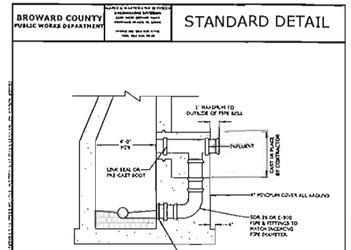


1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING MODIFIED BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES THROUGH PRECAST SECTIONS PROHIBITED PER OSHA REQUIREMENTS.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT, SEE FIG. 312.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED THROUGH MAINTENANCE ACCESS STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM 8" I.D. AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 3 STRIPS OF BUTYL JOINT SEALANT STRIPS ON EACH BEARING FACE.
8. LIFT MAINTENANCE ACCESS STRUCTURE FRAME OR 2 STRIPS OF BUTYL JOINT SEALANT STRIPS PLUS A BED OF PORTLAND CEMENT AND SAKRA SAND. APPLY MORTAR ON INSIDE AND OUTSIDE BUTYL JOINT SEALANT.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY, USING MORTAR UP AND OVER FRAME.

REPLACES FORMER DWG NO.13A	PRECAST MAINTENANCE ACCESS STRUCTURE	312
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

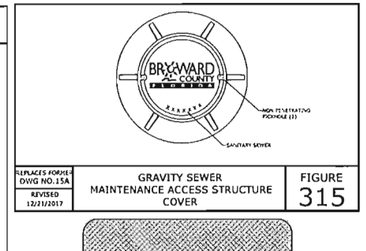


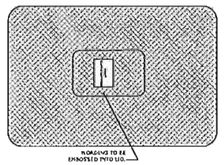
1. THE MANUFACTURER'S ROTATION OF THE CONCRETE ENGAGEMENT FOR THE DROP CONNECTION SHALL BE FOUND SYMMETRICALLY WITH BOTH THE EXISTING ACCESS STRUCTURE SLAB AND WALL.
2. DROP CONNECTIONS SHALL BE ALLOWED WHENEVER AN INFLUENT SEWER IS LOCATED TWO (2) FEET OR MORE ABOVE THE MAIN INVERT ELEVATION.
3. ALL REQUIREMENTS FOR PRECAST MAINTENANCE ACCESS STRUCTURE WITHOUT DROP CONNECTION SHALL ALSO APPLY TO PRECAST MAINTENANCE ACCESS STRUCTURE WITH DROP CONNECTIONS. SEE PRECAST MAINTENANCE ACCESS STRUCTURE STANDARD DETAILS FOR OTHER REQUIREMENTS.
4. ALL PIPE TO BE SAME DIAMETER AS INFLUENT SEWER MAIN.

REPLACES FORMER DWG NO.13C	PRECAST MAINTENANCE ACCESS STRUCTURE DROP CONNECTION	FIGURE 313
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



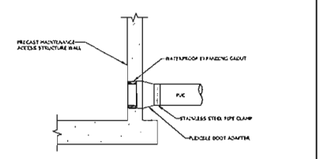


REPLACES FORMER DWG NO.15A	GRAVITY SEWER MAINTENANCE ACCESS STRUCTURE COVER	FIGURE 315
REVISED 12/21/2017		

REVISED 5/14/2018	POTABLE WATER METER BOX COVER	FIGURE 225

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



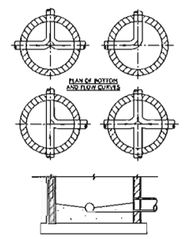
STANDARD PRECAST MAINTENANCE ACCESS STRUCTURE PIPE CONNECTION

WWS MAY APPROVE ALTERNATE WATER TIGHT CONNECTION.

REPLACES FORMER DWG NO.322	MAINTENANCE ACCESS STRUCTURE CONNECTION DETAIL	FIGURE 322
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

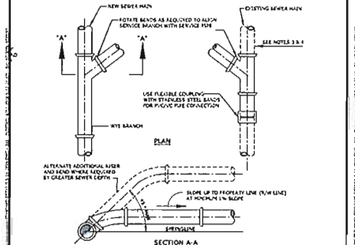


1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. BLOW IN MAINTENANCE ACCESS STRUCTURE. GIVE 1/4" MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CONSTRUCT WITH 3,000 PSI CONCRETE OR FILLED WITH BRICK LAID WITH 1" OF MORTAR.

REPLACES FORMER DWG NO.13B	INVERT CHANNEL FLOW DIRECTIONS	FIGURE 318
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

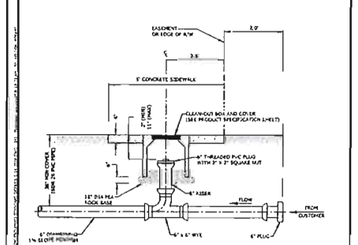


1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. SINGLE SERVICE CONNECTIONS SHOW 12" DEPTH SHALL BE C-900 CAST IRON LESS THAN 12 FOOT DEPTH.
3. USE KOR-N CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
4. WHERE SIZES OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
5. NO COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
6. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE; WHERE NOT TECHNICALLY FEASIBLE CONTACT WWS REQUIREMENTS.
7. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING STANDARDS OF THE SAN DIEGO PLUMBING CODE OF PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

REPLACES FORMER DWG NO.2A	WYE SEWER SERVICE CONNECTION	FIGURE 331
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

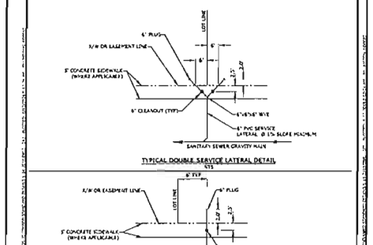


3. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 3.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALK DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 3.5' FROM THE FACE OF CURB.
4. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN OUT BOX WHEN REMOVING THE AREA WITH EXISTING SIDEWALK.
5. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

REPLACES FORMER DWG NO.4A	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE	FIGURE 341
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



REPLACES FORMER DWG NO.4B	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PLAN	FIGURE 342
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

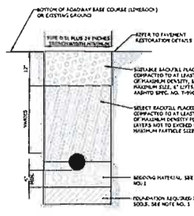
	JOINT SHACKLING @ CROSSINGS (TO CLEAR CLEATS/BOLTS)	CROSSINGS (1) (4)	HORIZONTAL SEPARATION	OTHER PIPE
STORM SEWER, RECLAIMED WATER MAIN, FORCE MAIN				
VACUUM SANITARY SEWER				
SANITARY SEWER MANHOLE, VACUUM SANITARY SEWER MANHOLE, RECLAIMED WATER				
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM				

(1) TRACER WIRE, DETECTABLE WARNING TAPE, WATER MAIN MAY BE BELOW STORM PIPE, THE MINIMUM SEPARATION IS 12 INCHES (2) TWO WATER MAINS CROSSING ONE SEWER MAIN, ONE WATER MAIN MAY BE ABOVE THE SEWER MAIN (3) 6 INCH DIP CLASS 52 WATER MAIN MAY BE USED (4) 12 INCH DIP CLASS 52 WATER MAIN MAY BE USED (5) 1/2 OF SUM OF MAIN'S DIAMETERS, MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

REPLACES FORMER DWG NO.10S	WATER MAIN SEPARATION	FIGURE 105
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



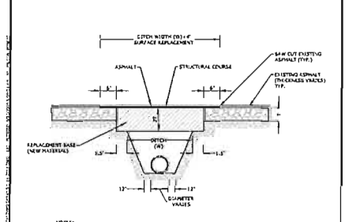
NOTES:

1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL (1" MAXIMUM PARTICLE SIZE), COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99/C.
2. WHERE UNSUITABLE, UNSETTLED AND UNSTABLE SOILS ARE TO BE ENCOUNTERED WITH SOILS REQUIREMENTS.
3. WHERE UNSUITABLE SOILS OR EXCAVATION OF ROCK, MUCK OR OTHER UNSUITABLE SOILS, PLASTIC, SILT, AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD

REPLACES FORMER DWG NO.18D	TYPICAL TRENCH BACKFILL	FIGURE 180
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



NOTES:

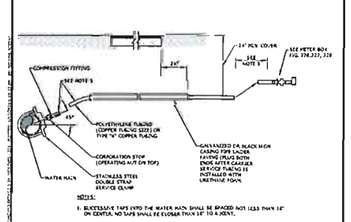
1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LOOSE LIFTS(HOME MEASUREMENT) AND EACH LAYER THOROUGHLY FELLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. BEARING MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM LIMEROCK OF 75%.
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND UNIFORM AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE EDGE IS FILLED TEMPORARILY, IT SHALL BE CONVERTED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM SHIFTING UNTIL FURNISHED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REPLACES FORMER DWG NO.19B	RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION	FIGURE 183
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



NOTES:

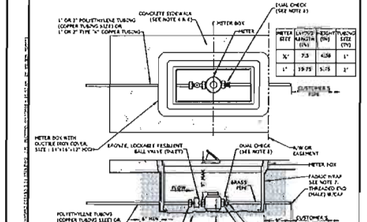
1. BUCKTAPE OR COPPER TUBING SHALL BE GIVEN CONTINUOUS SLACK FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.

THIS DETAIL APPLIES ONLY TO RESIDENTIAL HOMES WITH LESS THAN 50 G.P.M. (NO MISSING OR WITHIN EASEMENTS

REPLACES FORMER DWG NO.1A	TYPE 1 WATER SERVICE CONNECTION	FIGURE 221
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



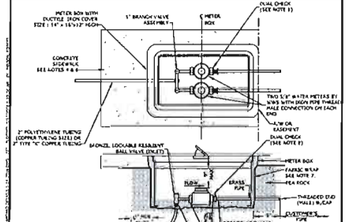
NOTES:

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CENTER IN SERVICE (SEE GUIDE #) AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS OF 6X 1" FOR 1" SERVICE AND 6X 2" FOR 2" SERVICE.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK FACE OF THE METER BOX SHALL BE WITHIN THE BACK EDGE OF THE SIDEWALK.
5. METER BOXES SHALL BE CENTERED IN SIDE POSITIVELY UNDER THE ACCESS LID. BALL VALVE AND BOTH METER COUPLINGS SHALL BE WITHIN 2" OF THE METER BOX.
6. WHERE THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PVC PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.
8. DUAL CHECK ON SINGLE FAMILY HOUSE METERS ONLY. ALL OTHER METERS TO HAVE DOWNSTREAM ABOVE-GROUND BACK FLOW PREVENTER.

REPLACES FORMER DWG NO.3A	WATER METER INSTALLATION FOR ⅝" AND 1" METERS	FIGURE 226
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



NOTES:

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CENTER IN SERVICE (SEE GUIDE #) AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS OF 6X 1" FOR 1" SERVICE AND 6X 2" FOR 2" SERVICE.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK FACE OF THE METER BOX SHALL BE WITHIN THE BACK EDGE OF THE SIDEWALK.
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6. WHERE THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PVC PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.
8. DUAL CHECK ON SINGLE FAMILY HOUSE METERS ONLY. ALL OTHER METERS TO HAVE DOWNSTREAM ABOVE-GROUND BACK FLOW PREVENTER.

REPLACES FORMER DWG NO.3B	DOUBLE METER INSTALLATION FOR TWO ⅝" METERS	FIGURE 227
REVISED 5/14/2018		

This item has been electronically signed and sealed by Zuhair M. Jallaul, PE. On March 15, 2019 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.

ZUHAIR M. JALLAUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jallaul, P.E.
Fl. License. No.: 35416

Florida Consulting Engineers, Inc.
Certificate of Authorization No. 5810
134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432
PHONE: (561) 353-1152
E-MAIL: ZJC@FLCENGINEERS.COM

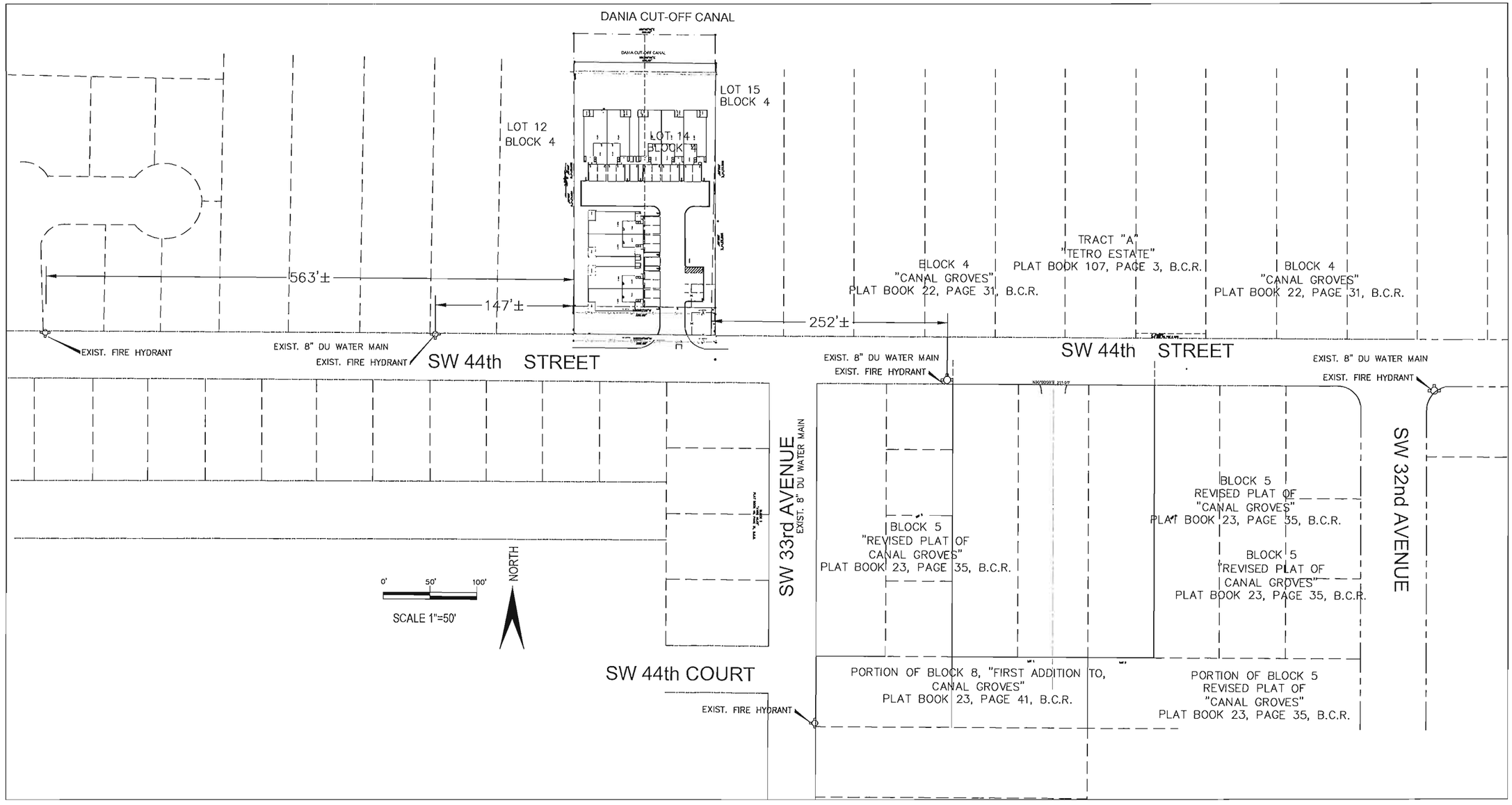
DATE	REVISIONS	DATE	REVISIONS
–	–	–	–
–	–	–	–
–	–	–	–
–	–	–	–

DATE JUNE 19 2015
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 150601

PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

STANDARD WATER AND WASTEWATER DETAILS

SHEET NUMBER C-8 OF 6



ZUHAIR M. JALLOUL
LICENSED
No. 35416
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

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Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152

E-MAIL:
ZJ@FLCENGINEERS.COM

DATE	REVISIONS	DATE	REVISIONS
JAN. 5 2020	SITE PLAN REVISION	–	–
Mar. 6 2020	FIRST REVIEW COMMENTS	–	–
		–	–
		–	–

DATE SEPT. 6, 2018
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 180609

PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

EXISTING FIRE HYDRANTS

SHEET NUMBER
FIRE 1
OF 8

Property Corner Under Water N: 631121.699 E: 922774.282

90°23'14"

EDGE OF WATER

EXISTING SEAWALL

50.00' CANAL EASEMENT

EXISTING SEAWALL

DANIA CUT-OFF CANAL

PART OF CANAL

Dry Retention Area

N90°00'00"E 150.00'

100.0' R/W PER PLAT

EXISTING SEAWALL

EXISTING SEAWALL

PART OF CANAL

100.0' R/W PER PLAT

50.84'

89°36'46"

20' (TYP.)

5'

Property Corner Under Water N: 631118.309 E: 922624.320

N00°23'14"W 290.00'

228.55' PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL

LOT 12 BLOCK 4

NOTE: PAVEMENT IS DESIGNED HOLDS 32 TONS.

LOT 15 BLOCK 4

PROP. RETAINING WALL

EXIST. 4'CLF

214.29'

PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL

POWER POLE

S00°23'14"E 290.00'

EXISTING TREES TO REMAIN

25'-0" x 22'-0" LIFT STATION EASEMENT

Property Corner N: 630831.824 E: 922782.795

25'-0"

25.00'

FND NAIL & DISC

89°36'46"

CLF

24.61' PROPOSED 4 FT. HIGH 8" THICK MASONRY WALL

EXISTING BROWARD COUNTY LIFT STATION

7'

2'

6'

8'

6'

Dry Retention Area

LANDSCAPE

21.62'

H.C.

22.00'

PROPOSED RETAINING WALL FOR DRAINAGE CONTROL

Pumping Pipe Inlet

6.00'

28.00'

12.62'

22.00'

LOT 14 BLOCK 4

R38.00'

R50.00'

PROPOSED PAVERS DRIVEWAY AT ENTRANCE

R50.00'

R38.00'

37.69'

20.27'

37.74'

9.00' TYP.

30.69'

19.67'

R10.00'

18.00'

R25.00'

11.28'

25.59'

N90°00'00"W 150.00'

O.H. POWER LINE

14' PARKWAY

C C-7

S.W. 44th STREET

50.00' R/W

16.00' ASPHALT ROAD

11.00'

90°23'14"

Property Corner N: 630828.434 E: 922632.833

B C-7

A C-7

UNIT 9 2-STORY WITH ROOF TOP DECK

UNIT 8 2-STORY WITH ROOF TOP DECK

UNIT 7 2-STORY WITH ROOF TOP DECK

UNIT 5 2-STORY WITH ROOF TOP DECK

UNIT 5 2-STORY WITH ROOF TOP DECK

GARAGE

TERRACE

2.00'

15.00'

6.00'

26.00'

R10.00'

R50.00'

R38.00'

13.19'

55.5'

37.56'

116.36'

47.87'

18.74'

15.17'

6.00'

UNIT 4

LOT 13 BLOCK 4

2-STORY WITHOUT ROOF TOP DECK

UNIT 3

2-STORY WITHOUT ROOF TOP DECK

UNIT 2

2-STORY WITHOUT ROOF TOP DECK

UNIT 1

2-STORY WITHOUT ROOF TOP DECK

TERRACE

LANDSCAPE

20.28'

20.26'

PROP. RETAINING WALL

PROPOSED RETAINING WALL FOR DRAINAGE CONTROL

PROP. RETAINING WALL FOR DRAINAGE CONTROL

0' 10' 20' BLOCK CORNER SCALE 1"=10'

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

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BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152

E-MAIL: ZJ@FLCENGINEERS.COM

DATE	REVISIONS	DATE	REVISIONS
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

DATE SEPT. 6, 2018
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 180609

PALMS BY THE WATER
3321 SW 44TH STREET
DANI BEACH, FLORIDA

FIRE TRUCK MOVEMENT

SHEET NUMBER FIRE 2 OF 2

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

SP-007-20 Palms by the Water 3rd review (First EPR submittal)

Electronic Plan Review Results

Project Information

Phase Submittal: 50% Construction Documents
Facility Name: Palm by The Waater
Project Name: SP-007-20 Palms by the Water 3rd review (First EPR submittal)
Project No: SP-007-20 Palms by the Water
Building Code: FBC2017

A/E: Florida Consulting Engineers, Inc.
Plans Dated: 07/06/2020
Plans Received: 8/6/20
Review Completed: 8/20/20
Review Status: Review Disapproved.

Note that your project has been reviewed by DRC three times. 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.

Project Description: Proposed Residential Multifamily Project

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	Disapproved	Xavier Falconi	xfalconi@cgasolutions.com	954-921-7781	
07) Fire	Disapproved	Melissa Torres	Melissa_Torres@sheriff.org	954-342-4262	
09) Zoning	Accepted_As_Noted	Richard Lorber	rlorber@daniabeachfl.gov	954926805	
10) Landscape	Accepted_As_Noted	Jake Ripp	jacob.ripp@metriceng.com	3052355098	
11) Flood Plain	Disapproved	Richard Benton	rbenton@capfla.com	3054481711	

Plans and specifications review is performed in accordance with the Florida Building Code, Florida Statuses and all applicable codes.

Open Issues: 4

ENGINEERING

General Issues

1. Traffic Engineering Mandatory

Calvin, Giordano & Asso.
Xavier Falconi
8/17/20 11:35 AM
Express Workflow - 1

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:	**SP -007-20 Palms by the Water**
Project Number:	19-2777

Comments Based on Traffic Study dated May 2020 and attached Site Plan

No comments
___X___ Comments as follows or attached
Accepted
Accepted with Comments

1. The two dead ends on the east and west side of the main access/driveway appear to be tight for vehicles parked in the vicinity to maneuver in trying to exit the parking spaces located at the nearby townhomes.
2. A STOP sign should be included for vehicles exiting the project site. The installation of the proposed STOP sign should be in accordance to the most up-to-date edition of the Manual of Uniform Traffic Control Devices (MUTCD).
3. NO PARKING signs should be installed on the south side of the west leg connecting to the main driveway.

2. Engineering Mandatory

Calvin, Giordano & Asso.
Mohammed Sharifuzzaman
8/18/20 11:54 AM
Express Workflow - 1

TIER 1 COMMENTS:
1. Please provide a response letter for the following comments. Please give specific responses to the open issues, not generic responses such as "see plan" or "corrected".
2. Please clarify if the proposed development will have a Property Owners Association. Common areas, access easement, utility easement shall be identified on Site Plan and engineering plans. Provide copy of all agreements.
3. Please consider to provide life safety measures and flood hazard signs due to proximity of the dry retention areas to the residential houses. Please clarify how the safety of the public and the residents will be maintained for flood hazard areas located in few feet distance from the residential units.

4. Is the property for lease/rental use or for sale to third parties? If the latter, then a property owners association shall be formed and draft documents shall be submitted for

staff's review.
5. Drainage calculations: Please revise the pre-development rainfall amount to match post-development rainfall amount. Please provide acreage of retention areas on plans. The stage storage assumptions do not match with retention area elevations. Revise the calculations and plans accordingly.
6. Two-way directional and two-lane, one-way directional movement require a minimum aisle of twenty-four (24) feet regardless of parking angle. (Section 265-110).
7. 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).
8. Please provide transition for Type D curb where matching ground elevations.
9. In compliance with Article 805. CONCURRENCY OF DETERMINATIONS of the City Code of Ordinances, applicants shall provide projected water demand, sewage and solid waste generation amounts in tabular format -utilities -plan. Please provide calculations to support tabular projected generation amounts.
10. Please provide water and sewer availability letters from utility providers.
11. Show the proposed utility easements on site plan and all engineering plans.
12. Provide sight triangles (30'x30') per Section 225-10, City of Dania Beach Code of Ordinances.
13. Maximum side slope for dry retention areas/swale areas shall be 4:1 (maximum). CB#5 rim elevation shall be lowered to 2.50 to facilitate recovery of the dry retention area. Water proofing of retaining wall shall be required.
14. Depict the Lift Station driveway on the plans. Address the conflict between lift station driveway and proposed driveway.
15. Show all existing utilities, force main, drainage pipes, drainage structures along the road right-of-way. Address the existing drainage structure located within the proposed driveway.
16. Please clarify if the proposed docks to be accessed from residential units. No access path provided.

TIER 2 COMMENTS:

1. Additional comments may apply and will need to be addressed prior to Building Permit approval.
2. Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut.
3. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable).
4. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. Signs shall 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.
5. All required off-street parking spaces shall be clearly delineated by a single four-inch wide, white, painted striping wherever a hard-paved parking surface is required. Double yellow striping shall be 6" wide. RPMs shall be provided per Broward County Standard details.
6. All pavement markings shall be alkyd based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping.
6. BC water and sewer latest standard details shall be utilized and shown on plans
7. 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.
8. Detail and complete engineering plans will be required prior to Building and R/W permit approval.

9. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc.
10. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.
11. 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).
12. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.
13.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.

Fire

General Issues

3. Fire Mandatory

Broward Sheriff's Office - Dania Beach
Melissa Torres
8/18/20 2:51 PM
Express Workflow - 1

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:

4. Proof of Water Supply & Fire Flow Demand as follows: Need to perform a hydrant flow test.

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:

e. 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)
c. Building Accessibility
d. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
e. 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 Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
   g. Signage Detail for the Fire Department Connections (where applicable)

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.

Zoning

General Issues

5. DRC 3rd zoning review (Site Plan) **Mandatory**

City of Dania Beach
Richard Lorber
8/17/20 4:00 PM
Express Workflow - 1

SP-007-20 Palms by the Water Townhouses **8-19-20**
3321 SW 44 Street **9 Townhomes**

Zoning designation = RM-1
FLU designation = Irregular Res Density (10)
3rd REVIEW COMPLETE BY Richard Lorber, AICP (954) 289-4379

COMMENTS:
Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. Comments are provided below.

Tier 1 Comments that MUST be addressed prior to scheduling for public hearing are listed in Bold Lettering. Other comments are to be addressed later or are informational. Unless otherwise stated, "Section" or "Article" refers to Sections and Articles of Chapter 28 of the City of Dania Beach City Code, which is the City of Dania Beach Land Development Code.

1. **PUBLIC OUTREACH: The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations in regard to the proposed project. Please provide acknowledgement and/or documentation of any public outreach. 3rd request.**

2. **POSTED NOTICE: Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. Staff will provide the language and format prior to the public hearing date; the applicant w fabricate the sign and install. See guidelines at the end of this document.**

3. **MAILED NOTICE: In order to comply with the provisions of Section 610-30(D), the applicant must provide mailing list and labels for property owners within 450' of the development site to Community Development at least 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices.**

4. **Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to rlorber@daniabeachfl.gov four (4) weeks prior to public hearing.**

5. **LIEN SEARCH: Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are no outstanding Code Violations or Liens on the property**

6. **CORRECTION: Site Data Table in incorrect: Required rear setback of 20 feet shown on plan but incorrect in Site Data Table. Please correct. 2nd Request.**

7. **DOCKS: Proposed docks and moorings extend 15 feet from property line into Dania Cutoff Canal; Section 240-20(B) regulates a dock may extend 10% of width of waterway or 10 feet in this case from the property line. 3rd Request.**

8. **PLANS AND ELEVATIONS: Please upload latest revised elevations, showing height of rooftop items including: mechanical equipment, top of roof deck railing and stairwell to verify compliance with Code.**

9. FLOOD PLAIN: Finished floor elevations, per Article 22-10(C), all structures shall be constructed with a lowest FFE of at least 1 foot above the 100-year flood elevation. Base Flood Elevation is identified as 4 feet NAVD; Proposed FFE is 6 feet NAVD.

10. 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.

11. Identify how Section 105-40(B) regarding method of land transfer and ownership is being addressed prior to issuance of a building permit.

12. 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.

13. MAINTENANCE OF TRAFFIC: 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.

14. Applicant must pay $2,061.00 mitigation for specimen tree removal along with all associated tree removal permit fees.

15. Per Resolution No. 2015-071, $1,825 per townhouse dwelling (9 X $1,825 = $16,425.00) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.

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 PLAIN: 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.**

POSTED NOTICE GUIDELINES: Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. The following guidelines apply:

The applicant shall be responsible for posting signs along all street frontages of the property that is the subject of a public hearing hereunder. The sign shall be posted between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be visible from the public rights-of-way. The sign shall be at least thirty (30) inches, by thirty-six (36) inches in area, and shall contain substantially the following language:

PUBLIC HEARING NOTICE
Petition number
Date:
Time:

Project/Application description:
For Information Call: (954) 924-6800

If the owner, applicant or agent is aware that the sign is destroyed or removed from the property, or damaged beyond full legibility, the applicant is responsible for obtaining another sign from the city and posting the sign on the property.

The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeals, request for review or hearings by another body. The sign information shall be changed as needed to reflect the information to be provided as specified above.

The applicant shall, ten (10) days prior to the public hearing, execute and submit to the department an affidavit of proof of the posting of the public notice sign in accordance with this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next public hearing after the affidavit has been supplied.

All signs shall be removed by the applicant within five (5) days after final disposition of the application. If the applicant fails to remove the sign, the city shall have the right to remove same.

Closed Issues: 1

Landscaping

General Issues

4. Landscaping Mandatory

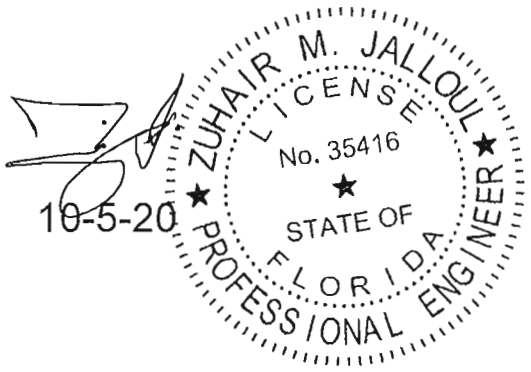
Metric Engineering Inc. Jake Ripp 8/11/20 5:24 PM Express Workflow - 1	The landscape plan was approved for City Commission review on 4/21/2020. If anything regarding landscaping has changed since then, provide the revised landscape plans.
Metric Engineering Inc. Jake Ripp 8/11/20 5:24 PM Express Workflow - 1	Issue Closed

Water Supply Requirement Report
For
Palms By The Water
3321 SW 44th St,
Fort Lauderdale, FL 33312
Prepared By
Florida Consulting Engineers, Inc.

134 NW 16th St. Suite 1
Boca Raton, FL 33432
Phone: 561-353-1152
Email:
ZJ@flcengineers.com

10/5/2020

Zuhair Jalloul, P.E.
Florida License No. 35416



Contents

PROJECT LOCATION 3
ABSTRACT 4
BACKGROUND 4
CODE REQUIRMENTS 5
City Water 5
Hydrant Flow and Pressure Test 5
Capacity of Water Supply 5
Required Fire Flow. 6
Type of Construction 6
Fire Flow Area. 6
Assumptions per Florida Fire Prevention Code 6
Fire flow 7
Reductions. 7
Conclusion and Final Result 8
Fire Hydrants 8

Table of Figures

Table 1. NFPA 220 Fire Protection Ratings for Type I through Type V Construction 7
Table 2. Permitted Fire Flow Reductions Based on Distance Between Buildings 8
Table 3. FFPC Fire Flow requirements based on area and type of construction 9

Fire Hydrant Flow Test

Fire Hydrant Flow Test By Broward County

PROJECT LOCATION

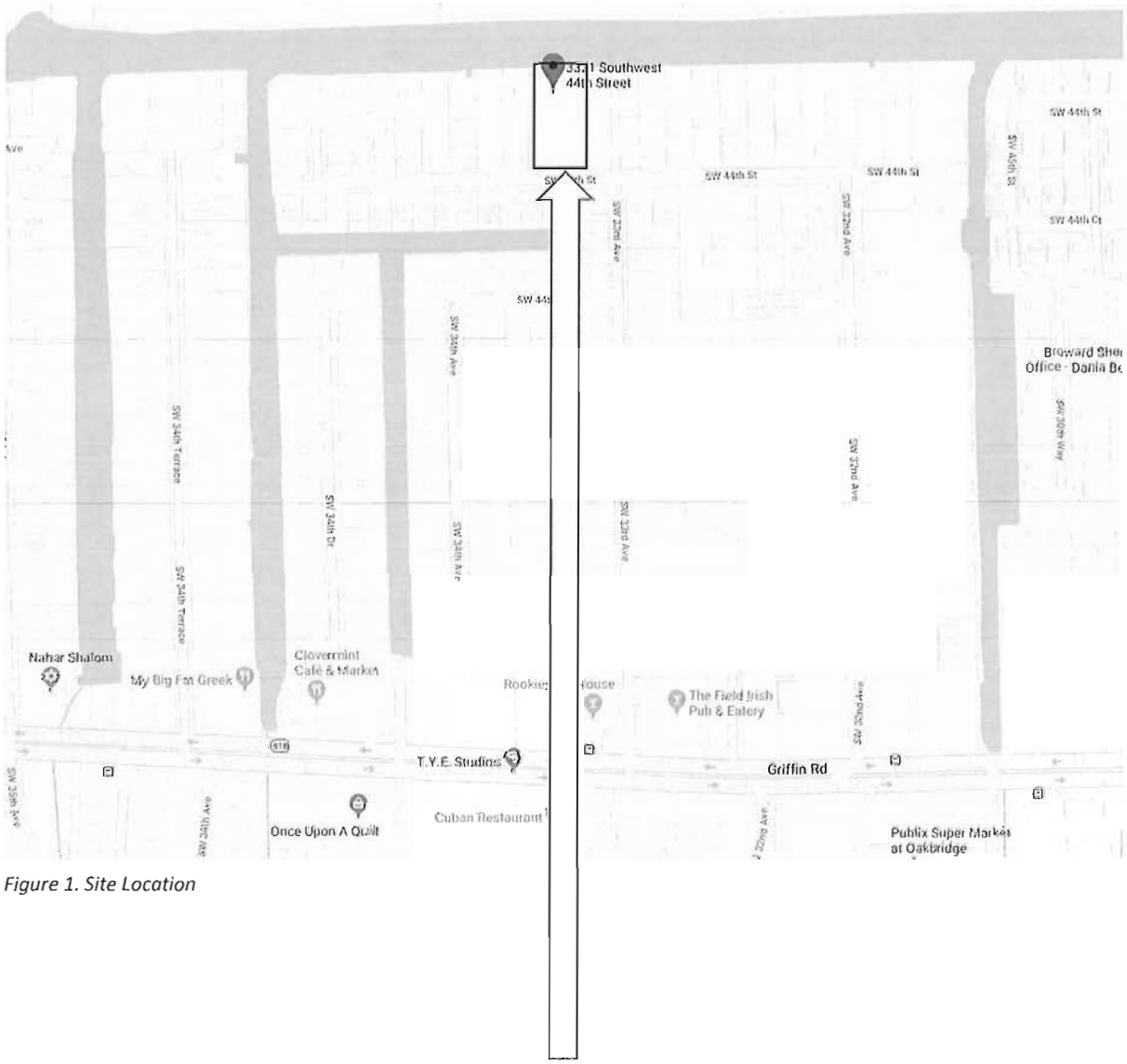


Figure 1. Site Location

ABSTRACT

The project is located in Dania Beach, 3321 SW 44th St, Fort Lauderdale, FL 33312.

BACKGROUND

This report outlines the code requirements related to water supply and fire flow calculations as required by the 2017 edition of Florida Fire Prevention Code, and Broward Amendments.

This report is being generated as requested by the Fire Department comment for the site approval permit

The site is located in Dania Beach just North of Griffin Road, between I-95 and US-441.

This report is based on (but not limited to) the following code editions:

- 2017 Florida Fire Prevention Code (FFPC).
- Florida Building Code 2017 edition.
- Broward County amendments.

NFPA requirements as per Florida Administrative Code 69A-60, as applicable or mentioned:

- NFPA 13, Standard for the Installation of Sprinkler Systems, 2013 edition.
- NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances, 2013 edition.
- NFPA 220, Standard on Types of Building Construction, 2012 edition.

CODE REQUIRMENTS

City Water

There are two fire hydrants adjacent to project. See attached drawing. The fire hydrants are supplied with water through the existing 8" water main owned by Broward County.

Hydrant Flow and Pressure Test

Broward County Public Works Department, Water and Wastewater Services performed a hydrant flow and pressure test for the hydrant located closest to the project location. The results are shown in the attached report.

The results show that two simultaneous hydrants were flowed (hydrants #2 and #3), while the pressure was monitored at the hydrant closest to the property (hydrant #1).

The following fire flow test shall be used for the water supply capacity calculations:

Static pressure 77.**00** psi

Residual pressure: **70.74** psi

Total flow (hydrants 2 & 3): 1,**204.7** gpm

Capacity of Water Supply

The capacity of the water supply is the maximum flow at 20 psi that the city underground main can provide, based on the hydraulic characteristics from the fire flow test.

It is derived by the formula:

$QR = QF_x (HR0.54 / HF0.54)$

QR = Flow-rate predicted at the desired residual pressure in GPM

QF = Total test flow-rate measured during test in GPM (GPM measured from Hose Monster or Pitotless Nozzle)

HR = Pressure drop from static pressure to desired residual pressure (Static – 20 psi [if 20 psi is the desired residual pressure])

HF = Actual pressure drop measured during the test (Static – Actual Residual)

From the formula, the objective is to find the QR flow based on the results:

QF= 1,**204.7** gpm

HR= Static – 20 psi = **57.00** psi

HF= Static – Residual = **6.26** psi

Replacing the values in the formula, the expected available water supply capacity at 20 psi is **10,969.31** gpm

This value is required to be compared with the calculated required fire flow from Florida Fire Prevention Code Chapter 18 parameters, in order to determine if the existing underground city

main has sufficient capacity for the required fire flow at 20 psi. See Section 3.3.6 for final results.

Required Fire Flow.

Water supplies are required to comply with Florida Fire Prevention Code (FFPC) Section 18.4. The required fire flow and fire flow duration shall be per Table 18.4.5.2.1, as a function of the Fire Flow Area and the type of construction.

Type of Construction

The type of construction for the components per NFPA 220 of the building is shown on Table No. 1. Per design documents the type of Construction is IIB (Florida Building Code), equivalent to NFPA 220 Type III 200

Fire Flow Area.

Per FFPC Section 18.4.4.1, the fire flow area shall be the total floor area of all floor levels of a building, expect as modified in 18.4.4.2. Section 18.4.4.2 does not apply for Construction Type V. Therefore, the fire flow area is the area of all floor levels. See Section 3.3.3 below for Fire Flow Area determination.

Assumptions per Florida Fire Prevention Code.

FFPC section 4.2.1.1 states "The fire protection methods for this Code shall assume that multiple simultaneous fire incidents will not occur."

Because the units are separated by 2-hour fire rated partitions, each townhouse unit is to be considered a separate building. Therefore, the Fire Flow area to be utilized will be the area for the largest of the townhouse units. The resulting required Fire Flow will cover any single fire within the same development.

The largest townhouse total area is 2,400 sq. ft.

Table 1. NFPA 220 Fire Protection Ratings for Type I through Type V Construction

NFPA-220, Table 4.1.1 Fire Resistance Rating for Type I through Type V Construction (hr)

	TYPE I		TYPE II			TYPE III		TYPE IV	TYPE V	
	442	332	222	111	0	211	200	2HH	111	0
Exterior Bearing Walls[a]										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0[c]	2	2	2	1	0[c]
Supporting one floor only	4	3	2	1	0[b]	2	2	2	1	0[b]
Supporting a roof only	4	3	1	1	0[b]	2	2	2	1	0[b]
Interior Bearing Walls										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0	1	0	2	1	0
Supporting one floor only	3	2	2	1	0	1	0	1	1	0
Supporting a roof only	3	2	1	1	0	1	0	1	1	0
Columns										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0	1	0	H	1	0
Supporting one floor only	3	2	2	1	0	1	0	H	1	0
Supporting a roof only	3	2	1	1	0	1	0	H	1	0
Beams, Girders, Trusses, and Arches										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0	1	0	H	1	0
Supporting one floor only	2	2	2	1	0	1	0	H	1	0
Supporting a roof only	2	2	1	1	0	1	0	H	1	0
Floor-Ceiling Assemblies	2	2	2	1	0	1	0	H	1	0
Roof-Ceiling Assemblies	2	1 ½	1	1	0	1	0	H	1	0
Interior Nonbearing Walls	0	0	0	0	0	0	0	0	0	0
Exterior Nonbearing Walls[c]	0[b]	0[b]	0[b]	0[b]	0[b]	0[b]	0[b]	0[b]	0[b]	0[b]

H: heavy timber members *(see text for requirements)*.

[a]See NFPA 5000, 7.3.2.1

[b]See NFPA 5000, Section 7.3.

[c]See 4.3.2.12.4.4.2.3, and 4.5.6.8.

Fire flow

The fire flow requirement for buildings not exceeding 5,000 sq ft, is determined by using FFPC Section 18.4.5.1.

Based on the 2,400 sq. ft. area with Construction Type III 200, the required fire flow from table 18.34.5.2.1 is 1,500 gpm (@20 psi) for a duration of 2 hours.

Reductions.

FFPC Sections 18.4.5.1.2 and 18.4.5.1.4 allows reductions of the fire flow based on:

-Addition of Fire Sprinklers

-Separation distance between buildings.

Because the distance between the buildings is less than 15 ft (distance=0), and the buildings will not be sprinklered, no reductions are allowed.

Table 2. Permitted Fire Flow Reductions Based on Distance Between Buildings

Table 18.4.5.1.4 Permitted Fire Flow Reduction for Building Separation

Separation Distance Between Buildings on a Single Lot		Separation Distance to Lot Line or Easement[a]		Permitted Fire Flow Reduction
ft	m	ft	m	
<30 and ≤50	>9.1 and ≤15.2	>15 and ≤25	>4.6 and ≤7.6	25%
>50	>15.2	>25	>7.6	40%

[a]See 18.4.5.1.4.3.

Conclusion and Final Result

In conclusion, the required Fire Flow at 20 psi is 1,500 gpm, for a duration of 2 hours. The City underground main water supply with an available fire flow (from flow test) of 3,335 gpm at 20 psi is adequate for the firefighting water needs of this project.

