

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, MAY 9, 2017 - 7:00 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. Representative Joseph Geller - Post Session Update

4. PROCLAMATIONS

- 1. Lupus Awareness Month - Mayor James
- 2. American Legion Auxiliary Poppy 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 25, 2017 City Commission Meeting

2. Travel Requests: None
3. RESOLUTION NO. 2017-042

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RATIFYING THE EXPENDITURE OF FUNDS TO REPLACE PUMPS FOR LIFT STATION NO. 1 AND LIFT STATION NO. 2 FOR THE PUBLIC SERVICES DEPARTMENT BY UTILIZING THE SERVICES OF WASTEWATER SOLUTIONS, LLC WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN AN AMOUNT NOT TO EXCEED THIRTY SIX THOUSAND SEVEN HUNDRED THIRTY SIX DOLLARS (\$36,736.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2017-043

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY PUBLIC SERVICES DEPARTMENT FOR SERVICES PURCHASED FROM CHEN MOORE AND ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2017-044

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY PUBLIC SERVICES DEPARTMENT FOR SERVICES PURCHASED FROM CARNAHAN PROCTOR & CROSS, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2017-045

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO UTILIZE AN AMOUNT OF TWENTY EIGHT THOUSAND FIVE HUNDRED FORTY SIX DOLLARS AND FORTY CENTS (\$28,546.40) AVAILABLE IN THE SW 26 TERRACE DRAINAGE IMPROVEMENT PROJECT ACCOUNT TO FUND A CHANGE ORDER FOR CONSTRUCTION AGREEMENT COST INCREASES WITH MIGUEL LOPEZ JR. INC. AND FURTHER AGREEING TO AND APPROVING ACCEPTANCE OF CHANGE ORDER NO. 1 WITH THE COMPANY; PROVIDING FOR CONFLICTS; PROVIDING FOR FUNDING; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2017-014

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

2. ORDINANCE NO. 2017-015

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

CODE OF ORDINANCES, PERTAINING TO THE DUTIES OF THE DIRECTOR OF THE CITY FINANCE DEPARTMENT, TO PROVIDE FOR THE DEPARTMENT DIRECTOR OR DESIGNEE OF THE DIRECTOR, WHICH DESIGNEE IS EMPLOYED IN THAT DEPARTMENT, TO SERVE AS A MEMBER OF THE BOARD OF TRUSTEES OF THE EMPLOYEES' RETIREMENT PLAN AND TRUST (APPLICABLE TO GENERAL EMPLOYEES); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

3. RESOLUTION NO. 2017-029

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "WHISPERING OAKS PLAT" (PL-001-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THB ISLES, FOR PROPERTY LOCATED AT 4900 SW 25TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from March 28, 2017 and April 25, 2017)*

4. RESOLUTION NO. 2017-030

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE WHISPERING OAKS SITE PLAN (SP-111-16) SUBMITTED BY THB ISLES, INC. FOR PROPERTY LOCATED AT APPROXIMATELY 4900 SW 25th AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from March 28, 2017 and April 25, 2017)*

5. RESOLUTION NO. 2017-046

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-99-16), VARIANCES (VA-37-17; VA-38-17; VA-39-17) AND A DESIGN VARIATION (OT-40-17) SUBMITTED BY ART AND ARCHITECTURE, INC., ON BEHALF OF THE PROPERTY OWNER 500 DANIA BEACH, LLC, FOR PROPERTY LOCATED AT 500 E. DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. DISCUSSION AND POSSIBLE ACTION

1. General Budget Discussion - City Manager Baldwin
2. Discussion regarding 3-way stop signs at NW 1st Street and Bryan Road - Vice-Mayor Harris

11. COMMISSION COMMENTS

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

12. APPOINTMENTS

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

13. ADMINISTRATIVE REPORTS

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

Tuesday, May 23, 2017 - 7:00 p.m. City Commission Meeting

Wednesday, May 24, 2017 - 3:00 p.m.	City Commission Workshop - Development and Branding
Tuesday, June 13, 2017 - 6:00 p.m.	CRA Board Meeting
Tuesday, June 13, 2017 - 7:00 p.m.	City Commission Meeting

14. ADJOURNMENT



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

PROCLAMATION

WHEREAS, Lupus is a chronic, complex and prevalent autoimmune disease in which the immune system attacks the body's own tissues and vital organs, including the kidneys, brain, heart, lungs and blood, and affects more than 1.5 million Americans; and

WHEREAS, most often, lupus develops between the ages of 15 and 44; however, between 10 and 20 percent of cases develop during childhood and these cases can evolve into serious health complications more rapidly; and

WHEREAS, ninety percent of the people who develop lupus are women, though men can also develop lupus and their disease can affect some organs more severely. Lupus is a leading cause of premature cardiovascular disease, kidney disease, and stroke among young women; and

WHEREAS, African Americans, Hispanics/Latinos, Asians, Pacific Islanders, and Native Americans are diagnosed with lupus two or three times more frequently than Caucasians; however, lupus affects people of all races and ethnicities; and

WHEREAS, Lupus is extremely difficult to diagnose; doctors evaluate a patient's current symptoms, lab test results, personal medical history and family medical history, and it takes an average of six years for people with lupus to be diagnosed from the time they first notice their lupus symptoms; and

WHEREAS, Lupus is usually treated by a rheumatologist who specializes in treating diseases that affect the joints, muscles and bones; anti-inflammatory drugs, anti-materials, and steroids, such as prednisone, are used to treat lupus; and

WHEREAS, Lupus Awareness Month is observed during May to increase public understanding of this cruel and mysterious disease that ravages different parts of the body, and to promote education, research, social support, and quality medical care for our citizens who live with, or care for, someone who struggles with this disease.

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 2017 as:

LUPUS AWARENESS MONTH

ATTEST:



LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

Dania Beach City Commission: Mayor Tamara James, Vice-Mayor Bill Harris,
Commissioner Chickie Brandimarte, Commissioner Bobbie H. Grace, Commissioner Marco A. Salvino, Sr.



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

PROCLAMATION

WHEREAS, the American Legion Auxiliary Unit 209, Dania Beach, Florida, requests that Saturday, May 27, 2017 be proclaimed as The American Legion Auxiliary Poppy Day in the City of Dania Beach, Florida; and

WHEREAS, each year, members of the American Legion and American Legion Auxiliaries go to local businesses for the purpose of distributing the poppies and accepting donations which are used to help disabled veterans, any veteran in need, and their families; and

WHEREAS, the red crepe-paper flower is made by hospitalized and disabled American veterans under the supervision of Auxiliary volunteers in order to provide physical and therapeutic help; and

WHEREAS, the poppies are to remind all Americans of the price of war and the sacrifice of millions of lives; and

WHEREAS, the City Commission of the City of Dania Beach wishes to support the American Legion Auxiliary Unit 209 in its effort to help our veterans.

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby proclaim Saturday, May 27, 2017 as

***“THE AMERICAN LEGION
AUXILIARY POPPY DAY”***

in the City of Dania Beach, and urge the entire community to support this noble cause and to recognize the importance of supporting our veterans.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, APRIL 25, 2017 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

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

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

3.1 Marty Kiar, Property Appraiser - Vice-Mayor Harris

Marty Kiar, Broward County Property Appraiser, gave an overview of the functions of the Property Appraisers office and reviewed a handout he provided to the Commission, a copy of which is attached to and incorporated in these minutes.

3.2 FPL Presentation on new Power Plant - Mayor James

Ben Wesley and Matt Valley of FPL, gave an overview of the power plant on the west side of Dania Beach that FPL plans to repower and modernize, to be named Dania Beach Clean Energy Center. Jackie Kingston, FPL, provided a PowerPoint presentation on the proposed plant, which is attached to and incorporated in these minutes.

3.3 Presentation of City's Comprehensive Annual Financial Report for Fiscal Year 2016 by HCT Certified Public Accountants and Consultants, LLC

Harvey Covington, HCT Accountants, provided a PowerPoint presentation of the FY 2015-2016 budget, which was included in the agenda packet.

3.4 Recognition of Eleanna Hurst, Collins Elementary School, winner of the Broward County Public Schools 2017 Caliber Award for Teacher of the Year - Mayor James & Commissioner Grace

The Commission presented an award to Eleanna Hurst, Collins Elementary School, in recognition of her winning the 2017 Caliber Award for Teacher of the Year.

4. Proclamations

There were no proclamations at this meeting.

Commissioner Grace introduced Regeline Sabbat, a second year law student, who she is mentoring in preparation for running for public office in Tampa, Florida.

5. Citizen Comments

Dr. Tia Major, 613 SW 12th Avenue, spoke of the Broward Reads initiative in Broward County, and requested space in Dania Beach for her non-profit organization to implement program services here.

Michael Sartin, 746 SW 3 Street, spoke about the need to make tree removal easier in the City, particularly for non-native species.

Shawn DeRosa, 408 SE 5th Street, addressed flooding of 401 Sheridan Plaza, segregation of I-95 express lanes from Dania Beach residents, paving in the southeast section, and code enforcement issues.

City Manager Baldwin noted he distributed a report to the Commission tonight regarding the flooding issue, which is attached to and incorporated in these minutes.

6. Public Safety Reports

Lt. Anthony DiMarco, BSO, reported on recent criminal activity in the City.

Sean Brown, Battalion Chief, BSO Fire Rescue, introduced Eric Busenbarrick, BSO Fire Marshall, who recognized FF/PM Laura Kiess, Lt. Miguel Perez, FF/PM/Inspector Richard Johnson and Lieutenant Dan Suarez for their quick actions taken in rendering medical assistance to an elderly woman at the Arts & Seafood Celebration.

7. Consent Agenda

- 7.1 Minutes:
Approve Minutes of March 28, 2017 City Commission Meeting

7.2 Travel Requests:

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

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

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

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

Resolutions

7.3 RESOLUTION #2017-033

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

7.4 RESOLUTION #2017-034

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

7.5 RESOLUTION #2017-035

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

7.6 RESOLUTION #2017-036

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

7.7 RESOLUTION #2017-037

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

7.8 RESOLUTION #2017-038

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

7.9 RESOLUTION #2017-039

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

7.10 RESOLUTION #2017-040

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

7.11 RESOLUTION #2017-041

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

COMMISSION APPROVAL TO ADVERTISE THE PROJECT FOR BIDS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Ordinances (Titles read by City Attorney)

7.12 ORDINANCE #2017-014

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

7.13 ORDINANCE #2017-015

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

Commissioner Grace motioned to adopt the Consent Agenda; seconded by Commissioner Brandimarte. The motion carried on the following 5-0 Roll Call vote:

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

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

9.1 ORDINANCE #2017-010

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

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

Corinne Lajoie, Principal City Planner, briefly reviewed the proposed text amendments and noted a presentation was given at first reading of the ordinance.

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

Commissioner Grace motioned to adopt Ordinance #2017-010, on second reading; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

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

9.2 ORDINANCE #2017-011

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

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

Corinne Lajoie, Principal City Planner, reviewed the proposed text amendment.

Heidi Davis, Gunster Yoakley, representing 7-Eleven, confirmed the existing 7-Eleven would be closed and the site would be properly maintained.

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

Commissioner Grace motioned to adopt Ordinance #2017-011, on second reading; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

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

City Attorney Ansbro advised the remaining items, with the exception of #9.5, were quasi-judicial hearings and swore-in those who would speak. He asked the Commission to disclose any communication they had on these matters.

9.3 ORDINANCE #2017-012

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP (LU-09-17) OF THE CITY OF DANIA BEACH COMPREHENSIVE PLAN PURSUANT TO A REQUEST SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC./LEIGH R. KERR, AICP ON BEHALF OF THE PROPERTY OWNER, GRIFFIN POINTE PARTNERS, LLLP, TO CHANGE THE LAND USE OF AN APPROXIMATELY 8.8 ACRE PARCEL OF LAND LOCATED AT 2281 GRIFFIN ROAD WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM OFFICE PARK TO COMMERCIAL; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

9.4 ORDINANCE #2017-013

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY LEIGH R. KERR, AICP/LEIGH ROBINSON KERR & ASSOCIATES, INC., AGENT FOR THE PROPERTY OWNER GRIFFIN POINTE PARTNERS, LLLP, TO REZONE PROPERTY LOCATED AT 2281 GRIFFIN ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMUNITY BUSINESS DISTRICT (C-2) TO GENERAL COMMERCIAL DISTRICT (C-3), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

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

Corinne Lajoie, Principal City Planner, provided an overview of the amendment to the Future Land Use Map and proposed rezoning change for Griffin Pointe.

Attorney Dennis Mele, representing the applicant, displayed an aerial photograph, and briefly addressed the requests. He noted access concerns expressed at the last meeting will be addressed at the time a plat amendment and site plan are brought forward. Prior to that time, they will meet with the neighbors to make sure they understand the access.

Mayor James opened the Public Hearings.

Ben Levy, 4521 SW 25th Avenue, spoke in opposition to the requests due to the situation with the traffic, and felt a traffic light should be installed at Griffin Road for the commercial traffic entering and exiting the site.