Based on this, it is my professional opinion that the existing 8" City Underground main size, feeding the project area is adequate as the water supply for the Fire Flow requirements per Florida Fire Prevention Code, 2017 edition.

Fire Hydrants

Fire hydrants are existing and the closest one is just west of the property, as identified in the flow test report by Broward County.

This hydrant is located within 147 ft of the fire department access road and is capable of providing the fire flow required. It is also within the required distance as specified in FFPC Section 18.5.3. The closest hydrant to the east is approx. 252 ft which is less than the required distance per FFPC 18.5.

Hydrants also are provided the required clearance around per FFPC Section 18.5.7.

Table 3. FFPC Fire Flow requirements based on area and type of construction

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft² (x 0.0929 for m²)					Fire Flow gpm† (x 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	2
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	3
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	4
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

BOARD OF COUNTY COMMISSIONERS
Public Works Department
WATER AND WASTEWATER SERVICES (WWS)
2555 W. COPANS RD., POMPANO BEACH FL 33069
(954) 831-3250 FAX (954) 831-0789

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 09/30/2020-1 WORK ORDER: 1338014

CUSTOMER NAME: **Florida Consulting Engineers, Inc.** Attn: Zuhair Jalloul
ADDRESS: **134 NW 16th St. Suite 1, Boca Raton, FL 33432**
PHONE # **561-353-1152** FAX# **NA**
LOCATION: **3321 SW 44th St. , Dania Beach, FL**
Press. HYDRANT #1: **PHR 3800070** **LOGGER SN# 341205**
Flow HYDRANT #2: **PHR 38000135** **LOGGER SN# 31192772**

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	09/30/2020	12:08:00 PM	77.0 PSI
RESIDUAL	09/30/2020	12:13:00 PM	70.73749 PSI

HYDRANT # 2	DATE	TIME	FLOW
FLOW One	09/30/2020	12:13:00 PM	1204.7 GPM
PRESSURE	09/30/2020	12:13:00 PM	70.73749 PSI

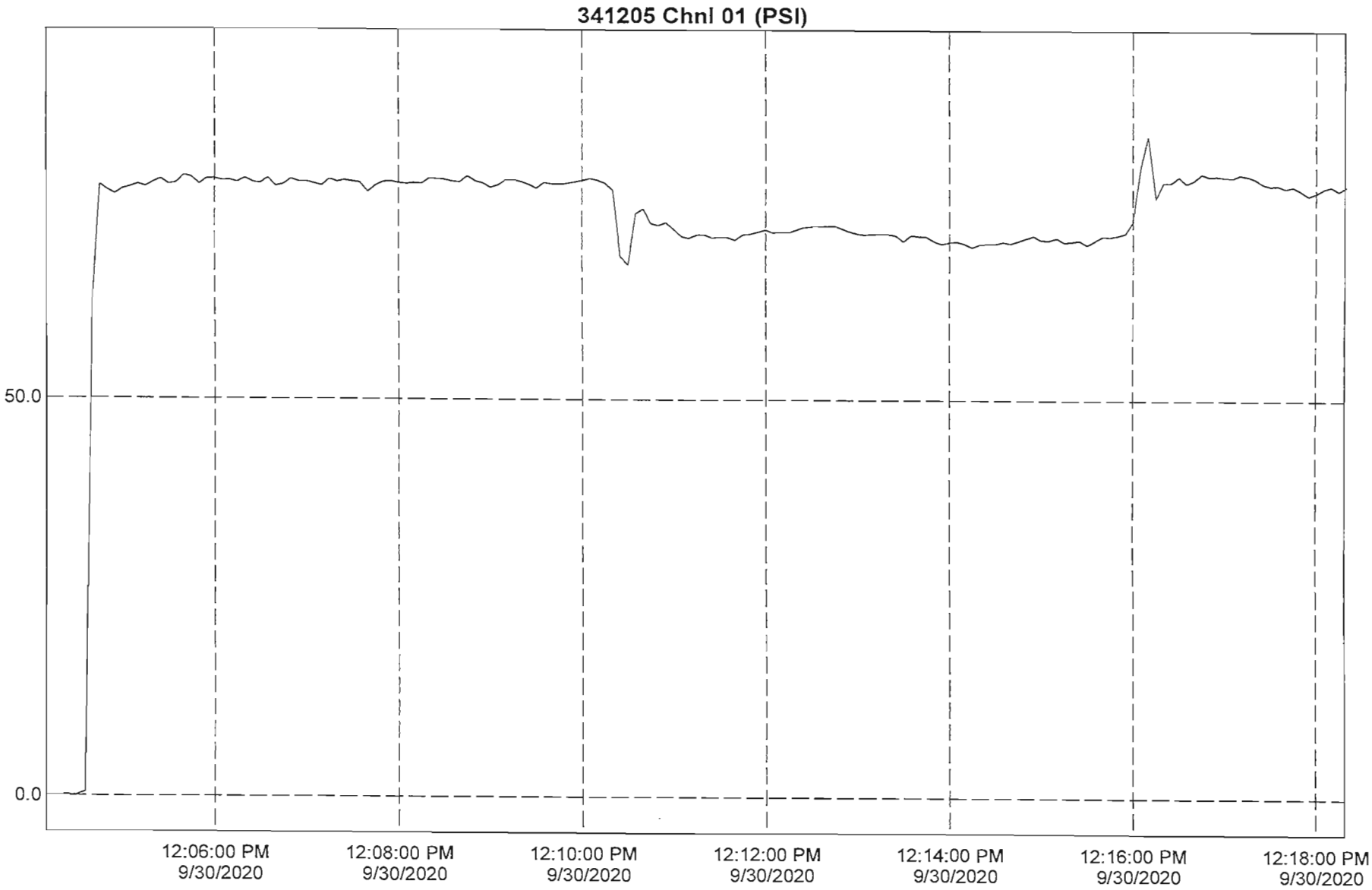
HYDRANT # 3	DATE	TIME	FLOW
FLOW One	NA	NA	NA
PRESSURE	NA	NA	NA

Flow calculated with a discharge coefficient of .90

EQUIPMENT USED:

TELOGER model HPR-31 (Serial numbers listed above)

POLLARD DIFFUSER 2.5 in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12:18:00 PM
9/30/2020

Channel Plot 1:

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507	9/30/2020 12:07:15 PM	77.42125
508	9/30/2020 12:07:20 PM	77.11234
509	9/30/2020 12:07:25 PM	77.28083
510	9/30/2020 12:07:30 PM	77.14042
511	9/30/2020 12:07:35 PM	77.02808
512	9/30/2020 12:07:40 PM	75.84859
513	9/30/2020 12:07:45 PM	76.63492
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515	9/30/2020 12:07:55 PM	77.1685
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518	9/30/2020 12:08:10 PM	77.0
519	9/30/2020 12:08:15 PM	76.88766
520	9/30/2020 12:08:20 PM	77.56166
521	9/30/2020 12:08:25 PM	77.47741
522	9/30/2020 12:08:30 PM	77.39317
523	9/30/2020 12:08:35 PM	77.19658
524	9/30/2020 12:08:40 PM	77.11234
525	9/30/2020 12:08:45 PM	77.84249
526	9/30/2020 12:08:50 PM	77.22466
527	9/30/2020 12:08:55 PM	77.0
528	9/30/2020 12:09:00 PM	76.43834
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542	9/30/2020 12:10:10 PM	77.36508
543	9/30/2020 12:10:15 PM	77.02808
544	9/30/2020 12:10:20 PM	76.15751
545	9/30/2020 12:10:25 PM	67.87302
546	9/30/2020 12:10:30 PM	66.80586
547	9/30/2020 12:10:35 PM	73.20879
548	9/30/2020 12:10:40 PM	73.79854
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552	9/30/2020 12:11:00 PM	71.27106
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Channel Plot 1:

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557	9/30/2020 12:11:25 PM	70.23199
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559	9/30/2020 12:11:35 PM	70.28815
560	9/30/2020 12:11:40 PM	69.92308
561	9/30/2020 12:11:45 PM	70.59707
562	9/30/2020 12:11:50 PM	70.68132
563	9/30/2020 12:11:55 PM	70.96215
564	9/30/2020 12:12:00 PM	71.24298
565	9/30/2020 12:12:05 PM	70.8779
566	9/30/2020 12:12:10 PM	70.93407
567	9/30/2020 12:12:15 PM	70.90598
568	9/30/2020 12:12:20 PM	71.24298
569	9/30/2020 12:12:25 PM	71.5519
570	9/30/2020 12:12:30 PM	71.63614
571	9/30/2020 12:12:35 PM	71.77656
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573	9/30/2020 12:12:45 PM	71.72039
574	9/30/2020 12:12:50 PM	71.38339
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598	9/30/2020 12:14:50 PM	70.23199
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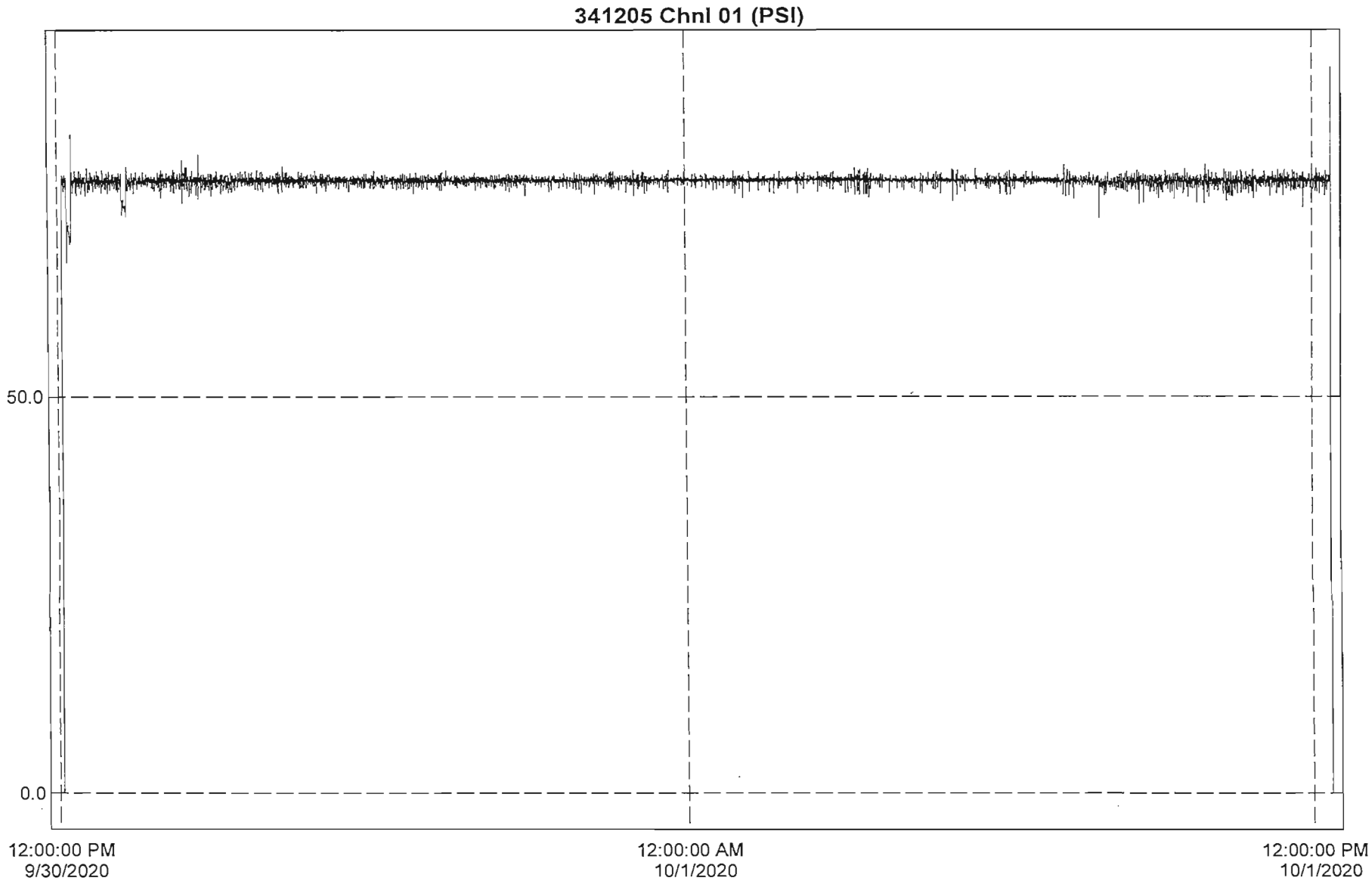
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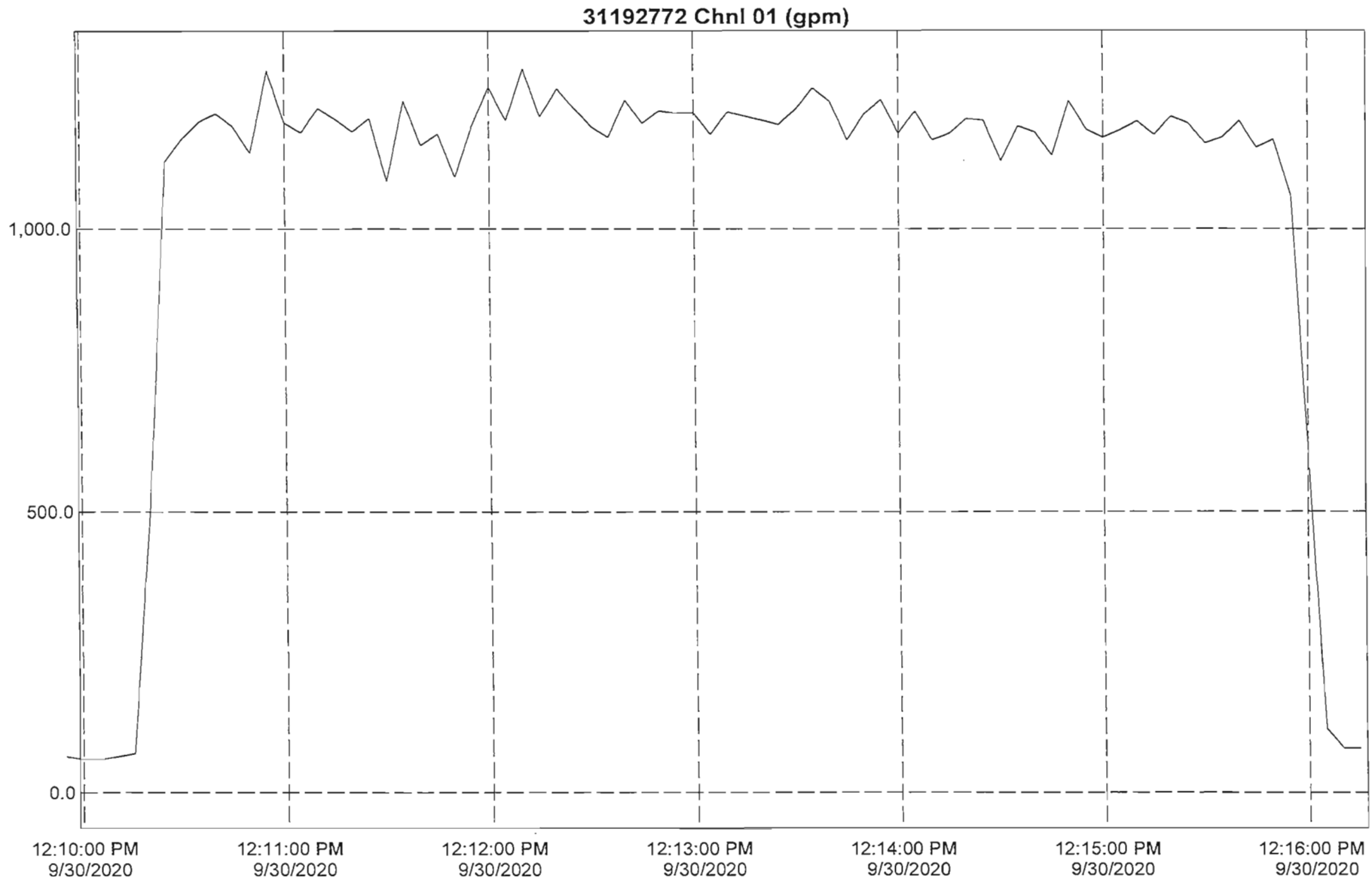
50.0
0.0
12:00:00 PM
9/30/2020
12:00:00 AM
10/1/2020
12:00:00 PM
10/1/2020


31192772 Chnl 01 (gpm)
1,000.0
500.0
0.0
12:10:00 PM
9/30/2020
12:11:00 PM
9/30/2020
12:12:00 PM
9/30/2020
12:13:00 PM
9/30/2020
12:14:00 PM
9/30/2020
12:15:00 PM
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12:16:00 PM
9/30/2020

Channel Plot 1:

	Time	31192772 Chnl 01 Flow Rate
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547	9/30/2020 12:11:30 PM	1,082.7
548	9/30/2020 12:11:35 PM	1,226.0
549	9/30/2020 12:11:40 PM	1,147.7
550	9/30/2020 12:11:45 PM	1,167.9
551	9/30/2020 12:11:50 PM	1,090.9
552	9/30/2020 12:11:55 PM	1,181.1
553	9/30/2020 12:12:00 PM	1,249.8
554	9/30/2020 12:12:05 PM	1,190.7
555	9/30/2020 12:12:10 PM	1,282.1
556	9/30/2020 12:12:15 PM	1,197.6
557	9/30/2020 12:12:20 PM	1,246.5
558	9/30/2020 12:12:25 PM	1,213.3
559	9/30/2020 12:12:30 PM	1,180.5
560	9/30/2020 12:12:35 PM	1,162.3
561	9/30/2020 12:12:40 PM	1,227.9
562	9/30/2020 12:12:45 PM	1,185.8
563	9/30/2020 12:12:50 PM	1,208.2
564	9/30/2020 12:12:55 PM	1,203.9
565	9/30/2020 12:13:00 PM	1,204.7
566	9/30/2020 12:13:05 PM	1,167.1
567	9/30/2020 12:13:10 PM	1,205.6
568	9/30/2020 12:13:15 PM	1,198.4
569	9/30/2020 12:13:20 PM	1,191.0
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571	9/30/2020 12:13:30 PM	1,211.3
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588	9/30/2020 12:14:55 PM	1,175.6
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591	9/30/2020 12:15:10 PM	1,188.9
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594	9/30/2020 12:15:25 PM	1,185.5

W/U # 1330014

BROWARD COUNTY
FLORIDA

RCV'D BY: CL
DATE RECEIVED
SEP 15 2020

CHECK #: 2107
AMOUNT: $ 200.00

Public Works Department
Water and Wastewater Services/Fiscal Operations
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-3250 • FAX 954-831-0789

FIRE HYDRANT/PRESSURE & FLOW TEST APPLICATION
Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment.

(1) APPLICATION FOR:

☐ 24-Hour Pressure Test with Chart Reading.....$150.00

☑ Pressure and Flow Test including 24 hour chart recording.....$200.00

☐ Tapping into Main (If necessary to accomplish any of the above, in addition to all other charges).....$300.00

(2) APPLICANT NAME: Zuhair Jalloul

Contact Person

(3) COMPANY NAME: Florida Consulting Engineers, Inc.

(4) MAILING ADDRESS: 134 NW 16th St. Suite 1, Boca Raton, FL 33432

Number and Street

(5) LOCATION ADDRESS: 3321 SW 44TH STREET, DANI BEACH, FLORIDA

Necessary in order to process accurately

(6) PHONE NO: 561-353-1152 FAX NO: _____

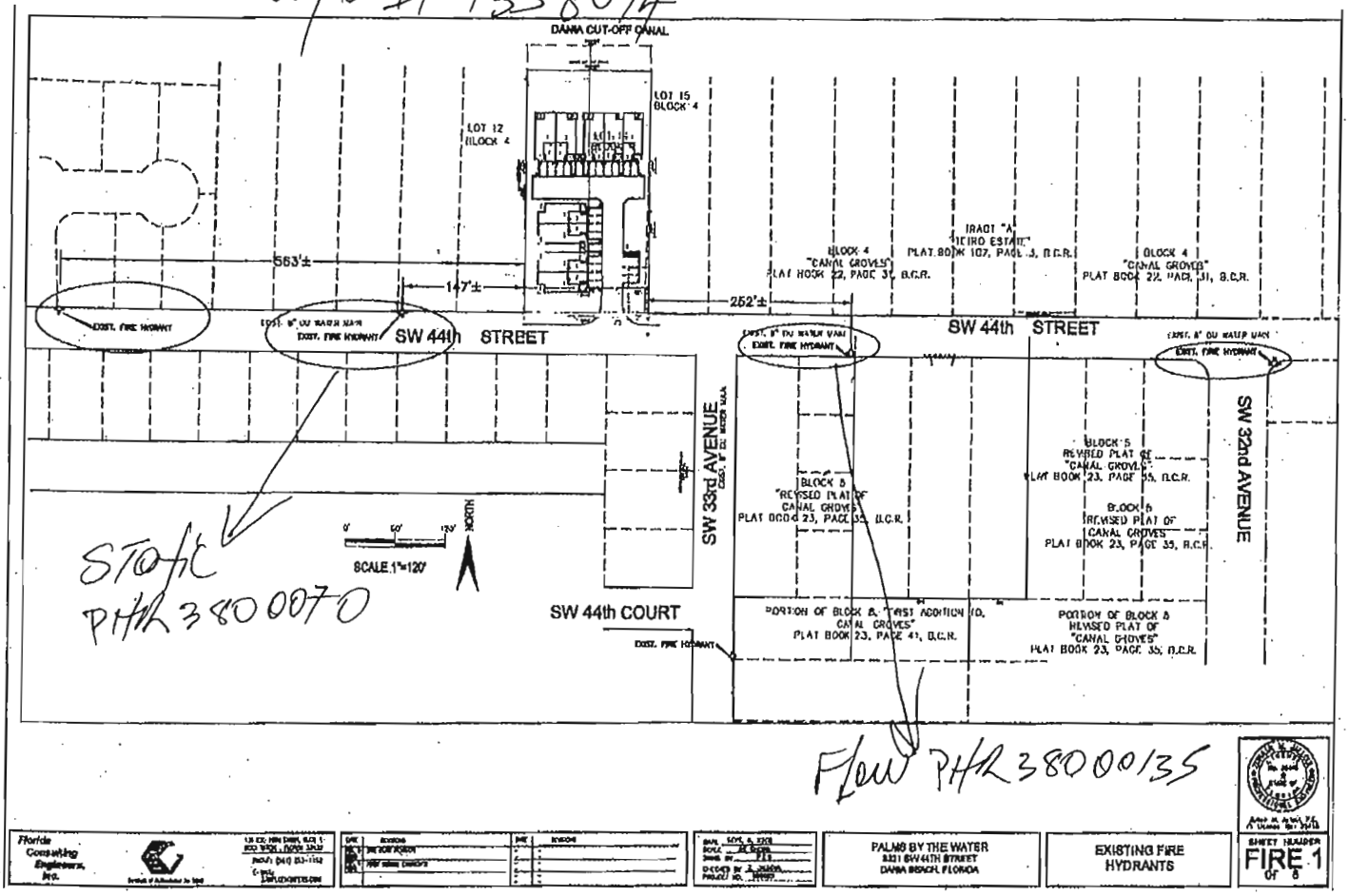
(7) E-MAIL ADDRESS: ZJ@FLCENGINEERS.COM

(8) SIGNATURE: Zuhair Jalloul DATE: 9/3/2020

Allow a maximum of ten (10) working days to be notified of results of test(s).
Customer is contacted by phone.
PLEASE MAIL CHECK AND APPLICATION TO:
WWS
PO Box 669300
Pompano Beach, FL 33066-9300 **MAKE CHECKS PAYABLE TO: WWS**

Broward County Board of County Commissioners
Sue Gunzburger • Kristin D. Jacobs • Albert C. Jones • Ken Keechi • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler
www.broward.org

W/O # 1338014



STOP
PHR 3800070

FLOW PHR 3800135

Florida Consulting Engineers, Inc.

PALMS BY THE WATER
3321 SW 44TH STREET
DANIA BEACH, FLORIDA

EXISTING FIRE HYDRANTS

SHEET NUMBER
FIRE 1
OF 8

Zuhair Jalloul <zjpe@flcengineers.com>

Availability of Water and Sewer Letter Request

Gan, Yuan <YGAN@broward.org> Tue, Sep 8, 2020 at 12:42 PM
To: "zjpe@flcengineers.com" <zjpe@flcengineers.com>
Cc: "Seiden, Jeremy" <JSEIDEN@broward.org>, "Jaramillo, Margarita" <MJARAMILLO@broward.org>

Zuhair,

The below referenced project (WWS project 105393) is within WWS service area 3A. Both water and wastewater **treatments** are provided by the City of Hollywood. Please request the treatment capacity letter from the City. WWS provides the water distribution and sewer collection services (i.e. piping network). Our water distribution and sewer collection networks have the capacity to serve the nine (9) proposed single houses (or townhomes).

Thanks,

Yuan Gan, PE

Broward County Water and Wastewater Services

2555 West Copans Road, Pompano Beach, FL 33069

(954) 831-0916

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Department of Public Utilities

CITY OF Hollywood FLORIDA

September 16, 2020

Zuhair Jalloul, P.E.
Florida Consulting Engineers, Inc.
134 NW 16th St., Suite 1
Boca Raton, Florida 33432
Cell: (561) 702-4216
Phone: (561) 353-1152
zjpe@flcengineers.com

Re: Water and Sewer Capacity for
3321 SW 44 Street
Dania Beach, FL 33312
Folio ID #: 5042-30-01-0350

Mr. Jalloul, PE:

As requested, this is to affirm the City of Hollywood wastewater and water treatment plants serving the above referenced site have sufficient treatment capacity reserved to satisfy the proposed demands of said site to maintain concurrency.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Alicia Verea-Feria

Alicia Verea-Feria, CFM
City of Hollywood, Florida
Department of Public Utilities
Engineering & Construction Services
2600 Hollywood Blvd, Room 308
Hollywood, FL 33022
Phone: (954) 921-3302
averea-feria@hollywoodfl.org

1621 N. 14 Avenue
P.O. Box 229045
Hollywood, Florida
33022-9045
hollywoodfl.org

Lajoie, Corinne

From: yoav benjo <yoav69600@gmail.com>
Sent: Thursday, October 01, 2020 5:38 PM
To: Hope Calhoun
Subject: Fwd: 3321 SW 44th Street

---------- Forwarded message ---------
From: **yoav benjo** <yoav69600@gmail.com>
Date: Thu, Jun 13, 2019 at 10:43 AM
Subject: Fwd: 3321 SW 44th Street
To: Lajoie, Corinne <clajoie@daniabeachfl.gov>

Hi Corinne

this is our respond to the neighbors in the left said of the project.
like you see we will tray to do our best,

sincerly

---------- Forwarded message ---------
From: **yoav benjo** <yoav69600@gmail.com>
Date: Thu, Jun 13, 2019 at 10:33 AM
Subject: Re: 3321 SW 44th Street
To: Barbara Ringstad <barbara.ringstad@gmail.com>

Dear Barbara Ringstad and Ted McCumber.

When we saw the plans for the property we were so upset. Imagine having a one story residence on all sides of your property and suddenly finding there will be over 20 windows plus doors, balconies and rooftop terraces looking down on us , our pool and into our home. This is not what we imagined at all.

RESPOND- According to the plans We are building a retaining wall around the property at a height of almost 5 ft we will be happy to plant any plants that will accedes and grow to create more privacy

It seems all the large beautiful , native trees will also be removed. It is all very devastating to us.

RESPOND-Unfortunately ,like in any new construction projects some of the trees will be removed,in our case a lot of the trees will remain including all the palms in the front and some of the trees in the back on your side, We are following a detailed landscaping plan and will replace and add a lot more trees and vegetation.

The current building is 34 feet from the property line. Your buildings are going to be only !0 FEET...not 10 meters....10 FEET. An average car is 12 feet...so not even a car length from our property line. Your partner said it was 25 feet...that is your setback from the canal.

RESPOND- Units 1 to 4 property line will be 15.6 feet away from retraining wall

Unit 5 windows and living room is facing the water. roof top has a parapet wall at height of 4 ft.

Tall townhouses does not raise the value of our single family houses. I would say it will decrease the value, as our property will have zero privacy, and be next to multi family structures. We didn't buy our house to live like that.. Please remember we are a clothing optional property. We like our privacy. My husband is a nudist, and does not intend to change his ways. Another good reason, in your interest to consider the neighbors.

Respond-In our opinion this project will raise the value of the entire neighborhood,and as we said we will do our best to protect your privacy.

What are your current intention for wall height? It does not show on our plans. Nor does it show tall trees the length of property for privacy. We would like to see a tall fence and tall trees. We are the most affected by this project.

RESPOND- The wall around the property will be at approx 5' we can add more trees and do our best to keep your privacy.

Sun Rooftop terraces . Will these have privacy fencing/screens or walls facing our properties on Units 1-2-3-4-5 and 9???? Will the be facing into your property, rather than towards us? Especially 1,2,3 and 4

RESPOND- As i mentioned earlier ,there is a parapet wall to hide the roof top for privacy and security

I know you are allowed 2 stories, but you're the first ☹ to do so, which changes our neighborhood dramatically.

RESPOND- on your street sw 44th st, 4 lots from us there are 3 two story town houses.

5 lots from us there is a two story building with 14 units.

9 lots from us on our street,there is a multi family apartment building with 30 units.

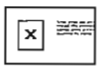
Future question, would like to speak with company that will be doing your sewer, as we wish to connect to city sewer as well, and would be effective to do at the same time.

RESPOND- we will defiantly help with your sewer connection in any way possible.

In conclusion ,we hope that these answers take some of your concerns away in understanding the project.

Sincerly

Yoav Benjo And Tzfania Bensaadon



Virus-free. www.avast.com

On Tue, Jun 11, 2019 at 5:15 PM Barbara Ringstad <barbara.ringstad@gmail.com> wrote:

> Dear Yoav and Tsfnia
>
> When we saw the plans for the property we were so upset. Imagine having a one story residence on all sides of your property and suddenly finding there will be over 20 windows plus doors, balconies and rooftop terraces looking down on us , our pool and into our home. This is not what we imagined at all.

It seems all the large beautiful , native trees will also be removed. It is all very devastating to us.

The current building is 34 feet from the property line. Your buildings are going to be only !0 FEET...not 10 meters....10 FEET. An average car is 12 feet...so not even a car length from our property line. Your partner said it was 25 feet...that is your setback from the canal.

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Sun Rooftop terraces . Will these have privacy fencing/screens or walls facing our properties on Units 1-2-3-4-5 and 9???? Will the be facing into your property, rather than towards us? Especially 1,2,3 and 4

I know you are allowed 2 stories, but you're the first ☹ to do so, which changes our neighborhood dramatically.

Future question, would like to speak with company that will be doing your sewer, as we wish to connect to city sewer as well, and would be effective to do at the same time.

If you could let me know these things, it might give us a small measure of hope.

Thank you. My apologies for delay in this message, have been with family and traveling in the mountains, no internet.

Barbara Ringstad and Ted McCumber

Sent from Mail for Windows 10

--
Jo Benjo
B & B Investment Solutions,LLC
Investor/Property Management
C: 954-683-2394

--
Jo Benjo
B & B Investment Solutions,LLC
Investor/Property Management
C: 954-683-2394

--
Jo Benjo
B & B Investment Solutions,LLC
Investor/Property Management
C: 954-683-2394

Lajoie, Corinne

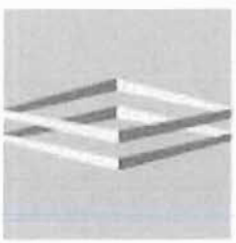
From: Hope Calhoun <hcalhoun@dmbblaw.com>
Sent: Monday, August 19, 2019 11:51 AM
To: Jeanette.Lago@shcr.com
Subject: Palms by the Water

HI Jeanette, again thanks to you for compiling the list of concerns regarding the above project. Please also express my thanks to Barbara for hosting, and allowing me into her home. As discussed I went over the list of comments received during our meeting with my client. Please find responses below (again, I think that I covered everything, but if not, please let me know). Some answers may require further discussion. Once reviewed, please let me know your thoughts. Thank you:

1. Reduce the number of units, or change to single family homes. So, as we discussed, a townhome can actually be described as an attached single family home. At this time, my client has no plans of changing the product to non-attached single family homes, or reducing the number of units.
    a. Change the configuration of the units. The configuration of the units has been approved by the relevant City departments, and have been arranged in a way that provides safe access for relevant departments, so they are not prepared to change the configuration.
    b. They have agreed to put language in the HOA documents regarding short term rentals and maintaining the market rate price points for the units.
    c. With regard to the wall, they have agreed to a wall (already 3' per the site plan as we discussed), as well as LUSH landscaping. The landscaping to be provided will have to be what is permitted by the City's Code please provide examples of what you would like us to use. With regard to the height of the wall, they will discuss the impact of raising same with their engineer.
    d. As discussed, they will only have roof top decks on those units which face the water.
2. Aesthetics: The colors of the units will be more like Aquabellla. We are also working on getting better graphics to more accurately reflect the proposed architecture. My client acknowledged that the elevations shown do not reflect the intended quality of the project.
3. Drainage: As discussed, we are required to keep all of our drainage on site. As a result, surrounding properties will not be negatively impacted once the project is complete.
4. Parking: As discussed, my clients will add language to the HOA documents advising residents that they have to use their garage's for parking (this and the other HOA addition will have to be approved by the City attorney also).
    a. In an effort to add more parking spaces, we will approach the City about replacing the side walk with pervious pavers.
5. Gate the community: I advised that we will not likely be able to gate the community because of stacking (lining up of cars), but my client said that they will review with their engineer to determine the feasibility.
6. Traffic: per our meeting, I understand that the issue is with traffic on Griffin. To that end, we will discuss with the City and with FDOT what can be done to help.
7. Privacy glass on east and west: My clients believe that they are already providing privacy glass/windows, but are double checking. We can revisit once we know the answer.
8. Will there be an HOA? Yes
9. Tree disposition: I now have a copy of the plan. A number of trees are slated to remain. Maybe we can meet again so that I can go over it with you.
10. Critter control? Yes.

Again, I think that I covered it all, but of course I may have left something out (not on purpose). Let's regroup in a few days after you review these responses with your neighbors, and I talk to the City. Thanks again.

Hope Calhoun
Partner
Dunay, Miskel & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel (direct): 561-405-3324
Tel (main): 561-405-3300
Fax: 561-409-2341
Email: hcalhoun@dmbblaw.com



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DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
Lauren G. Odom

Palms by the Water Public Meeting Outreach Summary
October 1, 2020

Prior to June 1, 2019, the Applicant had numerous meeting and telephone conferences with the adjacent neighbors to discuss the proposed project.

In early June, the Applicant (in furtherance of the meetings held with the neighbors) sent the attached correspondence regarding the project. See email dated June 13, 2019.

On August 15, 2019, the Applicant's representative (Hope Calhoun,Esq.) met with the adjacent neighbors to discuss same. Information was exchanged, and Hope Calhoun advised the residents that the list of issues raised by them would be addressed at a subsequent meeting.

On February 18, 2020, Hope Calhoun again met with the adjacent residents to address the issues raised at the prior meeting (see attached correspondence regarding same).

Following the February 18, 2020 meeting, phone calls and emails with the neighbors were had to further discuss the project.

As a result of the aforementioned public outreach meetings and working with City staff, the Applicant also made the following changes to the site plan:

1. The 4' foot wall surrounding the project is now 6'.
2. 4 units in the back (east) which previously had a 15' setback, now have a 20' setback.
3. The units (previously 3 units and 2 units) located at the project entrance have been combined into one 5-unit building. That modification increased the side set back of the front building by 10'. Increasing the setback to a total of 15' for those units.
4. The wall on the east property line has been shifted 2' into the project site to improve drainage.

The Applicant will attempt to have another meeting with the residents prior to the next Planning and Zoning Board meeting.

Palms By the Water

Dania Beach, Florida

Traffic Impact Study

Prepared For:
Florida Consulting Engineers, Inc.

June 2019

Palms by the Water

Dania Beach, Florida

Traffic Impact Study

June 2019

Prepared for:

Florida Consulting Engineers, Inc.

Prepared by:
Masoud Atefi & Associates
13246 Saint Tropez Circle
Palm Beach Gardens, Florida 33401
Phone: (561) 329-9490

ali atefi

Digitally signed by ali atefi
Date: 2019.05.30 16:42:35 -04'00'

Ali Atefi, P.E.
Florida Registration Number 43854
3715 Leeds Ct. Suite 201
Palm Harbor, Florida 34685

This item has been electronically signed and sealed by Ali Atefi, P.E. on the time and date stamp using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

Masoud Atefi & Associates have been retained to prepare a Traffic Impact Study in accordance with the Transportation Element, Chapter 3 of the City of Dania Beach Comprehensive Plan. The project site is located on the north side of SW 44th Street, just west of SW 33rd Avenue, north of Griffin Road, west of I-95, in the City of Dania Beach, Florida. See Figure-1 below for an aerial illustrating general location of the site.

Figure 1 – Site Location

Existing on the site is one single family residential dwelling unit which will be demolished and redeveloped with 9 multi-family residential townhomes. The site plan for the proposed residential redevelopment project is presented in the report Appendix. The estimated build-out for the project is anticipated to be end of year 2020.

TRAFFIC GENERATION

The trip generation analysis for this project was conducted using the trip generation information published in the ITE Trip Generation Manual, 10th Edition. Based on the trip generation rates and the applicable pass-by and internalization rates, new Weekday daily, AM peak hour, and PM peak hour trips to be generated by the proposed project were estimated and tabulated as shown in Table-1 (next page).

The results of the traffic generation analysis indicate the proposed residential re-development is expected to generate 66 new daily trips, 4 new AM peak hour trip and 5 new PM peak hour trips.

TRAFFIC IMPACT ANALYSIS

Per Results of the trip generation analysis indicated the project is a low traffic generator, therefore and per the City specifications the following project impacted roadways links within a 1.5 miles radius of the site will be analyzed:

- SW 44th Street.
- SW 33rd Avenue.
- SW 32nd Avenue.
- SW 34th Avenue.
- SW 30th Avenue.
- Griffin Road

Table 1 Trip Generation Summary Palm by the Water								
Land Uses	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
SF Residential	1 DU	10	0	1	1	1	0	1
Total Existing		**10**	**0**	**1**	**1**	**1**	**0**	**1**
Proposed								
Townhomes	9 DU	66	1	3	4	3	2	5
Total Proposed		**66**	**1**	**3**	**4**	**3**	**2**	**5**
Net New Trips		**56**	**1**	**2**	**3**	**2**	**2**	**4**
Driveway Volumes		***66***	***1***	***3***	***4***	***3***	***2***	***5***

Compiled by: Masoud Atefi & Associates Inc. (May 2019)

Source: ITE TG Manual, 10th Edition

Trip Generation Rates

Single Family Residential

Daily: 10 per DU

AM: 0.74 per DU — In: 25%, Out: 75%

PM: Formula 1 — In: 63%, Out: 37%

Pass By %: 0

Formula 1: Ln(T) = 0.96Ln(X) + 0.20

Townhomes

Daily: 7.32 per DU

AM: 0.46 per DU — In: 23%, Out: 77%

PM: 0.56 per DU — In: 63%, Out: 37%

Pass By %: 0

EXISTING ROADWAY CHARACTERISTICS

Table-2 (below) provides an inventory of existing characteristics of the roadways analyzed in this report. Roadway capacities (service volumes) have been taken from Table 2-11 of the Transportation Element, City Comprehensive Plan. See the report Appendix for the table.

Table 2 - Existing Roadway Characteristics

Roadway Name	# Lanes	Dir	Functional Classification	Speed Limit	Class	2 Way PH LOS D Cap*	Bike Ln?
SW 44th Street	2LU	E-W	Local	25 mph	III	1200 vph	No
SW 33rd Avenue	2LU	N-S	local	25 mph	III	1200 vph	No
SW 32nd Avenue	2LU	N-S	Local	25 mph	III	1200 vph	No
SW 34th Avenue	2LU	NS	local	25 mph	III	1200 vph	No
Griffin Rd	6LD	E-W	Principal Arterial	45 mph	I	5080 vph	Yes
SW 30th Ave	4LD	N-S	Minor Arterial	35 mph	II	3110 vph	Yes

* Table 2-11, Transportation Element, City of Dania Beach Comp Plan.

Existing Traffic Data

Latest existing (2018) traffic data was available on the "FDOT Traffic On-Line" website for Griffin Road and SW 30th Avenue (see report Appendix). Also, new traffic data had to be collected for SW 44th Street, SW 32nd and SW 33rd Avenues. The data was collected on two consecutive days (5/28/2019 and 5/29/2019) by way of 48 hours tube counts, which produced daily and peak hour data for each roadway.

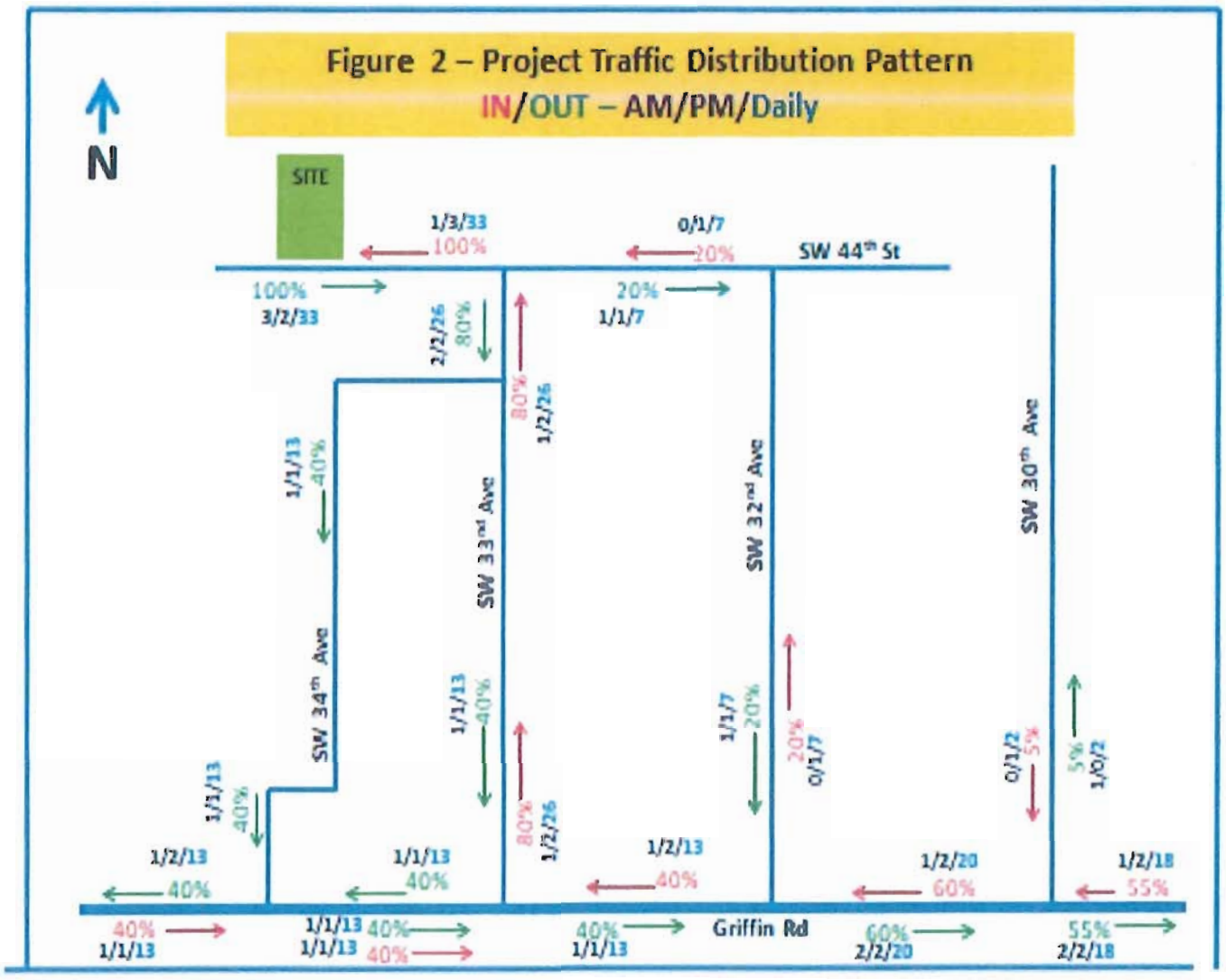
Note that the higher of daily and peak hour data was used for this analysis. Furthermore, peak hour directional data for the link of SW 34th Avenue was generated through collection of intersection TMC data (conducted on 5/29/2019) at the intersection of Griffin Road/SW 34th Avenue. Daily traffic data for SW 34th Street was calculated based on the 10 times higher peak hour rule. Data collection sheets are presented in the report Appendix, and the results have been summarized in Table-3 below.

Table 3 - Existing (2019) Traffic Related Data

		Peak Hour		Daily
Roadway	**Dir**	**AM**	**PM**	**2 Way Daily Volume**
SW 44th St	EB	19	18	359
	WB	14	22	
	2 Way	33	40	
SW 33rd Ave	NB	37	72	1383
	SB	55	54	
	2 Way	82	116	
SW 32nd Ave	NB	74	87	1815
	SB	74	75	
	2 Way	148	162	
SW 34th Ave	NB	14	58	800*
	SB	38	22	
	2 Way	52	80	

* Ten times higher peak hour.

Traffic impact analysis for the proposed project is conducted under "Existing" and "Existing Plus Project" scenarios, at LOS D conditions. It should be noted that all newly collected data had to be adjusted for peak season using the applicable FDOT peak season factor of 1.05. See the report Appendix for the latest 2018 FDOT "Peak Season Category Report" for the area. Also, in order to quantify project traffic impact on the analyzed roadways, project traffic assignment on the analyzed roadway links had to be forecasted. Figure-2 provides the forecasted project traffic distributions pattern on the analyzed roadways. Incoming traffic percentages are depicted in color "red" while outgoing traffic percentages are illustrated in color "green".



Using the trip distribution patterns illustrated on Figre-2 and the project traffic generation information presented earlier on Table-1, daily and peak hour project impact was determined an each of the analyzed roadway links. Daily and peak hour project traffic on all analyzed links are also illustrated on Figure-2.

Results of the traffic impact analysis are presented on Table-4. As illustrated on the table, all roadway links are expected to operate at acceptable LOS D conditions under the "Existing Plus Project" traffic scenario.

Table 4 - Peak Hour Link LOS Analysis

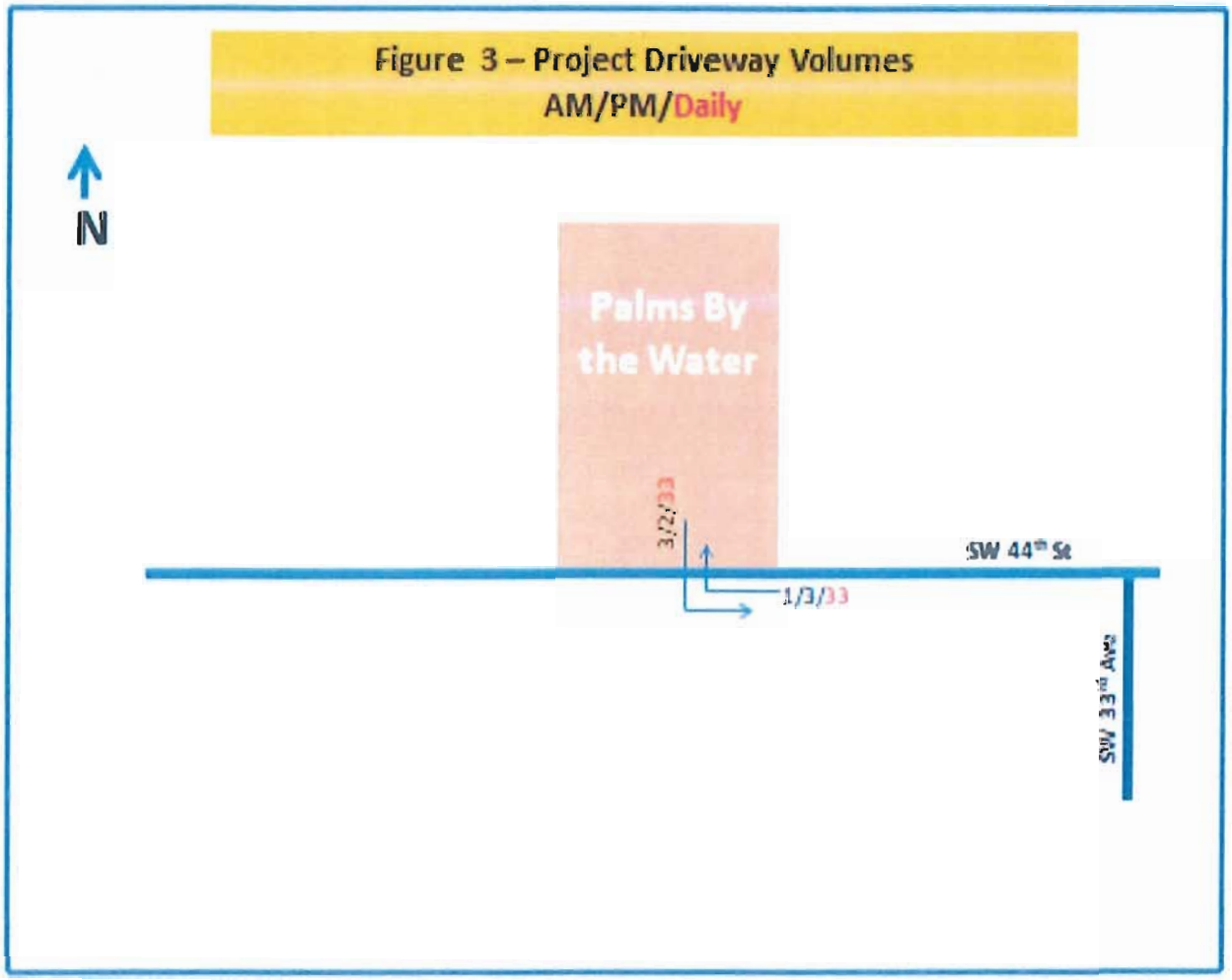
Roadway	Peak Hour	PH-2Way Capacity	Existing			Existing Plus Project			
			PH-2Way Volume			PH-2Way Volume			
			Existing	Pk Season*	V/C	Pk Season*	Project	Total	V/C
SW 44th St	AM	1200	33	35	0.029	35	4	39	0.033
	PM	1200	40	42	0.035	42	5	47	0.039
SW 33rd Ave	AM	1200	82	86	0.072	86	3	89	0.074
	PM	1200	116	122	0.102	122	4	126	0.105
SW 32nd Ave	AM	1200	148	155	0.129	155	1	156	0.130
	PM	1200	162	170	0.142	170	2	172	0.143
SW 34th Ave	AM	1200	52	55	0.046	55	1	56	0.047
	PM	1200	80	84	0.070	84	1	85	0.071
Griffin Rd	AM	5080	2939	2939	0.579	2939	3	2942	0.579
	PM	5080	3471	3471	0.683	3471	4	3475	0.684
SW 30th Ave	AM	3110	1300**	1300**	0.418	1300**	1	1,301	0.418
	PM	3110	1300**	1300**	0.418	1300**	1	1,301	0.418

* Peak season factor of 1.05 was applied to all traffic data collected on May 28 & 29, 2019.

** 10% of Daily volume was used

SITE DRIVEWAY CONDITIONS

As depicted on the site plan (see Appendix), the site will be served by one full access driveway on SW 44th Street. Using the forecasted project driveway trip generation information presented in Table-1, Daily, AM and PM peak hour volumes were estimated at the project driveway and presented on Figure-3. As illustrated on the figure, driveway volumes are low and do not require provision of exclusive turn-lanes.



Project Summary

Palm By the Water

Municipality:	Dania Beach, Florida
Location:	North side of SW 44th St., West of SW 33rd Avenue, North of Griffin Road
Existing Uses:	1 Single Family Residential Unit – to be demolished
Proposed Uses:	9 Multi Family Residential Units – Townhomes
New Daily Trips:	56
New PH Trips:	3 AM and 4 PM
Build-out:	End of Year 2020

Prepared By:

Masoud Atefi & Associates
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Palm Beach Gardens, FL 33410
(561)329-9490
matefi@comcast.net
www.masoudatefi.com

Appendix

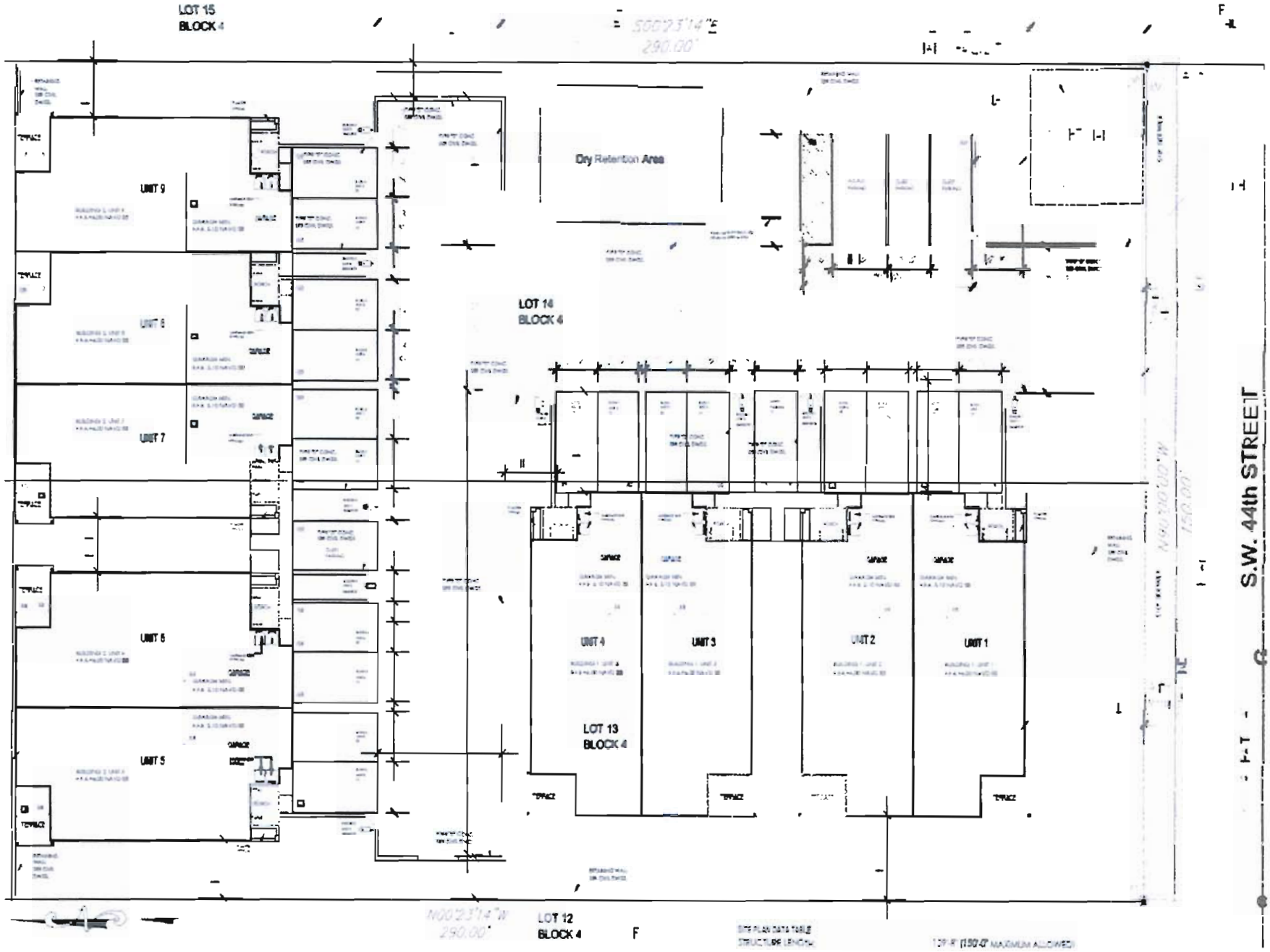
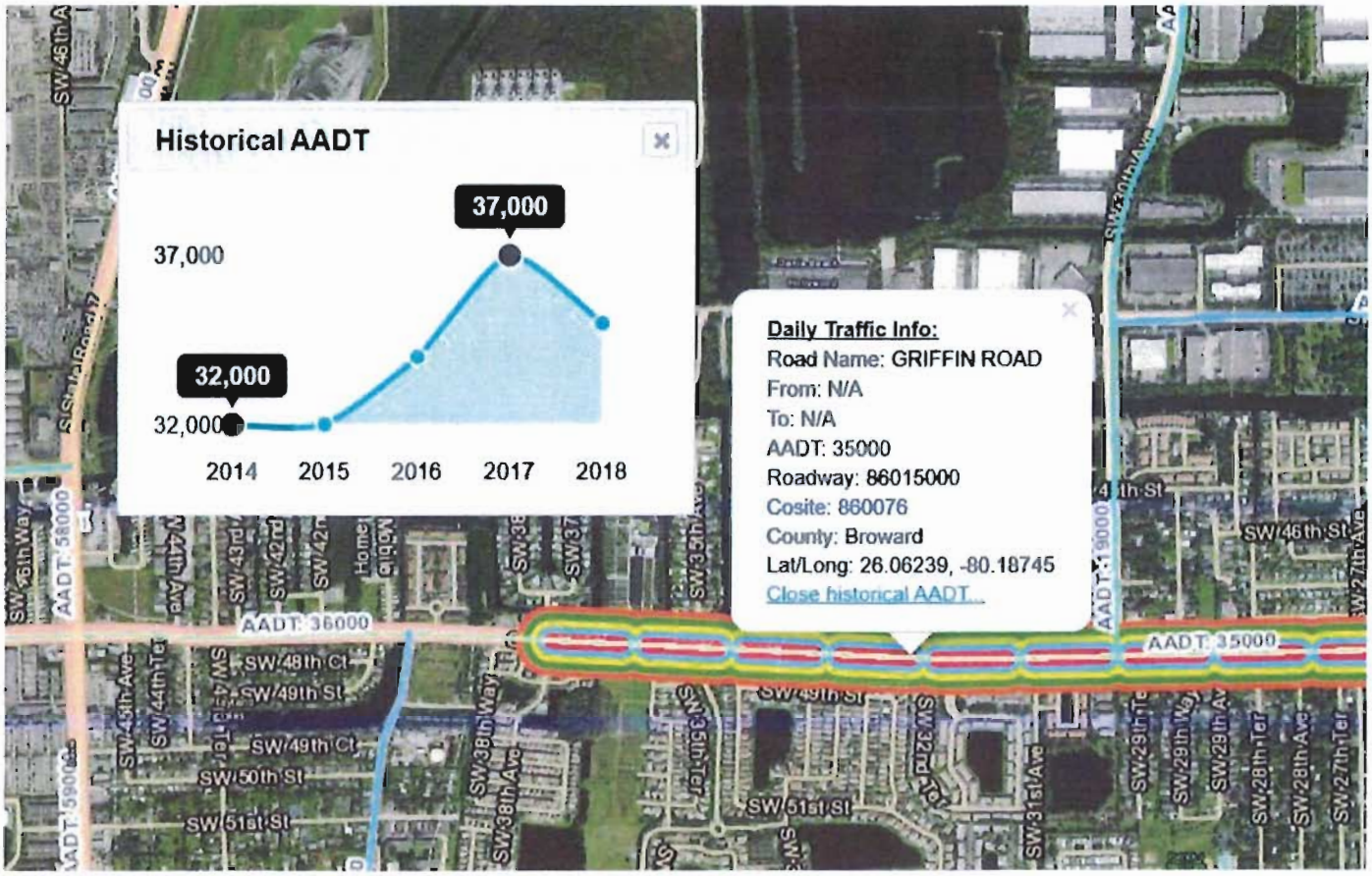
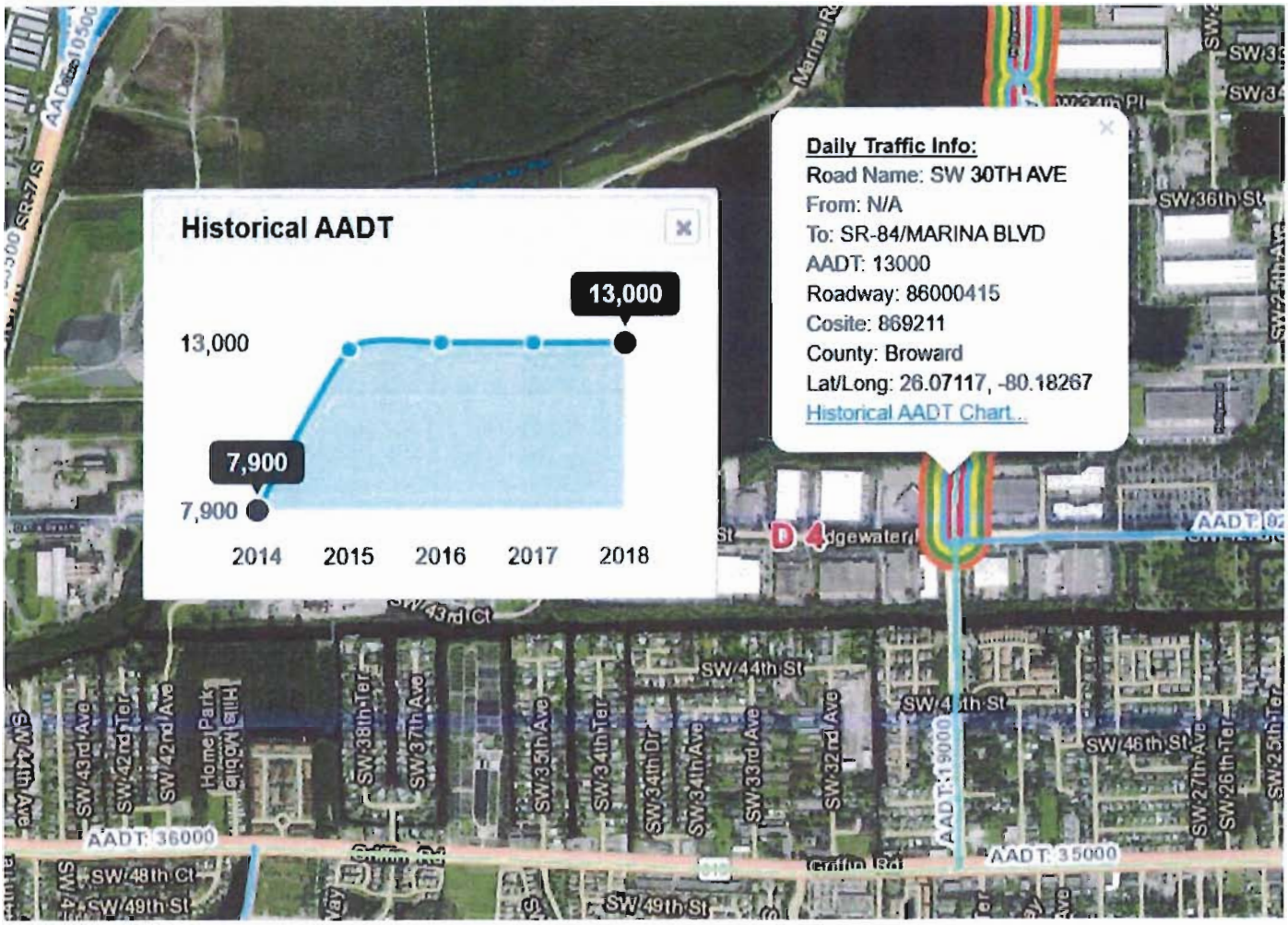

LOT 15
BLOCK 4
S00°23'14"E
290.00'
Dry Retention Area
LOT 14
BLOCK 4
UNIT 9
UNIT 8
UNIT 7
UNIT 6
UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1
LOT 13
BLOCK 4
LOT 12
BLOCK 4
N00°23'14"W
290.00'
S.W. 44th STREET

Table 2-11
Generalized Two-Way Peak Hour Volumes for LOS D

Lanes	2-lane Undiv.	4-lane Div.	6-lane Div.	8-lane Div.	10 –lane div.	12 lanes
State 2-way arterials Uninterrupted Flow	1,720	5,870	8,810	---	---	---
Interrupted Flow Class I (0 to 1.99)	1,560	3,390	5,080	6,440	---	---
Interrupted Flow Class II	1,460	3,110	4,680	6,060	---	---
Interrupted Flow Class III	1,200	2,750	4,240	5,580	---	---
Freeways, Group 1	---	6,510	10,050	13,600	17,160	20,710
Freeways, Group 2	---	6,250	9,840	13,420	16,980	20,560
Non-State Roadways Major City/County Rd	1,390	2,950	4,450	---	---	---
Other Signalized Rds.	950	2,070	---	---	---	---

Source: Level of Service Handbook, Table 4-4, FDOT.


Historical AADT
37,000
37,000
32,000
32,000
2014
2015
2016
2017
2018
Daily Traffic Info:
Road Name: GRIFFIN ROAD
From: N/A
To: N/A
AADT: 35000
Roadway: 86015000
Cosite: 860076
County: Broward
Lat/Long: 26.06239, -80.18745
Close historical AADT...
AADT: 36000
AADT: 35000
SW 46th St
SW 48th Ct
SW 49th St
SW 49th Ct
SW 50th St
SW 51st St
SW 51st Ave


Historical AADT
13,000
13,000
7,900
7,900
2014
2015
2016
2017
2018
Daily Traffic Info:
Road Name: SW 30TH AVE
From: N/A
To: SR-84/MARINA BLVD
AADT: 13000
Roadway: 86000415
Cosite: 869211
County: Broward
Lat/Long: 26.07117, -80.18267
Historical AADT Chart..
AADT: 36000
AADT: 19000
AADT: 35000
SW 44th St
SW 46th St
SW 49th St
SW 48th Ct
SW 43rd Ct
Griffin Rd
SW 36th St
Marina Rd

COUNTY: 86
STATION: 0074
DESCRIPTION: SR 818 / GRIFFIN RD - E OF SR 7/441
START DATE: 03/20/2018
START TIME: 1600

TIME	DIRECTION: E 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: W 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	40	33	23	19	115	46	41	25	37	149	264
0100	32	19	14	11	76	40	19	14	14	87	163
0200	16	22	22	35	95	23	12	21	12	68	163
0300	29	30	21	30	110	9	14	15	18	56	166
0400	29	30	40	42	141	14	25	30	33	102	243
0500	45	65	83	83	276	41	35	61	77	214	490
0600	100	161	233	255	749	95	130	127	169	521	1270
0700	307	388	385	476	1556	203	248	304	282	1037	2593
0800	493	406	505	388	1792	262	261	254	291	1068	2860
0900	343	318	242	217	1120	286	248	207	232	973	2093
1000	246	220	214	247	927	198	222	240	210	870	1797
1100	205	231	242	221	899	209	205	235	258	907	1806
1200	253	244	263	287	1047	227	279	262	238	1006	2053
1300	269	248	277	230	1024	297	281	266	264	1108	2132
1400	285	255	241	281	1062	253	301	273	278	1105	2167
1500	272	318	280	296	1166	277	349	355	377	1358	2524
1600	334	294	323	343	1294	455	404	437	463	1759	3053
1700	344	362	337	351	1394	537	574	440	526	2077	3471
1800	348	308	305	234	1195	423	377	312	296	1408	2603
1900	224	227	194	195	840	271	243	203	164	881	1721
2000	204	197	156	168	725	168	173	137	133	611	1336
2100	129	177	137	120	563	158	124	121	118	521	1084
2200	114	99	100	86	399	129	99	98	88	414	813
2300	67	68	49	32	216	82	75	55	54	266	482
24-HOUR TOTALS:					18781					18566	37347

PEAK VOLUME INFORMATION

	DIRECTION: E HOUR	VOLUME	DIRECTION: W HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	745	1880	730	1109	745	2939
P.M.	1715	1398	1700	2077	1700	3471
DAILY	745	1880	1700	2077	1700	3471

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.00	1.02
2	01/07/2018 - 01/13/2018	1.01	1.03
3	01/14/2018 - 01/20/2018	1.01	1.03
4	01/21/2018 - 01/27/2018	1.00	1.02
* 5	01/28/2018 - 02/03/2018	0.99	1.01
* 6	02/04/2018 - 02/10/2018	0.97	0.99
* 7	02/11/2018 - 02/17/2018	0.96	0.98
* 8	02/18/2018 - 02/24/2018	0.96	0.98
* 9	02/25/2018 - 03/03/2018	0.96	0.98
*10	03/04/2018 - 03/10/2018	0.97	0.99
*11	03/11/2018 - 03/17/2018	0.97	0.99
*12	03/18/2018 - 03/24/2018	0.97	0.99
*13	03/25/2018 - 03/31/2018	0.98	1.00
*14	04/01/2018 - 04/07/2018	0.98	1.00
*15	04/08/2018 - 04/14/2018	0.98	1.00
*16	04/15/2018 - 04/21/2018	0.99	1.01
*17	04/22/2018 - 04/28/2018	1.00	1.02
18	04/29/2018 - 05/05/2018	1.01	1.03
19	05/06/2018 - 05/12/2018	1.02	1.04
20	05/13/2018 - 05/19/2018	1.03	1.05
21	05/20/2018 - 05/26/2018	1.03	1.05
22	05/27/2018 - 06/02/2018	1.03	1.05
23	06/03/2018 - 06/09/2018	1.02	1.04
24	06/10/2018 - 06/16/2018	1.02	1.04
25	06/17/2018 - 06/23/2018	1.02	1.04
26	06/24/2018 - 06/30/2018	1.02	1.04
27	07/01/2018 - 07/07/2018	1.02	1.04
28	07/08/2018 - 07/14/2018	1.03	1.05

AM (PM) Intersection Turning Movement Counts

N

N/S Street: CW 34th Ave

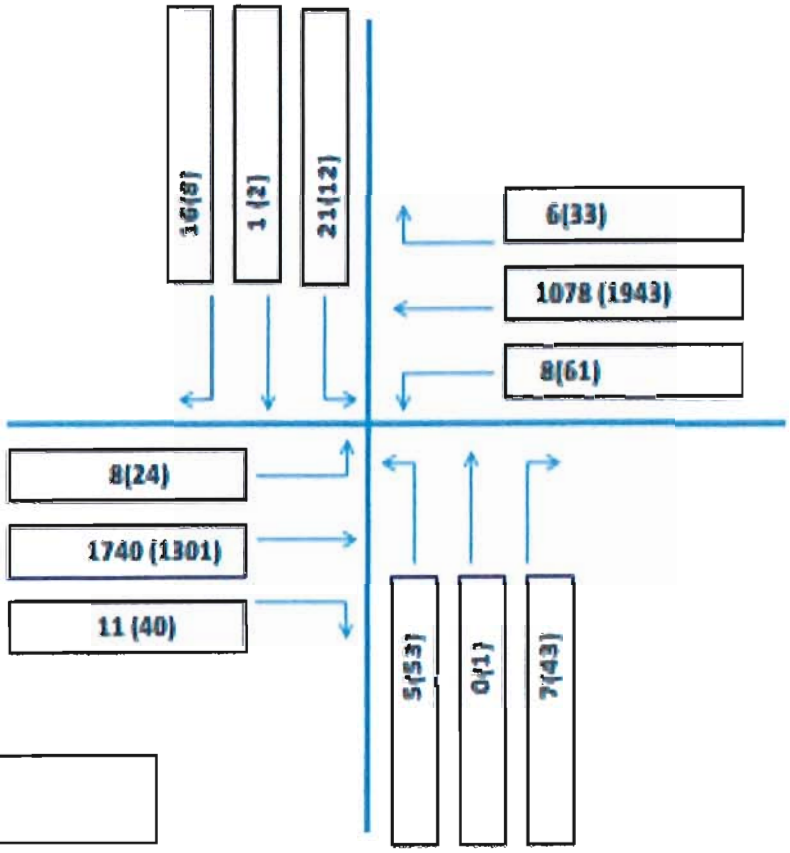
E/W Street: Griffin Rd

Date: 5/29/2019

Peak Period:
AM__X____PM__X__

AM: 7:45 - 8:45
PM : 4:15 – 5:15

Tech: Tara A.



Comments: Un-signalized

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Tuesday, 05/28/2019
Unit ID:
Location: SW 32nd Avenue North of Griffin Road
Comments: Davie, Florida

	Northbound Volume	Southbound Volume	Total Volume
00:00 - 00:14	3	1	4
00:15 - 00:29	2	3	5
00:30 - 00:44	2	2	4
00:45 - 00:59	1	1	2
01:00 - 01:14	0	2	2
01:15 - 01:29	3	1	4
01:30 - 01:44	5	1	6
01:45 - 01:59	0	0	0
02:00 - 02:14	2	1	3
02:15 - 02:29	1	0	1
02:30 - 02:44	2	3	5
02:45 - 02:59	1	0	1
03:00 - 03:14	2	1	3
03:15 - 03:29	2	3	5
03:30 - 03:44	0	0	0
03:45 - 03:59	1	1	2
04:00 - 04:14	1	1	2
04:15 - 04:29	0	0	0
04:30 - 04:44	2	1	3
04:45 - 04:59	0	2	2
05:00 - 05:14	3	2	5
05:15 - 05:29	0	4	4
05:30 - 05:44	1	4	5
05:45 - 05:59	5	5	10
06:00 - 06:14	2	5	7
06:15 - 06:29	3	7	10
06:30 - 06:44	7	16	23
06:45 - 06:59	5	10	15
07:00 - 07:14	5	9	14
07:15 - 07:29	10	19	29
07:30 - 07:44	10	15	25
07:45 - 07:59	12	13	25
08:00 - 08:14	16	18	34
08:15 - 08:29	19	17	36
08:30 - 08:44	18	17	35
08:45 - 08:59	19	22	41
09:00 - 09:14	13	12	25
09:15 - 09:29	10	17	27
09:30 - 09:44	19	14	33
09:45 - 09:59	15	10	25
10:00 - 10:14	12	16	28
10:15 - 10:29	11	8	19
10:30 - 10:44	8	16	24
10:45 - 10:59	6	4	10
11:00 - 11:14	11	8	19
11:15 - 11:29	10	10	20
11:30 - 11:44	7	16	23
11:45 - 11:59	19	11	30
12:00 - 12:14	9	10	19
12:15 - 12:29	8	11	19
12:30 - 12:44	14	17	31
12:45 - 12:59	22	10	32

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Tuesday, 05/28/2019
Unit ID:
Location: SW 32nd Avenue North of Griffin Road
Comments: Davie, Florida

	Northbound Volume	Southbound Volume	Total Volume
13:00 - 13:14	14	23	37
13:15 - 13:29	10	19	29
13:30 - 13:44	16	15	31
13:45 - 13:59	15	6	21
14:00 - 14:14	14	10	24
14:15 - 14:29	20	10	30
14:30 - 14:44	15	18	33
14:45 - 14:59	6	19	25
15:00 - 15:14	12	13	25
15:15 - 15:29	19	15	34
15:30 - 15:44	19	17	36
15:45 - 15:59	28	24	52
16:00 - 16:14	18	18	36
16:15 - 16:29	19	14	33
16:30 - 16:44	11	11	22
16:45 - 16:59	9	14	23
17:00 - 17:14	13	16	29
17:15 - 17:29	14	16	30
17:30 - 17:44	20	22	42
17:45 - 17:59	12	9	21
18:00 - 18:14	19	22	41
18:15 - 18:29	15	10	25
18:30 - 18:44	25	12	37
18:45 - 18:59	16	9	25
19:00 - 19:14	10	16	26
19:15 - 19:29	16	11	27
19:30 - 19:44	16	12	28
19:45 - 19:59	12	10	22
20:00 - 20:14	12	9	21
20:15 - 20:29	16	9	25
20:30 - 20:44	6	7	13
20:45 - 20:59	11	4	15
21:00 - 21:14	10	8	18
21:15 - 21:29	13	9	22
21:30 - 21:44	4	5	9
21:45 - 21:59	8	8	16
22:00 - 22:14	10	4	14
22:15 - 22:29	7	7	14
22:30 - 22:44	5	3	8
22:45 - 22:59	8	3	11
23:00 - 23:14	6	1	7
23:15 - 23:29	9	5	14
23:30 - 23:44	3	2	5
23:45 - 23:59	1	2	3
Totals	921	894	1815
AM Peak Time	07:56 - 08:55	08:00 - 08:59	07:59 - 08:58
AM Peak Volume	74	74	146
PM Peak Time	15:27 - 16:26	15:14 - 16:13	15:32 - 16:31
PM Peak Volume	87	75	161

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Wednesday, 05/29/2019
Unit ID:
Location: SW 32nd Avenue North of Griffin Road
Comments: Davie, Florida

	Northbound Volume	Southbound Volume	Total Volume
00:00 - 00:14	2	3	5
00:15 - 00:29	4	0	4
00:30 - 00:44	1	1	2
00:45 - 00:59	5	1	6
01:00 - 01:14	0	2	2
01:15 - 01:29	4	1	5
01:30 - 01:44	1	1	2
01:45 - 01:59	1	1	2
02:00 - 02:14	0	0	0
02:15 - 02:29	3	2	5
02:30 - 02:44	1	1	2
02:45 - 02:59	3	3	6
03:00 - 03:14	0	1	1
03:15 - 03:29	2	1	3
03:30 - 03:44	1	0	1
03:45 - 03:59	1	1	2
04:00 - 04:14	0	1	1
04:15 - 04:29	1	2	3
04:30 - 04:44	1	0	1
04:45 - 04:59	0	1	1
05:00 - 05:14	0	2	2
05:15 - 05:29	1	3	4
05:30 - 05:44	3	6	9
05:45 - 05:59	4	9	13
06:00 - 06:14	1	5	6
06:15 - 06:29	2	4	6
06:30 - 06:44	5	15	20
06:45 - 06:59	3	11	14
07:00 - 07:14	4	5	9
07:15 - 07:29	8	14	22
07:30 - 07:44	9	24	33
07:45 - 07:59	15	16	31
08:00 - 08:14	23	14	37
08:15 - 08:29	17	22	39
08:30 - 08:44	22	14	36
08:45 - 08:59	19	31	50
09:00 - 09:14	13	16	29
09:15 - 09:29	13	18	31
09:30 - 09:44	9	8	17
09:45 - 09:59	11	11	22
10:00 - 10:14	10	11	21
10:15 - 10:29	10	8	18
10:30 - 10:44	13	15	28
10:45 - 10:59	10	10	20
11:00 - 11:14	11	9	20
11:15 - 11:29	6	9	15
11:30 - 11:44	8	9	17
11:45 - 11:59	11	6	17
12:00 - 12:14	14	17	31
12:15 - 12:29	13	9	22
12:30 - 12:44	15	19	34
12:45 - 12:59	11	14	25

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Wednesday, 05/29/2019
Unit ID:
Location: SW 32nd Avenue North of Griffin Road
Comments: Davie, Florida

	Northbound Volume	Southbound Volume	Total Volume
13:00 - 13:14	13	12	25
13:15 - 13:29	18	9	27
13:30 - 13:44	18	16	34
13:45 - 13:59	16	9	25
14:00 - 14:14	17	14	31
14:15 - 14:29	18	12	30
14:30 - 14:44	19	15	34
14:45 - 14:59	10	12	22
15:00 - 15:14	17	18	35
15:15 - 15:29	6	8	14
15:30 - 15:44	21	14	35
15:45 - 15:59	23	18	41
16:00 - 16:14	15	17	32
16:15 - 16:29	13	15	28
16:30 - 16:44	17	5	22
16:45 - 16:59	16	13	29
17:00 - 17:14	15	24	39
17:15 - 17:29	14	15	29
17:30 - 17:44	15	28	43
17:45 - 17:59	18	9	27
18:00 - 18:14	15	13	28
18:15 - 18:29	25	14	39
18:30 - 18:44	13	11	24
18:45 - 18:59	12	11	23
19:00 - 19:14	18	14	32
19:15 - 19:29	18	13	31
19:30 - 19:44	16	15	31
19:45 - 19:59	14	14	28
20:00 - 20:14	9	16	25
20:15 - 20:29	15	3	18
20:30 - 20:44	13	6	19
20:45 - 20:59	14	8	22
21:00 - 21:14	11	8	19
21:15 - 21:29	10	8	18
21:30 - 21:44	3	4	7
21:45 - 21:59	4	6	10
22:00 - 22:14	8	5	13
22:15 - 22:29	10	3	13
22:30 - 22:44	6	5	11
22:45 - 22:59	6	2	8
23:00 - 23:14	4	4	8
23:15 - 23:29	1	4	5
23:30 - 23:44	3	7	10
23:45 - 23:59	5	3	8
Totals	917	887	1804
AM Peak Time	08:02 - 09:01	08:13 - 09:12	08:02 - 09:01
AM Peak Volume	83	84	166
M Peak Time	13:34 - 14:33	16:45 - 17:44	16:42 - 17:41
.M Peak Volume	74	80	142

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Tuesday, 05/28/2019
Unit ID:
Location: SW 33rd Avenue North of Griffin Road
Comments: Davie, Florida

	Northbound Volume	Southbound Volume	Total Volume
00:00 - 00:14	2	0	2
00:15 - 00:29	6	1	7
00:30 - 00:44	2	3	5
00:45 - 00:59	1	1	2
01:00 - 01:14	4	0	4
01:15 - 01:29	4	1	5
01:30 - 01:44	1	0	1
01:45 - 01:59	3	1	4
02:00 - 02:14	1	0	1
02:15 - 02:29	1	0	1
02:30 - 02:44	2	2	4
02:45 - 02:59	1	0	1
03:00 - 03:14	0	0	0
03:15 - 03:29	1	1	2
03:30 - 03:44	1	0	1
03:45 - 03:59	1	1	2
04:00 - 04:14	2	1	3
04:15 - 04:29	0	1	1
04:30 - 04:44	0	0	0
04:45 - 04:59	0	1	1
05:00 - 05:14	1	3	4
05:15 - 05:29	1	3	4
05:30 - 05:44	1	5	6
05:45 - 05:59	1	5	6
06:00 - 06:14	0	2	2
06:15 - 06:29	3	5	8
06:30 - 06:44	3	12	15
06:45 - 06:59	1	9	10
07:00 - 07:14	7	12	19
07:15 - 07:29	6	12	18
07:30 - 07:44	8	10	18
07:45 - 07:59	6	8	14
08:00 - 08:14	9	10	19
08:15 - 08:29	5	11	16
08:30 - 08:44	9	12	21
08:45 - 08:59	9	4	13
09:00 - 09:14	5	8	13
09:15 - 09:29	1	18	19
09:30 - 09:44	4	4	8
09:45 - 09:59	9	13	22
10:00 - 10:14	6	5	11
10:15 - 10:29	2	7	9
10:30 - 10:44	15	21	36
10:45 - 10:59	6	6	12
11:00 - 11:14	10	12	22
11:15 - 11:29	10	7	17
11:30 - 11:44	4	7	11
11:45 - 11:59	13	10	23
12:00 - 12:14	8	12	20
12:15 - 12:29	10	10	20
12:30 - 12:44	6	9	15
12:45 - 12:59	8	12	20

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Tuesday, 05/28/2019
Unit ID:
Location: SW 33rd Avenue North of Griffin Road
Comments: Davie, Florida