Fred Elson, 2295 SW 45th Street, spoke against the zoning request and about traffic and safety concerns in his neighborhood.

Melissa Verley, 2295 SW 45th Street, expressed opposition to the development due to increased traffic in the neighborhood.

Attorney Mele addressed the request for a traffic light on Griffin Road, improvements to the roadway, traffic, and access.

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

Commissioner Grace motioned to adopt Ordinance #2017-012, on second reading; seconded by Commissioner Vice-Mayor Harris. The motion carried on the following 4-1 Roll Call vote:

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

Commissioner Grace motioned to adopt Ordinance #2017-013, on second reading; seconded by Commissioner Vice-Mayor Harris. The motion carried on the following 4-1 Roll Call vote:

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

9.5 ORDINANCE #2017-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28 OF THE "LAND DEVELOPMENT CODE", OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS," ARTICLE 115 "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES AND CONDITIONS OF USE," SECTION 115-40 "SCHEDULE OF PERMITTED USES" TO REMOVE OUTDOOR STORAGE OF VEHICLES; PART 2 "SITE DEVELOPMENT REGULATIONS," ARTICLE 265 "OFF STREET PARKING REQUIREMENTS," SECTION 265-50 "OFF-STREET PARKING REQUIRED; ON-STREET PARKING CREDIT" TO MODIFY REQUIRED PARKING FOR DAYCARE; AND PART 3 "SPECIAL ZONING DISTRICTS," SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS," ARTICLE 305 "INCENTIVES" TO MODIFY THE APPLICABILITY AND REGULATIONS OF INCENTIVES AND RELOCATE INCENTIVES

FOR PUBLIC PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2017-016.

Corinne Lajoie, Principal City Planner, described the proposed text amendments. She noted the Planning and Zoning Board failed to recommend approval of the amendment because of the change to incentives.

City Attorney Ansbro addressed the concerns expressed at the Planning and Zoning Board. He recommended approval on first reading, and the incentive bonuses be looked at again before second reading at the May 23rd meeting. Responding to Commissioner Brandimarte, he clarified that the change in the language from shall to may pertains to the granting of incentives.

Commissioner Salvino commented he does not appreciate how this came about, as it was tried before, and he would recommend tabling this item until the Commission has discussion on it. He objected to changing the rules on people who made major investments when the current incentives were in place; this is playing games with the developers.

City Attorney Ansbro noted people who have already made applications and are in the process for approvals would not be affected by the new rules.

Mayor James opened the Public Hearing.

Linda Barber, 75 Gulfstream Road, #305, thanked the Commission for looking at the possibility of changing the incentives language and felt it is a positive step. She also felt the actual incentives themselves need to be looked at.

Commissioner Salvino said there is a procedure to having the discussions to make changes; it is not to change it midstream, but to create a new ordinance for after the fact. This ordinance creates animosity on the dais and with the residents by changing the language from shall to may. He noted if we are going to take incentives away, it should be done step by step; notice of the timeframe in which to build something should be sent to the developers.

Mayor James noted she is clear on the intent of this ordinance regarding incentives.

Clive Taylor, 642 NE 3rd Street, spoke of the Calm project catching everyone by surprise. He felt although state law about notification of public hearings may have been followed, certified notices should have been sent to all affected neighbors that the development was going from seven to 14 stories.

Patricia Faver, 200 SE 5th Avenue, spoke in favor of changing the incentives language.

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

Commissioner Salvino noted this Commission did not make the rules regarding incentives and the law must be followed. The incentives are in place, developers have purchased property with them in mind, and we have to at least give them some sort of timeframe for an ordinance change. We cannot may or shall; the rules are the rules and we need to follow them.

City Attorney Ansbro clarified the Commission has the ability to change the verb from shall to may in this ordinance without any repercussions; it is a legislative decision the Commission as lawmakers are entitled to do.

Mayor James noted she was not knowledgeable of the incentives until the Calm project, and she asked the City Attorney what could be done to give the Commission more control over incentives.

Discussion ensued regarding the current incentives ordinance and previous projects that were approved with those incentives.

City Attorney Ansbro said the proposed change would not affect those developers who have applications on file as they would still qualify for the incentives currently in place. He felt maybe it is time for a development workshop, as suggested by several Commissioners, which would give the Commission the opportunity to discuss these things. He noted the three components to the proposed ordinance, and suggested approving it on first reading without the incentives piece, and the other two components could go forward for second reading on May 23rd.

Commissioner Brandimarte motioned to adopt Ordinance #2017-016, on first reading, with the incentives component removed; seconded by Vice-Mayor Harris. The motion failed on the following 2-3 Roll Call vote:

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

9.6 RESOLUTION #2017-025

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

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

Corinne Lajoie, Principal City Planner, gave an overview of the site plan, and reviewed the changes made by the applicant in response to neighborhood concerns.

Mayor James opened the Public Hearing.

Anna Riley, 4721 SW 42nd Terrace, commented they have been deceived since this item was first heard as this property has been posted on Airbnb's website for rent on a daily basis. They question whether the plan is for a daycare center or for room rental.

Vice-Mayor Harris suggested code enforcement check into this tomorrow.

Commissioner Grace said she had the understanding that residents' concerns were being addressed by the applicant, and any problems can be rectified.

Mayor James commented we can approve this item as proposed and have code enforcement follow up on the claim made by Ms. Riley.

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

Commissioner Grace motioned to adopt Resolution #2017-025; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

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

9.7 RESOLUTION #2017-029

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "WHISPERING OAKS PLAT" (PL-001-17) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THB ISLES, FOR PROPERTY LOCATED AT 4900 SW 25TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from March 28, 2017)*

9.8 RESOLUTION #2017-030

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE WHISPERING OAKS SITE PLAN (SP-111-16) SUBMITTED BY THB ISLES, INC. FOR PROPERTY LOCATED AT APPROXIMATELY 4900 SW 25TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from March 28, 2017)*

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

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

Dennis Mele, representing the applicant, addressed concerns raised at the last meeting regarding 25th Avenue, and described how they have been working with Tropical Acres to gain road right of way to allow for a full two-lane road. He noted they are also addressing neighborhood concerns about trees on the development's property.

Commissioner Grace left the meeting at 9:45 p.m.

City Attorney Ansbro called for a brief recess at 9:46 p.m., after which Mayor James announced that the meeting would need to be adjourned.

City Attorney Ansbro noted that Resolution #2017-029 and Resolution #2017-030 would be continued until the May 9, 2017 City Commission meeting.

10. Adjournment

Vice-Mayor Harris adjourned the meeting at 9:48 p.m. due to emergency reasons.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RATIFYING THE EXPENDITURE OF FUNDS TO REPLACE PUMPS FOR LIFT STATION NO.1 AND LIFT STATION NO.2 FOR THE PUBLIC SERVICES DEPARTMENT BY UTILIZING SERVICES OF WASTEWATER SOLUTIONS, LLC WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN AN AMOUNT NOT TO EXCEED THIRTY SIX THOUSAND SEVEN HUNDRED THIRTY SIX DOLLARS (\$36,736.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Resolution, Exhibit A - Memo

RESOLUTION NO. 2017-042

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RATIFYING THE EXPENDITURE OF FUNDS TO REPLACE PUMPS FOR LIFT STATION NO. 1 AND LIFT STATION NO. 2 FOR THE PUBLIC SERVICES DEPARTMENT BY UTILIZING THE SERVICES OF WASTEWATER SOLUTIONS, LLC WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN AN AMOUNT NOT TO EXCEED THIRTY SIX THOUSAND SEVEN HUNDRED THIRTY SIX DOLLARS (\$36,736.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Public Services Department had two lift stations pumps which were experiencing periodic failures; and

WHEREAS, in anticipation of replacement, Public Services began obtaining price estimates and received (3) written quotes in February, 2017 from the following:

1. Wastewater Solutions, LLC \$36,736.00
2. Fortiline Waterworks \$40,721.00
3. C & I Construction \$43,487.00; and

WHEREAS, on or about March 25, 2017, Lift Stations 1 and 2 completely failed prior to the development of a formal bid; and

WHEREAS, in order to keep these lift stations operational, Public Services had to remove two backup pumps from two other lift stations which can only be used on a temporary basis; and

WHEREAS, due to the circumstances, Public Services deemed the pump replacements an immediate emergency to public health, safety and well being and sought City Manager approval as an emergency purchase under the City's procurement policy which approval is attached and made a part of and incorporated into this Resolution as Exhibit "A"; and

WHEREAS, the City Commission approved funding for Equipment Repair and Maintenance in the amount of Seventy Five Thousand Dollars (\$75,000.00) in the Public Services Department Fiscal Year 2016-2017 budget; and

WHEREAS, the Public Services Director is seeking ratification of the expenditure with Wastewater Solutions, LLC;

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

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

Section 2. That the City Commission ratifies and approves the purchase of two pumps from Wastewater Solutions, LLC an amount not to exceed Thirty Six Thousand Seven Hundred Thirty Six Dollars (\$36,736.00) for Lift Stations 1 and 2 for the Public Services Department.

Section 3. That funding for the purchase of the above-described pumps is available and appropriated from the Sewer Fund in the amount of Thirty Six Thousand Seven Hundred Thirty Six Dollars (\$36,736.00), from Public Services, Repair and Maintenance Account, Account No. 402-35-02-535-46-10.

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

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

PASSED AND ADOPTED on May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



City of Dania Beach

Department of Public Services

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

MEMORANDUM

TO: Robert Baldwin, City Manager

THRU: Colin Donnelly, Assistant City Manager

FROM: Brad Kaine, Director of Public Services *BK*

DATE: April 27, 2017

RE: Wastewater Solutions, LLC. Pump Replacement of Lift Stations #1 and #2

Introduction and Background

On or about March 25, 2017, Lift Stations #1 & #2 submersible pumps completely failed and were placed out of service. Pumps #1 & #2 are approximately (6) years old, which requires no maintenance, and failed due to age. Public Services removed (2) backup pumps from (2) other Lift Stations and placed them in Lift Stations #1 & #2 on a temporary basis in order to keep them in operation. Technically, all pumps should be running on (2) pumps. The required specifications for pumps needed are 50 horsepower, 3 phase, 460 volts with a 6" discharge.

Our City Engineer recommends we replace these pumps with new ones within the next 30 to 60 days. Since these pumps are not designed for those locations and if left longer than 60 days will cause irreparable damage to those pumps. The life expectancy of the pumps that failed is 5 to 6 years. Compatibility is in terms of electrical compatibility- horsepower rating. Each pump has its own rated flow and TDH (Total Dynamic Head). Depending on distance (from lift station to discharge), and diameter and material of the force main system and other hydraulic factors within the pipeline system, TDH will vary from station to station.

Lift Stations #1 and #2 were experiencing periodic failures so therefore; we started looking into replacing pumps at the stations and received quotes in late February 2017.

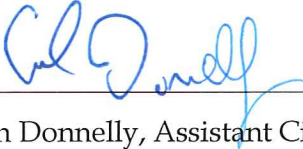
Public Services has obtained three written quotes for two 50 Horsepower, 3 Phase, 460 Volt, 6" discharge pumps. The results are as summarized below and attached for your reference.

Wastewater Solutions, LLC	\$36,736.00
Fortline Waterworks	\$40,721.00
C & I Constructions	\$43,487.00

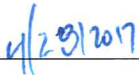
As a result of these findings, I am deeming the pump replacements an immediate emergency to public health, safety, and well-being and I am also requesting that Wastewater Solutions LLC

replace both pumps in Lift Stations #1 & #2 in the amount of \$36,736.00 with your approval. Wastewater LLC has these pumps in stock and will expedite our order within (2) weeks.

Public Services is seeking approval to waive bidding and purchase two 50 Watt pumps from Wastewater Solutions LLC for Lift Stations #1 & #2 in the amount of \$36,736.00 under the emergency provisions of the City Purchasing policy. Public Services will be ratifying this request to have Wastewater Solutions replace pumps for Lift Stations #1 and #2 in the May 9, 2017 City Commission Meeting. Funding will be provided by a transfer from the Sewer Fund Contingency Account #35-02-535-99-10 to the Sewer Fund Machinery & Equipment Account #35-02-535-64-30 which will also be ratified by the Commission.