	Northbound Volume	Southbound Volume	Total Volume
13:00 - 13:14	11	7	18
13:15 - 13:29	6	4	10
13:30 - 13:44	10	10	20
13:45 - 13:59	2	5	7
14:00 - 14:14	12	7	19
14:15 - 14:29	8	11	19
14:30 - 14:44	11	6	17
14:45 - 14:59	8	9	17
15:00 - 15:14	4	6	10
15:15 - 15:29	9	5	14
15:30 - 15:44	2	6	8
15:45 - 15:59	13	3	16
16:00 - 16:14	10	14	24
16:15 - 16:29	6	14	20
16:30 - 16:44	6	9	15
16:45 - 16:59	14	6	20
17:00 - 17:14	13	6	19
17:15 - 17:29	15	13	28
17:30 - 17:44	11	10	21
17:45 - 17:59	25	10	35
18:00 - 18:14	13	15	28
18:15 - 18:29	16	11	27
18:30 - 18:44	7	10	17
18:45 - 18:59	12	7	19
19:00 - 19:14	10	9	19
19:15 - 19:29	14	12	26
19:30 - 19:44	17	10	27
19:45 - 19:59	14	14	28
20:00 - 20:14	13	9	22
20:15 - 20:29	12	8	20
20:30 - 20:44	11	6	17
20:45 - 20:59	13	11	24
21:00 - 21:14	7	5	12
21:15 - 21:29	11	4	15
21:30 - 21:44	13	9	22
21:45 - 21:59	8	4	12
22:00 - 22:14	11	1	12
22:15 - 22:29	11	5	16
22:30 - 22:44	10	5	15
22:45 - 22:59	8	6	14
23:00 - 23:14	3	4	7
23:15 - 23:29	3	3	6
23:30 - 23:44	4	1	5
23:45 - 23:59	5	1	6
Totals	662	629	1291
AM Peak Time	10:29 - 11:28	09:48 - 10:47	10:29 - 11:28
AM Peak Volume	41	48	87
PM Peak Time	17:26 - 18:25	17:19 - 18:18	17:27 - 18:26
PM Peak Volume	71	50	120

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Wednesday, 05/29/2019
Unit ID:
Location: SW 33rd Avenue North of Griffin Road
Comments: Davie, Florida

	Northbound Volume	Southbound Volume	Total Volume
00:00 - 00:14	7	1	8
00:15 - 00:29	2	2	4
00:30 - 00:44	1	0	1
00:45 - 00:59	2	4	6
01:00 - 01:14	2	0	2
01:15 - 01:29	1	0	1
01:30 - 01:44	2	2	4
01:45 - 01:59	1	1	2
02:00 - 02:14	1	0	1
02:15 - 02:29	1	1	2
02:30 - 02:44	0	0	0
02:45 - 02:59	0	1	1
03:00 - 03:14	3	1	4
03:15 - 03:29	1	1	2
03:30 - 03:44	1	0	1
03:45 - 03:59	1	1	2
04:00 - 04:14	0	1	1
04:15 - 04:29	0	1	1
04:30 - 04:44	3	3	6
04:45 - 04:59	0	1	1
05:00 - 05:14	0	4	4
05:15 - 05:29	0	1	1
05:30 - 05:44	3	6	9
05:45 - 05:59	1	3	4
06:00 - 06:14	2	5	7
06:15 - 06:29	1	7	8
06:30 - 06:44	5	11	16
06:45 - 06:59	4	13	17
07:00 - 07:14	6	11	17
07:15 - 07:29	6	17	23
07:30 - 07:44	8	8	16
07:45 - 07:59	5	7	12
08:00 - 08:14	7	16	23
08:15 - 08:29	5	11	16
08:30 - 08:44	9	14	23
08:45 - 08:59	5	10	15
09:00 - 09:14	8	9	17
09:15 - 09:29	6	15	21
09:30 - 09:44	3	11	14
09:45 - 09:59	7	8	15
10:00 - 10:14	17	7	24
10:15 - 10:29	4	13	17
10:30 - 10:44	8	8	16
10:45 - 10:59	4	14	18
11:00 - 11:14	7	6	13
11:15 - 11:29	7	8	15
11:30 - 11:44	7	10	17
11:45 - 11:59	10	8	18
12:00 - 12:14	8	6	14
12:15 - 12:29	9	9	18
12:30 - 12:44	10	8	18
12:45 - 12:59	9	5	14

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Wednesday, 05/29/2019
Unit ID:
Location: SW 33rd Avenue North of Griffin Road
Comments: Davie, Florida

	Northbound Volume	Southbound Volume	Total Volume
13:00 - 13:14	2	6	8
13:15 - 13:29	7	9	16
13:30 - 13:44	11	15	26
13:45 - 13:59	5	17	22
14:00 - 14:14	9	11	20
14:15 - 14:29	12	10	22
14:30 - 14:44	15	12	27
14:45 - 14:59	4	2	6
15:00 - 15:14	5	14	19
15:15 - 15:29	15	11	26
15:30 - 15:44	9	18	27
15:45 - 15:59	11	5	16
16:00 - 16:14	15	10	25
16:15 - 16:29	11	14	25
16:30 - 16:44	10	9	19
16:45 - 16:59	14	9	23
17:00 - 17:14	11	11	22
17:15 - 17:29	15	8	23
17:30 - 17:44	21	11	32
17:45 - 17:59	17	14	31
18:00 - 18:14	18	7	25
18:15 - 18:29	14	13	27
18:30 - 18:44	16	10	26
18:45 - 18:59	12	9	21
19:00 - 19:14	17	10	27
19:15 - 19:29	14	9	23
19:30 - 19:44	12	13	25
19:45 - 19:59	12	10	22
20:00 - 20:14	15	13	28
20:15 - 20:29	6	8	14
20:30 - 20:44	11	8	19
20:45 - 20:59	8	9	17
21:00 - 21:14	11	6	17
21:15 - 21:29	8	7	15
21:30 - 21:44	9	6	15
21:45 - 21:59	9	9	18
22:00 - 22:14	11	6	17
22:15 - 22:29	12	6	18
22:30 - 22:44	6	3	9
22:45 - 22:59	6	4	10
23:00 - 23:14	7	2	9
23:15 - 23:29	5	4	9
23:30 - 23:44	1	2	3
23:45 - 23:59	3	1	4
Totals	**682**	**701**	**1383**
AM Peak Time	09:42 - 10:41	07:56 - 08:55	07:54 - 08:53
AM Peak Volume	37	55	81
PM Peak Time	17:16 - 18:15	13:21 - 14:20	17:29 - 18:28
PM Peak Volume	72	54	116

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Tuesday, 05/28/2019
Unit ID:
Location: SW 44th Street West of SW 33rd Avenue
Comments: Davie, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	0	0	0
00:15 - 00:29	0	0	0
00:30 - 00:44	0	0	0
00:45 - 00:59	0	0	0
01:00 - 01:14	0	1	1
01:15 - 01:29	1	0	1
01:30 - 01:44	0	0	0
01:45 - 01:59	0	0	0
02:00 - 02:14	0	0	0
02:15 - 02:29	0	0	0
02:30 - 02:44	0	0	0
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	0	0	0
03:45 - 03:59	0	1	1
04:00 - 04:14	1	0	1
04:15 - 04:29	1	0	1
04:30 - 04:44	0	0	0
04:45 - 04:59	1	0	1
05:00 - 05:14	1	0	1
05:15 - 05:29	1	0	1
05:30 - 05:44	0	0	0
05:45 - 05:59	0	0	0
06:00 - 06:14	0	0	0
06:15 - 06:29	1	0	1
06:30 - 06:44	1	0	1
06:45 - 06:59	2	1	3
07:00 - 07:14	3	0	3
07:15 - 07:29	1	0	1
07:30 - 07:44	1	0	1
07:45 - 07:59	2	1	3
08:00 - 08:14	4	1	5
08:15 - 08:29	4	0	4
08:30 - 08:44	3	4	7
08:45 - 08:59	1	1	2
09:00 - 09:14	0	0	0
09:15 - 09:29	9	1	10
09:30 - 09:44	3	3	6
09:45 - 09:59	3	0	3
10:00 - 10:14	2	0	2
10:15 - 10:29	1	0	1
10:30 - 10:44	3	2	5
10:45 - 10:59	0	1	1
11:00 - 11:14	2	4	6
11:15 - 11:29	2	3	5
11:30 - 11:44	3	2	5
11:45 - 11:59	3	2	5
12:00 - 12:14	0	6	6
12:15 - 12:29	5	6	11
12:30 - 12:44	3	2	5

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Tuesday, 05/28/2019
Unit ID:
Location: SW 44th Street West of SW 33rd Avenue
Comments: Davie, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	3	3	6
13:15 - 13:29	1	2	3
13:30 - 13:44	3	0	3
13:45 - 13:59	1	2	3
14:00 - 14:14	4	3	7
14:15 - 14:29	0	3	3
14:30 - 14:44	2	4	6
14:45 - 14:59	2	2	4
15:00 - 15:14	1	1	2
15:15 - 15:29	3	1	4
15:30 - 15:44	1	1	2
15:45 - 15:59	0	2	2
16:00 - 16:14	1	1	2
16:15 - 16:29	2	3	5
16:30 - 16:44	2	2	4
16:45 - 16:59	0	1	1
17:00 - 17:14	1	1	2
17:15 - 17:29	2	2	4
17:30 - 17:44	1	2	3
17:45 - 17:59	3	7	10
18:00 - 18:14	3	4	7
18:15 - 18:29	5	3	8
18:30 - 18:44	1	3	4
18:45 - 18:59	3	8	11
19:00 - 19:14	1	0	1
19:15 - 19:29	2	0	2
19:30 - 19:44	4	1	5
19:45 - 19:59	2	8	10
20:00 - 20:14	1	2	3
20:15 - 20:29	0	3	3
20:30 - 20:44	1	1	2
20:45 - 20:59	1	2	3
21:00 - 21:14	3	1	4
21:15 - 21:29	1	4	5
21:30 - 21:44	1	1	2
21:45 - 21:59	0	1	1
22:00 - 22:14	2	3	5
22:15 - 22:29	1	1	2
22:30 - 22:44	2	5	7
22:45 - 22:59	2	2	4
23:00 - 23:14	0	1	1
23:15 - 23:29	0	2	2
23:30 - 23:44	0	0	0
23:45 - 23:59	0	0	0
Totals	141	145	286
AM Peak Time	09:09 - 10:08	10:55 - 11:54	08:36 - 09:35
AM Peak Volume	17	12	23
PM Peak Time	12:09 - 13:08	17:53 - 18:52	12:11 - 13:10
PM Peak Volume	15	19	33

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Wednesday, 05/29/2019
Unit ID:
Location: SW 44th Street West of SW 33rd Avenue
Comments: Davie, Florida

	Eastbound Volume	Westbound Volume	Total Volume
00:00 - 00:14	0	0	0
00:15 - 00:29	0	1	1
00:30 - 00:44	0	1	1
00:45 - 00:59	1	0	1
01:00 - 01:14	0	0	0
01:15 - 01:29	0	0	0
01:30 - 01:44	0	0	0
01:45 - 01:59	0	0	0
02:00 - 02:14	0	0	0
02:15 - 02:29	0	0	0
02:30 - 02:44	0	0	0
02:45 - 02:59	0	0	0
03:00 - 03:14	0	0	0
03:15 - 03:29	0	0	0
03:30 - 03:44	0	0	0
03:45 - 03:59	0	0	0
04:00 - 04:14	1	0	1
04:15 - 04:29	0	0	0
04:30 - 04:44	1	0	1
04:45 - 04:59	1	0	1
05:00 - 05:14	0	0	0
05:15 - 05:29	1	0	1
05:30 - 05:44	0	0	0
05:45 - 05:59	0	0	0
06:00 - 06:14	2	1	3
06:15 - 06:29	1	0	1
06:30 - 06:44	1	0	1
06:45 - 06:59	2	1	3
07:00 - 07:14	3	1	4
07:15 - 07:29	3	1	4
07:30 - 07:44	3	0	3
07:45 - 07:59	2	1	3
08:00 - 08:14	4	1	5
08:15 - 08:29	0	2	2
08:30 - 08:44	3	3	6
08:45 - 08:59	3	1	4
09:00 - 09:14	2	1	3
09:15 - 09:29	7	3	10
09:30 - 09:44	3	2	5
09:45 - 09:59	6	0	6
10:00 - 10:14	0	2	2
10:15 - 10:29	5	5	10
10:30 - 10:44	5	3	8
10:45 - 10:59	6	3	9
11:00 - 11:14	2	1	3
11:15 - 11:29	4	2	6
11:30 - 11:44	2	2	4
11:45 - 11:59	2	4	6
12:00 - 12:14	0	5	5
12:15 - 12:29	4	4	8
12:30 - 12:44	1	5	6
12:45 - 12:59	3	2	5

Traffic Survey Specialists, Inc.

Daily Vehicle Volume Report

Study Date: Wednesday, 05/29/2019
Unit ID:
Location: SW 44th Street West of SW 33rd Avenue
Comments: Davie, Florida

	Eastbound Volume	Westbound Volume	Total Volume
13:00 - 13:14	2	1	3
13:15 - 13:29	1	3	4
13:30 - 13:44	4	2	6
13:45 - 13:59	4	3	7
14:00 - 14:14	1	6	7
14:15 - 14:29	3	3	6
14:30 - 14:44	4	4	8
14:45 - 14:59	0	2	2
15:00 - 15:14	4	4	8
15:15 - 15:29	2	1	3
15:30 - 15:44	3	3	6
15:45 - 15:59	2	1	3
16:00 - 16:14	2	5	7
16:15 - 16:29	5	1	6
16:30 - 16:44	2	5	7
16:45 - 16:59	4	4	8
17:00 - 17:14	1	5	6
17:15 - 17:29	2	2	4
17:30 - 17:44	2	4	6
17:45 - 17:59	2	5	7
18:00 - 18:14	3	6	9
18:15 - 18:29	6	5	11
18:30 - 18:44	3	5	8
18:45 - 18:59	4	5	9
19:00 - 19:14	3	5	8
19:15 - 19:29	3	1	4
19:30 - 19:44	1	3	4
19:45 - 19:59	3	1	4
20:00 - 20:14	4	5	9
20:15 - 20:29	0	4	4
20:30 - 20:44	2	1	3
20:45 - 20:59	1	0	1
21:00 - 21:14	0	0	0
21:15 - 21:29	0	0	0
21:30 - 21:44	1	1	2
21:45 - 21:59	2	0	2
22:00 - 22:14	0	1	1
22:15 - 22:29	4	4	8
22:30 - 22:44	3	3	6
22:45 - 22:59	1	1	2
23:00 - 23:14	1	2	3
23:15 - 23:29	1	3	4
23:30 - 23:44	1	0	1
23:45 - 23:59	0	0	0
Totals	181	178	359
AM Peak Time	10:19 - 11:18	10:09 - 11:08	10:10 - 11:09
AM Peak Volume	19	14	32
PM Peak Time	17:55 - 18:54	17:55 - 18:54	17:55 - 18:54
PM Peak Volume	18	22	40

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: 7/6/2020

Site Plan Application #: SP-07-20

Name of Project/Development: Palms By The Water

Address of Project/Development: 3321 SW 44th St. Dania Beach, FL 33312

Owner/Agent: Yoav Benjo

Design Professional of Record: Zuhair Jalloul, P.E.

Water Purveyor: Broward County

Water Purveyor Address: 2555 W Copans Rd, Pompano Beach, FL 33069

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is 5B in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1500 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 7/6/2020

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

MINUTES
CITY OF DANIA BEACH
PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Commission Chambers
WEDNESDAY, JUNE 19, 2019
7:01 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:
A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

I. ROLL CALL

The meeting was called to order at 7:01PM by Chair Kenya J. Peterman.

Chair Kenya J. Peterman	Present	Tom Ansbro, Board Attorney	Present
W. Quin Robertson, PhD.	Present	Corinne Lajoie, Planning and Zoning Manager	Present
Tony Suriani	Present	Debbie Sabino, Board Secretary	Present
Bobbie H. Grace	Present		
Janine Rice	Present		

II. APPROVAL OF MINUTES

1. *Approval of Minutes of the Planning and Zoning Board / Local Planning Agency from the May 22, 2019 meeting.*

Motion was made by Bobbie H. Grace to approve the minutes of the Planning & Zoning Board/Local Planning Agency from the May 22, 2019 meeting as presented and was seconded by W. Quin Robertson. Motion passed 5-0.

Chair Kenya J. Peterman	Yes
W. Quin Robertson	Yes
Tony Suriani	Yes
Bobbie H. Grace	Yes
Janine Rice	Yes

III. PUBLIC HEARINGS

Without objection, the Chair announced that agenda item #2, TX-42-19, would be heard first as it was going to be continued.

2. **TX-42-19:** The applicant, Dennis D. Mele, Esq., on behalf of the property owner Dania Beach Marina Corp., is requesting a text amendment to the Planned Mixed Use Development zoning district.

Chair Peterman asked if there was anyone in attendance who wished to speak on this item. Board Member Grace wanted to know how long this item would be deferred and was answered by Corinne Lajoie, Planning and Zoning Manager, that it would be heard at the next Board Meeting on July 17, 2019. No one else wished to speak.

Motion was made by Bobbie H. Grace to continue this item to the July 17, 2019 meeting and was seconded by Janine Rice. Motion passed 5-0.

1. **SP-77-18:** The applicant, Yoav Benjo, on behalf of the property owner B & B Investment Solutions, LLC, is requesting site plan approval for nine (9) townhomes for property located at 3321 SW 44 Street.

Chair Kenya J. Peterman said that this agenda item was listed on last month's agenda and thanked everyone for coming back. She turned the meeting over to Corinne Lajoie, Planning and Zoning Manager, to present this agenda item with a PowerPoint presentation. Ms. Lajoie said that this is a site plan review for this property in the RM-1 zoning district (multiple-family residential district with sixteen units per acre). The land use designation is irregular with ten units per acre. There are no open violations on the property. There is currently a single-family home on the property that would be demolished prior to the construction of the proposed nine townhomes, if approved. She showed the location of the property on the zoning map explaining that across the street from the property, there is residential single-family zoning. This application required no variances, no special exceptions, no exceptions and no waivers and the proposed site plan meets all of the City's zoning regulations related to building placement, use, mass and density. She showed renderings of the townhomes' elevations and the project's landscaping. Because it is a site plan, the Development Review Committee (DRC) reviewed it on September 27, 2018 and again on November 29, 2018 and there are several DRC comments that remain and these outstanding comments/conditions must be addressed prior to the issuance of a building permit. They are listed in the resolution and should the resolution be approved, would automatically become conditions of approval. Ms. Lajoie said that Staff is recommending approval of the site plan request providing the outstanding DRC comments are made conditions of approval to be addressed prior to the issuance of a building permit. She said that the applicant is here to make a presentation as well.

Bobbie H. Grace reminded that at the last meeting, she requested some updates from the developer for the concerns expressed by residents who spoke at last month's meeting. Ms. Lajoie said that some of those residents also spoke at the City Commission Meeting. The applicant is aware of the issues, as she shared them with him, and she explained to the Board what the applicant did for community outreach. Ms. Lajoie answered Ms. Grace that the retaining wall is not a fence as it is low (about 3 feet) and it is part of the site plan. Ms. Lajoie did additional research and the property itself, even though it is zoned multi-family, could have five single-family homes built on that parcel instead of nine townhomes. Through a Board request, Ms. Lajoie explained the outstanding DRC comments which are mostly addressed at permitting. Chair Peterman wanted to know about construction on the road for which Ms. Lajoie was not aware but there is construction in that area and she spoke about another townhouse project. She also answered that the further west 44th Street goes, it dead ends. Bobbie H. Grace wanted to know if there were other letters of opposition from the residents besides the one in tonight's packet and Ms. Lajoie explained. Ms. Lajoie answered that she never received a copy of the developer's correspondence because she thinks the applicant walked the street and spoke to people who were available. However, after the May meeting, the developer wrote a letter that he distributed and she received a copy of it which is in the Board packet. The Chair opened the public hearing and invited the developer to speak.

Stefan BenSaadon approached the podium with Jo Benjo and explained how they walked the property and spoke with three neighbors. They spoke to Barbara about the concerns she listed in an email. They addressed each concern and emailed it back to her. They drafted a letter and taped it to doors. They are working with Barbara who said she is really against this project. They will add more landscaping than what is on the plan to create more privacy. Yoav (Jo) Benjo explained that they would keep doing whatever helps the neighbors. Chair Peterman asked if Mr. Benjo would consider building five single-family homes instead of nine townhomes but was told they bought this to build townhomes.

W. Quin Robertson voiced concern about traffic and that building a roof sundeck on townhomes could lead to lack of neighborhood privacy. Mr. Benjo spoke about a traffic study and that there would be a privacy wall on the roof.

Janine Rice asked about the timeframe for walking the neighborhood and Mr. Benjo answered that it occurred around June but Mr. BenSaadon said that was started after the lot was purchased. Another question was how many projects did the developers build and they answered about four or five and that they never used this project's engineer before on any of their other projects.

Bobbi H. Grace asked if the developers could upgrade the surrounding homes as they built their project and was answered to bring the specifics to them so they would know what had to be done.

The Chair asked for public comments/questions and Randy Wright inquired about existing elevation of the ground and the project's Civil Engineer, Zuhair Jalloul, said it is approximately 2.5 feet navd. Discussion ensued about the ground level being raised for this project and Mr. Wright said surrounding properties would be lower and asked how drainage would be mitigated. He felt that the architecture does not match the other homes around the property and does not fit the community. The road needs to be widened to handle more cars. What are the estimated costs of the townhouses? Mr. Wright has concern for open space and said he never had the developer's letter taped to his door. Barbara Ringstad spoke about the wall not being high enough and that she would not have bought her house if she knew about this project. Don Klug only knew about this project because of the sign. He never received the letter taped on his door. He is against a three-story building amongst single-story homes and asked about boat slips. He stated that there would be eighteen more cars due to nine townhomes in an already crowded area on a dead end street. What if the townhomes don't sell? Jeanette Lago said this area is a quiet neighborhood. It is a senior community and having new construction would have children playing in the street and create more congestion. Each townhome would have at least two cars and perhaps a boat. The design does not look like it belongs in this neighborhood and she does not like it. Her home is freshly painted and beautifully landscaped and felt that the developer is wrong about his opinion of some of the surrounding homes. She never saw the developers walking the neighborhood. She would agree to maybe five or six single-family homes not townhomes. She would like P&Z to consider re-zoning to single family. Pat Wright didn't get flyers or a letter. There was no word going around that the developers walked the neighborhood. She is against two-story or three-story townhomes as the rest of the area is single-story. Concern was voiced about flooding because this project would be made higher than the other homes in the area. Cathy David never saw the developers before and did not know about this project except for the sign. There should have been a community meeting. Because of the nearby airport, she feels a plane would be right by a roof sundeck. She is for single-family homes. Samantha Andescavage said she never received a letter taped to her door. She is insulted about the developer's opinion of the surrounding neighborhood. The townhomes would be too high, too close, and have too many cars. She strongly prefers single-family homes over nine townhomes which would probably lower her property value. Philip Andescavage lives directly east of the proposed townhome project and is not in favor of the townhomes. He would prefer single-family homes. The other townhome project is now being listed for rental. The landscaping is not a fix and there is no privacy. He is concerned about renters. Weight turbulence should be considered because it could affect the sundecks and could cause injury. The traffic study was performed on Memorial Day Weekend and may not have the proper statistics. There is an Oak Tree (specimen tree) 18" in diameter which is slated for removal. Mr. Andescavage said that he sent an email to all the commissioners.

To answer about the traffic study, the developer testified that it was signed on Memorial Day but was performed prior to that day. He explained what the traffic study entailed and that it was done by professionals. The Civil Engineer, Juhair Jalloul, went over the issues brought up by the residents including but not limited to FAA approval, $550,000 cost of the townhouse, the cost to build the townhouse, drainage issues/drainage report, purpose of the wall around the property, determination of the wall height, comply with City requirements for setbacks, landscaping material approved by the City, protect neighbors against outside spillage, and that traffic is well within the acceptable limits.

Adolf Lago is concerned about the traffic and that two other projects are being built. He said that there is a backup in AM and PM work traffic. His other concern is that the property is infested with termites, raccoons, possums, and rats. Ron Davis never saw the developers walk the property. Nothing was taped to his door. There is a traffic issue. If these townhomes are built, the traffic would be worse. The road needs to be widened and need good access onto Griffin Road. He reminded that Auto Zone is going up on the corner. This small community would be crowded with a lot of vehicles. James Van Dyke feels traffic

would be too much and especially getting by the field. He spoke about the drainage issue and flooding. No other members of the public wished to speak.

Bobbie H. Grace understands what everyone said but what really hit home with her was the testimony regarding the security and the quietness of the neighborhood. She understands the problem of the drainage and the retaining wall. It comes down to what is best and what is compatible for the residents in that area. There is a potential for something to happen with more cars. She wished the developers would build single-family homes and not townhomes. No one else wished to speak and the public hearing was closed.

Motion was made by Bobbie H. Grace to recommend denial of this agenda item to the City Commission and was seconded by Tony Suriani. Motion passed 5-0.

Kenya J. Peterman	Yes
W. Quin Robertson	Yes
Tony Suriani	Yes
Bobbie H. Grace	Yes
Janine Rice	Yes

IV. BOARD ITEMS

1. Upcoming Meeting Dates. (Corinne Lajoie said July 17, 2019 is the date of the next meeting.)

V. MEETING ADJOURNED

As there was no further business to discuss, the meeting was adjourned at 8:28PM.

ATTEST:

DEBBIE SABINO	KENYA J. PETERMAN, CHAIR
BOARD CLERK	PLANNING AND ZONING BOARD

For more details regarding this meeting of the Planning and Zoning Board/Local Planning Agency, please request an audio file of the meeting by calling Debbie Sabino at (954) 924-6805 X3643 or emailing dsabino@daniabeachfl.gov.

PALMS BY THE WATER

3321 SW 44TH STREET, DANIA BEACH, FL

DRAINAGE REPORT

Prepared By: Florida Consulting Engineers, Inc.
Certificate of Authorization No. 5810
134 NW 16th STREET. , Suite 1
BOCA RATON, FLORIDA 33432
PHONE: 561-353-1152 FAX: 561-353-1708
zj@flcengineers.com

ZUHAIR M. JALLOUL, P.E.
FLORIDA LICENSE NO, 35416

OCTOBER 5, 2020

PRE- DEVELOPMENT

DRAINAGE BASIN DATA			Abbreviation	Areas in Sq. Ft.
Buildings Roof =	**0.0641**	Acres	(BR)	**2793**
Paved area, walks and pool =	**0.0617**	Acres	(RP)	**2688**
Lake	**0.0000**	Acres	(LA)	**0**
Pervious=	**0.8728**	Acres	(PR)	**38018**
Total Area=	**0.9986**	Acres	(TA)	**43499**

Water Level Elevations			
Wet Season Water Table =	**1.50**	Ft. NAGV	WWT
Average Water Table Elevation=	**1.50**	Ft. NAGV	AWT
Average Site Elevation=	**3.50**	Ft. NAGV	ASE
Average depth of Water Table=	**2.00**	Ft.	DWT
Soil Storage =	**2.20**	inches	SST

RAINFALL DATA

SOURCE: SFWMD Volume IV

RAINFALL EVENT	P (inch)
10-year 1-day =	**8.20**
25-year 1-day =	**10.25**
100-year 1-day =	**12.80**

Calculated based upon:
P for 3-day = P for 1-day x 1.359

RAINFALL EVENT	P (inch)
10-year 3-day =	**11.14**
25-year 3-day =	**13.93**
100-year 3-day=	**17.40**

WATER QUALITY COMPUTATIONS

Minimum required treatment volume is the greater of:
1. The first one inch of runoff from the entire site
2. The amount of 2.5 inches times the percentage of impervious

1. The first one inch of runoff from site: (TA x 1 inch x 1 ft/12 inches) = 0.08 Ac.-Ft.
Abbreviation (FIN)

2. The 2.5 inches times the percent of impervious:
a. Site area for Water Quality (W.Q.) pervious/impervious calculations only:
(TA - LA - BR) = 0.93 Acres Site W.Q. Per/Imper. **Abbreviation** (SWQ)

b. Impervious area for water quality pervious/impervious calculations only
(TA - LA - BR - PR) = 0.06 Acres Impervious W.Q. Per./Imper.
Abbreviation (QPI)

c. Percent of Impervious for W.Q.:
(QIP / SWQ) x100%= 6.60 % Impervious (PIQ)

d. For 2.5 inches times the percentage impervious:
2.5 inches x PIQ / 100 = 0.17 Inches to be treated
Abbreviation (INT)

e. Volume required for W.Q. detention=
[(INT x (TA - LA)] /12 = 0.01374 Ac.-Ft. **Abbreviation** (TIN)

3. The required volume for water quality detention is =
THE GREATER OF (FIN) AND (TIN) = **0.08** Ac.-Ft.

SCS Curve Number - Soil Storage

The Average depth to the water table = ASE - AWT =			2.00 ft.	
			Abbreviation	(DWT)
Storage depth is equal to DWT or 4 ft. maximum =			2.00 ft.	
Available Onsite Soil Storage:				
=SST x PR x 1 ft./12 inches =	0.16	Ac.Ft.	**Abbreviation**	(AST)
SITE WIDE SOIL STORAGE:				
Convert available soil storage onsite per site area				
Onsite Soil Storage **(SITE WIDE)** =				
(AST / TA) x 12 inches/ ft. =	**1.92** in.		**Abbreviation**	(S)
SCS Curve Number, CN = 1000/(S + 10) =		84	**Abbreviation**	(CN)

Calculate Storm Discharge:

STORM EVENT		Precipitation (P) Inches	* Runoff (Q) Inches	** Site Runoff (Qt) ac.ft.
10-year 1-day		8.20	6.27	0.52
25-year 1-day		10.25	8.26	0.69
10-year 3-day		11.14	9.13	0.76
25-year 3-day		13.93	11.86	0.99
100-year 1-day		12.80	10.75	0.89
100-year 3-day		17.40	15.28	1.27

$$* \text{ Runoff (Q)} = \frac{(P - (0.2x\ S))\text{^}2}{(P + (0.8\ xS)}$$

** Site Runoff (Qt) = Q x TA x (1 ft/12 in.)

POST DEVELOPMENT

DRAINAGE BASIN DATA			Abbreviation	Areas in Sq. Ft.
Buildings Roof =	**0.2705**	Acres	(BR)	**11781**
Paved area=	**0.2841**	Acres	(RP)	**12377**
Lake	**0.0344**	Acres	(LA)	**1500**
Pervious=	**0.4096**	Acres	(PR)	**17841**
Total Area=	**0.9986**	Acres	(TA)	**43499**

Water Level Elevations			
Wet Season Water Table =	**1.50**	Ft. NAVD	WWT
Average Water Table Elevation=	**1.50**	Ft. NAVD	AWT
Average Site Elevation=	**4.10**	Ft. NAVD	ASE
Average depth of Water Table=	**2.60**	Ft.	DWT
Soil Storage =	**2.90**	inches	SST

RAINFALL DATA

SOURCE: SFWMD Volume IV

RAINFALL EVENT	P (inch)
10-year 1-day =	**8.20**
25-year 1-day =	**10.25**
100-year 1-day =	**12.80**

Calculated based upon:
P for 3-day = P for 1-day x 1.359

RAINFALL EVENT	P (inch)
10-year 3-day =	**11.14**
25-year 3-day =	**13.93**
100-year 3-day=	**17.40**

WATER QUALITY COMPUTATIONS

Minimum required treatment volume is the greater of:
1. The first one inch of runoff from the entire site
2. The amount of 2.5 inches times the percentage of impervious

1. The first one inch of runoff from site: (TA x 1 inch x 1 ft/12 inches) = 0.08 Ac.-Ft.
Abbreviation (FIN)

2. The 2.5 inches times the percent of impervious:
a. Site area for Water Quality (W.Q.) pervious/impervious calculations only:
(TA - LA - BR) = 0.69 Acres Site W.Q. Per/Imper. **Abbreviation** (SWQ)

b. Impervious area for water quality pervious/impervious calculations only
(TA - LA - BR - PR) = 0.28 Acres Impervious W.Q. Per./Imper.
Abbreviation (QPI)

c. Percent of Impervious for W.Q.:
(QIP / SWQ) x100%= 40.96 % Impervious (PIQ)

d. For 2.5 inches times the percentage impervious:
2.5 inches x PIQ / 100 = 1.02 Inches to be treated
Abbreviation (INT)

e. Volume required for W.Q. detention=
[(INT x (TA - LA)] /12 = 0.08227 Ac.-Ft. **Abbreviation** (TIN)

3. The required volume for water quality detention is =
THE GREATER OF (FIN) AND (TIN) = **0.08** Ac.-Ft.

SCS Curve Number - Soil Storage

The Average depth to the water table = ASE - AWT = 2.60 ft.

Storage depth is equal to DWT or 4 ft. maximum = **Abbreviation** (DWT) 2.60 ft.

Available Onsite Soil Storage:
=SST x PR x 1 ft./12 inches = 0.10 Ac.Ft. **Abbreviation** (AST)

SITE WIDE SOIL STORAGE:
Convert available soil storage onsite per site area

Onsite Soil Storage **(SITE WIDE)** =
(AST / TA) x 12 inches/ ft. = **1.19** in. **Abbreviation** (S)

SCS Curve Number, CN = 1000/(S + 10) = 89 **Abbreviation** (CN)

Calculate Storm Discharge:

STORM EVENT	Precipitation (P) Inches	* Runoff (Q) Inches	** Site Runoff (Qt) ac.ft.
10-year 1-day	8.20	6.93	0.58
25-year 1-day	10.25	8.95	0.74
10-year 3-day	11.14	9.83	0.82
25-year 3-day	13.93	12.60	1.05
100-year 1-day	12.80	11.48	0.95
100-year 3-day	17.40	16.04	1.34

$$* \text{ Runoff (Q)} = \frac{(P - (0.2x\ S))^2}{(P + (0.8\ xS)}$$

** Site Runoff (Qt) = Q x TA x (1 ft/12 in.)

FRENCH DRAIN CALCULATIONS:

OPEN HOLE TEST RESULTS BY NUTTING ENGINEERING AND TESTING, INC. DATED 8-10-18

AVERAGE = 4.3200E-04 CFS/FT^2-FT.HEAD

SPECIAL CASE

L= V/[K(2H2Du-Du^2+2H2Ds)+(0.000139WDu)]

FOR Ds GREATER THAN Du or THE Width is More than Twice the Depth

Formula is per South Florida Water Management District Manual Volume IV

L= Length of Trench	=	90.00 FT.
V= Volume Treated	=	1.04 ACRE-INCH
V1= Volume Treated	=	0.0864 ACRE-FT.
Allowable Max. French Drain Capacity = 3.2" X area=		0.2663 ACRE-FT.
W= Width of Trench	=	5.75 FT.
K= Hydraulic Conductivity	=	4.3200E-04 CFS/FT^2-FT.HEAD
H2= Depth to the Water Table	=	2.00 FT.
Broward County Future WTE = 1.50 ft. NAVD, Lowest CB rim 3.50 ft. NAVD---H2 = 2.00		
Du= Non-saturated Trench Depth (feet)	=	0.50 FT.
Ds= Saturated Trench Depth (feet)	=	6.00 FT.
VOLUME TREATED IN PROPOSED FRENCH DRAIN IS =		0.0864 ACRE-FT.

PRE-DEVELOPMENT STAGE vs STORAGE

Drainage basin - Building area = 0.9986 - 0.0641 = 0.93 Acres

STAGE STORAGE CALCULATIONS FOR BASIN WITHIN THE BERM

Stage Increments (ft) 0.25	Parking & Driveways Paved	Landscape Pervious	SUMMARY	
Low Elev.	3.00	2.20		
High Elev.	3.50	3.90		
Area (acres	0.0617	0.8728		
Stage Elev.	Storage (ac.ft.)	Storage (ac.ft.)	Stage Elev.	TOTAL (ac.ft.)
2.00	0.0000	0.0000	2.00	0.00
2.25	0.0000	0.0006	2.25	0.00
2.50	0.0000	0.0231	2.50	0.02
2.75	0.0000	0.0777	2.75	0.08
3.00	0.0000	0.1643	3.00	0.16
3.25	0.0039	0.2830	3.25	0.29
3.50	0.0154	0.4338	3.50	0.45
3.75	0.0309	0.6167	3.75	0.65
4.00	0.0463	0.8291	4.00	0.88
4.25	0.0617	1.0473	4.25	1.11
4.40	0.0710	1.1782	4.40	1.25
4.50	0.0771	1.2655	4.50	1.34
4.75	0.0926	1.4837	4.75	1.58
5.00	0.1080	1.7019	5.00	1.81
5.25	0.1234	1.9201	5.25	2.04

POST DEVELOPMENT STAGE vs STORAGE

Drainage basin - Building area = 0.9986 - 0.3049 = 0.6937 Acres

STAGE STORAGE CALCULATIONS FOR BASIN WITHIN THE BERM

Stage Increments (ft)	Parking & Driveways	RETENTION AREA #1		RETENTION AREA #2		RETENTION AREA #3		Landscape	FRENCH DRAIN
0.25	Paved	SIDES	BOTTOM	SIDES	BOTTOM	SIDES	BOTTOM	Pervious	
Low Elev.	3.25	2.50	2.50	2.50	2.50	2.50	2.50	2.50	
High Elev.	5.10	4.80	2.50	4.80	2.50	4.80	2.50	4.00	
Area (acres)	0.2841	0.0557	0.0161	0.0540	0.0187	0.0396	0.0183	0.3378	
Stage Elev.	Storage (ac.ft.)	Storage (ac.ft.)	Storage (ac.ft.)	Storage (ac.ft.)	Storage (ac.ft.)	Storage (ac.ft.)	Storage (ac.ft.)	Storage (ac.ft.)	Storage (ac.ft.)
2.00	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.25	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
2.50	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0864
2.75	0.0000	0.0008	0.0040	0.0007	0.0047	0.0005	0.0046	0.0070	0.0864
3.00	0.0000	0.0030	0.0080	0.0029	0.0093	0.0021	0.0091	0.0281	0.0864
3.25	0.0000	0.0068	0.0121	0.0066	0.0140	0.0048	0.0137	0.0633	0.0864
3.50	0.0048	0.0121	0.0161	0.0117	0.0187	0.0086	0.0183	0.1126	0.0864
3.75	0.0192	0.0189	0.0201	0.0184	0.0233	0.0134	0.0228	0.1759	0.0864
4.00	0.0432	0.0273	0.0241	0.0264	0.0280	0.0193	0.0274	0.2533	0.0864
4.25	0.0768	0.0371	0.0281	0.0360	0.0327	0.0263	0.0319	0.3378	0.0864
4.40	0.1016	0.0437	0.0305	0.0424	0.0355	0.0310	0.0347	0.3885	0.0864
4.50	0.1200	0.0484	0.0321	0.0470	0.0373	0.0344	0.0365	0.4222	0.0864
4.75	0.1728	0.0613	0.0362	0.0595	0.0420	0.0435	0.0411	0.5067	0.0864
5.00	0.2352	0.0752	0.0402	0.0730	0.0467	0.0534	0.0456	0.5911	0.0864
5.25	0.3054	0.0891	0.0442	0.0865	0.0513	0.0633	0.0502	0.6756	0.0864
5.50	0.3765	0.1031	0.0482	0.1000	0.0560	0.0732	0.0548	0.7600	0.0864
5.75	0.4475	0.1170	0.0522	0.1135	0.0606	0.0831	0.0593	0.8445	0.0864
6.00	0.5185	0.1309	0.0562	0.1270	0.0653	0.0930	0.0639	0.9289	0.0864
6.25	0.5896	0.1449	0.0603	0.1405	0.0700	0.1028	0.0684	1.0134	0.0864
6.50	0.6606	0.1588	0.0643	0.1540	0.0746	0.1127	0.0730	1.0978	0.0864

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

Geotechnical & Construction Materials
Engineering, Testing, & Inspection
Environmental Services

Offices throughout the state of Florida

www.nuttingengineers.com info@nuttingengineers.com

August 10, 2018

Mr. Yoav Benjo
B & B Investment Townhomes
1682 Osprey Bend
Weston, FL 33327

Subject: Report of Exfiltration Test
Proposed Townhomes
3321 SW 44th Street
Dania Beach, FL 33312

Dear Mr. Benjo:

Nutting Engineers of Florida, Inc. has performed an exfiltration test at the above referenced location. This report presents a brief description of the field procedures, and the results of the exfiltration test.

One exfiltration test was performed to a depth of six feet below existing grade in accordance with South Florida Water Management District (SFWMD) criteria for 'Usual Open-Hole' conditions.

Prior to starting the test, a 6-inch diameter hole was augered to the test depth to determine the depth to groundwater and to examine subgrade soils. After establishing the above parameters, the hole was stabilized by a full-length perforated PVC pipe in accordance with South Florida Water Management District specifications. Water was then pumped into the hole maintaining a constant water level at the ground surface. The stabilized flow rates were recorded in one minute intervals for a total of 10 minutes.

The exfiltration test revealed the hydraulic conductivity ('K'-value) of the soil was 4.32×10^{-4} cubic feet per second per square foot per foot of head. Soil descriptions and flow rates for the test are shown on the attached exfiltration summary sheet. We note that the water table was encountered at a depth of 3.5 feet at the time of the test. This testing was performed to determine the hydraulic conductivity value only. Soil information shall not be used for other purposes.

We appreciate the opportunity to provide these services for you. Should you have any questions, or if we can be of further assistance, please feel free to contact us.

Respectfully Submitted:
NUTTING ENGINEERS OF FLORIDA, INC.

Stephen J. Mrachek, P.E. #70784
Senior Engineer

2051 N.W. 112th Ave., Suite 126 · MIAMI, FLORIDA 33172 · 305-824-8827 · FAX (305) 824-8827
Broward (954) 941-8700 · Port St. Lucie (772) 408-1050 · Palm Beach (561) 736-4900

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Report of Exfiltration Test

Client:	B & B Investment Solutions	Order No	2240.1
Project:	Proposed Townhomes	Report No	1
Location:	3321 SW 44th Street	Date:	8/9/18
	Dania Beach, FL 33312		
Test:	Usual Open Hole Exfiltration Test		
Surface Elevation:	Approx. same as road crown	Water table from ground surface:	3.5'
Casing Diameter:	6"		
Tube Depth:	6'		

Sample Location: Approx. as located on site plan

Material:

0'- 0.6'	Gray fine SAND
0.6'- 2.16'	Lt. brown SAND
2.16'- 6'	Gray fine SAND

One Minute Increme	Pump Rate in Gal/Min
1	4.63
2	4.63
3	4.63
4	4.63
5	4.63
6	4.63
7	4.63
8	4.63
9	4.63
10	4.63

$K = 4.32 \times 10^{-4}$ cfs/ft^{2}ft.head

The reasons for the variance request are as follows:

1. There are no existing sidewalks on either side of the project. A new sidewalk will not be not lead and dead-end into the swale. Thie sidewalk could create an accessibility issue.
2. The sidewalk construction will reduce the width of the swale and reduce the roadway drainage pervious area. The swale grading was designed to greater water retention capacity without the sidewalk.
3. The retaining wall along the east side of the project was moved 2 feet inside the property to maintain the existing drainage patterns of the road and swale. The construction of the sidewalk would create a high point at the edge of the right-of-way line (back edge of sidewalk) and would restrict the water flow in its existing patterns.

Florida Consulting Engineers, Inc.
134 NW 16th Street, Suite 1,
Boca Raton, FL 33432
Phone: 561-353-1152
E-mail: ZJ@FLCENGINEERS.COM

TO: City of Dania Beach

From Zuhair Jalloul, P.E.

October 5, 2020

The following are responses to review No. 1 comments:

Engineering and Public Services Comments
SP-07-20. Palms by The Water

Traffic Engineering
Reviewed by: Xavier R. Falconi, PE

1. The two dead ends on the east and west side of the main access/driveway appear to be tight for vehicles parked in the vicinity to maneuver in trying to exit the parking spaces located at the nearby townhomes.
RESPONSE: The two end ends have adequate area to to turn around. Additional area is provided at the end for the backup and turn around.

2. A STOP sign should be included for vehicles exiting the project site. The installation of the proposed STOP sign should be in accordance to the most up-to- date edition of the Manual of Uniform Traffic Control Devices (MUTCD).
RESPONSE: A stop sign is shown on sheet C-6

3. NO PARKING signs should be installed on the south side of the west leg connecting to the main driveway.
RESPONSE: No Parking signs are shown on sheet C-6

Reviewed by: Mohammed Sharifuzzaman

TIER 1 COMMENTS:
1. Please provide a response letter for the following comments. Please give specific responses to the open issues, not generic responses such as "see plan" or "corrected".
RESPONSE: Acknowledge

2. Please clarify if the proposed development will have a Property Owners Association. Common areas, access easement, utility easement shall be identified on Express Workflow - 1Site Plan and engineering plans. Provide copy of all agreements.
RESPONSE: HOA documents were submitted to the City

3. Please consider to provide life safety measures and flood hazard signs due to proximity of the dry retention areas to the residential houses. Please clarify how the safety of the public and the residents will be maintained for flood hazard areas located in few feet distance from the residential units.
RESPONSE: Signs were added on sheet C-4

4. Is the property for lease/rental use or for sale to third parties? If the latter, then a property owners association shall be formed and draft documents shall be submitted for staff's review.
RESPONNSE: The units will be for sale. HOA documents were submitted to the City

5. Drainage calculations: Please revise the pre-development rainfall amount to match post-development rainfall amount. Please provide acreage of retention areas on plans. The stage storage assumptions do not match with retention area elevations. Revise the calculations and plans accordingly.
RESPONSE: The drainage calculations were revised to address the issues.

6. Two-way directional and two-lane, one-way directional movement require a minimum aisle of twenty-four (24) feet regardless of parking angle. (Section 265-110).
RESPONSE: Lane was widened to 24'

7. 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).
RESPONSE: Lane was widened to 24'

8. Please provide transition for Type D curb where matching ground elevations.
RESPONSE: Transitions were added for all curb endings (sheet C-4)

9. In compliance with Article 805. CONCURRENCY OF DETERMINATIONS of the City Code of Ordinances, applicants shall provide projected water demand, sewage and solid waste generation amounts in tabular format -utilities -plan. Please provide calculations to support tabular projected generation amounts.
RESPONSE: Water and sewer demand table is on sheet C-1. Soild waste was demand was added on sheet C-1

10. Please provide water and sewer availability letters from utility providers.
RESPONSE: Please see attached letters

11. Show the proposed utility easements on site plan and all engineering plans.
RESPONSE: Proposed U.E. was added on the site plan

12. Provide sight triangles (30'x30') per Section 225-10, City of Dania Beach Code of

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Ordinances.
RESPONSE: Site triangle (30'X30') is shown on sheet C-6 and Site Plan

13. Maximum side slope for dry retention areas/swale areas shall be 4:1 (maximum). CB#5 rim elevation shall be lowered to 2.50 to facilitate recovery of the dry retention area. Water proofing of retaining wall shall be required.
RESPONSE: The wall will be finished with stucco on both sides. Note was added on sheet C-4 (lower left corner of the sheet. All slopes are at max. 4:1. CB # 5 rim elevation was changed to 2.50

14. Depict the Lift Station driveway on the plans. Address the conflict between lift station driveway and proposed driveway.
RESPONSE: Lift station driveway was added on all sheets.

15. Show all existing utilities, force main, drainage pipes, drainage structures along the road right-of-way. Address the existing drainage structure located within the proposed driveway.
RESPONSE: Existing CB was added and a note to slope the edge of the driveway toward the catch basin was added on sheet C-4

16. Please clarify if the proposed docks to be accessed from residential units. No access path provided.
RESPONSE: Elevated wood board walk was added

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Reviewed by: Melissa Torres

Tier 1 COMMENTS
Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. Proof of Water Supply & Fire Flow Demand as follows: Need to perform a hydrant flow test.
RESPONSE: New fire flow test was added to the Fire Report. Fire flows were calculated based on the fire flow test.
a. Fire Hydrant Flow Test
RESPONSE: Please see the end of the fire report.
b. Building Construction Type and Square Footage
RESPONSE: The information is provided on the site plan sheet SP 101

c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
RESPONSE: Please see the fire report

d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
RESPONSE: Please see attached application

e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).
RESPONSE: Signed fire report is attached

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

VIRTUAL REGULAR MEETING MINUTES
CITY OF DANIA BEACH
PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
CONDUCTED USING COMMUNICATIONS MEDIA TECHNOLOGY
WEDNESDAY, NOVEMBER 18, 2020
7:00 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:
A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

I. ROLL CALL

The meeting was called to order at approximately 7:02PM by Chair Kenya Peterman

Chair Kenya Peterman	Present	Eve Boutsis, Assistant City Attorney
W. Quin Robertson, PhD.	Present	Corinne Lajoie, AICP, Asst Director Comm Dev
Kaleb Shafa	Present	Richard Lorber, AICP, Planning and Zoning Manager
Vice Chair Tony Suriani	Present	Ibel Larios, Board Clerk
Bobbie H. Grace	Present*	
David Nuby, Jr. (Alternate)	Absent	

**Board Member Grace was present but was having trouble with her microphone and could not be heard by the board and it was unsure if she could hear the audio from the meeting. Her microphone issue cleared up during agenda item SP-007-20/ VA-078-20 and she participated then.*

II. APPROVAL OF MINUTES

1. *Approval of Minutes of the Planning and Zoning Board / Local Planning Agency from the October 21, 2020 virtual regular meeting.*

Motion was made by Kaleb Shafa to approve the minutes of the virtual meeting of the Planning & Zoning Board/Local Planning Agency from October 21, 2020 as presented and was seconded by Vice Chair Tony Suriani. Motion passed 4-0.

III. PUBLIC HEARINGS

Assistant Director Community Development Corinne Lajoie, asked the board if they could hear the second agenda item first. Assistant City Attorney Eve Boutsis explained that a motion was not necessary as they could hear the agenda item out of order. The board would hear the second agenda item first, so the Assistant City Attorney swore in both Assistant Director Community Development Corinne Lajoie and Planning and Zoning Manager Richard Lorber.

2. **SP-007-20/ VA-078-20:** The applicant, Yoav Benjo, on behalf of the property owner B&B Investment Solution, LLC, is requesting a variance from Article 415 (A) to waive the sidewalk requirements, and site plan approval for nine (9) townhouses for property located at 3321 SW 44th Street.

Planning and Zoning Manager Richard Lorber made the presentation on this application via PowerPoint beginning with the property's background information and that it was one acre in size in the RM-1 zoning district. There was currently a single-family home on the property that would be demolished prior to the construction of the townhomes. He reminded that in 2019, the applicant submitted a site plan application which was denied by the Planning and Zoning Board and, subsequently, City staff brought several

proposed changes to the development regulations for RM-1 and RM-2 zoning districts, town home development, in order to address the concerns of the Planning and Zoning Board (PZB). PZB recommended approval of these changes on December 18, 2019 and the City Commission approved Ordinance 2020-003 on January 28, 2020. This present application was revised to meet the changes in the zoning requirements. Richard Lorber presented the site plan depicting the proposed nine town homes and showed the town home elevations. The Development Review Committee (DRC) reviewed the newly submitted site plan and their comments were listed as conditions of approval in the resolution. Mr. Lorber explained the variance request to waive the requirement for installation of a sidewalk as required by Article 415(A) and instead they would install additional drainage and street trees. He went over the applicant's responses in justifying the sidewalk variance. Other than this sidewalk variance, the proposed development required no variance, no special exception, no exception, no waiver and it met all of the City's zoning regulations related to building placement, use, massing and density.

Due to public outreach meetings and working with City staff, the applicant made changes to the site plan and those changes were discussed. Staff was recommending approval of the site plan and the variance request providing the outstanding DRC comments were made condition of the approval to be addressed prior to the issuance of a building permit. Mr. Lorber said that the applicant also had a PowerPoint presentation. Kaleb Shafa was answered that the board was voting on both the sidewalk variance and the site plan tonight. Tony Suriani asked about the concerns/comments that were conditions of approval and Mr. Lorber explained. The Assistant City Attorney said that the entire list could be found on pages 4 through 6 of the Staff Report. Tony Suriani inquired about what kind of groups were involved in the outreach, e.g., homeowner's association. Mr. Lorber said that quite a few people were in attendance and the board would hear from them but in particular, Jeanette Lago. Assistant City Attorney Eve Boutsis said that Richard Lorber was not involved in the negotiations, so the neighbors and the developer in attendance tonight could answer this question. As there were no other board questions at this time, the Chair opened up the public hearing and the applicant's land use attorney presented.

Attorney Hope Calhoun pointed out that this project would not have had any variances but due to the neighbors' request, they had to apply for a sidewalk variance. In order to answer Mr. Suriani's question, she explained that there was no HOA. They met with those who were "the leaders of the neighborhood". Attorney Calhoun gave a PowerPoint presentation and stated that the residents would rather have fewer units or single-family homes on this property and the neighbors objected to the zoning allowing multi-family units on this property. She further pointed out that they could have had potentially sixteen dwelling units on this property and not just nine town homes. She showed the original site plan and explained the modifications as their attempt to try to meet the neighbors' requests/objections. They were not able to do everything the neighbors wanted but she read a list of what was done to try to work with the neighbors with concerns like privacy, parking, and paint colors, etc. She also went over what concerns they could not address. In the updated site plan, she said the dock was shown. She showed the elevations and then said the final design of the 6' concrete wall was not made yet of the east and west wall but it will be solid and 6'.

When she showed the rendering, Kaleb Shafa pointed out the sidewalk and wanted to know what other inaccuracies where depicted in the rendering. Attorney Calhoun said no other inaccuracies and the request by the neighbors for no sidewalk came after the rendering was done. She reminded that this was a graphic rendering and not a site plan when Mr. Shafa said there are five palm trees in the rendering and would there still be that many palm trees. She reminded that the plans the board members have in their packet show a full landscape plan, a full engineering plan, the updated site plan and they show everything that the board was voting on tonight. Mr. Lorber also pointed out that because it was a preliminary rendering, you could not see the 6' concrete wall.

As that was the end of the presentation, the chair asked for board questions and Vice Chair Tony Suriani inquired about the increased wall on the rooftop terraces in the shape of a triangle for the privacy of the people who live near and Attorney Calhoun explained that it was for privacy screening so the people on the rooftop could not look down into the neighbor's yard. He further questioned if that triangular shape gave enough privacy and Attorney Calhoun said that it was designed to give enough privacy. The project's architect was not on the line to answer questions. Assistant City Attorney Eve Boutsis said that the board could add an additional condition to make sure that the wall did screen the second floor balcony

from the residents adjacent. Adding a condition would ensure that there would be proper screening. Chair Peterman wanted to know if what they were looking at now would not actually be up and Assistant City Attorney Eve Boutsis replied that the representation was that the wall used for screening should take care of the issue but since the architect was not on the line, adding a condition would ensure there would be proper screening. As there were no further board questions, Chair Peterman opened up the meeting to public comments/questions. Assistant Director Community Development Corinne Lajoie reminded that there were some requests to speak and Assistant City Attorney Eve Boutsis reminded that she had to swear in the public speakers. Clerk Ibel Larios started calling the names from the requests.

Ron Davis was called but did not answer. Philip and Samantha Andescavage were sworn in. Philip said it was a frustrating process and did not want to detail it all as he sent an email previously. He thought this property should only be zoned for ten. Assistant Director Community Development Corinne Lajoie answered that the underlying land use designation restricts it to ten units but the zoning district allowed sixteen. Philip was glad about more parking but was shocked it was accomplished by taking away handicap space. He pointed out that he saw PVC wall and not masonry. The developer needed to keep up with what they were presenting. Samantha never imagined nine families living on that acre property. The updated site plan did not show a 6' concrete wall. Philip wanted to know why they moved the wall 2' in on the east side for drainage and what was the function of that. He said there was still a chain link fence 2' away from the wall on the site plan.

Barbara Ringstad was called and sworn in and reminded that she had three minutes to speak. She said the property had incredible trees that would be cut down for this monstrosity. They should have been able to see all the plans before anything was decided. Her neighbors, Joan and Don Klug, were previously sworn and spoke next. Joan said that drainage was a necessity and that the area was getting crowded and the congestion and traffic would be terrible. Don Klug said this was a small neighborhood. The drains were full and he wanted to know if the Planning and Zoning Board came to see the area. Jeanette Lago was called next and was sworn in. She wrote a six-page very detailed letter and read from it until she gave a synopsis regarding single-family homes instead of townhomes, bring down the number of units, amount of traffic, children, security, safety, etc. Now they would call those with "hands raised".

Pat Wright was sworn in and said that they never saw a full set of plans. Randy Wright was sworn in and said he also wanted to see a complete, full set of plans, especially drainage plans to know it was going to drain. Pat spoke again and said that on the rendering, you saw a car parked where the pump station was. They need to see correct drawings. Ron Davis was called again, but he did not answer. Yoav Benjo was called but said that he would let his attorney, Hope Calhoun, do the speaking tonight. Greg Thomas was called but did not answer. Stephan ben Saadon, one of the owners, wished to speak about things said here tonight. He said whatever was put on paper would be enforced. There was a complete drainage plan with storm drains. Two traffic studies were performed and each townhome would have three parking spots. There would be a lot of landscaping on the property and next to the walls. Everyone's privacy would be taken care of. Chair Peterman asked if Yoav Benjo met with the residents and did he decline to speak because his attorney was good to speak for him. She also asked if it would be three external parking spaces or a garage and two parking spaces. Assistant Director Community Development Corinne Lajoie answered that per code, the garage did not count as a parking space but the two spaces outside the garage count. Assistant City Attorney Eve Boutsis explained that Hope Calhoun was the owner's representative and wanted to address all the public comments/questions tonight. She reserved time to do this after the public spoke. Assistant Director Community Development Corinne Lajoie answered that there was community outreach but she was unsure if Yoav Benjo spoke or Attorney Hope Calhoun.

As there were no other comments/questions, Attorney Hope Calhoun replied to the comments made. She explained that Stephan was Yoav's business partner, developer/builder. To answer Chair Peterman, the attorney said that both Stephan and Yoav met with residents since the last Planning and Zoning Board meeting. Her clients felt that the garage was a parking space plus the two spaces outside of the garage. She said that the project was consistent with the code and the zoning district and that the things she described tonight were all on the plans. There were a lot of single-family homes in the area but that was not all that zoning called for as this was in multi-family zoning. This project was consistent with all the changes made by staff and approved by the City Commission. She spoke about letters received and that they answered everything but a lot of the complaints were personal. W. Quinn Robertson asked if this

project satisfied all the design requirements except for the sidewalk and Assistant Director Community Development Corinne Lajoie answered in the affirmative. Assistant City Attorney Eve Boutsis said that the community was active and obviously concerned and she did empathize with them. However, she informed the board that they needed to make their decision on competent, substantial evidence. She said that both Corinne Lajoie and Richard Lorber were considered experts and Attorney Calhoun was an advocate. Assistant Director Community Development Corinne Lajoie clarified that this project met code provided all the outstanding DRC comments were part of the approval. Kaleb Shafa asked about the nine units and was told that the testimony showed nine units were okay to build on that property.

Bobbie H. Grace was able to be heard now and said when we changed this area in 2001 from R-3 to RM-1, the intent was to make the property in that area better. Today, the residents who live in that area felt that it would not fit into their lifestyle and they were not accustomed to having a project like this in their community. She tried to answer Chair Peterman's inquiry as to why this information was not available the last time they heard this application and Assistant City Attorney Eve Boutsis explained. A lot of the things the applicant spoke about tonight were not consistent with what the residents were told. This had to be addressed and Ms. Grace could not support a project in a community where the existing residents were not supportive of the project because this was where they lived, raised their family, paid taxes, etc. The plans shown tonight were not complete and projects like these change the demographics of the small community of Dania Beach. As there were no other questions/comments, the public hearing closed.

Motion was made by Bobbie H. Grace to deny this item (SP-007-20/ VA-078-20) and was seconded by Vice Chair Tony Suriani. Motion passed 4-1 (W. Quin Robertson opposed).

1. **TX-065-20:** The applicant, City of Dania Beach, is requesting a text amendment and map amendment to the City's Unified Land Development Code to create a tree protection overlay regulation and district.

Assistant Director Community Development Corinne Lajoie announced, before she started her PowerPoint presentation for this agenda item, that the third item on the agenda was being continued. She said that staff was proposing this text amendment to the City's Land Development Code (LDC) at the request of the City Commission to create the Harger Hills Oak Hammock Tree Preservation Overlay for the residential neighborhood of Harger Hills and surrounding properties with the intent to establish additional protection beyond what Article 275 and 825 of the City's LDC currently provided. There would be two components and she described each separately, Map Amendment and Text Amendment. She showed on a map the location of the proposed overlay area and a line around that representing a 450 foot radius for which the property owners (in the overlay district and in the 450' radius around it) were notified by mail of the proposed amendments being presented tonight. She explained about the two virtual community meetings and that there were those who were for and against this and that in the supplemental board package, there was all correspondence including letters of support and letters of objection. Because of the virtual community meetings, staff was anticipating making a couple of amendments to the proposed ordinance at this time. She said that the City Arborist, Ryan St. George, was present tonight for questions, if needed. Chair Peterman asked who would do the maintenance on these trees and Assistant Director Community Development Corinne Lajoie said that it was the property owners' responsibility as they were privately owned trees on private property. Assistant City Attorney Eve Boutsis spoke about Florida Statute 163.045 and that this area was the last remaining oak hammock in Dania Beach. Because of the statute, residents asked the City for additional protection. There were pros and cons voiced from the residents and the two biggest cons were the name of the hammock and costs, especially if an arborist was needed. She explained about FPL's 10 acre parcel that was recently substantially cleared to get rid of non-native exotic trees and that it was done legally even though some residents did not like it. It was private property and the City could not plant trees there. Another issue was drainage and each property had to maintain its own rainfall but not other people's. The City would be looking into water issues but it was not an issue for the tree canopy. It was a storm water issue for public services. As there were no other board questions/comments, Ibel Larios would be calling members of the public who filled out speaker cards. Assistant City Attorney Eve Boutsis explained that this was an ordinance for proposed legislation so she did not have to swear anyone in as it was not quasi-judicial and that everyone would be given three minutes to speak.

Amos Prync wanted to know why this was not up to a vote. He wanted to know if the City could go after the people damaging the area. Abel or Otto Frisk was called next but did not answer. Bonnie Lane Freeman did not answer. Hadar Lev-Tov did not answer. It was decided to go by the people with "raised hands". Jim Rizzo, JJ, spoke about large Oak Trees that were cut down and the arborist told him they were not diseased. The ordinance might have been overly ambitious, but please make it difficult to cut down majestic Oak Trees in the neighborhood and make a good plan. From the card list, Tina Frisk was called but did not say anything. Gabriella Hirschmann said that the trees drew them to this neighborhood and she loved them and wanted to protect them. Elias Bichachi stated he was for the ordinance to protect the trees. Bonnie Lane Freeman was back on and asked if the state statute superseded the Dania Beach ordinance and she was told only if the tree was diseased or dangerous. She then asked if there was anything currently that could hold someone accountable for cutting down a tree that was deemed diseased or dangerous by an arborist or landscape architect and Assistant City Attorney Eve Boutsis said that there was nothing in place now. Hadar Lev-Tov felt that the ordinance did not meet the real issue of the greedy developers and talked about how this was rolled out. This just put in more roadblocks and costs which would affect the small homeowner and not the developer. He did not get the full language and it was hard to read because he was not a lawyer or an arborist. The next speaker called was Harvey Sepler who felt that the ordinance did not deprive anyone from doing anything on their property. You could still get rid of a dangerous tree or limb. It should never be a matter of neighbor against neighbor and we should preserve the trees. The next name called from the cards was Heidi but she did not answer and then Ivan who did not answer.

Going back to "hands raised" Cynthia Rizzo talked about the disappearance of the beautiful canopy on 36th Terrace. There needed to be goodwill to keep up property values for ourselves and our neighbors. There were arborists around who were not good. Silvana Korik felt that everyone was good with taking care of their trees but the complications and costs of the ordinance were making people see their home prices go down. She also did not want to be forced to add more trees. Sean Ritterman said that he represented himself and others who did not want to be left behind. He asked the board to vote against the ordinance which placed restrictions on his neighborhood. He was only informed about the sunshine community meeting and not the first meeting. The ordinance would lower the price of his home so please vote no. Rabbi Laredo was pleading to the P&Z Board to vote no. He felt that most of the people in this area did not move here for the trees and that 825 should be enforced more. Do not single out his neighborhood. Let everyone do what they want on their own lot. He wanted to know why Mrs. Jofe had two trees cut down and why would there be a change for just this area. We want everything left the way it was. Stephanie Jofe answered that they cut down two trees because they were totally dead. Chair Peterman asked if microphones could be muted by the City's IT person. After Assistant City Attorney Eve Boutsis spoke with Monica from IT, it was decided that after three minutes of talking, the IT person would mute the speaker's microphone per the request of the chair who did not want anyone in the audience to interrupt another speaker or speak above them. Stephanie Jofe was given her three minutes to speak and said she represented a large group of people in the community. She spoke about State Statute 163.045 and the lack of definitions like what hazardous meant when it came to Oak Trees. Trees deemed hazardous by certified arborists were cut down even though the City's arborist did not find them to be hazardous. The ordinance would protect the oak hammock against this from happening. However, truly hazardous trees would be allowed to be removed even with the ordinance. Protect the hammock now and for future generations.

Baruch Igal Hatanian said he recently bought his house and even though the trees were a nice addition, he bought the house for the community and the neighbors he met. Even though he understood the premise of the proposed ordinance, he had a hard time with what the City was telling him to do on his own private property. Too many requirements/restrictions would cause lack of property maintenance so please vote no. Rod Feiner stated he was an attorney who represented the contract purchaser for the far western ten acre property that was referred to as FPL. He was asking that this property be excluded from the ordinance. He explained how the property came to be in the ordinance and that no one contacted them about the ordinance. They object to the property in the ordinance and explained why. He said that the landscaping they removed from the property was done with a permit from the City. Sarah Lev-Tov was opposed to the ordinance because of the out-of-pocket hefty expense. Just trimming a tree called for a permit and that could culminate in less tree maintenance by the homeowner due to cost, so vote no. Michael Jofe spoke in favor of the ordinance and explained how the ordinance would improve the health,

care and safety of children who live in the oak hammock and throughout Dania Beach. This was a case where the health and safety of the entire community took precedent over the individual wishes of a developer or homeowner. As three new speakers came on to the list, the Chair wished to recognize them and Assistant City Attorney Eve Boutsis called Marcos Korik who asked to verify the vagueness of the rules in place now and if this new ordinance was forcing people to put more trees on their property. The City Attorney explained that if you live there already, nothing additional had to be done. If you were going to do an addition or new construction, then you would have a requirement for additional trees if you did not have sufficient canopy. However, everyone there already had sufficient canopy. He felt that the laws on the books now should be made stricter rather than the new law making more restrictions than what was there. Avi Frisch asked if a property had two trees that did not meet the percentage of canopy, in the new ordinance, what would the homeowner have to do if he was fixing his pavers. Ryan St. George answered that if the homeowner did not have the minimal level of coverage of desirable, healthy native trees, he would be grandfathered in at that deficiency and it would be understood that he did not meet that requirement. If the homeowner already met or exceeded the requirement, the ordinance would only come into play if enough trees were removed and the property fell below the elevated requirement which was intended to be below or consistent to what was already out there. The three minute time allowance ran out and he could not ask his next question.

Greg Musk lives in Dania Beach and was the executive trustee of the David Earl Jackson Trust, the ten acres next door where he would be putting livestock. There was trash out there and two homeless shelters. They did a good job clearing the land and they have been maligned. Jessica Kutoff was against the ordinance. They bought the home because it was not in an HOA community and they could do what they wanted with their land. She was not from Florida and would have appreciated an education on how to maintain/cut her trees. Perhaps build something behind the homes but take the residents out of the ordinance or vote no. The Chair closed the public portion of the meeting and board deliberation began.

Chair Peterman asked why the ten acres were put in the ordinance and was it going to be taken out like their attorney requested? Assistant City Attorney Eve Boutsis answered that the board heard this twice. The first time was for the main three streets and then that ten acre area was added in so this time you heard it with that area added in. Then due to an advertising error, the board has heard it a third time. She said that the board could make a recommendation one way or the other about the ten acre parcel. The property owner was noticed. She said what we wanted to do tonight was change the title (take out "Harger Hills" which was not the name of the entire area) and to remove the requirement for the arborist to be present during all the cuttings to reduce the cost to the residents. Vice Chair Tony Suriani asked what the ordinance required regarding the arborist. Assistant City Attorney Eve Boutsis stated that a certified arborist would have to come out. It did not have to be the City's arborist. She further answered Mr. Suriani that they were trying to strike the language that the arborist had to be present when the tree was being trimmed. This was what the residents complained about due to the expense. Mr. Suriani asked if the City arborist was a full-time employee and she answered that they contract out for arborist services and pay by the hour. W. Quin Robertson asked if the resident paid for the permit did that include the arborist. Ryan St. George said that he was paid out of the City's general budget. Assistant Director Community Development Corinne Lajoie said that for development, there was a cost recovery fee imposed and we paid the fee to the arborist from the cost recovery as well as when we contract with engineers for a site plan review. For a tree removal permit for single-family homes, there was an application fee but it did not cover City costs so there was a portion carried by the City. Mr. Suriani wanted to know what the fee was and both Corinne and Ryan answered that for commercial, the fee was $100 for the application and $100 per tree and for residential it started at $25 for the application and $25 per tree under City code and when the House bill was not used. For minor regular maintenance trimming, there was no fee. However, there would be when there was extensive trimming or a large portion of the tree would be removed. Ryan St. George answered Vice Chair Tony Suriani that when someone wanted to trim their tree, they just call a licensed tree trimmer and would not need an arborist. The code stated that trimming of trees or limbs larger than 6" in diameter would have to be trimmed by a professional and not the homeowner. W. Quin Robertson asked Ryan St. George about what was in place now and he said that Section 825 currently was the tree preservation code and it was the House bill allowing a workaround which disassociated the City from the process. We cannot enforce removals taken out using that House bill.

Assistant Director Community Development Corinne Lajoie reminded the board that they had to make a recommendation to the City Commission and she reminded the public that there would be two more meetings that were anticipated on this item in front of the City Commission. The first would be December 8, 2020 and the second would be January 12, 2021. Kaleb Shafa would recommend one line in the ordinance changed regarding doubling the price for an after-the-fact permit. He felt that it should be quadrupled.

Motion was made by W. Quin Robertson to recommend approval to the City Commission of this agenda item (TX-065-20) to include the two staff changes (1. change the name of the overlay and 2. remove the overseeing of the arborist) and was seconded by Vice Chair Tony Suriani. Motion passed 4-1 (Chair Peterman opposed).

Motion was made by Bobbie H. Grace to recommend to the City Commission to remove the FPL property from the ordinance and was seconded by Chair Peterman. Motion passed 4-1 (Vice Chair Suriani opposed).

3. **SP-013-17MOD:** The applicant, ARG Office, Inc., is requesting approval for modification to a previously approved Site Plan, to construct an office building at 4025 Ravenswood Road (To request continuance to the December 16 PZ Meeting)

Motion was made by Bobbie H Grace to continue this agenda item to the December 16, 2020 meeting and was seconded by W. Quin Robertson. Motion passed 5-0.

IV. BOARD ITEMS

1. Upcoming Meeting Dates.

December 16, 2020; January 20, 2021

2. Board Recommendations

On October 27, 2020, the City Commission approved on First Reading on Saratoga Crossings III Vacation (VC-064-20) with a 5-0 vote.

V. MEETING ADJOURNED

As there was no further business to discuss, the meeting was adjourned by mutual consent at approximately 10:43PM.

ATTEST:

IBEL LARIOS
BOARD CLERK

(Date) 01/07/21

KENYA PETERMAN, CHAIR
PLANNING AND ZONING BOARD

(Date) 01/07/21

For more details regarding this meeting of the Planning and Zoning Board/Local Planning Agency, please request a file of the meeting by calling Ibel Larios at (954) 924-6805 X3792 or emailing ilarios@daniabeachfl.gov.

RECEIVED

FEB 16 2021

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared YOAV BENJO, who, after being duly sworn, deposes and says:

1. I, YOAV BENJO, am an individual over the age of 18 years old and
(Print Name)

(CHECK APPLICABLE SPACE)

✓ I am the property Owner,

OR

_____ I am a representative of the property owner(s), _____ and _____, for property located at _____ (the "Property"), and this sworn statement pertains to the application for _____, relating to Petition number _____ in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on FEBRUARY 11, 2021, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. The public notice sign was posted more than ten (10) days before the scheduled public hearing. I am aware that the Code Section cited above requires the sign to state and contain the following information:

PUBLIC HEARING NOTICE
Petition number;
Date;
Time; and
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.

EXHIBIT "A"
COPY OF PHOTOGRAPH(S)

FURTHER, AFFIANT SAYS NOTHING MORE.

AFFIANT

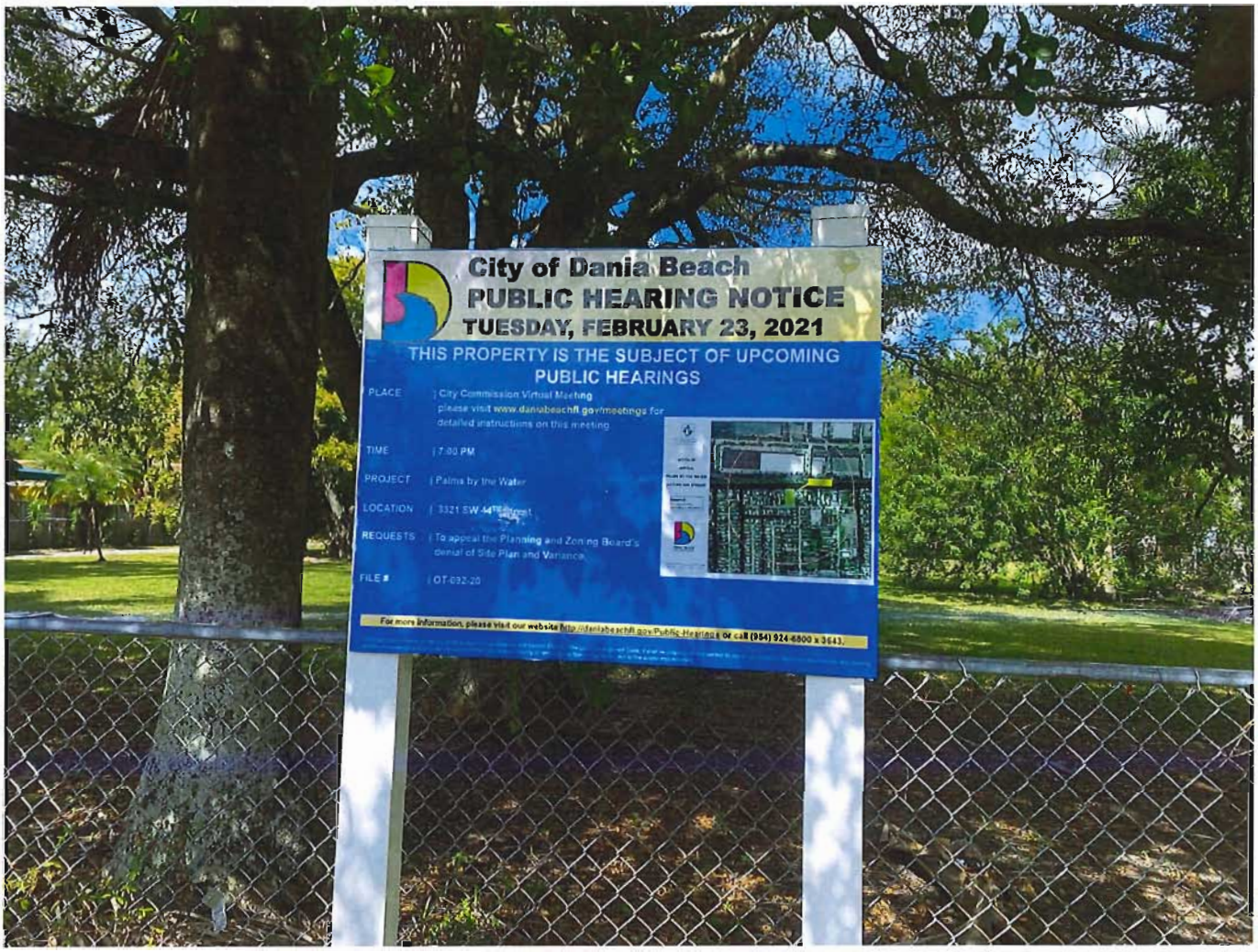
Sworn to and subscribed before me on FEBRUARY 9TH, 2021.

LINA M MARTINEZ
Notary Public - State of Florida
Commission # GG 981169
My Comm. Expires Apr 23, 2024
Bonded through National Notary Assn.

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, FEBRUARY 23, 2021
THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS
PLACE | City Commission Virtual Meeting
please visit www.daniabeachfl.gov/meetings for
detailed instructions on this meeting.
TIME | 7:00 PM
PROJECT | Palms by the Water
LOCATION | 3321 SW 44TH Street
REQUESTS | To appeal the Planning and Zoning Board's
denial of Site Plan and Variance.
FILE # | OT-092-20
For more information, please visit our website http://daniabeachfl.gov/Public-Hearings or call (954) 924-6800 x 3643.


City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, FEBRUARY 23, 2021
THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS
PLACE | City Commission Virtual Meeting
please visit www.daniabeachfl.gov/meetings for
detailed instructions on this meeting
TIME | 7:00 PM
PROJECT | Palms by the Water
LOCATION | 3321 SW 44th Street
REQUESTS | To appeal the Planning and Zoning Board's
denial of Site Plan and Variance
FILE # | OT-032-20
For more information, please visit our website http://daniabeachfl.gov/Public-Hearings or call (954) 924-6800 x 3643.

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

RECEIVED
FEB 01 2021

January 28, 2021

City of Dania Beach
Planning & Zoning Division
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Re: Property owners within 1,000 feet of:
SUBJECT: 3321 SW 44 Street, Dania Beach, FL 33312
FOLIO NUMBER: 5042 30 01 0350

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,000 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Broward County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **168, including 0 international**

State of: FL.
County of: Miami-Dade

BEFORE ME: an officer duly authorized to take acknowledgments, on this 28th day of Jan. 2021, personally appeared Diana Rio who is personally known to me or who has produced FL Dr. Lic. as identification and who did take or did not take an oath, who executed the foregoing, and executed the same freely and voluntarily for the purposes therein expressed.