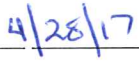
Colin Donnelly, Assistant City Manager



Approval Date



Robert Baldwin, City Manager



Approval Date

Summersible Pump Comparisons

Required

Specifications:

50 Horsepower
3 Phase
460 volts
6" discharge

<u>Vendor</u>	<u>Wastewater Solutions, LLC</u>	<u>Fortiline Waterworks</u>	<u>C & I Construction</u>
Pump Make/Model	Keen Pump K6VBX500M4-43	Gould Pump GS604-460	Stancor Pump 150LX 107.5
Cost per unit	\$18,368.00	\$19,983.00	\$21,743.50
Delivery Time	3 weeks plus transit	6-8 Weeks	6-8 Weeks
Delivery Fee	Included (delivered to job site)	\$755 (delivered to job site)	not included (delivery to job site extra)
Explosion Proof	Yes	No	No
Warranty	5 years non-prorated	1yr against MFR defects	1yr
Gallons Per Minute	800 GPM	795 GPM	800 GPM
Total Cost (2 units)	\$36,736.00	\$ 40,721.00	\$43,487.00
Shipping	Freight Included	\$755.00	*Freight to jobsite to be added

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**WASTEWATER
SOLUTIONS LLC**

ATTN: CITY OF DANIA BEACH
JOSE URTECHO

REF: 50HP 3/460V KEEN PUMP

14031 SW 143 CT
Suite #6
Miami FL 33186
(954) 483 9269
arturowws@gmail.com

FROM: ARTURO GARCIA
DATE: February 27, 2017
QUOTE: 161015 1AG REV1

WE ARE PLEASED TO OFFER THE FOLLOWING QUOTATION:

QTY	DESCRIPTION
2	KEEN PUMP SUBMERSIBLE NON-CLOG EXPLOSION PROOF UNIT MODEL K6VBX500M4-43, 50HP 3PHASE 460 VOLTS 1750 RPM, 6" Discharge, Two Vane Enclosed Impeller with 40' of power cord.

NET EACH: \$18,368
TOTAL QTY 2: \$36,736

SEE CURVE ATTACHED. THIS PUMP WILL GIVE YOU 800GPM AT ABOUT 105FT OF TDH.

GROUND FREIGHT IS INCLUDED.

TOTAL NET: SEE ABOVE

Prices are FOB Job Site plus any and all Local, State and Federal Taxes.
Factory Warranty is 5 years Non-prorated 100%.
Delivery 3 WEEKs plus transit time.
Wastewater Solutions, Inc. Terms and Conditions apply.
Payment Terms are: Net 30.

ACCEPTED:

NAME: _____

SIGNATURE: _____

DATE: _____

4/28/17



RICARDO PEREZ
14202 SW 142ND Ave
Miami, FL 33186
305.254.3761
Fax: 305.233.9270

ESTIMATE

MR. JOSE URTECHO

DATE: 2/24/2017

CITY OF DANIA BEACH

Thanks for your consideration for the following:

QTY	PRODUCT	UNIT PRICE	TOTAL
2	GOULD SUBMERSIBLE PUMP MODEL GS604-460 50HP 1800RPM 6 INCH DISCHARGE, 35 FEET OF CABLE, THREE PHASE 460VOLTS.	\$19,983	\$39,966
1	GROUND FREIGHT	\$755	\$755
GRAND TOTAL			\$40,721

AS PER YOUR REQUEST, HERE'S THE ADDITIONAL INFORMATION ON OUR QUOTE:

- PUMPS ARE NOT EXPLOSION PROOF
- OUR WARRANTY IS FOR ONE YEAR AGAINST MANUFACTURING DEFECTS
- THIS PUMPS WILL DELIVER 795 GALLONS PER MINUTE AT 104 FEET OF PRESSURE

DELIVERY WILL BE MADE WITHIN 6 TO 8 WEEKS FOLLOWING RECEIPT OF PAYMENT.

DELIVERY WILL BE MADE FOB YOUR LOCATION AT THE CITY OF DANIA BEACH PUBLIC WORKS DEPT.

THIS QUOTATION MAY BE ACCEPTED TO FORM A BINDING CONTRACT UPON SIGNATURE BELOW.

FORTILINE TERMS AND CONDITIONS APPLY.

AGREED AND ACCEPTED:

DATE: _____

NAME : _____

SIGNATURE: _____



C&I Construction And Design Inc.
14031 SW 143 Ct. Unit #6
Miami, FL 33186
CGC 1514770

February 23, 2017

QUOTE: CIMA98105WRV

TO: CITY OF DANIA BEACH FL

ATTN: JOSE URTECHO

C&I presents the following quotation for your approval:

SCOPE:

BRAND: STANCOR PUMP

TYPE: SUBMERSIBLE NON-CLOG

MODEL: 150LX 107.5/460

CABLE LENGTH: 40 FEET

HP: 50

VOLTAGE: 3 PHASE 460V

DISCHARGE SIZE: 6"

PUMP WILL DELIVER 800GPM / 103' TDH

THIS UNIT IS NOT EXPLOSION PROOF

WE OFFER A 1 (ONE) YEAR WARRANTY

YOUR NET PER UNIT IS \$21,743.50

YOUT TOTAL NET IS **\$43,487.00**

Delivery is 6-8 weeks after order is received

Terms are 30 days Net

Freight to jobsite is to be added. It is not included in prices above

Report for Startup is included.

Approved:

Date: _____

Signature: _____

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 EXPENDITURE OF FUNDS BY PUBLIC SERVICES PURCHASES FROM CHEN MOORE AND ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Resolution, Staff Memo

RESOLUTION NO. 2017-043

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY PUBLIC SERVICES DEPARTMENT FOR SERVICES PURCHASED FROM CHEN MOORE AND ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Public Services Department will purchase engineering services from Chen Moore and Associates ("CMA") during the fiscal year, which services for various engineering services may exceed the annual Twenty Five Thousand Dollars (\$25,000.00) City threshold for a single vendor and, therefore, City Commission approval is required; and

WHEREAS, CMA was chosen as one of fifteen firms designated as an approved engineering consultant by the City Commission on October 25, 2016 and formally approved by RFQ 16-004 under Resolution No. 2016-142; and

WHEREAS, the Public Services Department is seeking approval to exceed Twenty Five Thousand Dollars (\$25,000.00) for any necessary future services for Fiscal Year 2016-2017 provided funding is available and appropriated in the current budget year and made in accordance with the City of Dania Beach Purchasing Policy for each fiscal year;

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 professional services by CMA exceeding the annual amount of Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor.

Section 3. That all Department purchases shall be subject to and made within the respective Departments’ approved level of their respective annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy for each fiscal year.

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 May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: May 2, 2017

RE: Approval of Resolution to Procure Professional Engineering Services from
Chen Moore and Associates (CMA)

Introduction and Background

Public Services Department has been engaging the professional services of CMA for various roadways, drainage, and other public works related project. CMA was recently prequalified as one of fifteen firms awarded as an approved engineering consultant by the City Commission on October 25, 2016 under RFQ 16-004 under Resolution No. 2016-142.

Public Services Department is requesting Commission approval to exceed the City's \$25,000.00 annual per vendor threshold due to various project including, but not limited to, MS4 compliance, construction management of the SW 26th Terrace Drainage Project, and a drainage masterplan project for west of the City. Each or combination of these projects will exceed the \$25,000 threshold; therefore Public Service is seeking approval this one time, rather than on a project by project basis.

Funding is available within the Department's annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy for each fiscal year.

Recommendation:

Public Services' recommends approval of the Resolution to exceed the City's \$25,000.00 threshold to CMA from available appropriations.

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 OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY PUBLIC SERVICES DEPARTMENT FOR SERVICES FROM CARNAHAN PROCTOR & CROSS, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

staff memo, Resolution



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: May 2, 2017

RE: Approval of Resolution to Procure Professional Engineering Services from
Carnahan, Proctor & Cross (CPC)

Introduction and Background

Public Services Department has been engaging the professional services of CPC for various engineering survey, waterworks, drainage, and other public works related project. CPC was recently prequalified as one of fifteen firms awarded as an approved engineering consultant by the City Commission on October 25, 2016 under RFQ 16-004 under Resolution No. 2016-142.

Public Services Department is requesting Commission approval to exceed the City's \$25,000.00 annual per vendor threshold due to the MPO TAP Program Project, specific purpose survey, and other similar project engagements. Each or combination of these projects will exceed the \$25,000 threshold; therefore Public Service is seeking approval this one time, rather than on a project by project basis.

Funding available is within the Department's annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy for each fiscal year.

Recommendation: Public Services' recommends approval of the Resolution to exceed the City's \$25,000.00 threshold to CPC from available appropriations.

RESOLUTION NO. 2017-044

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY PUBLIC SERVICES DEPARTMENT FOR SERVICES PURCHASED FROM CARNAHAN PROCTOR & CROSS, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2016-2017 ENDING SEPTEMBER 30, 2017, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Public Services Department will purchase engineering services from Carnahan Proctor & Cross ("CPC") during the fiscal year, which services for various engineering services may exceed the annual Twenty Five Thousand Dollars (\$25,000.00) City threshold for a single vendor and, therefore, City Commission approval is required; and

WHEREAS, CPC was chosen as one of fifteen firms designated as an approved engineering consultant by the City Commission on October 25, 2016 and formally approved by RFQ 16-004 under Resolution No. 2016-142; and

WHEREAS, the Public Services Department is seeking approval to exceed Twenty Five Thousand Dollars (\$25,000.00) for any necessary future services for Fiscal Year 2016-2017 provided funding is available and appropriated in the current budget year and made in accordance with the City of Dania Beach Purchasing Policy for each fiscal year;

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 professional services by CPC exceeding the annual amount of Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor.

Section 3. That all Department purchases shall be subject to and made within the respective Departments’ approved level of their respective annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy for each fiscal year.

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 May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO UTILIZE AN AMOUNT OF TWENTY EIGHT THOUSAND FIVE HUNDRED FORTY SIX DOLLARS AND FORTY CENTS (\$28,546.40) AVAILABLE IN THE SW 26 TERRACE DRAINAGE IMPROVEMENT PROJECT ACCOUNT TO FUND A CHANGE ORDER FOR CONSTRUCTION AGREEMENT COST INCREASES WITH MIGUEL LOPEZ JR. INC. AND FURTHER AGREEING TO AND APPROVING ACCEPTANCE OF CHANGE ORDER NO. 1 WITH THE COMPANY; PROVIDING FOR CONFLICTS; PROVIDING FOR FUNDING; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

Resolution, EXHIBIT A-CHANGE ORDER NO.1 , Memo

RESOLUTION NO. 2017-045

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO UTILIZE AN AMOUNT OF TWENTY EIGHT THOUSAND FIVE HUNDRED FORTY SIX DOLLARS AND FORTY CENTS (\$28,546.40) AVAILABLE IN THE SW 26 TERRACE DRAINAGE IMPROVEMENT PROJECT ACCOUNT TO FUND A CHANGE ORDER FOR CONSTRUCTION AGREEMENT COST INCREASES WITH MIGUEL LOPEZ JR. INC. AND FURTHER AGREEING TO AND APPROVING ACCEPTANCE OF CHANGE ORDER NO. 1 WITH THE COMPANY; PROVIDING FOR CONFLICTS; PROVIDING FOR FUNDING; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a construction bid was awarded on October 10, 2016 and an agreement was approved in an amount of Seven Hundred Eleven Thousand Eighty Two Dollars and Twenty Four Cents (\$711,082.24) with Miguel Lopez Jr. Inc. (the “Contractor”) for the Southwest 26th Terrace Drainage Project; and

WHEREAS, at various stages of the project, unforeseen minor design modifications related to unforeseen conditions were encountered and resulted in a request for a change order submitted to the City by the Contractor; and

WHEREAS, allowances in the form of permit fees of Ten Thousand Dollars (\$10,000.00) and project contingency of Thirty Five Thousand Dollars (\$35,000.00) totaling Forty Five Thousand Dollars (\$45,000.00) have been included in the original contract cost in anticipation of any change orders that may be encountered during construction; and

WHEREAS, staff requests authorization to use these allowances for Change Order No. 1; and

WHEREAS, this change order has been reviewed by the City’s Project Consulting Engineer, Chen Moore and Associates (the “Consultant”), as well as the Public Services Director and the City Engineer; and

WHEREAS, the change order items are currently anticipated or are in the process of being submitted to the City from the Contractor for the completion of the SW 26th Terrace Drainage Project; and

WHEREAS, the Public Services Director requests approval of Change Order No. 1 to Miguel Lopez Jr., Inc. in an amount not to exceed Twenty Eight Thousand Five Hundred Forty Six Dollars and Forty Cents (\$28,546.40);

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

Section 1. That the foregoing “WHEREAS” clauses are true and correct and they are incorporated into this Resolution by this reference.

Section 2. That the Southwest 26th Terrace Drainage Project Change Order No. 1 summary, a copy of which is attached as Exhibit “A”, is made a part of and is incorporated into this Resolution by this reference.

Section 3. That the City Manager and City Attorney are authorized to make minor revisions to such Change Order No. 1 as are deemed necessary and proper for the best interests of the City.

Section 4. That funding has already been approved and appropriated for this project in the original agreement with the Contractor.

Section 5: That the City Commission approves the use of allowances from within the Southwest 26th Terrace Drainage Project to pay for Change Order No. 1 in an amount not to exceed Twenty Eight Thousand Five Hundred Forty Six Dollars and Forty Cents (\$28,546.40) to be paid to Miguel Lopez Jr., Inc. for the successful completion of the project.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



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REJUVA SEAL
The Global Leader in Pavement Rejuvenation
"From the Keys to Orlando"

Change Order

Bill To:

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

Ship To:

SW 26th Terrace Drainage
Improvements
SW 26 Terr & SW 31th ST
Fort Lauderdale, FL 33312

Proposal Date: 3/21/2017

Proposal #: 1CO46912

Terms	Due on receipt
Rep	OC

Customer Phone: 954-730-0707

We hereby propose to furnish all labor & materials and equipment to perform the following items of work as requested.