Notary Public

Dated this 28th day of January, 2021
Commission Expires: 12-15-23

Seal

Mabel Rio
Comm. # GG939791
Expires: Dec. 15, 2023
Bonded Thru Aaron Notary

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP	COUNTRY
AHERN, JOHN G & JANE E		4341 SW 34 LANE	FORT LAUDERDALE	FL	33312	USA
AL BAYATI, MAHMOOD		4441 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
ANDESCAVAGE, PHILIP T		3301 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
ATEK ENTERPRISES LLC		6099 STIRLING RD STE 214	DAVIE	FL	33314	USA
AUGUSTINE, CAROLYN		4471 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
AVILA, ROSA NINETTE		4401 SW 33 AVE	FORT LAUDERDALE	FL	33312	USA
B & B INVESTMENT SOLUTIONS LLC		16767 NW 19 CT	PEMBROKE PINES	FL	33028	USA
B & H INVESTMENT MANAGEMENT LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
B S D INVESTMENTS LLC		3701 N 29 AVE #2	HOLLYWOOD	FL	33020	USA
BAHAR, MICHAEL		4464 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
BARNHARDT, SHAWN & MELISSA LADER		4361 SW 34 LN	FORT LAUDERDALE	FL	33312	USA
BAROUKH, DIDIER V		3291.5 SW 44 ST	DANIA BEACH	FL	33312	USA
BASAD INVESTMENT LLC		19355 TURNBERRY WAY #15E	AVENTURA	FL	33180	USA
BH-NV INVESTMENTS 8 LLC		5430 SW 25 AVE	FORT LAUDERDALE	FL	33312	USA
BIGHAM, ANGELA C	ANGELA C BIGHAM REV TR	3181 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
BLANCO, BRIAN	DOMINGUEZ, MAYELIN	4532 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
BOTTON, DANNY		4408 SW 34 TERR	FORT LAUDERDALE	FL	33312	USA
BRIAN UDELL TR	UDELL, BRIAN TRSTEE	1465 HARBOUR SIDE DR	WESTON	FL	33326	USA
BRUCE P & CHARLOTTE A MEGEE TR	MEGEE, BRUCE & CHARLOTTE TRSTEES	14181 SW 15 CT	DAVIE	FL	33325	USA
BRUCE, ROBERT S		3616 SW 13 CT	FORT LAUDERDALE	FL	33312	USA
CAMINERO, BRYANT H/E	CANEZ, KARLA	4503 E AQUA BELLA LN	FORT LAUDERDALE	FL	33312	USA
CANAL GROVES CONDOMINIUM ASSOCIATION, INC.	C/O ANGELA BIGHAM, PRES	1601 S OCEAN DR 503	HOLLYWOOD	FL	33019	USA
CASTANEDA, EDUARDO JESUS H/E	THURMAN, SEAN ELIZABETH	4505 E AQUA BELLA LN	FORT LAUDERDALE	FL	33312	USA
CASTILLO, JULIO & CECILIA		3140 S OCEAN DR #1005	HALLANDALE BEACH	FL	33009	USA
CFI DANIA 33 INC		913 SE 6 ST	FORT LAUDERDALE	FL	33301	USA
CITY OF DANIA BEACH	PLANNING & ZONING MGR	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
CITY OF DANIA BEACH	COMMUNITY DEVELOPMENT ASSISTANT DIR.	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
COELHO, CRISTINA E		210 TAPA PARISH RUN	BRADENTON	FL	34212	USA
COHEN, LEVANA		3222 SW 51 ST	FORT LAUDERDALE	FL	33312	USA
COLLAZO, EROS M & BEVERLY		4541 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
COLLINS, ANDREW		3385 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
COSTIN, MARK H &	COSTIN, PAMELA G	3484 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
COWLEY, MICHAEL & ANAIS PALMA		4610 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
CREATIVE MANAGEMENT SYSTEMS INC		6031 SW 79 CT	MIAMI	FL	33143	USA
CRONJE, STEPHEN & JANICE L		4388 SW 34 LANE	FORT LAUDERDALE	FL	33312	USA
DAVID, CATHERINE E		4381 SW 34 LANE	FORT LAUDERDALE	FL	33312	USA
DAVIS, RONALD A		3436 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
DELACRUZ, ABRAHAM D		4480 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
DES JARDIN, STEPHAN		4601 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
DIAZ, ANTONIO & AMANDA		4530 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
DIAZ, JOHN		3901 NW 79 AVE #121	DORAL	FL	33166	USA
DISTRIBUTION FUNDING III INC	% PROLOGIS TAX COORDINATOR	1800 WAZEE ST	DENVER	CO	80202	USA
DRORE SPEC HOMES LLC		14954 SW 39 ST	DAVIE	FL	33331	USA

DRORE SPEC HOMES LLC		3309 ISLEWOOD AVE	WESTON	FL	33332	USA
DYSZER FAMILY REV TR	DYSZER, DOUGLAS TRSTEE	8919 SW 6 ST	BOCA RATON	FL	33433	USA
EDMOND SALOMON TR	SALOMON, EDMOND & ANA TRSTEE	1504 NW 183 TER	PEMBROKE PINES	FL	33029	USA
EILON, AMIR A	MEZA, KATIA	4559 SW 33 AVE	FORT LAUDERDALE	FL	33312	USA
EREZ INVESTMENTS FL LLC		1401 BRICKELL AVE STE 320	MIAMI	FL	33131	USA
ETSUBNEH, JENNIFER A		5632 JOHNSON ST	HOLLYWOOD	FL	33021	USA
FIGUEROA, VICTOR		3373 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
FINN, ALLAN R		4600 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
FISLER, FREDERICK A		3171 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
FRANCESCHINI, RUTH D		3360 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
G & K SERVICES CO	ATTN: TAX DEPT	6101 BAKER RD STE 207	MINNETONKA	MN	55345	USA
GATTI, CHRISTOPHER		3242 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
GAVET, ARNAUD H/E	GAVET, ALICE	4440 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
GILLIS, ANNE L		4520 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
GILMORE, SHAWN		4371 SW 34 LN	FORT LAUDERDALE	FL	33312	USA
GRAHAM, STANLEY R & ALLYSE		4520 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
GRUBBS, R D & LINDA L		4460 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
GTI URBAN CORP		4640 SW 33 AVE #4	FORT LAUDERDALE	FL	33312	USA
GUY, JOHN-PAUL	SELVEDE, ADRIANA	3349 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
HANLEY, JOSEPH A		5271 W FIELD ST	HOMOSASSA	FL	34446	USA
HARPER, ROBERT & LISA SUZANNE		4600 SW 33 AVE	FORT LAUDERDALE	FL	33312	USA
HAYES, EVELYN S	HAYES, NICOLE KLARE	4500 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
HURLEY, PAMELA M		4501 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
JEFFERY, JIMMY RAY		3340 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
JOHNSON, ERIC D	WHITTAKER, CARA BELICIA	4501 E AQUA BELLA LN	FORT LAUDERDALE	FL	33312	USA
JORGUERA, SUSAN &	PEREZ, WALDO	4521 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
JOSACK, CORY		4481 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
KAPPES, BYRON		1019 SE 8 CT	DEERFIELD BEACH	FL	33441	USA
KEMETHER, DAVID		4480 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
KHAN, MOHAMED Z H/E	KHAN, MOHAMED S & BIBI N	4470 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
KLUG, DON H & JOAN M		3424 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
KOSLOSKI, LINDA		3100 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
LA RIVE SUD CONDOMINIUM ASSOCIATION, INC.	C/O STEINAR SYVERSEN, PRES	3251 SW 44 ST	DANIA BEACH	FL	33312	USA
LA ROCCO, MARK		4511 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
LAGO, ADOLF L & JEANETTE		3360 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
LANE, BETTY JEAN		4565 SW 33 AVE	FORT LAUDERDALE	FL	33312	USA
LAROCCA, MARK		4511 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
LEMIEUX, DIANE H/E	VINET, JOCELYN	4412 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
LETIZE, KEVIN & TRACY		4331 SW 34 LN	FORT LAUDERDALE	FL	33312	USA
LEVY, RON & REGINA H/E	LEVY, THEODORE	3384 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
LEXA, JOHN F		2893 HIDDEN HARBOUR ST	FORT LAUDERDALE	FL	33312	USA
LOO, WAI F	CHAN, CHU YAN	3336 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
LOPEZ, VIRGINIA		4510 SW 33 AVE	FORT LAUDERDALE	FL	33312	USA
LOVETT, CATHERINE B		4340 SW 34 LANE	FORT LAUDERDALE	FL	33312	USA

LOWRY, KENNETH H/E	DONALD E & ROSA K LOWRY	4471 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
LUCRO LLC		9190 BISCAYNE BLVD STE 202	MIAMI SHORES	FL	33138	USA
LUEDTKE, GARY H		4461 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
LUSTREA, SIMION		6557 WHITE BLOSSOM CIR	JACKSONVILLE	FL	32258	USA
MANDAHL-JONES, CYNTHIA	PARMENTER, JAMES F	4460 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
MANN, JONATHAN ALLEN	MANN, CIGI ELIZABETH MAE	4507 E AQUA BELLA LN	FORT LAUDERDALE	FL	33312	USA
MANSEY, PATRICK L & SHERRY L		1431 NW 72 AVE	PLANTATION	FL	33313	USA
MATAVA, LORRAINE		4560 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
MAURICE, JOHN H/E	VAN NOSTRAND, JOANNIE	3372 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
MAXHAM, JOHN M	MAXHAM, SHELLY L	3261 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
MCCUMBER, TED	RINGSTAD, BARBARA	3341 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
MEDOW, STANLEY & JODI &	MEDOW, MARK	PO BOX 814063	HOLLYWOOD	FL	33081	USA
MEL GLOBAL SOLUTIONS LLC		PO BOX 222935	HOLLYWOOD	FL	33022	USA
MERCADO, ROLANDO & DINA		4530 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
MORRIS, SCOTT		4600 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
MULAIM, TOMER		3278 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
MULLIGAN, VALERIE ANNE		4480 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
NTN PROPERTIES II LLC		17 S FT LAUDERDALE BEACH BLVD STE 100	FORT LAUDERDALE	FL	33316	USA
OAKRIDGE CONDOMINIUM APARTMENTS, INC.	C/O SADETTIN KAYA, PRES	610 SE 4 CT	DANIA BEACH	FL	33004	USA
ORTEGA, VICTOR MANUEL		3262 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
PEARSON, CARL		4411 SW 33 AVE	FORT LAUDERDALE	FL	33312	USA
PENTECOST, TERRY & CATHY		4451 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
PEPLIN, DONNA SIMIONE & SCOTT		3397 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
PEREZ, JESUS & KAREN		3361 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
PERUC LLC		5888 SW 28 ST	MIAMI	FL	33155	USA
PESTER, STUART		7889 NW 17 PL	PEMBROKE PINES	FL	33024	USA
PIERCE STREET APARTMENTS LLLP		6099 STIRLING RD STE 214	DAVIE	FL	33314	USA
PLDAB LLC	% PROLOGIS TAX COORDINATOR	1800 WAZEE ST	DENVER	CO	80202	USA
POEPPEL, JURGEN		4448 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
PORT 95 PRTNR LTD		3275 SW 42 ST	FORT LAUDERDALE	FL	33312	USA
PORT 95-4 LLC	% THE KELSEY GROUP INC	1812 SW 31 AVE	PEMBROKE PARK	FL	33009	USA
PRIEST-DICARLO, MARJORIE A	DICARLO, DINO	4351 SW 34 LN	FORT LAUDERDALE	FL	33312	USA
PROLOGIS-MACQUARIE OHIO III LLC	% PROLOGIS TAX COORDINATOR	1800 WAZEE ST	DENVER	CO	80202	USA
PUBLIC LAND	% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
PUBLIC LAND % CITY OF HOLLYWOOD	OFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	USA
QUARANTA, FRANK		4540 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
REISINGER, CONRAD L & RONA J		4511 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
RIVERA, ANNA E		3472 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
ROCKLYN HOMES INC		3505 KOGER BLVD STE 275	DULUTH	GA	30096	USA
RUSSOMANNO, CHRISTOPHER S	RUSSOMANNO, KINNA B	3231 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
RYAN, ROBERT L III		4548 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
SAIDMURADOV, MASHRAB	ABDURAKHMANOVA, SAIYORA ETAL	3290 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
SAINT CYRIL THE GREAT LLC		3107 NW 25 TER	OAKLAND PARK	FL	33309	USA
SATTLER, SHIRLEY C		4431 SW 33 AVE	FORT LAUDERDALE	FL	33312	USA

SAUSSY-KENNEDY, MAUREEN	M SAUSSY-KENNEDY REV LIV TR	4461 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
SAZANOW, PAUL		3271 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
SCHAFFER, JENNILYN	HOFMANN, RENATO ETAL	301 SW 3 ST #501	DANIA BEACH	FL	33004	USA
SECURITY CAPITAL IND	% PROLOGIS TAX COORDINATOR	1800 WAZEE ST	DENVER	CO	80202	USA
SEETARAM, INDAR		3336 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
SENECA, ANTON		4050 OCEAN DR #605	LAUDERDALE BY THE SEA	FL	33308	USA
SERFLAMA LLC		PO BOX 1720	DANIA BEACH	FL	33004	USA
SEXTON, CLAUDIA	MAURIZ, KAREL CURBELO	4516 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
SKOPIT, STUART A		3448 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
SOBRINO, MARTA H/E	DE ARMENDI, ANGEL A	3300 SW 44 CT	FORT LAUDERDALE	FL	33312	USA
SOUTH FLORIDA WATER MANAGEMENT	DISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	USA
STEPHEN F MC GRATH INC		3240 SW 44 ST APT 6	FORT LAUDERDALE	FL	33312	USA
STREETER, R B & JANET L		3281 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
STRUB, TIMOTHY P & MARTHA F		4961 SW 29 TER	FORT LAUDERDALE	FL	33312	USA
SUASTEGUI, CHRISTOPHER		3460 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
TACKETT, MARTIN G		4521 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
TERPENING, CASSANDRA M EST		1230 W 4 ST	WINSTON SALEM	NC	27101	USA
THOMAS, SABU &	SABU, DEEPA & THOMAS, NEMO	4207 ABERFOYLE AVE	FORT PIERCE	FL	34947	USA
THOMAS, WILLIAM CLAY		3371 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
TUCKER, THOMAS		4470 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
URBAN PROPERTY MGMT 4632 CORP		4640 SW 33 AVE #4	FORT LAUDERDALE	FL	33312	USA
URBAN PROPERTY MGMT 4634 CORP		4640 SW 33 AVE #4	FORT LAUDERDALE	FL	33312	USA
URBAN PROPERTY MGMT 4640 CORP		4640 SW 33 AVE #4	FORT LAUDERDALE	FL	33312	USA
URBAN PROPERTY MGMT 4642 CORP		4640 SW 33 AVE #4	FORT LAUDERDALE	FL	33312	USA
UZIEL, HAREL		3270 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
VAGI, ROBERT L & GLORIA J		4451 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
VAN DYKE, BUFORD & CONSTANCE		3412 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
VIKTORI, FRED EST		700 E DANIA BEACH BLVD FL 3	DANIA BEACH	FL	33004	USA
VINET, EMILIE JANAKA		4410 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
VINET, JOCELYN	LEMIEUX, DIANE	4412 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
VOGLER, MICHAEL L		1703 NE ARCH AVE	JENSEN BEACH	FL	34957	USA
VU, HAI		4581 SW 33 AVE	FORT LAUDERDALE	FL	33312	USA
WALKER, DALE SCOTT		4430 SW 34 DR	FORT LAUDERDALE	FL	33312	USA
WEBB, LOUIS &	WEBB, ROSEANN	8475 SE PALM ST	HOBE SOUND	FL	33455	USA
WILLIS, ROBERT P		3348 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
WRIGHT, RANDALL C & PATRICIA A		4391 SW 34 LANE	FORT LAUDERDALE	FL	33312	USA
WU, NAI JEN &	HE, XIAO XIA	242 S FEDERAL HWY	DANIA BEACH	FL	33004	USA

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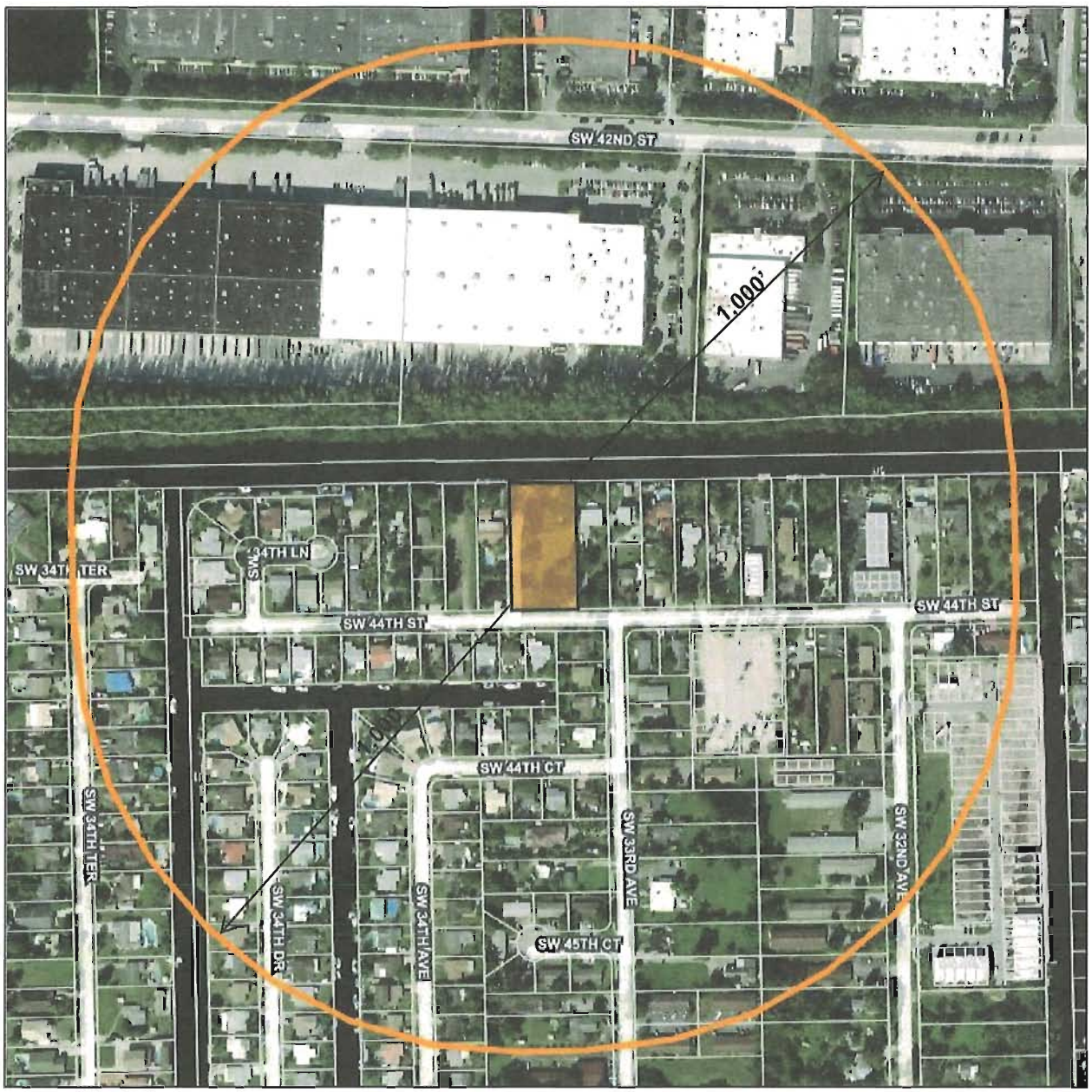
1,000' RADIUS MAP



SUBJECT: 3321 SW 44 Street, Dania Beach, FL 33312
FOLIO NUMBER: 5042 30 01 0350

AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, April 15, 2021

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2020 through November 2022	James
		November 2020 through November 2022	James
Dean Harley 606 NW 8th Street Dania Beach, FL 33004-2320 513-652-5140 dharley@broward.edu	February 9, 2021	November 2020 through November 2022	Lewellen
Keith Roberts 4417 SW 27th Terrace Dania Beach, FL 33312 954-309-5555 bkars2020@aol.com	February 9, 2021	November 2020 through November 2022	Lewellen
Patricia De La Fuente 195 NE 2nd Street Dania Beach, FL 33004 401-206-1976 Patricia.dlfz@gmail.com	February 23, 2021	November 2020 through November 2022	Davis
Mario A. Callejas, Jr. 4485 SW 25th Terrace Fort Lauderdale, FL 33312	April 13, 2021	November 2020 through November 2022	Davis
Randy Wright 4391 SW 34th Lane Ft. Lauderdale, FL 33312 954-983-6920 rcwpaw@juno.com	February 9, 2021	November 2020 through November 2022	Salvino

AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, April 15, 2021

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	February 9, 2021	November 2020 through November 2022	Salvino
Charlene Tanner 1024 SE 5th Avenue, Unit 1 PL 954-817-4541 Charlenetanner@comcast.net	February 9, 2021	November 2020 through November 2022	Odman
Dolores Boegli 173 NE 6 Court Dania Beach, FL 33004 954-549-5854 doloresboegli@bellsouth.net	February 9, 2021	November 2020 through November 2022	Odman

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP
Friday, March 26, 2021

Name/Address Phone Number	Date Appointed	Term	Appointment
Patricia Chukerman 545 SE 4th Court Dania Beach, FL 33004 954.552.9996 (C) 954.929.8289 (H) bykermom@me.com	February 23, 2021	November 2020 through November 2024	Salvino
		November 2020 through November 2024	Davis
Lilli Schipper 716 SE 3rd 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
Natalie Taveras 2411 SW 45th Street Dania Beach, FL 33312 954.822.1440 ntaveras26@gmail.com	March 23, 2021	November 2020 through November 2024	James

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP
Friday, March 26, 2021

Name/Address Phone Number	Date Appointed	Term	Appointment
Laura Lombardo 1401 NW 10th 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
Tony Walsh 235 SE 9th Street Dania Beach, FL 33004 904.252.1118 TWalshArts@aol.com	February 16, 2019	February 16, 2019 through February 16, 2021	Ad Hoc Committee
			Ad Hoc Committee
			Ad Hoc Committee
			Ad Hoc Committee
			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
Friday, March 26, 2021

Name/Address Phone Number	Date Appointed	Term	Appointment
President of the Dania Beach Paul DeMaio Friends of the Library Linda Wilson 1547 Adams Street Hollywood, FL 33020 954.929.8712 lb_wilson@bellsouth.net	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

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP
Friday, March 26, 2021

Name/Address Phone Number	Date Appointed	Term	Appointment
Don Mizell 187 NE 6 Ct. Dania Beach, FL 33004 310.343.3547 dmaceco@gmail.com	February 2013	NA	Honorary Member
Carolyn Jones 722 SW 3rd Street P.O. Box 1242 Dania Beach, FL 33004 954.920.0727 Cj2002@bellsouth.net	March 2016	NA	Honorary Member

EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, April 01, 2021

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2020 through November 2024	Davis
Rev. Paul R. Wiggins 321 SE 3rd Street, #905 Dania Beach, FL 33004 954-927-6703 – Office 954-644-2648 – Cell pastorgreatermtzioname@aol.com	January 12, 2021	November 2020 through November 2024	James
		November 2018 through November 2022	Odman
Amy Urdaneta 261 SW 4th Street Dania Beach, FL 33004 954-558-7408 amyurdanetadvm@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	February 9, 2021	November 2020 through November 2024	Salvino
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
Thursday, April 01, 2021

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
Kenyatta McKie Assistant Principal, Olsen Middle School 5960 SW 24th Place, Apt. #302 Davie, FL 33314 954-548-1013 Kenyatta.McKie@browardschools.com	March 9, 2021	March 2021 through November 2024	Ad-Hoc

GENERAL EMPLOYEES PENSION BOARD
MEMBERSHIP
Wednesday, March 10, 2021

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	March 9, 2021	March 22, 2021 through March 22, 2023	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 10th 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
Friday, February 26, 2021

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Charlene Hogan 233 SE 4th Street Dania Beach, FL 33004 954-802-1527 Chargator233@aol.com	February 9, 2021	November 2020 through November 2022	Odman
Kasia Johnson 466 SE 14th Street Dania Beach, FL 33004 954-300-6764 Kasia_johnson@comcast.net	February 23, 2021	November 2020 through November 2024	Davis
		November 2020 through November 2024	James
Patricia Chukerman 545 SE 4th Court Dania Beach, FL 33004 954-552-9996 (C) 954-929-8289 (H) bykermom@me.com	February 9, 2021	November 2020 through November 2024	Salvino
Laura Lombardo 1401 NW 10th 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
Friday, February 26, 2021

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Chris Barile 5099 SW 28th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	February 9, 2021	November 2020 through November 2024	Salvino
Thomas G. Angelos 218 SW 13th Street Dania Beach, FL 33004 954-670-6099 T_Angelos@yahoo.com	February 9, 2021	November 2020 through November 2024	Salvino
Jason Clark 661 SE 15th Street, Apt. 107 Dania Beach, FL 33004 571-235-7192 305-800-2677 (Alternate) clarkjasonr@gmail.com	January 12, 2021	November 2020 through November 2024	James
		November 2020 through November 2024	James
Clive Taylor 642 NE 3rd 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@thedestinationconnection.com	December 11, 2018	November 2018 through November 2022	Lewellen

MARINE ADVISORY BOARD
MEMBERSHIP
Friday, February 26, 2021

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Dean Grant 503 N 2nd 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
Martin Proulx 195 NE 2nd St. Dania Beach, FL 33004 954-321-0200 martina@aprecast.com	February 23, 2021	November 2020 through November 2024	Davis
		November 2020 through November 2024	Davis

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Wednesday, March 10, 2021

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2020 through November 2022	Lewellen
Pilar Rodriguez 5189 SW 28th Avenue Dania Beach, FL 33004 305-632-0493 thankyoupilar@att.net	February 9, 2021	November 2020 through November 2022	Lewellen
Simone Chait 228 SE 8 Street Dania Beach, FL 33004 310-738-2951 Bahamainma@sbcglobal.net	March 9, 2021	November 2020 through November 2022	James
Deborah Bell 713 SW 3rd Street Dania Beach, FL 33004 954-292-0757 Deborock87@gmail.com	February 23, 2021	November 2020 through November 2022	James
Mary Giovanini 500 NE 2nd Street, #126 Dania Beach, FL 33004 954-292-0091 MaryGiovanini@hotmail.com	February 23, 2021	November 2020 through November 2022	Davis
Morris Goldwire 20 NW 13th Avenue Dania Beach, FL 33004 234-223-6467 Goldwire75@gmail.com	February 23, 2021	November 2020 through November 2022	Davis

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Wednesday, March 10, 2021

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Christine LaBarca 235 SE 8th Street Dania Beach, FL 33004 954-292-1441 christinelabarca@aol.com	February 9, 2021	November 2020 through November 2022	Salvino
Richard "Rich" Aube 675 SE 2nd Avenue Dania Beach, FL 33004 954-922-9411 954-336-5110 (Cell) raube@forliferealty.com	February 9, 2021	November 2020 through November 2022	Salvino
Sheila Moorehead McCray 46 NW 14th Court Dania Beach, FL 33004 786-422-3707 sofftekk@gmail.com	February 9, 2021	November 2020 through November 2022	Odman
Markus Slamanig 311 SE 3rd Street Apt. 501 Bldg. F Dania Beach, FL 33004 901-335-5740 markus.slamanig@gmx.at	February 9, 2021	November 2020 through November 2022	Odman

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: April 27, 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

This past Tuesday the 20th of April, we kicked off Earth Week with a ribbon cutting at Dania Memorial Cemetery. Our objective is part of a Citywide mission to beautify our City and our facilities. The cemetery lacked trees, and the grounds needed attention and the details associated with the "Standard of Excellence" that we are committed to. We planted 50 grade A large live oak trees, we pruned, mulched, painted and added several benches. We will be scheduling a ribbon cutting at our West Lawn Cemetery at the end of May/ early June as a planting and beautification project is planned for this facility as well.

This past Wednesday the 21st of April, we met with FDOT. The meeting included District FDOT Secretary Gerry O'Reilly, County Commissioner Ryan, City Attorney Ansbro, other key top officials of FDOT and myself, with an objective to seek and receive the 1.4 acres of Beachfront land for the purpose of a public parking garage to mitigate the parking challenges at our Beach. They agreed to convey the land to us at no cost to the City. We are awaiting email with specific language from the FDOT Attorney that will come to the City Commission via a resolution for your consideration and adoption.

"Slow Children at Play" signs have been ordered by Public Services to be placed in certain key neighborhoods. Via our tracking, the order should arrive by month's end. Our goal for safer neighborhoods is to provide a menu of opportunities to augment safety by slowing down traffic. These options would include permanent signage, the cones with "Children at Play" banners, and other options such as road work with road striping and speed humps where we can. The temporary, less costly, and permanent options will all be coming forward in a presentation by Public Services during the budget process.

An Executive Assistant to City Commission, with a primary objective to enhance customer

service and responsiveness to our community and stakeholders, is a key position that has received unanimous support. Our HR Director will be sending you a draft for your perusal and comments. Our goal is to advertise the position by May/ June post Commission approval in May of a modest budget transfer.

The Parks Master Plan workshop, to include financing models and next steps for design and construction, is scheduled for May 18th from – 5:00-7:00 p.m. at IT Parker. This is another high and unanimous priority for the City Commission and this Administration.

As we continue with our monthly City themes, we are preparing for May and our tribute to Moms. We have planned activities at all our After School programs, and we will be scheduling our first Memorial Tree planting. Our HR Director will send more details on all our initiatives this week.

Our last and final step of our Strategic Planning will be adoption by the City Commission. My office, working with all City Departments, is currently going through all the deliverables and timelines to ensure accuracy. Working with our Consultant, we are looking at a June date to bring forth the plan as a document for official adoption.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: April 27, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager Candido Sosa-Cruz Digitally signed by Candido Sosa-Cruz DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, ou=City Manager, email=csosacruz@daniabeachfl.gov, c=US Date: 2021.04.20 12:42:27 -04'00'

FROM: Eleanor Norena, CFM, Community Development Director EN

RE: Manager's Monthly Report – March 2021– Community Development Department

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The following is a summary of Community Development Department activity during the month of March.

Community Development Special Projects:

Mobility Study: The Mobility Study identifies missing links and improvements that can be made to the existing mobility circulation system in the City. The improvement projects may be for vehicle, bicycle or pedestrian movement within the City. Having a projects list allows the City to move quickly when applying for funding through the County, the MPO and State. The research, data and analysis phase of the study is primarily completed. The public outreach and information phase of the study had been delayed due to the COVID-19 crisis. This phase of the project is critical to the development of the plan. One-on-one meetings, public meetings and meetings with agencies will be replaced with on-line surveys, emails and virtual meetings. One-on-one meetings with City Commissioners have already taken place. The public outreach virtual meeting has occurred. After receiving public input, staff will bring the study forward for approval by the City Commission in March. An online survey is currently open for additional public participation and will close on February 19, 2021. This item is planned to be on the April 27th City Commission meeting.

Public Art Program: On December 10, 2019, the City Commission adopted the Public Art Ordinance which established impact fees to be collected from new development for the purchase, creation and installation of public art. Staff has established the permitting system and revenue account to calculate and receive the Public Art funds. Community Development has collected $82,799.96 in the Art in Public Places Fund. Staff is currently working with Broward County Cultural Division to create a Public Art Program, which will identify specific locations and type of art desired and will also proposed guidelines for the selection of art and acceptance of private developers proposals. The County launched an on-line survey asking residents about their thoughts regarding Public Art, that survey closed on December 18, 2020; 174 survey results were received. One-on-one meetings with City Commissioners have already taken place. Staff continues to work with the Broward County Cultural Division to move the Public Art Program forward and intend to bring the proposed Public Art Program to the City Commission for discussion and approval this summer.

Water Supply Plan: Approval of the City's Water Supply Plan is critical as it identifies where the City will obtain its water supply for existing residents and businesses as well as future development. Adoption of a Water Supply Plan will bring the City into compliance with State requirements as well. City staff in Community Development and Public Services, as well as our consultants have been working together on this project for many months. This is an ongoing effort.

Oak Hammock Overlay: At the City Commissioner's request, staff in coordination with the City Attorney's Office, put into place a Zoning-in-Progress while drafting proposed language to establish an Oak Hammock Overlay. The Zoning-in-Progress was approved by the City Commission on August 25, 2020; therefore, the regulations have been enforced since that time. As a result, there are several Code Violations being heard by the Special Magistrate, which are currently scheduled in March. This ordinance was approved by the City Commission on January 26, 2021. The City's consultant has developed a methodology for collecting data on a monthly basis to analyze the effectiveness of the ordinance after one year. See attached is the Oak Hammock Tree Protection Zoning Overlay District Monthly monitory report.

Billboard Appeal: Community Development received an Appeal of an Administrative Decision denying a request for a digital billboard located on Ravenswood Road.

Palms By The Water Appeal: Community Development received an Appeal of the Planning and Zoning Board denial of a site plan for the project known as Palms by the Water, located at 3321 SW 44 Street, which is anticipated to be brought to the City Commission in April 2021.

Building Division:

The Building Department received 238 permit applications and issued 156 permit applications. The Building Department issued 16 Certificates of Occupancy/Certificates of Completion (15 residential and 1 commercial). The Building Department conducted 1641 inspections. The building revenue collected for the month of March 2021 was $178,620.08.

All inspectors, plan reviewers and administrative staff continue to work remotely and in staggered shifts to ensure all inspections and permitting continues seamlessly. The Building Department is now open to the public and currently accepts in person submittals and pick-ups Monday through Thursday, 8:30 a.m. to 3:30 p.m. We will continue to accept drop-offs and pick-ups Monday through Friday, 8:00 a.m. to 5:00 p.m. Customers also have the option to pay at the Finance cashier's window as well as utilize our online payments for residents, contractors, and continue to accept checks in the Finance utility box for customers without internet access.

Plan reviewers and inspectors provided by CAP and Broward County; continue to utilize the laptops and WiFi hotspots to limit access to City Hall. We continue to log temperatures at the start of each day to ensure our health and safety and maintain proper precautions.

Planning and Zoning Division:

Rebar Warehouse – This site plan application proposes two industrial warehouse buildings with a total square footage of 84,664 square feet, on a 3.5 acre industrial site. It is currently being scheduled for an upcoming City Commission meeting.

Altamar Foods Cold Storage – This site plan application proposes a 36,000 square foot cold storage and distribution facility on a 1.5 acre industrial site. It will include 18 parking spaces plus space for their associated trucks. This project is currently under DRC review.

Brauser Maimonides Academy – This application at 5300 S.W. 40th Avenue is for the expansion of an existing educational facility that will include a gymnasium, additional classrooms, administrative offices, cosmetic upgrades to the existing classrooms and offices, and an improved drop-off and pick-up circulation route. Special Exception, Variance, Delegation Request and Site Plan applications have all been submitted and are completing DRC review.

Atlantica at Dania Beach – This Site Plan is for the development of 140 dwelling units in a multifamily zoning district. The request includes the allocation of 62 flexibility units and will consist of apartments and townhomes. This subject property is approximately 4.5 acres and vacant. The request is currently being reviewed by the DRC.

Dania Gardens – This Site Plan is for the development of 16 townhouses on a vacant lot in a multifamily zoning district. The site is 1.5 acres and is currently being reviewed by the DRC.

ROMI Building - The Site Plan for the project is in DRC review. The project is for a mixed-use building on South Federal Highway. The project proposes 11,000 square feet of commercial and 44 dwelling units. This Site Plan is pending further DRC review.

ARG Office - The applicant is requesting the modification of a previously approved site plan for the construction of a one-story building with 3,500 square-foot of professional office building space located at 4025 Ravenswood Road. This project is pending DRC final review.

800 Old Griffin Road - This Site Plan is a new application to vacate NW 3rd Place, to redesign the existing building, develop the vacant lot under the power lines for boat storage, and build docks on the Dania canal. This is a new application going through DRC review because the previous application was denied by the City Commission. This project will require several approvals, including a waiver of replat, vacation of ROW, variances, design waiver and site plan. This project is currently in the public hearing process.

GMAX – Single Family – This applicant is proposing three (3) new single-family homes which requires Site Plan approval. This project is currently going through DRC review.

Griffin Living (modification) – This applicant is proposing a modification to a previously approved Site Plan, eliminating the two-story parking garage and reducing building gross area from 184,532 s.f. to 96,316 s.f. while also reducing the floor count from 6 to 5 stories. Dwelling unit count stays the same at 79 apartments, yet these are all now one-bedroom units ranging in area. No variances requested under this amendment. This Site Plan Modification has completed DRC review and is pending administrative approval.

Code Enforcement and Parking Division:

- Code is continuing to work with BSO to enforce violations at Vacation Rentals to address noise and parking issues.
- Parking has a new part time employee and are now back to full staff.
- Parking Enforcement is currently enforcing COVID-19 related issues at the beach parking lot and pier.
- Code Staff continues spot checks on businesses and has responded to 3 Complaints from the Broward County Q Alert system and 0 complaints from the City Hotline.

ARTICLE 826 – OAK HAMMOCK TREE PROTECTION ZONING OVERLAY DISTRICT
ANNUAL SUMMARY REPORT

Annual Summary Matrix

MONTH	Total # Trees Removed	# House Bill Removals	# City Permitted Removals	# Complaints	# Citations or Violations	Fines or mitigation Assessed	Fines or mitigation Paid	# Replacement Trees Provided	# Other Regulated Activities
September '20	2	2	0	1	0	0	0	0	0
October '20	0	0	0	0	0	0	0	0	0
November '20	3	3	0	1	1	$1500*	0	0	0
December '20	2	2	0	1	1	$1000*	0	0	0
January '21	1	1	0	1	0	0	0	0	0
February '21	1	1	0	1	0	0	0	0	0
March '21	2	1	1	0	0	0	0	0	0
April '21	0								
May '21	0								
June '21	0								
July '21	0								
August '21	0								
September '21	0								
TOTAL	**10**	**10**	**0**	**0**	**2**	**0**	**0**	**0**	**0**

Notes: all listed trees are specimen sized trees (>18 inch DBH)

ARTICLE 826 – OAK HAMMOCK TREE PROTECTION ZONING OVERLAY DISTRICT ANNUAL SUMMARY REPORT

Summary of Activities/Incidents

1. 8/25/20 – Zoning in progress resolution (R-2020-094) approved by City Commission (START OF TRACKING)
2. 9/5/20 – Unpermitted removal of 2 specimen sized live oak trees at 5861 SW 36TH Terrace (2 X HOUSE BILL REMOVALS – City did not agree with report)
3. 11/25/20 – Unpermitted removal of 3 specimen sized live oak trees at 5901 SW 36th Terrace (3 X HOUSE BILL REMOVALS – City did not agree with report)
4. 12/28/20 – Unpermitted removal of 2 more specimen sized live oak trees at 5901 SW 36th Terrace (2 X HOUSE BILL REMOVALS – City did not agree with report)
5. 1/24/21 – Unpermitted removal of 1 specimen sized live oak tree at 5870 SW 37th Avenue (1 X HOUSE BILL REMOVAL – City agreed with report)
6. 2/16/21 – Unpermitted removal of 1 specimen sized live oak tree at 5961 SW 37th Ave (1 X HOUSE BILL REMOVAL – City agreed with report)
7. 3/4/21 – Permitted removal of 1 foxtail palm tree at 5830 SW 37th Avenue
8. 3/6/21 – Unpermitted removal of 1 specimen sized live oak at 5720 SW 37th Terrace (1 X HOUSE BILL REMOVAL – City agreed with report)

CITY OF DANIA BEACH
HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: **April 19, 2021**

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

VIA: Candido Sosa-Cruz, Assistant City Manager Candido Sosa-Cruz

FROM: Linda Gonzalez, SPHR, SHRM-SCP – HR / Risk Management Director *LG*

RE: Human Resources and Risk Management Report

The following is a summary of Human Resources and Risk Management activities:

- Open/To be open Recruitments:
  - Parks & Recreation:
    - Summer Camp Counselor – closes 4/19
    - Summer Camp Supervisor – closes 4/19
    - Assistant Recreation – closes 4/19
    - Park Custodian – hire to start 4/19
    - Lifeguard, Beach (PT) – Department reviewing applications.
    - Lifeguard, Beach (OC) – Department reviewing applications.
  - Public Services:
    - Administrative Assistant – HR preparing to post.
    - GIS Technician – hire to start 4/19
  - Community Development:
    - Specialist, Records – hire to start 4/21
  - Finance
    - Accountant – second round of interviews upcoming
  - CRA
    - Farm and Market Coordinator – Department reviewing applications.

- HR is continually considering process improvements and looking for new ways to enhance our service levels with our customers. As a result, we have recently created recruiting service level expectations which allows us to ensure that we are not only casting a wide and diverse net, but that our recruitment and selection process is handled expeditiously. Our goal is to continue to recruit and retain the most talented, customer service-oriented employees with the City of Dania Beach.
- Human Resources and Finance continue through the implementation process of Executime, which will provide the City with a timekeeping system to automate time recording. The software will ensure that

we are compliant with the Fair Labor Standards Act (FLSA). This implementation will involve all payroll coordinators and is estimated to take approximately six (6) months.

- HR held our 2nd Quarter New Hire Onboarding on Thursday, April 15. This was our first in-person session located in the NW Conference Room. Additionally, HR held our 1st new hire "check-in" from our 1st quarter virtual new hire onboarding session for new hires that were hired between Oct. 2020 to Dec. 2020. During this session, we were able to solicit feedback about ways that we can enhance our new hire on-boarding useful resources, positive experiences, and other great information. HR has shared all feedback with Department leaders for process and communication improvements.
- During our March safety committee meeting, and as part of the City's "See Something, Say Something" campaign to prevent accidents through the early reporting of safety hazards, the Committee started a monthly practice to conduct a drawing to recognize employees who have submitted safety hazards for that month.
- In addition to reporting safety/hazards concerns, the safety committee members are in the process of creating a specialized monthly inspection form for each department to address safety hazards, to be conducted by the safety committee members.
- On March 18, Human Resources with our partner NMS, conducted a Reasonable Suspicion Supervisory Training webinar as legally required for CDL supervisors.
- As part of our ongoing commitment to the safety of our employees, Human Resources has partnered with the Broward Sheriff's Office Fire Rescue to bring several trainings to our employees each month.
- HR has budgeted for a temporary employee to go through the twenty-five (25) year back-log of files and records. This will require many weeks of labor-intensive work sorting through documents to compare to records retention laws, destruction and filing of documents.
- On April 13, the City Manager held the RISE Kick-Off Meeting. We had about 90-95% employee participation! The video is now available to watch on the City's Intranet HR/RISE page.
- As part of our RISE initiative, Human Resources is scheduling customer service training for all employees to be held at the end of April and the first weeks in May. We are striving for a Standard of Excellence at the City and therefore we want to provide our employees with the tools needed to improve our customer service levels. Our Department Heads are also recording video testimonials about their department's customer service experiences and we will share the full video at an upcoming Citywide RingCentral Meeting. Customer service tips will be provided throughout the week of April 19 – 23. We have several other ongoing RISE activities.
- HR will participate in the Let's Make Dania Beach Pristine beach clean-up day on April 22, and will have certificates for volunteers needing community service hours. We look forward to seeing our employees and community helping make a difference in our City.

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CITY OF DANIA BEACH
PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: April 20, 2021

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

FROM: Eric Brown, Parks & Recreation Director

SUBJECT: Parks and Recreation Updates

Parks and Recreation Department Updates

On Saturday, March 20th the department hosted a 3 on 3 March Madness Basketball Tournament at C.W. Thomas Park. Four teams participated and the community is looking forward to future tournaments!

On Saturday, April 3rd the department hosted our annual Spring Egg Hunt event at Frost Park. 238 participants ages 10 and under registered and came out to participate in the fun! The event required pre-registration and was limited due to COVID-19.

Tuesday, April 22nd is Earth Day. The department has a number of different things going on throughout the parks. Informational snipe signs have been placed throughout the parks. Each community center has informational boards that staff created in the centers. As well, staff at each location will be handing out biodegradable flowerpots with soil and lima beans for the community. The department is also assisting with the Let's Make Dania Beach Pristine event.

On Saturday, April 24th the department is hosting an Adult Softball Exhibition Game at P.J. Meli Aquatic Complex at 10am. Two teams will play to crown a champion. This game will build steam to begin an Adult Softball League at the park.

The department currently has registration open for three sports programs, T-Ball at Frost Park and Football and Cheerleading at C.W. Thomas Park. Flyers were printed and distributed to the schools for these programs as well as flyers have been placed at the community centers. The information has also been posted on the City's website along with Facebook.

The department is preparing for the upcoming summer camp programs. Summer Camp registration for Frost Park and P.J. Meli Aquatic Complex will be held on Saturday, May 1st at 8:30am. Registration is in person and is limited to the first 25 campers per each location. Staff is working to fill the summer camp job postings, the postings close April 19th. Jr. Lifeguard Camp registration is being set up as well. Marketing for both of these programs will go out the week of April 19th. Staff is also working with Dr. Tia Major on a Facility Use Agreement for the Literacy Connection, Inc. Summer Camp to come back to C.W. Thomas Park.

The department has received written notification from the Child Care Licensing and Enforcement Division with Broward County granting the request for exemption from childcare licensing for the proposed Dania Beach Rising Stars after care program. Staff is now in the planning stages to be able to execute this program for the upcoming school year.

The month of March showed busy for the beach with the highest beach population since the history of record keeping began in 2012 with the parking lot at capacity and having to close each weekend.

Ocean Rescue is working with FWC officers in trying to remove the five anchored vessels in Whisky Creek north of the pier.

The department continues to work on the below upcoming swim programs:

- Swim Lessons at PJ Meli Aquatics Complex and C.W. Thomas Park.
- Swim Team and Water Polo at PJ Meli Aquatics Complex.

Park improvements continue to remain a priority for the department. The below improvements have been completed or are being scheduled to be completed:

- Fence repairs throughout all park locations.
- Old signage replaced throughout the parks.
- Pressure cleaning of the sidewalks and courts at Frost Park and C.W. Thomas Park completed.
- Ball Field rehabbing/maintenance at Frost Park and P.J. Meli Aquatic Complex.
- New parking curbs installed at Frost Park, C.W. Thomas and P.J. Meli Aquatic Complex to replace broken or missing ones.
- Field lights repaired.
- New foul-ball netting to be installed at Frost Park. P.J. Meli is completed.
- Refurbishment of the basketball court surfacing and the playground at C.W. Thomas Park.
- Sidewalk hazards have been identified and Public Services is working to fix at P.J. Meli Aquatic Complex.
- Replaced broken benches, tables, grills and garbage cans at all parks.
- Interior painting of Frost Park and C.W. Thomas Park in progress. Quotes being received for P.J. Meli Aquatic Complex.

The Parks Team continues to sanitizing playground equipment, indoor/outdoor equipment and all surfacing and amenities around Park facilities for the safety of our community.