Qty.	U/M	Description	Cost	To...
1	EA	We hereby propose to furnish all labor, materials and equipment to perform the following items of work.	0.00	0.00
		CHANGE ORDER #1		
		Changes on the Pipe due to Conflicts with Utilities		
200	FT	80% Credit for 18" HDPE Solid Pipe (20% Re-Stocking Fee)	-36.80	-7,360.00
200	FT	Furnish and Install Additional 14" X 23" Elliptical RCP Solid Pipe	90.00	18,000.00
10	EA	Core Drill and Connect to Structure on Site	390.00	3,900.00
		Subtotal		14,540.00
		CHANGES IN THE PAVING AS PER ASPHALT CONDITIONS ON SITE		
5,836	SY	Mill Existing Asphaltic Pavement & Use as Subbase Material	5.90	34,432.40
5,836	SY	Credit for Removing Existing Asphalt	-3.50	-20,426.00
		Subtotal		14,006.40

Total \$28,546.40

ACCEPTANCE OF CONTRACT: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. A monthly service charge of 1.5% will be added if not paid under the terms of the contract.

Accepted by: _____ Signature: _____ Title: _____ Date: _____

THE PURCHASER AGREES TO PAY ALL COSTS OF COLLECTION, INCLUDING REASONABLE ATTORNEY FEES IN THE EVENT THIS INVOICE IS PLACED WITH AN ATTORNEY FOR COLLECTION WHETHER A SUIT IS BROUGHT OR NOT.



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: May 9, 2017

RE: SW 26th Terrace Drainage Project - Change Order No. 1
Contractor - Miguel Lopez Jr., Inc.

Background

In October 2016, the City Commission passed Resolution#2016-136 that awarded Miguel Lopez Jr. Inc. the SW 26th Terrace Drainage Project in the amount of \$711,082.24. At various stages of the project, unforeseen minor design modifications related to various site conditions were encountered that have resulted in a change order request to the City from the Project Construction Contractor, Miguel Lopez Jr., Inc.

Due to utility conflicts with AT&T and FPL Fibernet, the alignment of the stormwater system was realigned. Existing pavement conditions that came to light during excavation work shows the need to change the pavement design. The change order amount totals \$28,546.40.

The original contract of \$711,082.24 includes a \$35,000.00 contingency and a \$10,000.00 permit fee allowance.

Public Services is requesting the use of \$28,546.40 of this allowance for Change Order #1.

This change order has been reviewed by the City's Project Consulting Engineer, Chen Moore and Associates, as well as the Public Services Director, and the City Engineer.

Recommendation

Staff requests the City Commission's approval for the use of contract's allowances from within the Southwest 26 Terrace Drainage Project to pay for Change Order No. 1 in an amount not to exceed Twenty-eight Thousand Five Hundred Forty-six Dollars and Forty Cents (\$28,546.40) to Miguel Lopez Jr., Inc. for the successful completion of the project.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE AMENDING SECTION 2-84, ENTITLED “POWERS OF SPECIAL MAGISTRATE”, OF ARTICLE IV, ENTITLED “CODE ENFORCEMENT”, CHAPTER 2, ENTITLED “ADMINISTRATION”, OF THE CITY CODE OF ORDINANCES, TO AUTHORIZE CODE COMPLIANCE SPECIAL MAGISTRATES TO ABATE OR MITIGATE FINES ASSOCIATED WITH CODE VIOLATIONS RESULTING IN LIENS.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

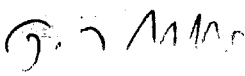
Memo, Ordinance

MEMORANDUM

Date: April 25, 2017

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

CC: Robert Baldwin, City Manager
Marc LaFerrier, Director of Community Development
Nicki Satterfield, Director, Finance Department
Eric Walton, Code Compliance Manager

From: Thomas J. Ansbro, City Attorney 

Subject: Proposed Ordinance Amending the Duties of the Code
Special Magistrate to Include Hearing of Lien Abatement Cases

At the meeting on March 14, 2017, the City Commission voted to eliminate the Commission Abatement meetings that are held quarterly. The attached Ordinance delegates the authority of the City Commission to hold abatement hearings and grant abatements to the Code Special Magistrate.

The Ordinance is ready for adoption.

TJA/law

ORDINANCE NO. 2017-014

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

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

Section 1. That Article IV, entitled “Code Enforcement” of Chapter 2, entitled “Administration”, and specifically Section 2-84, “Powers of Special Magistrate”, of the City Code of Ordinances, is amended as follows:

Sec. 2-84. – Powers of the special magistrate.

The magistrate shall have the power to:

• • •

(6) Hear requests for abatement or mitigation of fines associated with Code Compliance liens and may grant, reduce, abate or mitigate accrued fines subject to a lien.

Section 2. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 3. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance, are repealed to the extent of such conflict.

Section 4. That this Ordinance shall take effect on immediately following City Commission adoption.

PASSED on first reading on April 25, 2017.

PASSED AND ADOPTED on second reading on May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

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

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Ordinance, Memo

ORDINANCE NO. 2017-015

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

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

Section 1. That Article III, entitled "Employees' Retirement Plan and Trust" of Chapter 18, entitled "Pensions and Retirement", and specifically Section 18-29.9, "Board of Trustees – Plan Administration" of the City Code of Ordinances, is amended to read as follows:

Sec. 18-29.9. - Board of trustees—Plan administration.

- (a) The board of trustees shall serve as trustee of the trust created as part of the plan. The board shall be vested with full legal title to the trust and assets thereof of such plan.
- (b) The board of trustees shall be the plan administrator and as such shall be charged with the general administration and responsibility for the proper operation of the retirement plan

and trust and for making effective the provisions of this article. The board of trustees shall consist of five (5) persons as follows:

- (1) ~~One member of the commission as selected by the commission,~~ Director of the City Finance Department or designee of the Director, which designee is employed in such Department; and

• • •

Section 2. That Article I, entitled “In General” of Chapter 2, entitled “Administration”, and specifically Section 2-1.5, “Commissioner to Serve on Board of Trustees of City Police and Firefighters Retirement System”, of the City Code of Ordinances, is amended to delete the following section in its entirety and to note that such Section is to be identified as “reserved” as follows:

Sec. 2-1.5. Reserved.—~~Commissioner to serve on board of trustees of city police and firefighters retirement system.~~

- ~~One (1) of the four (4) legal residents of the city appointed by the city commission to the board of trustees of the city police and firefighters retirement system shall be a sitting member of the~~

~~city commission, which service shall be an ex officio duty arising from his or her office as a city commissioner.~~

Section 3. That Article I, entitled “In General” of Chapter 2, entitled “Administration”, and specifically Section 2-9, “Department of Finance Created; Duties” of the City Code of Ordinances, is amended to read as follows:

Sec. 2-9. - Department of finance created; duties.

• • •

- (c) *Duties.* The finance director shall perform the following duties:

• • •

(17) Serve, or appoint a designee employed in the Finance Department to serve, as an ex officio duty, on the board of trustees for the Employees' Retirement Plan and Trust.

Section 4. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance, are repealed to the extent of such conflict.

Section 6. That this Ordinance shall take effect immediately following City Commission adoption.

PASSED on first reading on April 25, 2017.

PASSED AND ADOPTED on second reading on May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

MEMORANDUM

Date: April 25, 2017

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

CC: Robert Baldwin, City Manager
Nicki Satterfield, Finance Director
Louise Stilson, City Clerk

From: Thomas J. Ansbro, City Attorney

Subject: Removal of Appointments of City Commissioners to City Pension Boards;
Proposed Amendments to City Ordinances; (City Employees' Pension Board
of Trustees, Code Section 18-29.9 and the Police and Firefighters Pension
Board of Trustees, Code Section 2-1.5 and 2-9

Based on the recent discussion and request of the City Commission, an ordinance has been created to repeal Section 2-1.5 of the City Code of Ordinances, which provides that one of the members of the Police and Firefighters Retirement Board of Trustees shall be a sitting member of the City Commission. As to that Board, the City Commission can appoint a City resident to that Board (the applicable Ordinance provides for appointment of four (4) City residents to that Board).

The Ordinance also will delete the requirement that a member of the City Commission must serve on the General Employees' Pension Board of Trustees and will provide that the Finance Director (or a designee of the Director who is an employee serving in the Finance Department) will replace the City Commissioner seat on the Board (this is an amendment to Section 18-29.9 of the City Code). This Ordinance will also add this duty to the list of duties of the Finance Director (Code Section 2-9).

Adoption of the ordinance is ready for City Commission consideration.

TJA/law

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: March 28, 2017 and April 25, 2017

Requested Action (Identify appropriate Action or Motion)

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

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Plat, Resolution



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

DATE: May 9, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **PL-01-17:** The applicant, Pulice Land Surveyors, Inc., on behalf of the property owner, THB Inc., is requesting to replat a portion of the plat for the property located on the west side of the intersection of SW 49 Street and SW 25 Avenue (CONTINUED).

PLAT AMENDMENT

To replat a portion of the original plat.

PROPERTY INFORMATION

ZONING: Planned Residential Development District (PRD-1)
LAND USE DESIGNATION: Low (5) Residential

VIOLATIONS ON PROPERTY

There are no open violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The property is located on the west side of SW 25 Avenue, south of Tropical Acres restaurant.

PLAT AMENDMENT

The applicant is proposing to construct thirty-six (36) single family homes on the site. The project includes approximately one and a half (1.4) acres of open space which includes, a 30,000 square foot conservation easement, a private recreation area and water management area, and a linear public park parcel running parallel to SW 25 Avenue.

In addition to the plat amendment request, the applicant has also submitted an application for site plan

The applicant is modifying the lot lines to allow for development of detached, single family homes. The original plat envisioned attached villa style homes. Additionally, modifications were made to the development entry to allow a closer alignment with the intersection of SW 49 Court.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The plat amendment was reviewed by the DRC on January 26, 2017 and February 21, 2017, which includes personnel from the BSO Fire, Public Services, the City's landscape consultant

and Community Development Department's Planning Division. The applicant was able to address all of staff comments.

The plat drawing, originally submitted by the applicant to the City and Broward County, was to amend only Parcel A of the plat. The applicant has modified the plat to reflect Parcel A, B, C, and D, which includes the single family lots (Parcel A), the Conservation Easement (Parcel B), the Private Recreation Area and Water Management Area (Parcel C), and the Linear Park (Parcel D). The entire original plat, Parcels A – D, are needed to calculate the requested number of homes. This item was re-advertised, with the expanded legal description to accommodate the applicant's revision.

CITY COMMISSION PREVIOUS ACTION

April 25, 2017 the city Commission continued this item.

March 28, 2017 the City Commission continued this item.

March 22, 2011 the City Commission approved a Site Plan (SP-05-06) and Waiver (WA-42-06) extensions via Resolution Number 2011-027.

February 11, 2009 the City Commission approved a Site Plan (SP-05-06) extension via Resolution Number 2009-024.

January 22, 2008 the City Commission approved a Site Plan/Waiver (SP-05-06) via Resolution Number 2008-006, Rezoning (RZ-14-05) via Ordinance Number 2007-026 and a Plat (PL-20-02) via Ordinance Number 2007-026.

RECOMMENDATION

The Plat modification meets all applicable regulations. Recommend approval of the resolution.



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



February 27, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**RE: "WHISPERING OAKS" PLAT (PL-001-17)– SW 25TH AVENUE, DANIA
BEACH, FLORIDA**

Dear Ms. Lajoie,

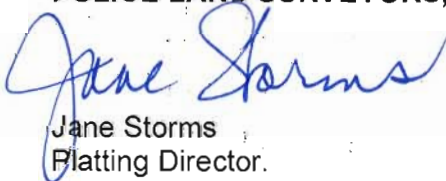
Enclosed please find one 24 x 36, one 11 x 17 and 1 disk for the plat of "WHISPERING OAKS"
submitted for City Commission.

To reiterate:

**The site plan is being reconfigured so the centerline of the asphalt of our driveway will
align with the centerline of the existing asphalt of SW 49th Court. Our driveway curves
instead of heading straight into the development.**

Thank you for your time and consideration of our submittal. Should you have any questions or if
we can be of further assistance please do not hesitate to call.

Sincerely,
PULICE LAND SURVEYORS, INC.


Jane Storms
Platting Director.

encl.



Lajoie, Corinne

From: Navarro, Ronnie
Sent: Thursday, February 23, 2017 8:46 AM
To: Lajoie, Corinne
Cc: LaFerrier, Marc; Kaine, Brad; 'Dennis Mele'; Carlos Ballbe (carlos@baeng.us)
Subject: RE: WHISPERING OAKS - TRAFFIC STUDY

Hi Corinne,

This is to confirm that the traffic study submitted by the applicant is deemed complete and accepted.

Ronnie S. Navarro, PE

Deputy Director | City Engineer



Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-6808 ext 3615 | Fax 954-923-1109
rnavarro@daniabeachfl.gov

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



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: jane@pulicelandsurveyors.com

From: mwrap@daniabeachfl.gov

Date: 2/21/17

Re: Whispering Oaks

PZ#: PL-001-17 - 2nd Review

Dear Applicant:

*Please find attached the comments regarding your site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, February 23rd** will be at 10:00 AM.*

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, FEBRUARY 23, 2017

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

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

- | | |
|---------------|--|
| 1) 10:00 A.M. | PL-01-17, WHISPERING OAKS, SW 25 TH AVE, 2 ND REVIEW |
| 2) 10:30 A.M. | DR-11-17, DANIA OAKS, 5461 AND 5471 40 TH AVE, 1 ST REVIEW |
| 3) 11:00 A.M. | SP-13-17, ARG OFFICE, 4025 RAVENSWOOD ROAD, 1 ST REVIEW |
| 4) 11:30 A.M. | SP-14-17/TX-15-17, 7- ELEVEN, 1554 S. FEDERAL HWY, 1 ST REVIEW |

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

Landscape Plan Review: Whispering Oaks Plat

PZ Log Number: PL-001-17 Review Number: 2

Reviewer: Daniel Parobok Date: February 15, 2017



The following comments are based on a review of the plans dated 2/2017, for the property located near SW 25th Avenue, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Landscaping and tree preservation for this plat will be reviewed under the associated project "IPPOLITO ISLE".

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. A PDF copy of final plans must be submitted via CD or email in order to receive final approval.

END OF COMMENTS



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

February 15, 2017

Engineering Comments

PL-001-17 Whispering Oaks Plats

Surveyor: Pulice Land Surveyors, Inc.

1. No comments on proposed plat.
2. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

Whispering Oaks (Ippolito) Plat (PL-01-07)

2-7-17

SW 25 Avenue

Zoning designation = PRD-1

FLU designation = Low (5) Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

2nd review

4. Shift access to development to directly align with SW 49th Court. See City Engineer for further discussion. 2nd time requested.
- ~~2. Amend plan note to reflect Broward County's most recently requested language, "This plat is restricted to 36 detached single family dwelling units on Lots 1-36; an ingress/egress utility and drainage easement on Parcel "A"; a conservation easement on Parcel "B"; a private recreational area and water management area on Parcel "C"; and a lineal public park on Parcel "D"."~~
- ~~3. Provide survey, Per Section 640-20(D).~~
- ~~4. Per Section 640-20(I) provide tax receipts for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties included in the plat.~~
- ~~5. Per Section 640-30(J) provide any existing or proposed deed restrictions for properties included in the plat.~~

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.
- IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.
-

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Friday, February 03, 2017 4:53 PM
To: Carlos Ballbe; LaFerrier, Marc
Cc: Dennis Mele; Larry Baum (lbaum@stellarhomesgroup.com); AICP Sarah Stewart (Sarah.stewart@gmlaw.com); Kaine, Brad; Pollard, Antoine; Lajoie, Corinne
Subject: RE: WHISPERING OAKS - REVISED ENTRANCE CONFIGURATION

The driveway must be perpendicular to existing roadway, at least for the first 25 feet or so. Skewed driveway seems to be disorienting to a driver exiting the property - it will not allow full visibility of vehicles coming from the north. The proposed design is a traffic safety concern.

Ronnie S. Navarro, PE

Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Carlos Ballbe [<mailto:carlos@baeng.us>]
Sent: Friday, February 03, 2017 4:28 PM
To: LaFerrier, Marc; Navarro, Ronnie
Cc: Dennis Mele; Larry Baum (lbaum@stellarhomesgroup.com); AICP Sarah Stewart (Sarah.stewart@gmlaw.com)
Subject: WHISPERING OAKS - REVISED ENTRANCE CONFIGURATION

Marc and Ronnie, hope all is well; please see attached for your review and approval the revised entrance configuration for the above referenced project along with the following comments:

1. Aligned the entrance centerline with the centerline of SW 49th Court.
2. Aligned the egress lane with the SW 49th Court eastbound lane.
3. Aligned the ingress lanes with the SW 49th Court westbound lane.
4. The angle of the proposed entrance configuration will facilitate access to SW 49th Court and encourage drivers exiting to travel east instead of north.
5. The previously approved site plan had an angle entrance with similar geometry.

We believe this configuration addresses the City's concern of having offset centerlines at an intersection; the proposed configuration will provide a safer traffic movement.

If you have any questions or required any additional information, please do not hesitate to call me.

Sincerely,

Carlos J. Ballbé, P.E., LEED® A. P.

BALLBÉ & ASSOCIATES, INC.



Broward:

2737 N.E. 30th Place

Fort Lauderdale, Florida 33306

(954) 491-7811 Office (Ext. 1000)

(954) 444-8529 Mobile

carlos@baeng.us



COMMUNITY DEVELOPMENT DEPARTMENT
DESIGN REVIEW COMMITTEE MEETING
THURSDAY, JANUARY 26, 2017

NAME (Please Print)	MAIL OR EMAIL	JOB NAME
Raul Cosme	raul.cosme@sheriff.org	B50 Fire
Sean Brown	kennethsean_brown@sheriff.org	B50 Fire
Cormac Hajore	cchurch@ci.dania-beach.fl.us	City
Anne Christine Carrie	acarrie@daniebeachfl.gov	City
Daniel Parobek	daniel.parobek@metrac.org	City Landscape
RONNIE NAVARRO	rnavarro@ci.dania-beach.fl.us	CITY
PETER FLINT	pflint@kimcorealty.com	Dania Pointe
MELIBE THOMAS	melibe.thomas@kimley	" "
Tammie James	TJames@ci.dania-beach.fl.us	
Frank Ross	frank-ross@sheriff.org	B50 Fire
Larry Baum	Lbaum@shgre.com	Stellar Head
Jane Farms	Jane@opulceandsurveyors.com	Whispering Oaks
JANIER NEGRONI	jnegroni@dlwarchitects.com	TRU BY HILTON
GUILLELMO PEDROZA	gpedroza@dlwarchitects.com	TRU BY HILTON
Samy Cohen	scohen@turnberry.com	Tru by Hilton
Robert Lahre	Robert@turnberry.com	Tru by Hilton
JONATHAN COHEN R.	jcohen@expediaspublicos.com.mx	TRU BY H.
MARIANO CORRAL	MARIANO CORRAL@	TRU HOTEL
LANDSCAPE ARCH.	COMCAST.NET	By HILTON
PATRICK GIBNEY	pgibney@craventhompson.com	Hilton
Gilberto Sánchez	Gilberto@ad1global.com	Hilton
JOE CALHOUN	JCalhoun@dmblaw.com	FL Land. Development
Fabiola Ruiz	FABIOLA@ANDERSONARCHITECTURE.COM	"
ERIC ANDERSON	ERIC@ANDERSONARCHITECTURE.COM	

Corinne Lajoie



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER**

To: *jane@publiclandsurveyors.com*

From: *mwwray@daniabeachfl.gov*

Date: *1/26/2017*

Re: *Whispering Oaks*

PZ#: *PL-001-17 - 1st Review*

Dear Applicant:

*Please find attached the comments regarding your site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on **Thursday, January 26th will be at 10:00 AM.***

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

cc: *Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, JANUARY 26, 2017

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

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

- | | |
|---------------|--|
| 1) 9:00 A.M. | SP-65-16, BATIA DAYAN, 4760 SW 42 nd TERRACE, 2 ND REVIEW |
| 2) 9:30 A.M. | SP-122-16, BURGER KING, 1800 STIRLING ROAD, 2 ND REVIEW |
| 3) 10:00 A.M. | PL-01-17, WHISPERING OAKS, SW 25 TH AVENUE AND GRIFIFN ROAD, 1 st REVIEW |
| 4) 10:30 A.M. | SP-02-17, TRU BY HILTON, 24 AND 44 NORTH FEDERAL HIGHWAY, 1 ST REVIEW |
| 5) 11:00 A.M. | SP-03-17/SE-04-17, WYNDAM DANIA BEACH, 2460 W. STATE ROAD 84, 1 ST REVIEW |

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

Landscape Plan Review: Whispering Oaks Plat

PZ Log Number: PL-001-17 Review Number: 1

Reviewer: Daniel Parobok Date: January 18, 2017



The following comments are based on a review of the plans dated 11/9/2016, and submitted to the City on January 5th, 2017, for the property located near SW 25th Avenue, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Landscaping and tree preservation for this plat will be reviewed under the associated project "Ippolito Isle".

Informational notes:

- i. Please provide a point-by-point response to each of the above comments.
- ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. A PDF copy of final plans must be submitted via CD or email in order to receive final approval.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: January 5, 2016

PZ Log No: PL-001-17

Project: Whispering Oaks Plat

Comments Due: January 19, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☒ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

FIRE - S. Brown
Department

1/20/17
Date

Approved 1/20/17

\$ 315,941



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Whispering Oaks Plat

PZ Log No: PL-001-17

Plan Reviewer: Fire

Please log your time spent on reviewing the plans.

Time spent: .5

Rate per hour:

Overtime:

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



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

January 18, 2017

Engineering Comments

PL-001-17 Whispering Oaks Plat

1. Proposed plat does not match civil engineering site plan. Please coordinate with the Civil Engineer of Record.
2. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

Plans were reviewed in terms of scope and not in detail. Any signoff and/or approval from City staff shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found in violation of any law, ordinance, health, safety and welfare of the public, or other design issues. Responsibility for any submitted plans is under the "responsible charge" of the Engineer of Record (FAC 61G15-30).

Whispering Oaks (Ippolito) Plat

1-18-17

SW 25 Avenue

Zoning designation = PRD-1

FLU designation = Low (5) Residential

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

1st review

1. Shift access to development to directly align with SW 49th Court.
2. Amend plan note to reflect Broward County's most recently requested language, "This plat is restricted to 36 detached single family dwelling units on Lots 1-36; an ingress/egress utility and drainage easement on Parcel "A"; a conservation easement on Parcel "B"; a private recreational area and water management area on Parcel "C"; and a lineal public park on Parcel "D"."
3. Provide survey, Per Section 640-20(D).
4. Per Section 640-20(I) provide tax receipts for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties included in the plat.
5. Per Section 640-30(J) provide any existing or proposed deed restrictions for properties included in the plat.

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.
- IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.
-

Applicant hesitant to move access point to align w/ SW 49th Ct.
will lose lot.

S: P. - Look at Traffic Study -

- Must obtain stmt from Ronnie stating the Traffic Study/stmt is complete & accepted prior to Public Hearing



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



February 6, 2017

Ms. Macee Wray
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

**RE: "WHISPERING OAKS" PLAT (PL-001-17)– SW 25TH AVENUE, DANIA
BEACH, FLORIDA**

Dear Ms. Wray,

Enclosed please find the original letter confirming there are no liens on the above
named property. This should complete our resubmittal of the project.

Should you have any questions or need additional information, please do not hesitate to
contact me. Thank you for your help with this project.

Sincerely,
PULICE LAND SURVEYORS, Inc.

Rachel Ross
Platting Assistant

Encl.

To Whom It May Concern:

It is certified that I have examined Old Republic National Life Insurance Company Commitment Fund File Number 355095 A1, having an effective date of September 20, 2016 at 11:00 PM (the "Commitment") and I have searched the Public Records of Broward County, Florida to January 18, 2017 (the "Opinion Date"). The Commitment and my search of the Public Records of Broward County, Florida are hereinafter collectively referred to as the "Title Report". The Title Report pertains to the land legally described as:

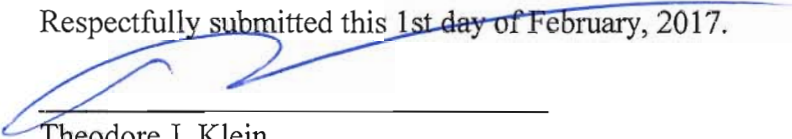
LEGAL DESCRIPTION

All of "Ippolito Isle", according to the plat thereof, recorded in Plat Book 180, Page 99 of the Public Records of Broward County, Florida, said plat having been amended by Agreement for Amendment of Notation on Plat recorded as Instrument No. 112861969 of the Public Records of Broward County, Florida (the "Land").

Opinion as to Encumbrances and Liens.

Basing my opinion on said Title Report, I am of the opinion that as of the Opinion Date, there are no mortgages or liens of record encumbering the Land

Respectfully submitted this 1st day of February, 2017.