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CITY OF DANIA BEACH
COMMUNICATIONS
PUBLIC INFORMATION OFFICER

MEMORANDUM

DATE: April 2021
TO: Ana M. Garcia, ICMA-CM, City Manager
VIA: Candido Sosa-Cruz, Assistant City Manager
FROM: Katia Bordy, Public Information Officer
SUBJECT: PIO Communications

Candido Sosa-Cruz Digitally signed by Candido Sosa-Cruz DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, ou=City Manager, email=csosacruz@daniabeachfl.gov, c=US Date: 2021.04.20 10:02:26 -04'00'

Ongoing Communication

The City's website, social media and TV Channel 78 is continuously updated with relevant, new, and important information. All City Departments receive media support on a variety of projects.

Below are the latest social media, website and video communications including special event activities:

- COVID-19 Updates. Vaccination details. Ongoing
- Promoted the Marine Industry Job-Training & Career Development Program
- Continued progress on the RISE Initiative.
- Planned and produced RISE - Exceptional Customer Service Video
- Designed and promoted Earth Day Celebration / Monthly Themes
- Planned and promoted the 1,000 Mermaids Artificial Reef Project
- Produced Dania Beach Pristine Video and promoted Beach Cleanup Event
- Covered the 1,000 Mermaids Artificial Reef Project kick off at WMODA Museum
- Planned and produced yearly TravelHOST Pocket Saver Ad and online posts
- Published a new edition of #ILOVELOCAL to support small businesses
- Planned and produced the City Hall Kiosk Video
- Promoted Living with Coyotes and informed the press on new developments
- Promoted BSO's Inaugural Autism Awareness Event
- Promoted BSO's National Prescription Drug Take Back Day
- Promoted BSO's virtual bicycle education course

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CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: April 27, 2021

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

VIA: Candido Sosa-Cruz, Assistant City Manager Candido Sosa-Cruz Digitally signed by Candido Sosa-Cruz DN: cn=Candido Sosa-Cruz, o=City of Dania Beach, ou=City Manager, email=csosacruz@daniabeachfl.gov, c=US Date: 2021.04.21 08:26:50 -04'00'

FROM: Fernando J. Rodriguez, Public Services Director
Dincer A. Ozaydin, Deputy Director/City Engineer Fernando Rodriguez Digitally signed by Fernando Rodriguez DN: cn=Fernando Rodriguez, o=City of Dania Beach, ou=PS, email=frodriguez@daniabeachfl.gov, c=US Date: 2021.04.28 16:15:07 -04'00'

RE: **PUBLIC SERVICES DEPARTMENT (PSD) ACTIVITIES – March 22, 2021 – April 23, 2021**

Provided below is a summary of the main PSD activities for the past six weeks.

- Public Services took the lead or played a major role in several Earth Week events:
  - Planting of 50 Florida No.1 quality Live Oak trees at Dania Memorial Park which was commemorated by a ribbon cutting on April 20.
  - Installation of a butterfly garden at the Linear Park on SE 5th Avenue, which includes a beautiful decorative "butterfly bench", new signage, and over 50 butterfly friendly plants.
  - "Pristine Beach" Clean Up event: Built and installed new "litter basket" racks, prepared site for the event, and supplied the event participants with litter pick sticks, gloves and collection buckets.
- An overview of the proposed Memorial Tree Planting program was presented at the first April Commission meeting. The well-received program will be rolled out in May.
- The design authorization item to proceed with the engineering work on the refurbishing of nine sanitary lift stations was approved by Commission on April 13th. Once completed, it will make all of our lift stations no older than seven years old.
- Design proposals for two future stormwater improvement projects, SW 52nd Street and SW 54th Street are submitted for approval in the first April 2021 Commission agenda. These two roads experienced significant flooding during the last two significant rain events. If approved, these projects will be funded and completed in fiscal year 2022.
- Contract awards for the following projects were approved by Commission (projected May start):
  - Citywide Speed Hump Improvement Project
  - Dania Cove Drainage Project
  - Ocean Park Parking Lot Drainage Project

FJR/fjr

\continued...

- Work on the NW 1st Street corridor improvements (between US1 and Bryan Road) is set to start shortly. Completion of the first phase (a drainage pipe repair and roadway restoration on the western section of the roadway) was delayed due to unavailability of pipe material. It is anticipated that this phase will start by the end of April. The next phase will entail roadway resurfacing/markings, to be followed by the last component which included a flashing beacon crosswalk sign and decorative crosswalks.

- Nyberg Swanson House and Women's Club proposals for design engineering/bidding assistance were ranked and submitted to the City Commission for approval on April 27. Once approved, the highest rank firm will prepare a proposal for design engineering, construction documents, and bidding assistance services.

Grant Funding

Federal Appropriation Request

The following Federal appropriation request were made through Representative Wasserman Shultz's Office:

CW Thomas Park Redevelopment – design and construct park concept from the Parks Masterplan

- Dania Beach Ocean Park Resiliency Project – construct resiliency components in the design phase.
- Dania Beach Water Utility – design and construction residential water line replacement projects. Funding to offset costs for the C-51 agreement.

The Gaboton Group assisted in preparing the appropriation requests and submitted to the Representative's Office on the City's behalf.

Hazard Mitigation Grant Program

PSD reviewed the new round of Hazard Mitigation Grant Program (HMGP) for Hurricane Dorian with the grant consultant, InRem Solutions. The available fund in Broward County ($1.3 million) did not justify the time and considerable effort in preparing an application. City stormwater projects in the design phase will be eligible for upcoming FEMA funding.

Community Development Block Grant

The PSD applied for Community Development Block Grant (CDBG) Year 37 to support the Citywide Street Lighting Improvement Project with solar streetlights in residential neighborhoods west of I95 and north of Griffin Road.

Broward County provided the funding agreement for the Oasis XIV CDBG project. The PSD will place the agreement on May 11th City Commission meeting agenda for approval.

Transportation Surtax

PSD met with the MPO to discuss additional funding for the SE Drainage Project. The Department is developing strategies with the MPO to pursue funding options with the County for the construction part of the project.

FJR/fjr

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CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)

EXTERNAL MEMORANDUM

DATE: **April 20, 2021**

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

FROM: Sergio Pellecer, District Fire Chief

RE: **Dania Beach Memo to City Manager**

Please see the requested information below concerning the last few weeks- March 15, 2021 through April 19, 2021 of the meetings and day to day operations for the BSO Fire Rescue and Emergency Service in Dania Beach:

- Community Bike Safety Education Program April 14, with Helmet giveaway. BSO Education Dept. will re-schedule a second class for May
- Station 1 and Fire Marshal's office Termite tented and Fumigated for Subterranean and Wood Eating termites.
- Daily morning BSO conference calls – Department Head direction for the day.
- Daily monitoring of Fire Stations and personnel safety
- Weekly monitoring of Nursing homes and Group homes
- Completed Final Training for Vulnerable population registry on March 24, 2021 will start verifying Dania Beach's database
- Weekly agenda review team conference
- Municipal Conference Call COVID-19 Situational Awareness
- BSO Ops Conference call with District Chiefs
- Weekly Conference NWS (National Weather Service- South FL)
- Regular Commission Meeting on April 3, 2021
- Safety Committee – Dania Beach
- Quarterly EMS Council Meeting
- Bid Committee – Dania Beach Fire Station Grant meetings Pre Proposal Conference, Proposal Opening,
- Continued work on SCBA filling Station order for Station 17 Electrical retrofit bid specs.
- Continued Station 1 and 17 repairs- obtaining quotes for truck air system
- Flag Pole Lighting and Monument Hurricane Siren project Station 1
- Firefighter Cancer Prevention Monthly Webex with National Attendance

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CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)

MEMORANDUM

DATE: **April 18, 2021**

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

FROM: Daniel J. Marks, Captain

RE: **Dania Beach Monthly Memo to City Manager**

Back in December we responded to a homicide at 1900 Stirling Road where an adult female was found deceased. Late last week we were able to charge 1 adult from Miami Gardens and 1 juvenile from Fort Lauderdale with first degree murder.

PART I CRIME SUMMARY

PART 1 CRIMES: 3/25/2021 TO 4/7/2021	
INCIDENT TYPE	TOTAL
AGGRAVATED ASSAULT	1
AUTO THEFT	4
BURGLARY BUSINESS	1
BURGLARY CONVEYANCE	7
BURGLARY RESIDENCE	3
ROBBERY BY SUDDEN SNATCHING	1
THEFT - ALL OTHER	8
THEFT - MOTOR VEHICLE PARTS	3
THEFT - RETAIL / SHOPLIFTING	3
Grand Total	31

NOTABLE DECREASES

Within the past 2 weeks, there was:

- A decrease of **1** Burglary Business as compared to the 2 weeks prior.
- A decrease of **7** Burglary Conveyances as compared to the 2 weeks prior.
- A decrease of **1** Burglary Residence as compared to the 2 weeks prior.

Arrests: 3/25/21 to 4/7/21
31

NOTABLE ARRESTS

- **Warrant and Concealed Weapons Violation**: A Deputy conducted a traffic stop where the driver was found to be carrying a firearm concealed. He was taken into custody for Carrying a Concealed Firearm as a convicted felon. The passenger of the vehicle had an active warrant.

CRIME SUPPRESSION TEAM

During the past two weeks our Crime Suppression Team has located two occupied stolen vehicles. The drivers of both vehicles were arrested and the cases were cleared. In one of the cases, the driver fled from the vehicle and was taken into custody shortly thereafter. It was found that the defendant in this case has a lengthy history for burglary and auto thefts.

CRIMINAL INVESTIGATIONS

- **Vehicle Theft:** We had a call of a stolen vehicle that had just occurred. The vehicle was located via GPS tracking. Our Deputies were directed to the area and the suspect was subsequently apprehended. Post Miranda, the subject admitted to stealing the truck.

- **Warrants (Burglary and Thefts):** A suspect was in custody for multiple warrants and possession of stolen property. Our investigation revealed that the suspect had 3 credit cards and a driver license of a person who was a victim of a conveyance burglary in Davie. The suspect had a lengthy criminal history for burglaries and thefts and currently has an ankle GPS monitor. As of now, the suspect has been charged with possession of cocaine and 10 warrants for burglaries and thefts.

- **Criminal Mischief:** A Deputy observed an unknown subject walking away from an area that had been recently spray painted. A traffic stop was conducted and the occupants were covered in paint. It was later discovered that both subjects tagged several areas in our city. Both individuals were each charged with 4 Felony Counts of Criminal Mischief and transported to the main jail. The subjects denied doing the "goya" taggings.

MOTORS / COMMERCIAL VEHICLE ENFORCEMENT

Traffic related issues:

- Our Traffic Enforcement Unit continued with school zone enforcement presence along SE 5th Avenue. Two citations were issued in the past two weeks during the morning hours. Not many vehicles were found to be speeding.

- We continued our presence on SW 53rd Ct. Our speed trailer is still deployed and no complaints received. The speed trailer seems to be slowing traffic.

- Our Traffic Enforcement Unit submitted paperwork to the City in reference to erecting a stop sign at North Park Road and SW 53rd Ct.

- On April 5th we conducted pedestrian education and enforcement on Griffin Rd from 4pm – 8pm between Anglers Avenue and SW 33rd Avenue using a state grant.

HOMELESS OUTREACH TEAM

- Last meeting I spoke about how our Homeless Outreach Deputies began a self-neglect case in reference to a homeless subject. A few days later The Homeless Outreach Team responded to the facility he was accepted into. They met with him to make sure all was well and after much pushback on his part, he is happy and grateful for the assistance.

We continue our regular patrols and checks at locations along Dania Beach Blvd. and Federal Hwy. corridors, as well as Griffin Rd/441. This has continued to be effective in keeping the panhandling at intersections, and loitering at the bus benches, to a minimum.

NEIGHBORHOOD SUPPORT UNIT

FOOD DISTRIBUTION

- We were able to distribute 10 food boxes to residents throughout the City.

- April 2, 2021 – Meeting with Hobby Lobby Manager to discuss supply list for Autism Event.
- On April 6, 2021 we have scheduled a gas station skimmer check with the Florida Department of Agriculture & Consumer Affairs.

Below are our upcoming events:

WHAT: Painting Event with Children with Autism
WHEN: Saturday April 17, 2021 – 10:00am – 12:00pm
WHERE: Frost Park – 300 NE 2nd Street

WHAT: DEA National Prescription Drug Take-Back Day
WHEN: Saturday April 24th, 2021 – 10:00am – 2:00pm
WHERE: Walmart – 400 East Sheridan Street

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
FINANCE DEPARTMENT
MEMORANDUM

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

FROM: Adam Segal, Assistant Finance Director

DATE: April 02, 2021

SUBJECT: Monthly Business Tax Licensing

Manager,

Per your request attached hereto is the Monthly Business Tax Receipt report reflecting new businesses.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Business Listing Report

Business Start Date 03/01/21 - 03/31/21
Report By Business Name

Business	Licensee	Address	Phone	Extension	Start Of Business	End Of Business
ABC RENTALS INC	ABC RENTALS INC	2849 RAVENSWOOD RD, Dania Beach, FL 33312	(561) 739-9888		03/23/2021	
ASPEN DENTAL	ASPEN DENTAL	1704 STIRLING ROAD, DANIA BEACH, FL 33004	(954) 364-0402		03/25/2021	
BONNIE HOOSE	BONNIE HOOSE	213-215 SW 1 CT, DANIA BEACH, FL 33004	(941) 929-4094		03/17/2021	
DANIA LLC	DANIA LLC	200 SE 3 ST, Dania Beach, FL 33004	(954) 860-6337		03/09/2021	
DOLAN MENTAL HEALTH	SOUTH FLORIDA CLINICAL TREATMENT CENTERS	4485 STIRLING RD 108, Dania Beach, FL 33314	(954) 564-9390		03/10/2021	
EBOX	EBOX LLC	399 E SHERIDAN STREET APT 208, DANIA BEACH, FL 33004	(954) 662-4527		03/09/2021	
EURO TECH ROOFING INC	EURO TECH ROOFING INC	2890 W STATE RD 84 STE 112, DANIA BEACH, FL 33312	(954) 289-8171		03/12/2021	
G & J ROOFING	G & J ROOFING	317 SE 3 TER, Dania Beach, FL 33004	(954) 729-0590		03/09/2021	
GABRIELA ALEGRE	GABRIELA ALEGRE	305 SE 4 ST, Dania Beach, FL 33004	(305) 812-1321		03/18/2021	
GALLERY PICTURE FRAMES	GALLERY PICTURE FRAMES	14 NW 1 AVE, Dania Beach, FL 33004	(954) 920-2086		03/17/2021	
GIL LEVI .	GIL LEVI	300 SW 16 ST, Dania Beach, FL 33004	(954) 292-4948		03/08/2021	
GIL LEVI	GIL LEVI	306 SW 16 ST, Dania Beach, FL 33004	(954) 292-4948		03/08/2021	
ILENAN ANCA IOAN	ILENAN ANCA IOAN	19 SE 7 ST, Dania Beach, FL	(954) 253-1314		03/26/2021	
INFO SALES LLC	INFO SALES LLC	24 SW 12 AVE 102, DANIA BEACH, FL	(954) 981-0717		03/17/2021	
KETO ZONE SHOP	JJ PRODIGY LLC	801 S FEDERAL HWY # 815, DANIA BEACH, FL 33004	(954) 907-9620		03/24/2021	
LOOM LUXURY LINENS INC	LOOM LUXURY LINENS INC	302 LEWIS LANE # 3, DANIA BEACH, FL 33004	(954) 909-4442		03/09/2021	
LUXE HOME STAGING AND DESIGN INC	LUXE HOME STAGING AND DESIGN INC	1206 STIRLING RD A&B 8, DANIA BEACH, FL 33004	(954) 987-0079		03/29/2021	
MARCO A SALVINO SR	MARCO A SALVINO SR	838 NW 10 AVE, Dania Beach, FL 33004	(954) 914-5416		03/03/2021	
PETER A SIGNORE III	PETER A SIGNORE III	30 NE 1 CT, Dania Beach, FL 33004	(954) 329-8658		03/17/2021	
PREBIOTIC WELLNESS	HEALTH LAB LLC	803 S FEDERAL HWY, Dania Beach, FL 33004	(786) 942-1003		03/31/2021	
RAJIV MOTWANI	RAJIV MOTWANI	122 NE 1 CT, Dania Beach, FL 33004	(978) 875-3486		03/09/2021	
SONART CONSTRUCTION CORP	SONART CONSTRUCTION CORP	4542 SW 25 AVE, Dania Beach, FL	(305) 877-4659		03/09/2021	
WHATAWORKOUT LLC	WHATAWORKOUT LLC	180 E DANIA BEACH BLVD #110, DANIA BEACH, FL 33004	(786) 879-1188		03/26/2021	

Businesses 23

CITY OF DANIA BEACH
FINANCE DEPARTMENT

MEMORANDUM

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

FROM: Adam Segal, Deputy Finance Director

DATE: April 15, 2021

SUBJECT: Finance Monthly Report –March 2021

Please find attached the month Finance report. Highlights of the report include the following:

Revenues

- Building Fund Revenues
- Pier Revenue
- Beach Parking Revenue
- Marina Revenues
- Commercial Solid Waste Hauler Franchise Fees

Capital Projects

- Capital Projects Fund
- Enterprise Funds
    - Water
    - Sewer
    - Stormwater
    - Marina
- Grant Funds
    - City Grants
    - CRA Grants

Information Technology

- Online Credit Card Payments
- Beach Camera Views
- Website Visits by Device
- Commission Meeting Views
- Number of Citywide Phone Calls
- Number of E-Bill Users by Month

Business Tax Receipt Activity

- Out of Business/Inactive
- New Applications

Utility Reports

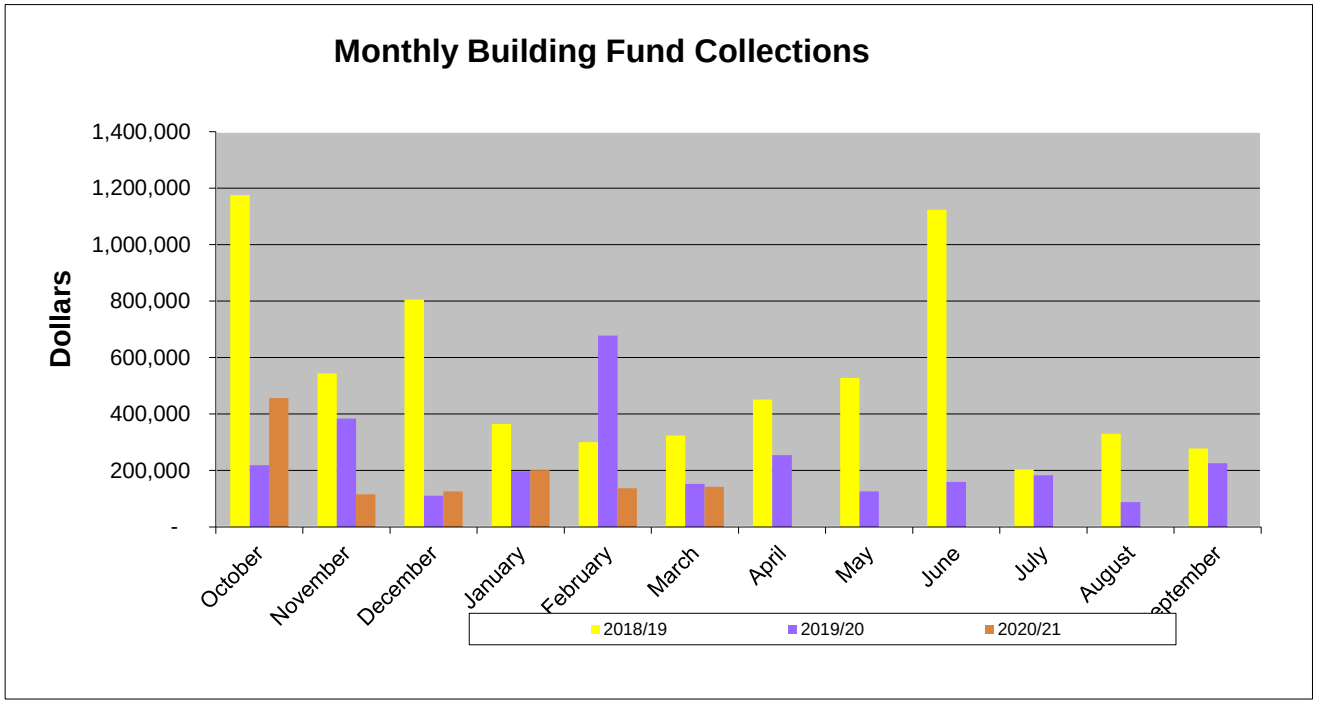
- Delinquency Report
- Meter Replacement Reports
- Aging Report

Contingency and Fund Balance Estimate

Building Fund Collections

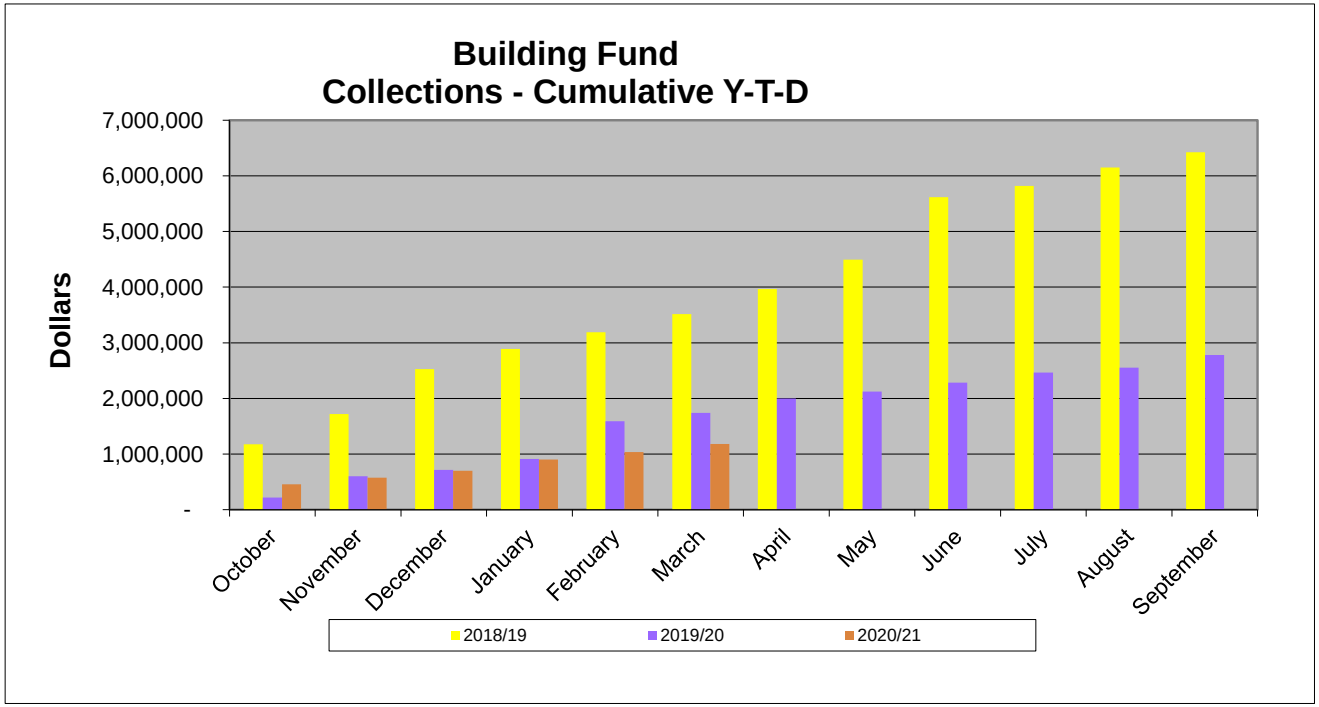
Building Fund - thru March 2021

Monthly	2018/19	2019/20	2020/21
October	1,175,262	218,842	456,717
November	544,467	383,986	115,930
December	804,921	110,855	126,389
January	364,720	197,296	201,184
February	300,427	677,686	137,028
March	323,671	152,797	142,455
April	451,112	254,963	
May	527,681	126,368	
June	1,123,013	159,353	
July	204,154	182,848	
August	329,526	88,029	
September	278,138	225,951	
Total	6,427,092	2,778,973	1,179,703



Cumulative	2018/19	2019/20	2020/21
October	1,175,262	218,842	456,717
November	1,719,729	602,828	572,647
December	2,524,650	713,683	699,036
January	2,889,370	910,978	900,220
February	3,189,797	1,588,665	1,037,248
March	3,513,468	1,741,462	1,179,703
April	3,964,580	1,996,424	
May	4,492,261	2,122,792	
June	5,615,274	2,282,145	
July	5,819,428	2,464,994	
August	6,148,953	2,553,023	
September	6,427,092	2,778,973	
Annual Goal	**4,600,818**	**5,268,000**	**4,747,331**

Shut down due to COVID-19



Parking Fee Collections

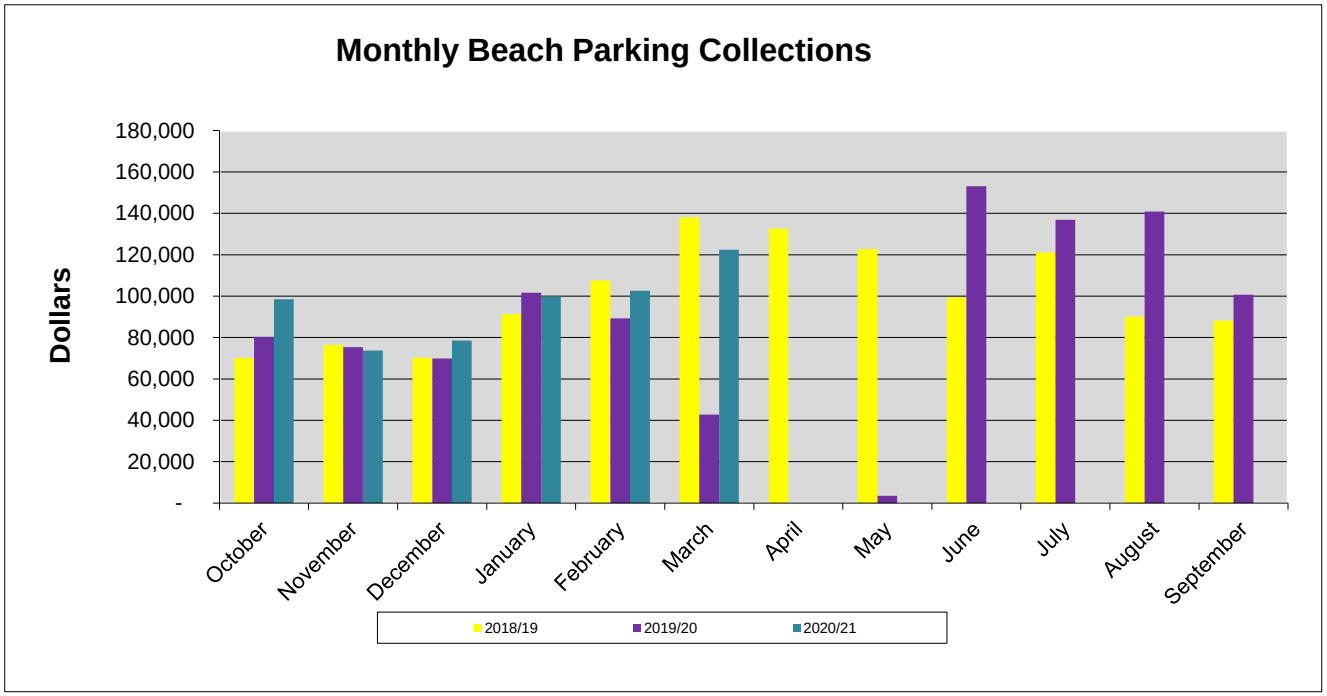
Beach Parking - thru March 2021

Monthly	2018/19	2019/20	2020/21
October	70,074	80,310	98,451
November	76,505	75,366	73,741
December	70,225	69,806	78,542
January	91,368	101,586	99,866
February	107,600	89,239	102,595
March	138,030	42,686	122,455
April	132,525	-	
May	122,734	3,577	
June	99,416	153,086	
July	121,078	136,900	
August	90,092	140,789	
September	88,120	100,699	
Total	1,207,766	994,044	575,650

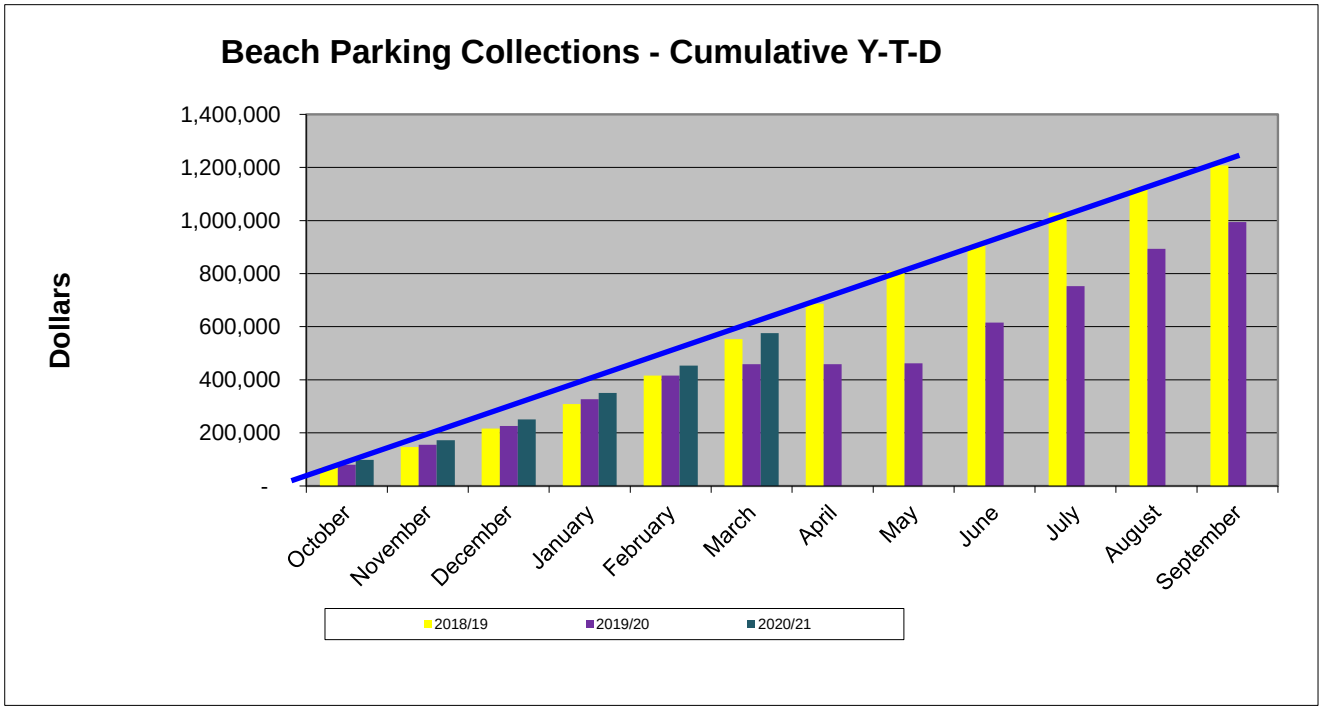
Parking down due to Hurricane Irma -beach closure

Heavy Rains during the month of May affected beach goers

COVID-19 shut down



Cumulative	2018/19	2019/20	2020/21
October	70,074	80,310	98,451
November	146,579	155,676	172,193
December	216,803	225,483	250,735
January	308,171	327,069	350,600
February	415,771	416,308	453,195
March	553,802	458,993	575,650
April	686,326	458,993	
May	809,060	462,570	
June	908,477	615,656	
July	1,029,555	752,556	
August	1,119,646	893,345	
September	1,207,766	994,044	
Annual Budget Goal	**1,282,367**	**1,219,032**	**1,094,352**



Pier Revenues

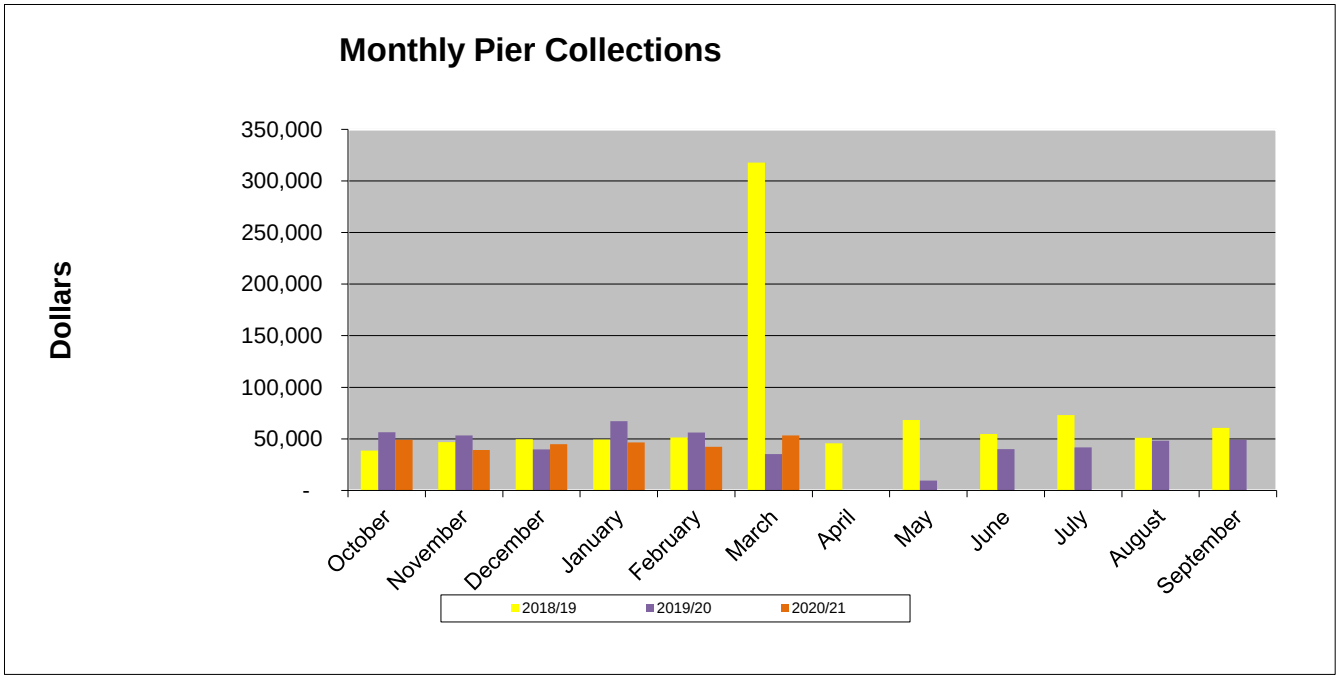
Pier Revenues - thru March 2021

Monthly	2018/19	2019/20	2020/21
October	38,743	56,498	49,128
November	46,891	53,409	39,289
December	49,729	39,713	44,807
January	49,407	67,274	46,662
February	51,283	56,030	42,336
March	317,751	35,125	53,214
April	45,624	152	
May	68,359	9,475	
June	54,747	39,975	
July	73,113	41,848	
August	50,941	48,348	
September	60,729	48,972	
Total	907,317	496,818	275,435

Prolonged heavy rains affected the pier sales in May

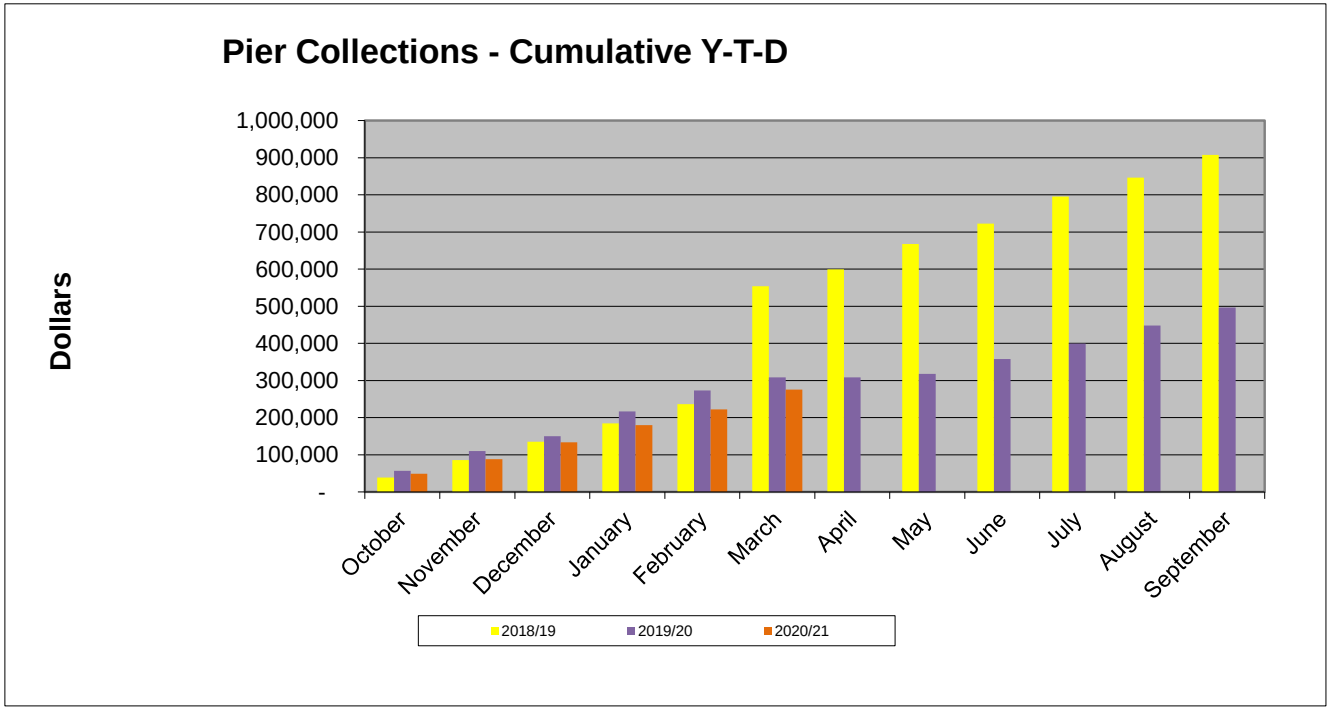
Shut down in March due to Corona Virus

Balance includes true-up for the annual rent of the Quarterdeck based on the lease agreement.



Cumulative	2018/19	2019/20	2020/21
October	38,743	56,498	49,128
November	85,635	109,907	88,416
December	135,363	149,620	133,223
January	184,770	216,894	179,885
February	236,054	272,924	222,221
March	553,805	308,049	275,435
April	599,429	308,201	
May	667,788	317,676	
June	722,535	357,650	
July	795,648	399,498	
August	846,589	447,846	
September	907,317	496,818	
Annual Budget Goal	**918,859**	**914,098**	**773,952**

In 2018/19 the Quarterdeck Restaurant Revenues were moved to the Pier fund from General Fund to better reflect their usage.