Theodore J. Klein
Florida Bar No. 498904

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing was acknowledged before me this 1st day of February, 2017, by Theodore J. Klein.
He/she [check one]:

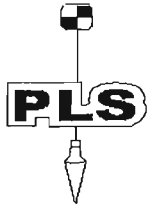
☒ is personally known to me; or

____ has produced _____ as identification.





Signature of Notary Public



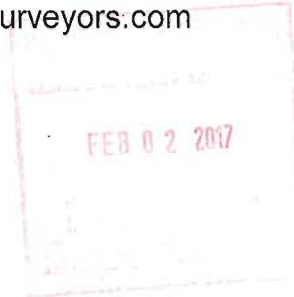
PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



February 2, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004



RE: "WHISPERING OAKS" PLAT (PL-001-17)- SW 25TH AVENUE, DANIA BEACH, FLORIDA

Dear Ms. Lajoie,

Enclosed please find five (5) copies of Plat & Survey, submitted for DRC approval of the above-referenced project. For your convenience, we are providing the Staff comments, received on January 26, 2017, along with our responses **in bold**, as follows:

Landscape:

1. Landscaping and tree preservation for this plat will be reviewed under the associated project "IPPOLITO ISLE".

RESPONSE: Understood.

Fire:

1. Complies with Code as initially submitted.

RESPONSE: Thank you.

Engineering:

1. Proposed plat does not match civil engineering site plan. Please coordinate with the Civil Engineer of Record.

RESPONSE: The area in question measures 57 feet on the site plan. This area is wholly encompassed on the plat within the 69-foot width of right-of-way. We have sent Ronnie Navarro an overlay showing that.

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

RESPONSE: Understood.

Planning & Zoning:

1. Shift access to development to directly align with SW 49th Court.

RESPONSE: The site plan is being reconfigured so the centerline of the asphalt of our driveway will align with the centerline of the existing asphalt of SW 49th Court. Our driveway curves instead of heading straight into the development.

Ms. Corinne Lajoie, AICP
February 2, 2017
Page 2 of 2

2. Amend plan note to Broward County's most recently requested language, "This plat is restricted to 36 detached single family dwelling units on Lots 1-36; an ingress/egress utility and drainage easement on Parcel "A"; a conservation easement on Parcel "B"; a private recreational area and water management area on Parcel "C"; and a lineal public park on Parcel "D".

RESPONSE: The plat note has been changed accordingly and approved at City Commission on November 21, 2016, and is being heard at County Commission on February 14, 2017.

3. Provide survey, Per Sec. 640-20(D)

RESPONSE: 5 copies of the survey of "WHISPERING OAKS", as prepared by Avirom & Associates, Inc., have been provided with this re-submittal.

4. Per Sec. 640-32(I) provide tax receipts for all parcels included in the subdivision together with a notarized statement that no liens or liens are imposed on properties included in plat.

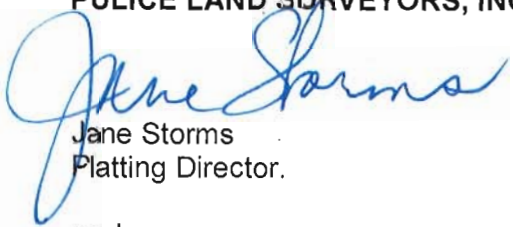
RESPONSE: Copies of the PAID 2016 tax receipts for all parcels located within the plat have been provided along with a notarized statement that there are no liens on any parcel.

5. Per Sec. 640-30(J) provide any existing or proposed deed restrictions for properties included in the plat.

RESPONSE: There are no deed restrictions within the plat.

Thank you for your time and consideration of our submittal. Should you have any questions or if we can be of further assistance please do not hesitate to call.

Sincerely,
PULICE LAND SURVEYORS, INC.



Jane Storms
Platting Director.

encl.

BROWARD COUNTY

**2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Folio: 534409

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0010		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

**PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.**

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 1

\$34.62
WWW-16-00042335
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	100	0	100	0.54
VOTED DEBT	0.22160	100	0	100	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	100	0	100	0.53
CAPITAL OUTLAY	1.50000	100	0	100	0.15
VOTER APPROVED DEBT LEVY	0.07030	100	0	100	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	100	0	100	0.00
OKEECHOBEE BASIN	0.14770	100	0	100	0.01
SFWMD DISTRICT	0.13590	100	0	100	0.01
SOUTH BROWARD HOSPITAL	0.16150	100	0	100	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	100	0	100	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	100	0	100	0.60
DEBT SERVICE	0.24640	100	0	100	0.02
FL INLAND NAVIGATION	0.03200	100	0	100	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$1.96
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				34.10	
Non - Ad Valorem Assessments:				\$34.10	
Combined Taxes and Assessments:				\$36.06	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

**2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Folio: 534409

Paid 11/22/2016 Receipt #

WWW-16-00042335

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0010

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534410

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0020		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 2

\$38.10
WWW-16-00042346
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534410

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042346

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0020

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534411

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0030		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 3

\$38.10
WWW-16-00042360
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION	5.44740	110	0	110	0.60
COUNTYWIDE SERVICES	0.22160	110	0	110	0.02
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534411

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042360

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0030

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 534412

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0040		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 4

WWW-16-00042367
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate		Amount		
04 DANIA FIRE			37.51		
Non - Ad Valorem Assessments:					\$37.51
Combined Taxes and Assessments:					\$39.69
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 534412

Paid 11/22/2016 Receipt #

WWW-16-00042367

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0040

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534413

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0050		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 5

WWW-16-00042387
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levyng Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534413

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042387

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0050

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534414

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0060		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT:

SW 26 AVE
IPPOLITO ISLE 180-99
LOT 6

\$38.10
WWW-16-00042405
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534414

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042405

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1896

Property ID Number
504232-57-0060

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534415

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0070		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 7

\$38.10
WWW-16-00042416
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534415

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042416

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0070

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534416

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0080		See Below	See Below	See Below	0413

THB INC

325 LAYNE BLVD

HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE

IPPOLITO ISLE 180-99 B

LOT 8

\$38.10
WWW-16-00042421
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534416

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042421

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0080

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC

325 LAYNE BLVD

HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534417

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0090		See Below	See Below	See Below	0413

THB INC

325 LAYNE BLVD

HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE

IPPOLITO ISLE 180-99 B

LOT 9

\$38.10
WWW-16-00042433
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority			Rate	Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534417

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042433

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0090

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC

325 LAYNE BLVD

HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534418

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0100		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 10

\$38.10
WWW-16-00043437
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWM DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority			Rate	Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534418

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043437

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0100

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534419

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0110		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 11

WWW-16-00043690
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534419

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043690

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0110

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534420

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0120		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 12

\$38.10
WWW-16-00043698
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION	5.44740	110	0	110	0.60
COUNTYWIDE SERVICES	0.22160	110	0	110	0.02
VOTED DEBT					
BROWARD CO SCHOOL BOARD	5.33600	110	0	110	0.58
GENERAL FUND	1.50000	110	0	110	0.17
CAPITAL OUTLAY	0.07030	110	0	110	0.01
VOTER APPROVED DEBT LEVY					
SO FLORIDA WATER MANAGEMENT	0.04710	110	0	110	0.01
EVERGLADES C.P.	0.14770	110	0	110	0.02
OKEECHOBEE BASIN	0.13590	110	0	110	0.01
SFWMD DISTRICT	0.16150	110	0	110	0.02
SOUTH BROWARD HOSPITAL	0.48820	110	0	110	0.05
CHILDREN'S SVCS COUNCIL OF BC					
CITY OF DANIA BEACH	5.99980	110	0	110	0.66
DANIA BEACH OPER	0.24640	110	0	110	0.03
DEBT SERVICE	0.03200	110	0	110	0.00
FL INLAND NAVIGATION					
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levyng Authority			Rate	Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534420

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043698

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0120

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534421

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0130		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 13

\$38.10
WWW-16-00043709
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534421

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043709

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0130

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534422

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0140		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 14

\$38.10
WWW-16-00043722
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534422

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043722

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0140

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534423

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0150		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 15

\$38.10
WWW-16-00043732
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534423

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043732

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0150

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534424

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0160		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 16

WWW-16-00043735
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:					\$37.51
Combined Taxes and Assessments:					\$39.69
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534424

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043735

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0160

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534425

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0170		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 17

\$38.10
WWW-16-00043740
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate		Amount		
04 DANIA FIRE			37.51		
Non - Ad Valorem Assessments:					\$37.51
Combined Taxes and Assessments:					\$39.69
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534425

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043740

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1896

Property ID Number
504232-57-0170

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534426

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0180		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 18

\$34.62
WWW-16-00043744
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION	5.44740	100	0	100	0.54
COUNTYWIDE SERVICES	0.22160	100	0	100	0.02
VOTED DEBT					
BROWARD CO SCHOOL BOARD	5.33600	100	0	100	0.53
GENERAL FUND	1.50000	100	0	100	0.15
CAPITAL OUTLAY	0.07030	100	0	100	0.01
VOTER APPROVED DEBT LEVY					
SO FLORIDA WATER MANAGEMENT	0.04710	100	0	100	0.00
EVERGLADES C.P.	0.14770	100	0	100	0.01
OKEECHOBEE BASIN	0.13590	100	0	100	0.01
SFWMD DISTRICT	0.16150	100	0	100	0.02
SOUTH BROWARD HOSPITAL	0.48820	100	0	100	0.05
CHILDREN'S SVCS COUNCIL OF BC					
CITY OF DANIA BEACH	5.99980	100	0	100	0.60
DANIA BEACH OPER	0.24640	100	0	100	0.02
DEBT SERVICE	0.03200	100	0	100	0.00
FL INLAND NAVIGATION					
Total Millage:		19.83390	Ad Valorem Taxes:		\$1.96
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				34.10	
Non - Ad Valorem Assessments:					\$34.10
Combined Taxes and Assessments:					\$36.06
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534426

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043744

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0180

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534427

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0190		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 26 AVE
IPPOLITO ISLE 180-99 B
LOT 19

\$34.62
WWW-16-00043748
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	100	0	100	0.54
VOTED DEBT	0.22160	100	0	100	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	100	0	100	0.53
CAPITAL OUTLAY	1.50000	100	0	100	0.15
VOTER APPROVED DEBT LEVY	0.07030	100	0	100	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	100	0	100	0.00
OKEECHOBEE BASIN	0.14770	100	0	100	0.01
SFWMD DISTRICT	0.13590	100	0	100	0.01
SOUTH BROWARD HOSPITAL	0.16150	100	0	100	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	100	0	100	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	100	0	100	0.60
DEBT SERVICE	0.24640	100	0	100	0.02
FL INLAND NAVIGATION	0.03200	100	0	100	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$1.96
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				34.10	
Non - Ad Valorem Assessments:				\$34.10	
Combined Taxes and Assessments:				\$36.06	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534427

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043748

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0190

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534428

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0200		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

VOLPE TER
IPPOLITO ISLE 180-99 B
LOT 20

WWW-16-00043754
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	130	0	130	0.71
VOTED DEBT	0.22160	130	0	130	0.03
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	130	0	130	0.70
CAPITAL OUTLAY	1.50000	130	0	130	0.19
VOTER APPROVED DEBT LEVY	0.07030	130	0	130	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	130	0	130	0.01
OKEECHOBEE BASIN	0.14770	130	0	130	0.02
SFWMD DISTRICT	0.13590	130	0	130	0.02
SOUTH BROWARD HOSPITAL	0.16150	130	0	130	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	130	0	130	0.06
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	130	0	130	0.78
DEBT SERVICE	0.24640	130	0	130	0.03
FL INLAND NAVIGATION	0.03200	130	0	130	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.58
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				44.33	
Non - Ad Valorem Assessments:					\$44.33
Combined Taxes and Assessments:					\$46.91
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534428

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043754

\$45.03

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0200

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534429

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0210		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

VOLPE TER
IPPOLITO ISLE 180-99 B
LOT 21

WWW-16-00043765
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	130	0	130	0.71
VOTED DEBT	0.22160	130	0	130	0.03
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	130	0	130	0.70
CAPITAL OUTLAY	1.50000	130	0	130	0.19
VOTER APPROVED DEBT LEVY	0.07030	130	0	130	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	130	0	130	0.01
OKEECHOBEE BASIN	0.14770	130	0	130	0.02
SFWMD DISTRICT	0.13590	130	0	130	0.02
SOUTH BROWARD HOSPITAL	0.16150	130	0	130	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	130	0	130	0.06
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	130	0	130	0.78
DEBT SERVICE	0.24640	130	0	130	0.03
FL INLAND NAVIGATION	0.03200	130	0	130	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.58
NON - AD VALOREM TAXES					
Levying Authority			Rate	Amount	
04 DANIA FIRE				44.33	
Non - Ad Valorem Assessments:				\$44.33	
Combined Taxes and Assessments:				\$46.91	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534429

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043765

\$45.03

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0210

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534430

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0220		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

VOLPE TER
IPPOLITO ISLE 180-99 B
LOT 22

WWW-16-00043777
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	100	0	100	0.54
VOTED DEBT	0.22160	100	0	100	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	100	0	100	0.53
CAPITAL OUTLAY	1.50000	100	0	100	0.15
VOTER APPROVED DEBT LEVY	0.07030	100	0	100	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	100	0	100	0.00
OKEECHOBEE BASIN	0.14770	100	0	100	0.01
SFWMD DISTRICT	0.13590	100	0	100	0.01
SOUTH BROWARD HOSPITAL	0.16150	100	0	100	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	100	0	100	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	100	0	100	0.60
DEBT SERVICE	0.24640	100	0	100	0.02
FL INLAND NAVIGATION	0.03200	100	0	100	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$1.96
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				34.10	
Non - Ad Valorem Assessments:				\$34.10	
Combined Taxes and Assessments:				\$36.06	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534430

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043777

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0220

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534431

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0230		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 23

\$34.62
WWW-16-00043787
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	100	0	100	0.54
VOTED DEBT	0.22160	100	0	100	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	100	0	100	0.53
CAPITAL OUTLAY	1.50000	100	0	100	0.15
VOTER APPROVED DEBT LEVY	0.07030	100	0	100	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	100	0	100	0.00
OKEECHOBEE BASIN	0.14770	100	0	100	0.01
SFWMD DISTRICT	0.13590	100	0	100	0.01
SOUTH BROWARD HOSPITAL	0.16150	100	0	100	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	100	0	100	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	100	0	100	0.60
DEBT SERVICE	0.24640	100	0	100	0.02
FL INLAND NAVIGATION	0.03200	100	0	100	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$1.96
NON - AD VALOREM TAXES					
Levying Authority			Rate	Amount	
04 DANIA FIRE				34.10	
Non - Ad Valorem Assessments:				\$34.10	
Combined Taxes and Assessments:				\$36.06	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534431

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043787

\$34.62

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0230

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534432

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0240		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 24

\$45.03
WWW-16-00043794
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	130	0	130	0.71
VOTED DEBT	0.22160	130	0	130	0.03
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	130	0	130	0.70
CAPITAL OUTLAY	1.50000	130	0	130	0.19
VOTER APPROVED DEBT LEVY	0.07030	130	0	130	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	130	0	130	0.01
OKEECHOBEE BASIN	0.14770	130	0	130	0.02
SFWMD DISTRICT	0.13590	130	0	130	0.02
SOUTH BROWARD HOSPITAL	0.16150	130	0	130	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	130	0	130	0.06
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	130	0	130	0.78
DEBT SERVICE	0.24640	130	0	130	0.03
FL INLAND NAVIGATION	0.03200	130	0	130	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.58
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				44.33	
Non - Ad Valorem Assessments:				\$44.33	
Combined Taxes and Assessments:				\$46.91	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534432

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043794

\$45.03

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0240

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534433

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0250		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 25

\$38.10
WWW-16-00043798
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534433

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043798

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0250

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534434

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0260		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 26

\$38.10
WWW-16-00043803
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWM DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH:					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534434

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043803

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0260

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534435

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0270		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 27

\$38.10
WWW-16-00043812
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534435

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043812

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0270

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534436

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0280		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 28

\$38.10
WWW-16-00043824
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534436

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043824

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0280

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 534437

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0290		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 29

\$38.10
WWW-16-00043832
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 534437

Paid 11/22/2016 Receipt #

WWW-16-00043832

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0290

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534438

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0300		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 30

WWW-16-00043843
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534438

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043843

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0300

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534439

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0310		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 31

\$38.10
WWW-16-00043848
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534439

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043848

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0310

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534440

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0320		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 32

WWW-16-00043850
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534440

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043850

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0320

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534441

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0330		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 33

WWW-16-00043854
Paid By Trend Corporation
\$38.10

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534441

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043854

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0330

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534442

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0340		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 34

\$38.10
WWW-16-00043858
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:				\$37.51	
Combined Taxes and Assessments:				\$39.69	
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534442

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043858

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1095

Property ID Number
504232-57-0340

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534443

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0350		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 35

\$38.10
WWW-16-00043859
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION	5.44740	110	0	110	0.60
COUNTYWIDE SERVICES	0.22160	110	0	110	0.02
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00

Total Millage: 19.83390

Ad Valorem Taxes:

\$2.18

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
04 DANIA FIRE		37.51

Non - Ad Valorem Assessments:

\$37.51

Combined Taxes and Assessments:

\$39.69

If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534443

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043859

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0350

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534444

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0360		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
LOT 36

WWW-16-00043862
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	110	0	110	0.60
VOTED DEBT	0.22160	110	0	110	0.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	110	0	110	0.58
CAPITAL OUTLAY	1.50000	110	0	110	0.17
VOTER APPROVED DEBT LEVY	0.07030	110	0	110	0.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	110	0	110	0.01
OKEECHOBEE BASIN	0.14770	110	0	110	0.02
SFWMD DISTRICT	0.13590	110	0	110	0.01
SOUTH BROWARD HOSPITAL	0.16150	110	0	110	0.02
CHILDREN'S SVCS COUNCIL OF BC	0.48820	110	0	110	0.05
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	110	0	110	0.66
DEBT SERVICE	0.24640	110	0	110	0.03
FL INLAND NAVIGATION	0.03200	110	0	110	0.00
Total Millage:		19.83390	Ad Valorem Taxes:		\$2.18
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				37.51	
Non - Ad Valorem Assessments:					\$37.51
Combined Taxes and Assessments:					\$39.69
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534444

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00043862

\$38.10

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0360

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534445

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0370		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
PARCEL A

\$24.18
WWW-16-00042255
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	1,270	0	1,270	6.92
VOTED DEBT	0.22160	1,270	0	1,270	0.28
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	1,270	0	1,270	6.78
CAPITAL OUTLAY	1.50000	1,270	0	1,270	1.90
VOTER APPROVED DEBT LEVY	0.07030	1,270	0	1,270	0.09
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	1,270	0	1,270	0.06
OKEECHOBEE BASIN	0.14770	1,270	0	1,270	0.19
SFWMD DISTRICT	0.13590	1,270	0	1,270	0.17
SOUTH BROWARD HOSPITAL	0.16150	1,270	0	1,270	0.21
CHILDREN'S SVCS COUNCIL OF BC	0.48820	1,270	0	1,270	0.62
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	1,270	0	1,270	7.62
DEBT SERVICE	0.24640	1,270	0	1,270	0.31
FL INLAND NAVIGATION	0.03200	1,270	0	1,270	0.04
Total Millage:		19.83390	Ad Valorem Taxes:		\$25.19
NON - AD VALOREM TAXES					
Levying Authority	Rate		Amount		
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$25.19
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Receipt #
Paid 11/22/2016

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534445

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042255

\$24.18

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
116 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1896

Property ID Number
504232-57-0370

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534447

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-57-0390		See Below	See Below	See Below	0413

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 25 AVE
IPPOLITO ISLE 180-99 B
PARCEL C

\$9.72
WWW-16-00042296
Paid By Trend Corporation

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.44740	510	0	510	2.78
VOTED DEBT	0.22160	510	0	510	0.11
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.33600	510	0	510	2.72
CAPITAL OUTLAY	1.50000	510	0	510	0.77
VOTER APPROVED DEBT LEVY	0.07030	510	0	510	0.04
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04710	510	0	510	0.02
OKEECHOBEE BASIN	0.14770	510	0	510	0.08
SFWMD DISTRICT	0.13590	510	0	510	0.07
SOUTH BROWARD HOSPITAL	0.16150	510	0	510	0.08
CHILDREN'S SVCS COUNCIL OF BC	0.48820	510	0	510	0.25
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	510	0	510	3.06
DEBT SERVICE	0.24640	510	0	510	0.13
FL INLAND NAVIGATION	0.03200	510	0	510	0.02
Total Millage:		19.83390	Ad Valorem Taxes:		\$10.13
NON - AD VALOREM TAXES					
Levying Authority			Rate	Amount	
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$10.13
If Postmarked By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/22/2016 Receipt #

BROWARD COUNTY

2016 Paid Real Estate

Folio: 534447

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 11/22/2016 Receipt #

WWW-16-00042296

\$9.72

Paid By Trend Corporation

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504232-57-0390

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

THB INC
325 LAYNE BLVD
HALLANDALE BEACH, FL 33009

If Postmarked By	Please Pay
Nov 30, 2016	\$0.00

Return with Payment

Please Pay Only One Amount

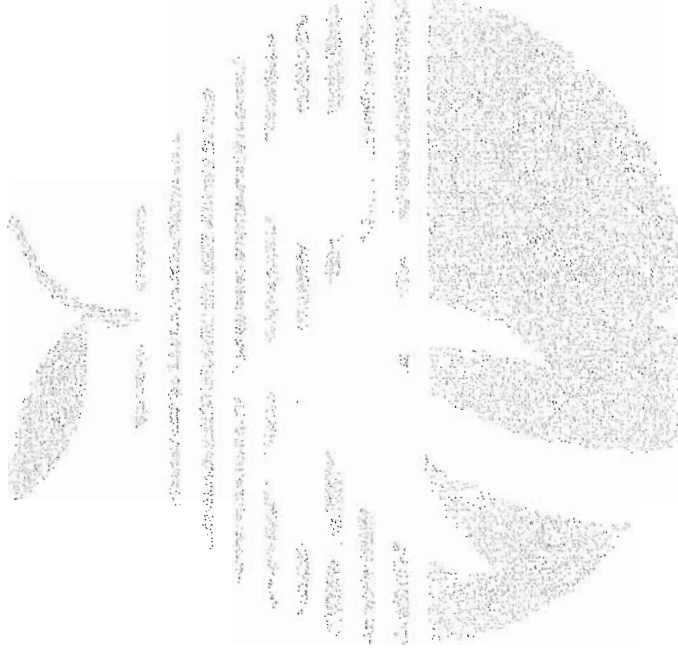
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-456-2008

County Number: 071-MP-05 Municipality Number: TBD
Ippolito Isle

January 23, 2017



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date:	January 23, 2017	Single-Family: 36		Elementary: 8
Name:	Ippolito Isle	Townhouse:		
SBBC Project Number:	SBBC-456-2008	Garden Apartments:		Middle: 4
County Project Number:	071-MP-05	Mid-Rise:		
Municipality Project Number:	TBD	High-Rise:		High: 4
Owner/Developer:	Stellar Homes Group	Mobile Home:		
Jurisdiction:	Dania Beach	Total: 36		Total: 16

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Bethune, Mary M.	1,106	1,106	664	-442	-24	60.0%	8
Attucks	1,227	1,227	640	-587	-26	52.2%	4
Hollywood Hills	2,691	2,691	1,921	-770	-30	71.4%	19

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Bethune, Mary M.	672	-434	60.8%	666	657	647	638	628
Attucks	644	-583	52.5%	651	655	661	667	673
Hollywood Hills	1,940	-751	72.1%	1,888	1,825	1,830	1,840	1,821

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
New Life Charter Academy	550	98	-452	98	98	98

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Bethune, Mary M.	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Attucks	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The information provided indicates that the project is already approved for 36 (three or more bedroom) townhouse units, which generate 13 students (6 elementary school, 3 middle school, and 4 high school students). The application proposes to change this to 36 (four or more bedroom) single family units, which generates 16 (8 elementary, 4 middle and 4 high school) students, for a net increase of 3 students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year includes Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools are operating below the adopted Level of Service (LOS) of 100% gross capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools are projected to operate within the adopted LOS of 100% through the 2018/19 school year. It should be noted that the school capacity of Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Additionally in the 2016/17 school year, the charter schools located within two miles of the project site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2016/17 year or 180 days, whichever is greater, for a maximum of 36 (three or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on August 20, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

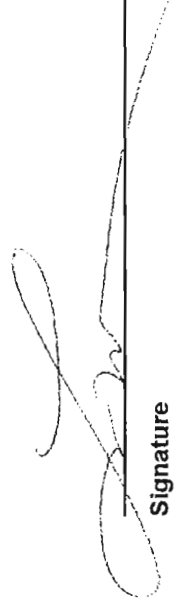
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-456-2008 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

1/23/17
Date


Signature

Lisa Wight

Name

Planner

Title



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

e-COMMENTS for a
Plat Note Amendment
SBBC-456-2008



TO: **Review Agencies**

PLAT NAME: Ippolito Isle

PLAT NO.: 071-MP-05

COMMENT DUE DATE: January 6, 2017

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

Your comments should be e-mailed to Sue Carrano at: PDMDInfo@broward.org. Contact Sue for additional information at 954-357-6627. Your cooperation is greatly appreciated.

- ☐ NO OBJECTION TO THE PLAT AS SUBMITTED.
- ☐ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- ☒ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

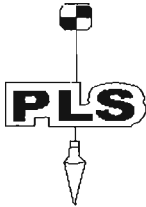
USA WIGHT

Print Name
SBBC

Agency
754 (305) 321 2172

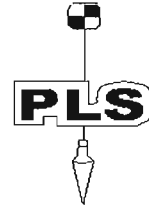
Phone Number

COMMENTS:



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



January 2, 2017

Ms. Corinne Lajoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: "WHISPERING OAKS" PLAT – SW 25TH AVENUE & GRIFFIN ROAD, DANIA BEACH, FLORIDA

Dear Ms. Lajoie,

Enclosed please find the submittal of the "WHISPERING OAKS" Plat. The intent of this plat is the construction of 36 single-family residences. The Site Plan for this plat has already been through 2 DRC submittals. As you are aware this is a replat of a portion of IPPOLITO ISLE (180/99). The City has already approved a plat note amendment allowing for 36 single family homes on this site. As of this date the plat note amendment for IPPOLITO ISLE has been submitted to Broward County.