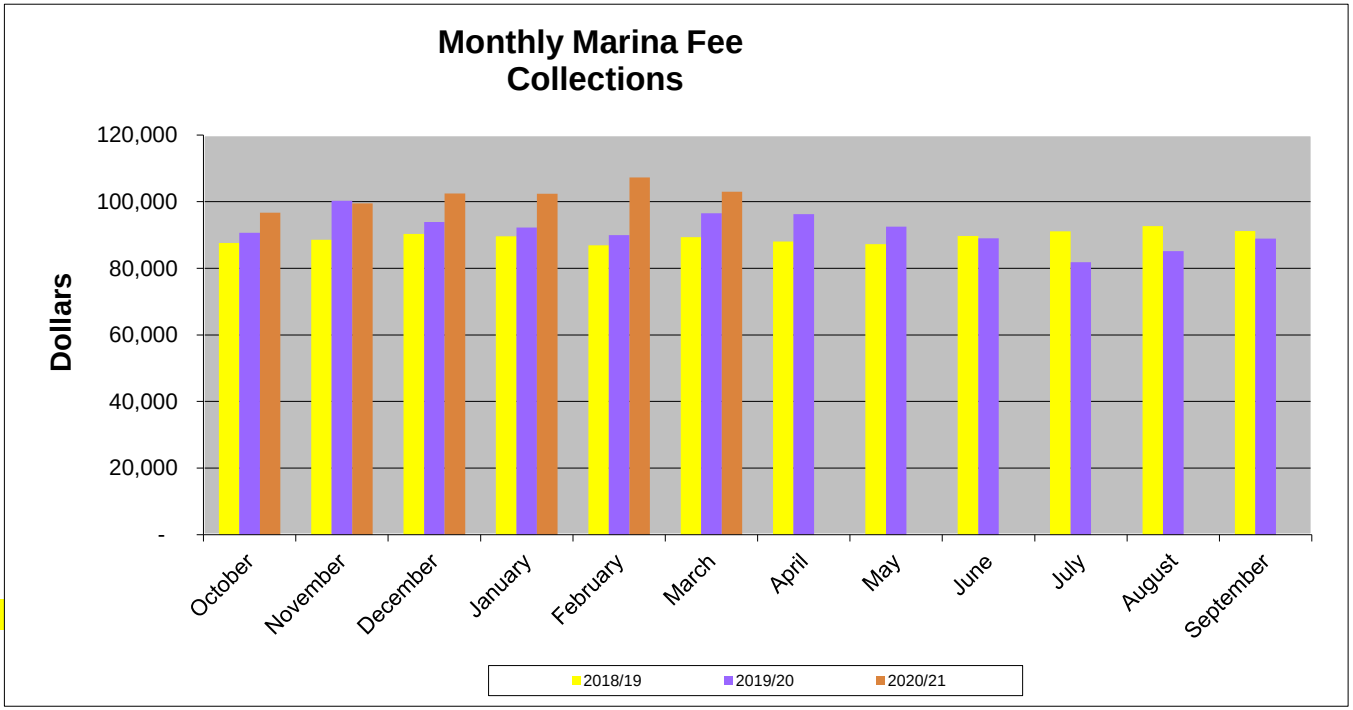


Marina Fee Collections

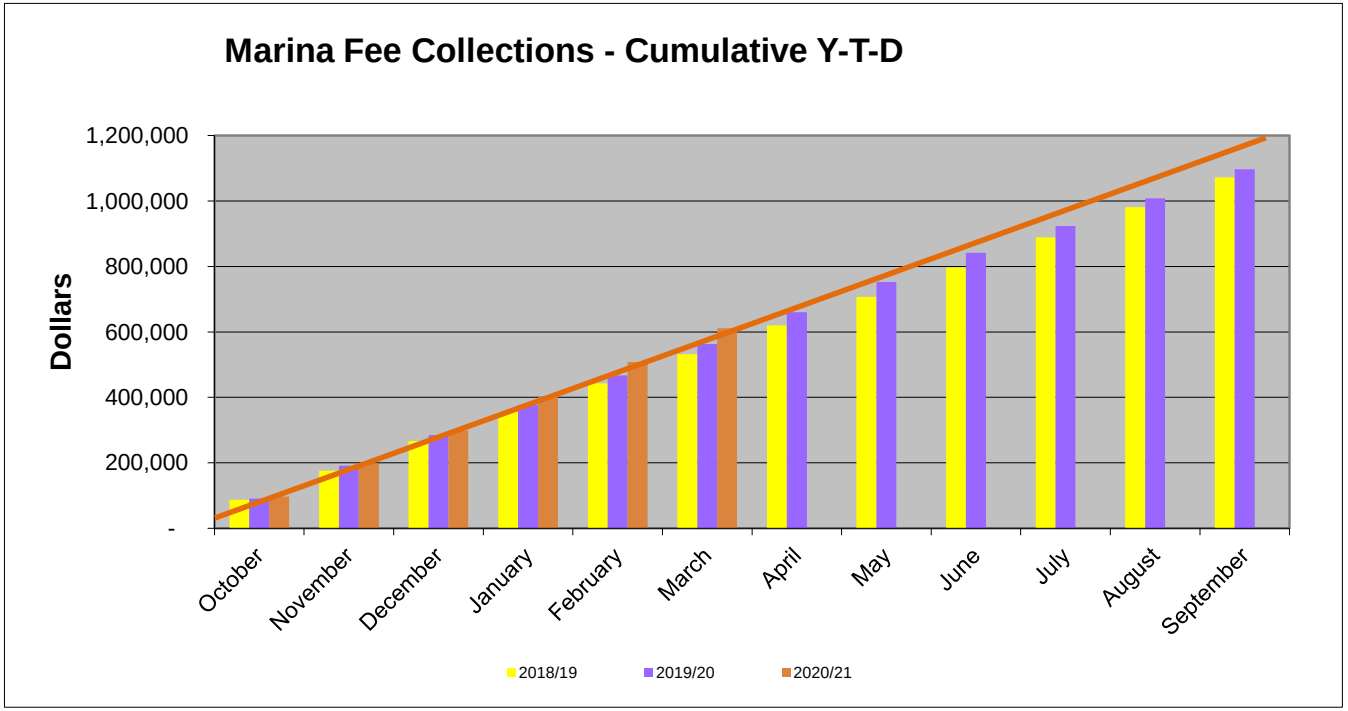
Marina Fees - thru March 2021

Monthly	2018/19	2019/20	2020/21
October	87,598	90,680	96,691
November	88,582	100,295	99,519
December	90,299	93,879	102,437
January	89,569	92,197	102,400
February	86,889	89,948	107,245
March	89,350	96,527	103,019
April	88,013	96,264	
May	87,281	92,452	
June	89,733	89,025	
July	91,052	81,799	
August	92,686	85,158	
September	91,173	88,941	
Total	1,072,225	1,097,163	611,312

Marina closed towards end of march due to COVID 19



Cumulative	2018/19	2019/20	2020/21
October	87,598	90,680	96,691
November	176,181	190,975	196,210
December	266,479	284,854	298,647
January	356,049	377,051	401,047
February	442,938	466,999	508,292
March	532,287	563,525	611,312
April	620,301	659,789	
May	707,582	752,241	
June	797,315	841,266	
July	888,367	923,065	
August	981,052	1,008,222	
September	1,072,225	1,097,163	
Budget Goal	**1,042,263**	**1,059,831**	**1,011,953**



Governmental Funds Capital Projects

Capital Project Life Cycle

31-Mar-21

Capital Projects Fund	Original Budget	Budget Amendments	Total Amended Budget Funding	Total Expenses & Open P.O.'s	(Return) of Funding on Completed Projects	Remaining Funds Available	Project Status
Beach Revitalization Phase II	$ 925,000	$ 801,799	$ 1,726,799	$ (870,166)	$ -	$ 856,633	In progress
Oasis XIV Project	200,000	(139,851)	60,149	(13,000)		47,149	In progress
Traffic Calming & Beautification Project	250,000	-	250,000	-		250,000	Not Started
Total Capital Projects (301)			**$ 2,036,948**	**$ (883,166)**	**$ -**	**$ 1,153,782**	

Enterprise Funds Capital Projects
Capital Project Life Cycle
3/31/2021

Stormwater Fund	Original Budget	Budget Amendments	Total Budget Funding	Total Expenses & Open P.O.'s	Return of Funding on Completed Projects	Remaining Funding Available	Project Status
SE Stormwater Phase II	$ 6,159,729	$ 124,145	$ 6,283,874	$ (148,117)	$ -	$ 6,135,757	In-Progress
SW 43rd Terrace, SW 40th Court and SW 49th Street Project	1,170,960	-	1,170,960	(380,430)		790,530	In-Progress
Total Stormwater Fund Projects			**7,454,834**	**(528,547)**	**-**	**6,926,287**	
Water Fund							
NW 1st Ave Water Main Stirling-City Hall	431,730	-	431,730	(55,964.50)		375,766	In-Progress
Hydraulic Mdeling	70,000	-	70,000	(70,000)		-	Not Started
Total Water Fund Projects			**501,730**	**(125,965)**	**-**	**375,766**	
Sewer Fund							
Lift Rehab Projects 5,7,10	1,137,594	-	1,137,594	(1,125,791)	-	11,804	In-Progress
SCADA System	257,715	-	257,715	(257,715)		(0)	In-Progress
Total Sewer Fund Projects			**1,395,309**	**(1,383,506)**	**-**	**11,804**	
Total Enterprise Projects			**$ 9,351,873**	**$ (2,038,018)**	**$ -**	**$ 7,313,857**	

USDA Grant CRA

Grant Life Cycle

31-Mar-21

PATCH Fund	Original Budget	Budget Amendments	Total Amended Budget Funding	Total Expenses & Open P.O.'s	(Return) of Funding on Completed Projects	Remaining Funds Available	Revenue Received	Grant Status
USDA CRA Grant	$ 248,872	$ 72,487	$ 321,359	$ (241,866)	$ -	$ 79,493	$ 175,396	In progress
Total CRA Grant			**$ 321,359**	**$ (241,866)**	**$ -**	**$ 79,493**		

Miscellaneous Funds For Projects

31-Mar-21

Projects	Original Budget	Remaining Funds Available	Project Status
City Hall Renovation	$ 30,000	$ 272,500	Not Started
Oasis Project	200,000	200,000	Not Started
Total Funds		**$ 472,500**	

Business Tax Receipt Activity - March 2021

Out of Business/Inactive	# of BTRs	Dollar Amount
Total Out of Business/Inactive	**0**	

New Approved Applications	# of BTRs		Dollar Amount
ABC Rentals Inc	1	$	493.75
Aspen Dental	1	$	751.25
Bonnie Hoose	1	$	63.00
Dania LLC	1	$	63.00
Dolan Mental Health	1	$	651.25
Ebox	1	$	131.25
Euro Tech Roofing Inc	1	$	625.00
G & J Roofing	1	$	210.00
Gabriela Alegre	1	$	236.25
Gallery Picture Frames	1	$	572.50
Gil Levi	2	$	414.00
Ilenan Anca Ioan	1	$	236.25
Info Sales LLC	1	$	105.00
Keto Zone Shop	1	$	1,045.00
Loom Luxury Linens	1	$	520.00
Luxe Home Staging and Design Inc	1	$	677.50
Marco A Salvino Sr	1	$	31.50
Peter A Signore III	1	$	236.25
Prebiotic Wellness	1	$	467.50
Rajiv Motwani	1	$	236.25
Sonart Construction Corp	1	$	315.00
Whataworkout LLC	1	$	480.63
Total New Applications	**23**	**$**	**8,562.13**

BTR Status	# of BTRs	Total Dollar Amount	
Open Renewals- Current Year	**440**	**$ 121,711.51**	
Paid Renewals	**3,087**	**$ 1,026,381.58**	
Total BTRs as of 02/28/2021	**3,527**	**1,148,093.09**	**

**includes license fee, fire inpsection & solid waste registration

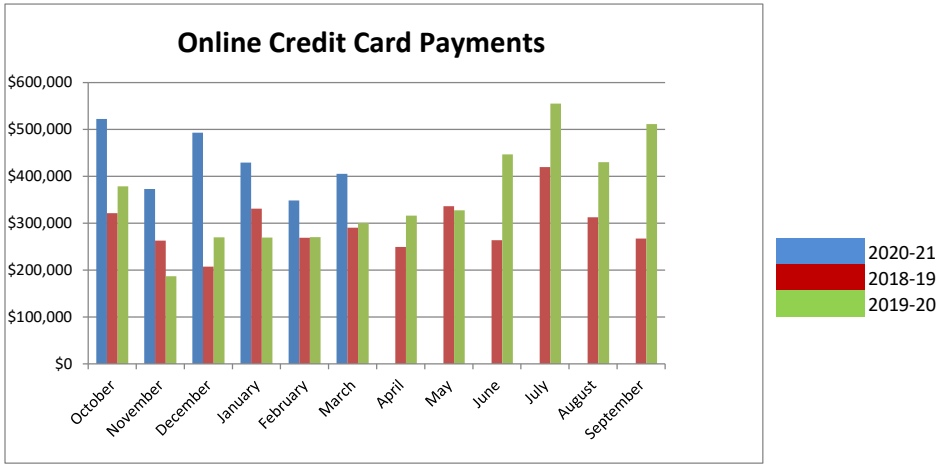
Miscellaneous Billing Invoice Aging Report

Aging Date 03/31/2021

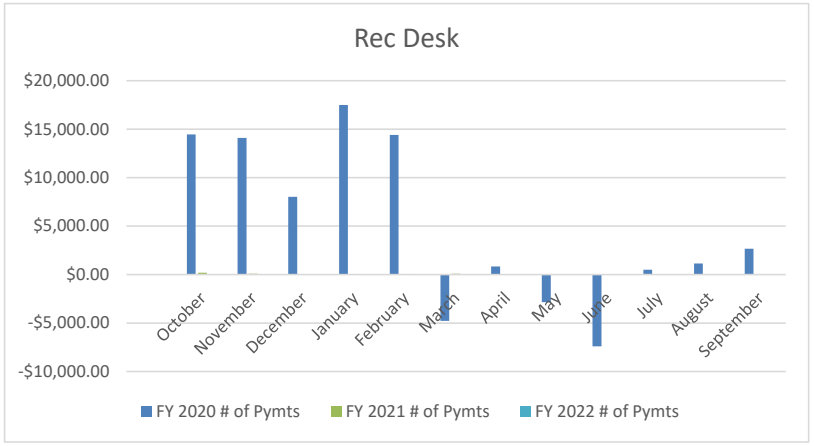
Report By Invoice Type

	Description	Current	1-30	31-60	61-90	90+	Total
Invoice Type - CEM - Cemetery							
# 4652 - Eric L Wilson	Reservation of Burial Plot	.00	.00	.00	.00	7570.00	7,570.00
# 5474 - Cokenya D West	Reservation of Burial Plot	.00	.00	.00	.00	250.00	250.00
# 4179 - AJ Manuel Funeral Home	Reservation of Burial Plot	6000.00	14760.00	4860.00	1680.00	5130.00	32,430.00
# 5736 - Sands, Carolyn	Reservation of Burial Plot	.00	.00	.00	.00	3000.00	3,000.00
# 5756 - Rahming Poitier Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	4750.00	4,750.00
# 5755 - McPherson, Eddie Dean	Reservation of Burial Plot	.00	.00	.00	.00	400.00	400.00
# 5757 - Fuller Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	990.00	990.00
# 5673 - Agape Funeral and Cremation	Reservation of Burial Plot	.00	.00	.00	.00	6720.00	6,720.00
# 5477 - Paradise Funeral Home, LLC	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 3946 - Eric S George Funeral Home	Reservation of Burial Plot	.00	.00	1680.00	.00	2310.00	3,990.00
# 4569 - Clark and Norris Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 4182 - Fred Hunters Hollywood	Reservation of Burial Plot	.00	.00	.00	.00	450.00	450.00
# 5059 - Joseph A Scarano Funeral Home	Reservation of Burial Plot	.00	4390.00	.00	.00	.00	4,390.00
# 5029 - Bell's Funeral Home	Reservation of Burial Plot	.00	.00	630.00	.00	.00	630.00
# 4786 - Dillard Josephine	Reservaton of Burial Plot	.00	.00	.00	.00	200.00	200.00
Cemetery Totals		**$6,000.00**	**$19,150.00**	**$7,170.00**	**$1,680.00**	**$34,950.00**	**$68,950.00**
Invoice Type - ART & SEAFOOD - Arts & Seafood Festival							
# 5472 - Meyers Group LLC	Arts and Seafood Sponsorship	.00	.00	.00	.00	5000.00	$ 5,000.00
# 4900 - Storm Tight Windows	Arts and Seafood Sponsorship	.00	.00	.00	.00	2,500.00	2,500.00
Arts & Seafood Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$7,500.00**	**$7,500.00**
Invoice Type -CRA - Misc CRA							
# 4918 - Arnold & Sharon Nearn	Millennium Facase Grant	.00	.00	.00	.00	6000.00	6,000.00
Misc CRA Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$6,000.00**	**$6,000.00**
Invoice Type FA- False Alarm							
Miscellaneous FA Customers	BSO & Fire False Alarms	.00	.00	.00	.00	2,000.00	2,000.00
False Alarm Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$2,000.00**	**$2,000.00**
Invoice Type FI - Fire Inspection							
3065 - Keynorth Townhomes	Annual Inspection FY 11	.00	.00	.00	.00	1,700.00	1,700.00
3072 - Atlantis Management	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	7,800.00	7,800.00
1012 - Gulfstream Apts.	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	2,800.00	2,800.00
# 4466 - Meadowbrook Condo	Annual Inspection FY 13	.00	.00	.00	.00	1,000.00	1,000.00
4644 - Oakbridge Townhomes	Annual Inspection FY 14	.00	.00	.00	.00	4,000.00	4,000.00
Miscellaneous FI Customers	Annual & Re-Inspections	.00	.00	.00	.00	215,465.00	215,465.00
Fire Inspection Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$232,765.00**	**$232,765.00**
Invoice Type FIRE EQ. LEASE - Fire Apparatus Lease Reimb.							
40 - Broward Sheriff's Office	Fire Apparatus Interest Payments	91,581.37	.00	.00	.00	.00	91,581.37
Fire Eq. Lease Totals		**$91,581.37**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$91,581.37**
Invoice Type GR COUNTY - Grant Reimb. Broward County							
# 4049 - Broward County - CDBG Grant	CDBG Grant	$0.00	$0.00	$0.00	$0.00	$163,730.00	$163,730.00
GR County Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$163,730.00**	**$163,730.00**
Invoice Type GR Federal - Grant Reimb. Federal Government							
# 5848 - USDA - Grant	USDA Grant	$0.00	$0.00	$0.00	$0.00	$10,541.64	$10,541.64
GR Federal Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$10,541.64**	**$10,541.64**
Invoice Type GR State - Grant Reimb. State of Florida							
# 4438 - Florida Department of	State of Florida	$0.00	$0.00	$0.00	$0.00	$105,167.53	$105,167.53
GR State Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$105,167.53**	**$105,167.53**
Invoice Type LM - Lake Maintenance							
Miscellaneous LM Customers	Lake Maintenance	.00	.00	.00	.00	275.36	275.36
Lake Maintenance Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$275.36**	**$275.36**
Invoice Type MS - Miscellaneous							
# 4647 - Palmetto Hospitality of Dania	Water Impact Fees	.00	.00	.00	.00	20,242.00	20,242.00
Misc. Customers	**Misc. Customers**	86.50	11,940.00	12,500.00	.00	38,929.93	63,456.43
Miscellaneous Totals		**$86.50**	**$11,940.00**	**$12,500.00**	**$0.00**	**$59,171.93**	**$83,698.43**
Grand Totals		**$97,667.87**	**$31,090.00**	**$19,670.00**	**$1,680.00**	**$622,101.46**	**$772,209.33**

	FY 2021		FY 2019		FY 2020	
	# of Pymts	$ Value	# of Pymts	$ Value	# of Pymts	$ Value
October	1,694	$522,541	1,571	$321,462	1,695	$378,828
November	1,659	$372,920	1,427	$262,899	1293	$186,710
December	1,859	$493,048	1,311	$207,256	1453	$270,094
January	1,681	$429,192	1,550	$330,919	1378	$269,347
February	1,625	$348,642	1,424	$268,905	1403	$270,127
March	1,751	$405,303	1,506	$290,206	1481	$300,421
April			1,317	$249,172	1742	$316,140
May			1,525	$336,388	1505	$327,643
June			1,346	$263,574	1766	$446,782
July			1,788	$419,858	2054	$555,309
August			1,627	$312,880	1899	$430,281
September			1,410	$267,102	2113	$511,620

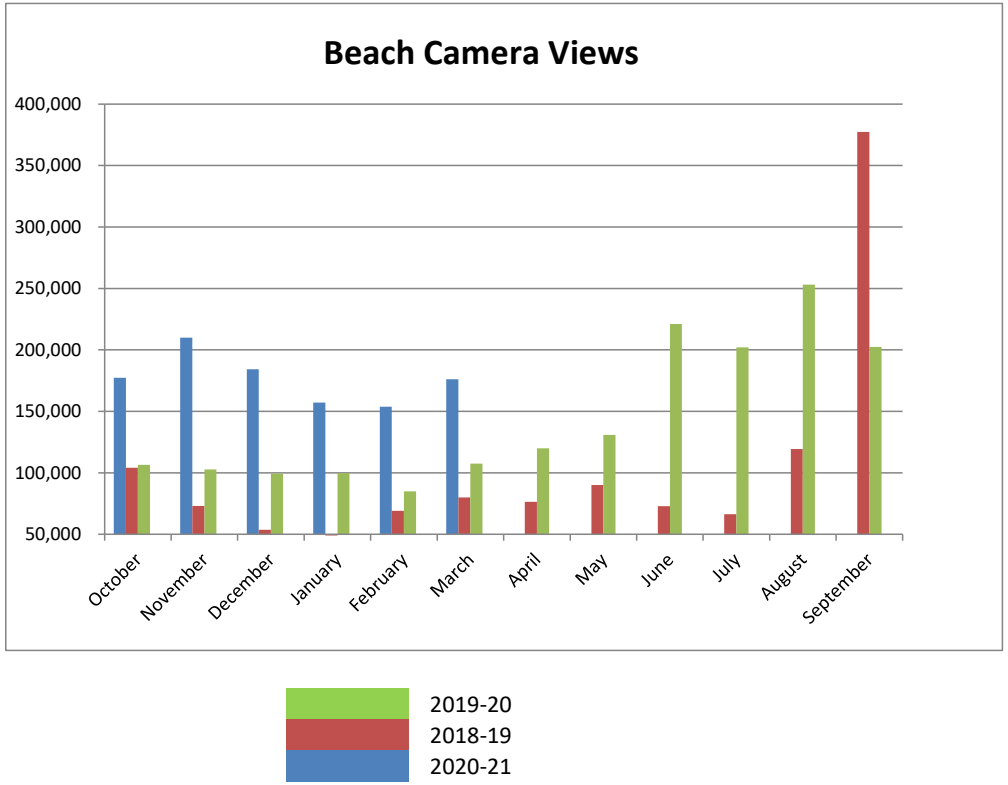


	FY 2020		FY 2021		FY 2022	
	# of Pymts	$ Value	# of Pymts	$ Value	# of Pymts	$ Value
October	158	$14,447	197	$6,283		
Novembei	94	$14,092	90	$2,727		
Decembei	98	$8,024	46	$1,398		
January	150	$17,493	73	$2,416		
February	130	$14,408	60	$1,414		
March	143	-$4,766	87	$1,595		
April	23	$844				
May	4	-$2,843				
June	75	-$7,413				
July	30	$506				
August	29	$1,144				
Septembe	95	$2,675				



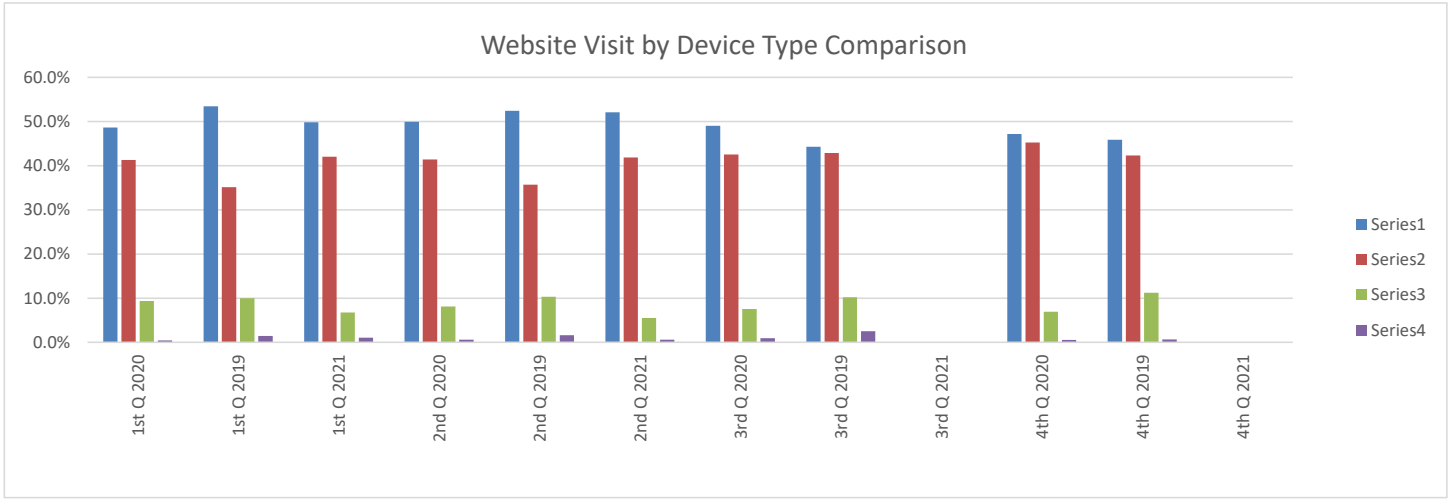
2019-20

	FY 2021	FY2019	FY 2020
October	177,400	104,200	106,500
November	210,000	73,000	102,700
December	184,300	53,667	99,400
January	157,100	49,000	99,700
February	153,700	69,100	84,900
March	176,200	80,013	107,500
April		76,400	119,982
May		90,000	130,800
June		72,900	221,100
July		66,300	202,000
August		119,400	253,200
September		377,340	202,400



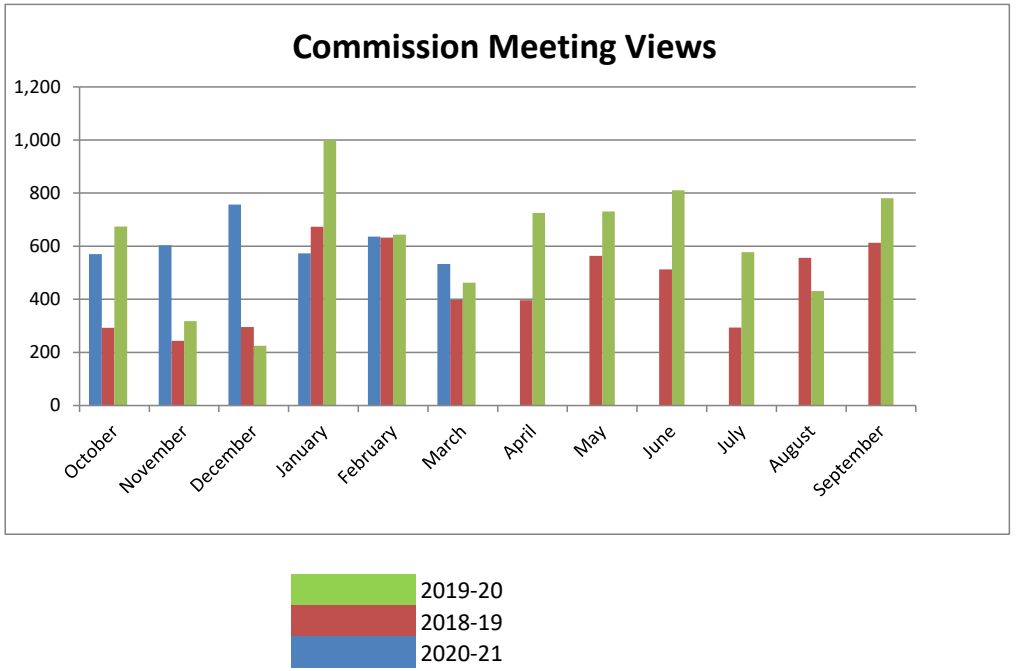
Website Visit by Device Type Comparison

	1st Q 2020	1st Q 2019	1st Q 2021	2nd Q 2020	2nd Q 2019	2nd Q 2021	3rd Q 2020	3rd Q 2019	3rd Q 2021	4th Q 2020	4th Q 2019	4th Q 2021
Desktop	48.6%	53.4%	49.8%	49.9%	52.4%	52.1%	49.0%	44.3%		47.2%	45.9%	
Smartphone	41.3%	35.1%	42.0%	41.4%	35.7%	41.8%	42.5%	42.9%		45.2%	42.3%	
Tablet	9.3%	10.0%	6.8%	8.1%	10.3%	5.5%	7.6%	10.2%		6.9%	11.2%	
Other	0.4%	1.4%	1.1%	0.6%	1.6%	0.6%	0.9%	2.5%		0.5%	0.7%	

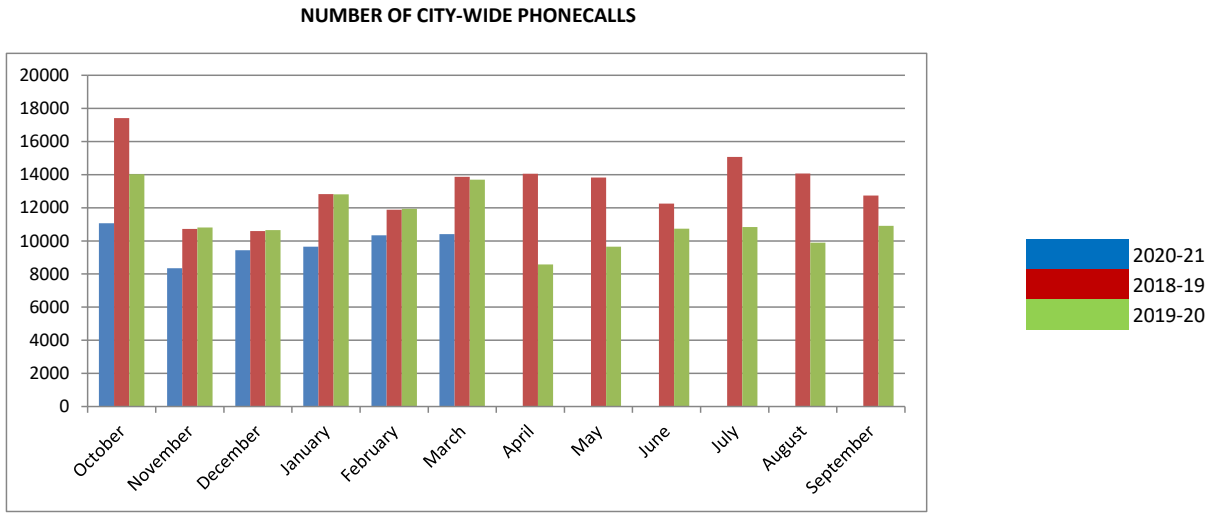


TikiLIVE & YouTube Channel

	FY 2021	FY 2019	FY20
October	570	293	674
November	604	244	318
December	757	296	225
January	573	673	1,000
February	636	632	644
March	533	398	463
April		397	725
May		564	731
June		513	811
July		294	578
August		556	431
September		613	781

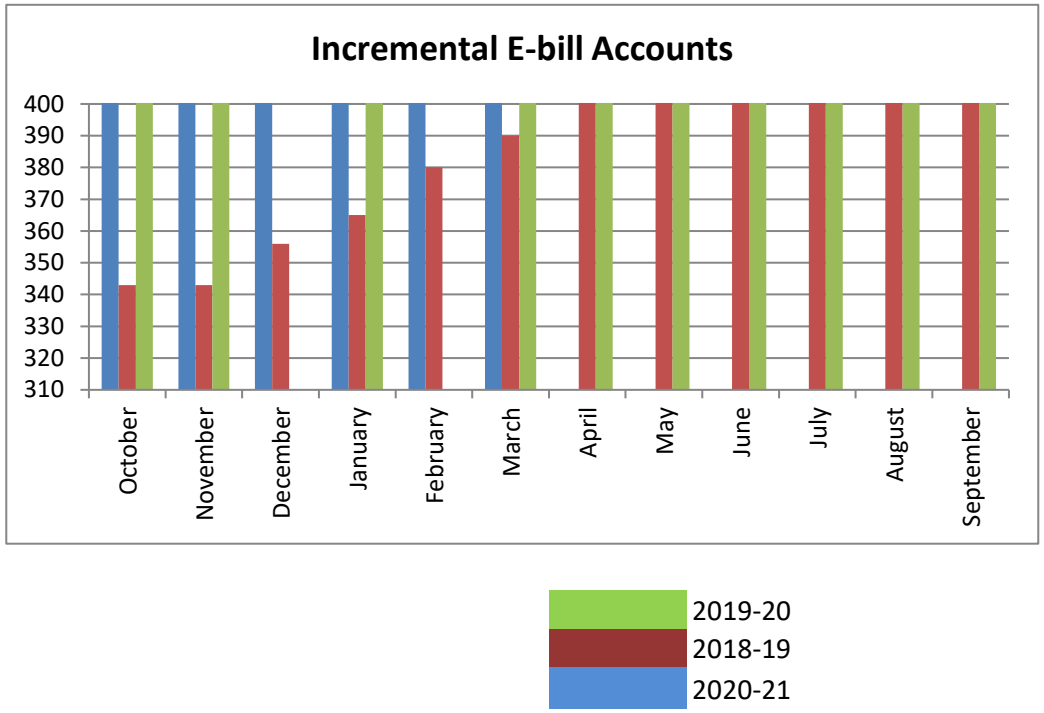


	FY 2021	FY 2019	FY 2020
October	11,070	17,408	14,022
November	8,348	10,726	10,812
December	9,435	10,601	10,652
January	9,656	12,818	12,810
February	10,334	11,883	11,945
March	10,410	13,870	13,698
April		14,061	8,583
May		13,832	9,648
June		12,246	10,734
July		15,070	10,836
August		14,064	9,898
September		12,742	10,909



Number of e-bill users by month

	FY 2021	FY 2019	FY20
October	607	343	487
November	612	343	495
December	629	356	
January	643	365	506
February	649	380	
March	653	390	549
April		420	555
May		430	561
June		436	570
July		449	577
August		464	584
September		473	595



City of Dania Beach

Commercial Solid Waste Report FY 2020-2021

Payments Received

Annual Budget **$ 622,848**

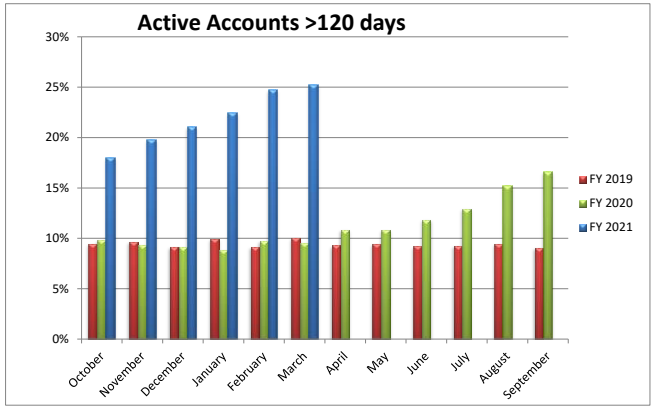
	Waste Hauler										
	Choice Waste AKA Waste Connections	**Waste Management**	**All Service Refuse AKA Repucblic Services**	**S & S National Waste AKA Bicon, Inc.**	**Sunshine Recycling Services**	**Panzarella Waste & Recycling Services**	**Great Waste**	**EZ Waste & Recycling**	**COASTAL WASTE & RECYCLING INC**	**WASTE PRO**	
Permit Application Fee	75.00	75.00	75.00	225.00		75.00	75.00	75.00	75	150.00	
Annual Permit Fee	1,000.00	1,000.00	1,000.00	1,000.00	Sunshine Recycling	1,000.00	1,000.00	1,000.00	1000	1,000.00	Monthly Activity
Monthly Franchise											
Oct	2,602.34	35,852.88	12,622.11	2,152.53		429.86	3,240.32	No Remmittance	601.33	No Remmittance	57,501.37
Nov	2,854.89	35,208.63	11,897.08	4,147.76		691.59		No Remmittance	990.56	No Remmittance	55,790.51
Dec	2,648.46	31,039.75	14,427.66	3,583.84		358.68	2,115.57	No Remmittance	1,203.24	No Remmittance	55,377.20
Jan	2,997.49	No Remmittance	13,612.61	361.25		870.57	1,722.49	No Remmittance	1797.29	No Remmittance	21,361.70
Feb	No Remmittance	31,899.12	13,265.03	1,226.04		1,009.65	4,143.97	No Remmittance	1436.25	No Remmittance	52,980.06
Mar	No Remmittance	32,247.78	14,754.02	1,511.72		835.64	2,052.83	No Remmittance	2,019.04	No Remmittance	53,421.03
Apr											-
May											-
Jun											-
Jul											-
Aug											-
Sep											-
Total Mo. Franchise	11,103.18	166,248.16	80,578.51	12,983.14	-	4,195.99	13,275.18	-	8,047.71	-	296,431.87
Total Receipts	$ 12,178.18	$ 167,323.16	$ 81,653.51	$ 14,208.14	$ -	$ 5,270.99	$ 14,350.18	$ 1,075.00	$ 9,122.71	$ 1,150.00	**$ 306,331.87**

Acquired by Coastal Waste

WATER & SEWER UTILITY AGING REPORT

ACTIVE ACCOUNTS

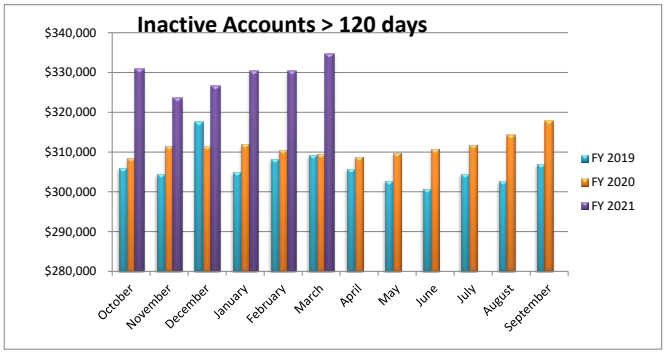
	FY 2019			FY 2020			FY 2021				
	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ	FY 2020	FY 2021
October	$ 95,365	$ 1,010,211	9%	$ 101,263	$ 1,028,181	10%	$ 183,822	$ 1,019,908	18%	0%	8%
November	98,732	1,023,885	10%	102,632	1,094,606	9%	207,753	1,049,166	20%	0%	10%
December	99,290	1,080,590	9%	100,463	1,093,753	9%	227,856	1,082,042	21%	0%	12%
January	101,512	1,016,702	10%	101,513	1,151,809	9%	248,468	1,107,929	22%	-1%	14%
February	99,383	1,082,970	9%	105,524	1,086,072	10%	262,649	1,063,670	25%	1%	15%
March	101,087	1,003,628	10%	104,516	1,090,084	10%	262,514	1,042,220	25%	0%	16%
April	105,959	1,140,270	9%	107,366	991,898	11%				2%	-11%
May	107,545	1,135,444	9%	113,868	1,048,083	11%				1%	-11%
June	105,858	1,149,476	9%	127,306	1,078,705	12%				3%	-12%
July	102,130	1,106,583	9%	143,126	1,110,772	13%				4%	-13%
August	102,832	1,086,057	9%	157,934	1,041,324	15%				6%	-15%
September	101,787	1,122,546	9%	167,246	1,005,176	16.64%				8%	-17%
Annual Avg	$ 101,790	$ 1,079,864	9%	$ 119,396	$ 1,068,372	11%	$ 232,177	$ 1,060,823	22%	2%	0%



Active Account Graph: Billing data indicates deliquency rate on active accounts remain constant at an average of 1% of billings per month

INACTIVE ACCOUNTS

	FY 2019	FY 2020		FY 2021	
	>120 Past Due	>120 Past Due	% +/-	>120 Past Due	% +/-
October	$ 305,930	$ 308,582	1%	$ 330,831	7%
November	304,415	311,477	2%	323,648	4%
December	317,608	311,598	-2%	326,595	5%
January	304,953	311,938	2%	330,267	6%
February	308,340	310,421	1%	330,406	6%
March	309,318	309,600	0%	334,793	8%
April	305,857	308,699	1%		
May	302,754	309,813	2%		
June	300,799	310,711	3%		
July	304,591	311,770	2%		
August	302,839	314,242	4%		
September	307,081	317,910	3%		
Annual Avg	$ 306,207	$ 311,397	2%	$ 329,423	100%



Water Fund	Monthly Utility Account Activity	Misc

	Building/ New Construction Activity				Delinquent Account Activity							Meter Replacement					New Accts	
	Water Impact Fee		Water Tap Fee		Delinquent		5	Turn-Off		30	Pulled Meter Reinstall Fee	# of Meters Replaced				Prior Yr.	# per Month	Prior Yr.
	2020	2021	2020	2021	2020	2021	# of Accts	2020	2021	# of Accts	2020	2021						
												5/8"	1"- 1 1/2"	2" and above	Total			
Oct	$ -	$ -	$ -	$ -	$ 2,695	$ -	$ -	$ 3,120	$ -	-	$ 300	-	-	-	-	**33**	51	40
Nov	5,450.00	1,389.00	1,550.00	2,900.00	3,060.00	-	-	2,820.00	-	-	400.00	-	-	-	-	**15**	52	31
Dec	-	14,792.00	-	5,643.00	2,735.00	-	-	2,390.00	-	-	300.00	-	1	-	-	**1**	**5**	51	49
Jan	-	-	1,550.00	-	3,265.00	-	-	1,480.00	-	-	100.00	-	4	1	1	**6**	**4**	52	50
Feb	1,557.00	3,893.00	3,200.00	12,349.00	2,820.00	-	-	4,810.00	-	-	400.00	-	2	1	1	**4**	**7**	39	58
Mar	-	-	2,900.00	-	725.00	-	-	1,970.00	-	-	-	-	5	-	-	**5**	**8**	76	39
Apr	-		-		-		-	(30.00)		-	-					-	**1**		34
May	-		-		(5.00)		-	60.00		-	-					-	**1**		33
Jun	5,450.00		1,450.00		-		-	-		-	-					-	**6**		54
Jul	-		1,450.00		-		-	-		-	100.00					-	**4**		47
Aug	28,194.00		1,450.00		-		-	-		-	100.00					-	**2**		52
Sep	-		-				-	-		-	-					-	**5**		47
Total	**$ 40,651**	**$ 20,074**	**$ 13,550**	**$ 20,892**	**$ 15,295**	**$ -**	**$ -**	**$ 16,620**	**$ -**	**-**	**$ 1,700**	**-**	**Yr-to-Date Total**			**16**	**91**	**321**	**534**

City of Dania Beach
General Fund
Unassigned Fund Balance - - Contingency

	----- General Fund -------	
	Contingency	**Unassigned Fund Balance**
Balance 10/1/20	$ 233,398	$ 25,090,636
(Uses) / Additions:		
October	(4,372)	(382,593)
November	(28,095)	-
December	19,262	-
January	-	-
February	-	(80,000)
March	(1,104)	(250,000)
April	-	-
May	-	-
June	-	-
July	-	-
August	-	-
September	-	-
Sub-Total (Uses) / Additions	(14,309)	(712,593)
Sub-Total Available	219,089	24,378,043
Other Considerations		
GFOA/City Commission 25% Reserve		(12,500,000) est.
Bridge Loans - S.E. Stormwater		(1,000,000)
Estimate of Availability at 09/30/21	**$ 219,089**	**$ 10,878,043**

City of Dania Beach

#001-18-00-519-99-10
Contingency Account

Original Budget	$	233,398	
Uses:			
		Total	
Oct		**(4,372)**	Holiday lighting
Nov		**(28,095)**	moving of welcome signs
December		**19,262**	Return of Funds for completed
January			bus project
February			
March		**1,396**	Return of funds -City Entranceway Sign
		(2,500)	Dania Beach Pristine Program
April			
May			
June			
July			
August			
September			
Balance Remaining	**$**	**219,089**	

City of Dania Beach

General Fund

Analysis of

Fund Balance

Balance Per Audited Report 10/1/20	**25,146,719**	
Uses: #389-90-01		
October	(382,593)	Rollover PO's+ City Center funds (71k)
November		
December		
January		
February	(80,000)	Jai Alai Litigation
March	(250,000)	Traffic calming and beautification-Dania Live Contribution
April		
May		
June		
July		
August		
September		
Total Uses (Sources)	(712,593)	
Estimated Balance Available 09/30/21	$ 24,434,126	
Other Considerations		
GFOA/City Commission 25% Reserve	(12,500,000)	est.
Bridge Loans - S.E. Stormwater	(1,000,000)	
Estimate of Availability at 09/30/20	**10,934,126**	