Enclosed please find:

Check in the amount of \$3,150.00
Signed application
Letter of Consent
Deed
Tax Bills
Six (6) copies of the plat.
Six (6) signed and sealed surveys (attached to the plat).

Please review and kindly place us in the January 26th DRC meeting. If you have any questions or need further information please do not hesitate to contact us. As always, it's a pleasure to work with you.

Sincerely,
PULICE LAND SURVEYORS, INC.

Rachel Ross
Platting Assistant

encl.



FILE COPY



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____



DL-001-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application.

For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: SW 25 Avenue + Griffin Road

1-36/Parcel A/

Lot(s): portion parcel c Block: 1+2 Subdivision: Ippolito Isle

Recorded Plat Name: Ippolito Isle

Folio Number(s): 504232570010-0370,0390 Legal Description: All of Parcel A, a portion of Parcel C + all of lots 1-36 of Ippolito Isle (180/99)

Applicant: Consultant Legal Representative (circle one) Police Land Surveyors, Inc.

Address of Applicant: 5381 Nob Hill Road, Sunrise, FL 33351

Business Telephone: 954 572 1777 Home: — Fax: 954 572 1778

E-mail address: Jane@PoliceLandSurveyors.com

Name of Property Owner: THB Inc

Address of Property Owner: 325 Layne Blvd, Hallandale Beach, FL 33009

Business Telephone: 954 671 1400 Home: _____ Fax: _____

Explanation of Request: to replat a portion of Ippolito Isle

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

Prop. Net Acreage: 5.6237 Gross Acreage: 5.6237 Prop. Square Footage: 244,960

Existing Use: residential Proposed Use: residential

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Jane Storms
(Owner / Agent signature*)

BEFORE ME THIS 29th DAY OF December, 2016

By:

Jane Storms
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)

Personally known X or Produced Identification _____

Type of identification produced: _____ Drivers License _____



***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

***ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***



City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required. Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required. Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 250.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

LETTER OF CONSENT

DATE: 12/13/16

RE: WHISPERING OAKS

SHORT LEGAL: All of Parcel "A," a portion of Parcel "C" and all of Lots 1-36, inclusive of "Ippolito Isle", according to the plat thereof, as recorded in Plat Book 180, Page 99, of the Public Records of Broward County, Florida.

Please accept this letter as authorization for Pulice Land Surveyors, Inc. to act as agent on behalf of Stellar Homes Group, 2700 W. Cypress Creek Road, Fort Lauderdale, FL 33309, the owner of the above referenced real property, in matters of planning, platting, zoning and related activities.

PROPERTY OWNER

ATTEST:

Stellar Homes Group

By: _____

Print Name/Title Troy A. Ippolito

NOTARY:

State of Florida

County of Broward

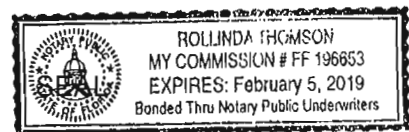
I HEREBY CERTIFY that on this day, before me, on an officer duly qualified to take acknowledgements, personally appeared Troy A. Ippolito of Stellar Homes Group personally known to me, or produced identification in the form of _____, and who executed the foregoing instrument and acknowledged before me that Troy A. Ippolito executed the same for the purpose herein expressed.

WITNESS my hand and official seal in the County and State last aforementioned, this 13 day of December, A.D. 2016.

Rollinda Thomson

Notary Public, State of Florida

My commission expires on February 5, 2019



Prepared by:
ROGER F. BORRELLO, ESQ.
300 N.W. 70th Avenue
Suite 301
Plantation, FL 33317

TAX FOLIO NO. 50-42-32-01-0110

WARRANTY DEED

THIS INDENTURE, Made this 4th day of January, 2005,
BETWEEN PAMELA V. NIEMIEC, a single woman, whose post office address is 814 Hollywood
Blvd., Hollywood, Florida 33019, and BARBARA J. SMOLKOVIC, a married woman, whose post
office address is 130 Sweetwater Bend, Royal Palm Beach, Florida 33411, grantors, and

T.H.B., Inc., a Florida corporation, with mailing address at 313 S.E. 6th Street, Dania, Florida,
33004, grantee.

WITNESSETH, That said grantors, for and in consideration of the sum of
-----Ten & 00/100-----Dollars

and other good and valuable consideration to said grantors in hand paid by said grantees, the
receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantees,
and grantees' heirs and assigns forever, the following described land, situate, lying and being in
Broward County, Florida, to-wit:

Tract 8, less the North 391 feet thereof, and including the South 8 feet of the North 391 feet
of the West 223 feet of Tract 8, Block 1, a subdivision of Section 32, Township 50 South,
Range 42 East, according to the plat thereof recorded in Plat Book 2, Page 32 of the Public
Records of Dade County, Florida. Subject to road right-of-way over and across the West
10 feet of said Tract 8, said property lying and being in Broward County, Florida.

SUBJECT TO easements, restrictions, conditions, limitations of record, and to taxes for
the year 2005 and subsequent years.

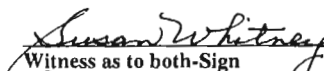
NOTE: Grantors state that the subject property is not and never has been the homestead of the
grantor BARBARA J. SMOLKOVIC, nor is it contiguous or adjacent to homestead property.
Said grantor resides in Royal Palm Beach, Florida.

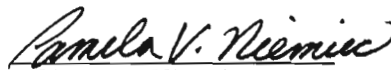
and said grantors do hereby fully warrant the title to said land, and will defend the same against
the lawful claims of all persons whomsoever.

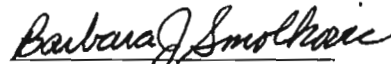
IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seals the day and year
first above written.

Signed, sealed and delivered
in our presence:


Witness as to both-Sign
ROGER F. BORRELLO
Print

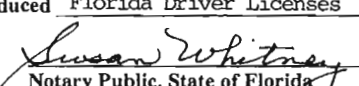

Witness as to both-Sign
SUSAN WHITNEY
Print


PAMELA V. NIEMIEC


BARBARA J. SMOLKOVIC

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 4th day of January, 2005, by
PAMELA V. NIEMIEC, a single woman, and BARBARA J. SMOLKOVIC, a married woman,
who are personally known to me or who have produced Florida Driver Licenses as
identification, and who did take an oath.


Notary Public, State of Florida
NOTARY PUBLIC-STATE OF FLORIDA
Susan Whitney
Commission # DD367387
Expires: MAR. 16, 2007
Bonded Thru Atlantic Bonding Co., Inc.



"WHISPERING OAKS"

A REPLAT OF ALL OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 180, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

ALL OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 99,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA,
CONTAINING 292,162 SQUARE FEET (6.7071 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT THB ISLES INC., A FLORIDA CORPORATION, THE OWNER OF THE
LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON,
AND TO BE KNOWN AS "WHISPERING OAKS", A REPLAT.

PARCEL "A" IS HEREBY DEDICATED TO THE FUTURE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR
INGRESS AND EGRESS, PRIVATE ROAD AND DRAINAGE PURPOSES AND ALSO DEDICATED FOR UTILITIES
INCLUDING ELECTRICITY, GAS, TELEPHONE, WATER, SEWER, CABLE TELEVISION AND SUCH OTHER USES AND
SERVICES THAT MAY BE LICENSED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS. A PERMANENT
ACCESS EASEMENT OVER PARCEL "A" IS HEREBY GRANTED TO THE CITY OF DANIA BEACH FOR EMERGENCY
AND SERVICE VEHICLES AND TO THE BROWARD COUNTY OFFICE OF ENVIRONMENTAL SERVICES FOR
MAINTENANCE OF PUBLIC AND SEMIPUBLIC UTILITIES AND SHALL REMAIN THE PERPETUAL MAINTENANCE
OBLIGATION OF THE "WHISPERING OAKS HOMEOWNERS' ASSOCIATION, INC.",

PARCEL "B" IS HEREBY DEDICATED TO THE "WHISPERING OAKS HOMEOWNERS' ASSOCIATION, INC." AS A
CONSERVATION EASEMENT FOR THE PRESERVATION OF EXISTING, RELOCATED AND NEW PLANTING OF NATIVE
TREES AND SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF THE "WHISPERING OAKS
HOMEOWNERS' ASSOCIATION, INC.",

PARCEL "C" IS HEREBY DEDICATED TO THE "WHISPERING OAKS HOMEOWNERS' ASSOCIATION, INC." FOR
PRIVATE RECREATIONAL AND SURFACE WATER MANAGEMENT PURPOSES AND NEW PLANTING OF NATIVE
TREES AND SHALL REMAIN THE PERPETUAL MAINTENANCE OBLIGATION OF THE "WHISPERING OAKS
HOMEOWNERS' ASSOCIATION, INC.",

PARCEL "D" IS HEREBY DEDICATED TO THE CITY OF DANIA BEACH IN FEE SIMPLE AS A PUBLIC PASSIVE
PARK AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF THE CITY OF DANIA BEACH, FLORIDA.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION
AND MAINTENANCE OF PUBLIC UTILITIES.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION
AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF: THB ISLES INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE
SIGNED IN ITS CORPORATE NAME BY ITS _____ AND
ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY _____ ITS
_____, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____,
A.D. 2017.

THB ISLES INC., A FLORIDA CORPORATION

ATTEST: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, OFFICERS DULY AUTHORIZED
TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____,
AND _____, OF THB ISLES INC., A
FLORIDA CORPORATION, TO BE THE PERSONS DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT
THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED,
AND DID NOT TAKE OATHS.
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

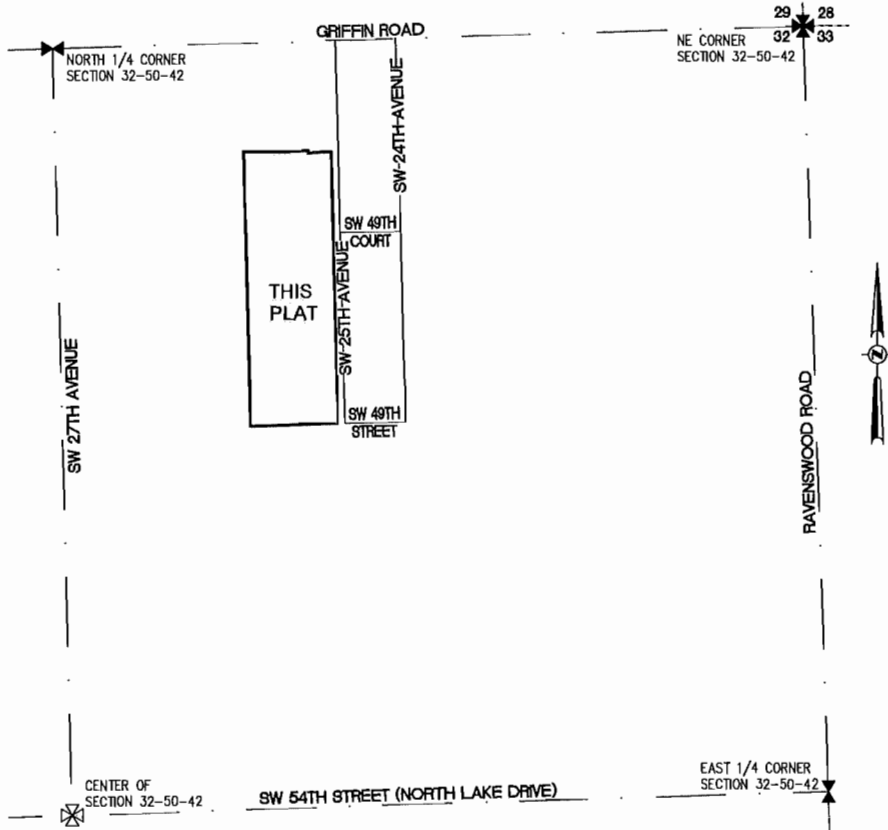
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND
RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE
SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA
STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE
MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177, PART 1. THE BENCHMARKS
SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM AND CONFORM TO STANDARDS
FOR THIRD ORDER WORK. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE
DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING
CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

PREPARED BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
NOVEMBER, 2016



LOCATION MAP
NE 1/4 OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST
NOT TO SCALE

CITY OF DANIA BEACH, CITY COMMISSION:

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR
CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER
PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL
APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS IS TO CERTIFY, THAT THIS PLAT OF "WHISPERING OAKS" WAS APPROVED AND ACCEPTED
BY THE BOARD OF COMMISSIONERS OF THE CITY OF DANIA BEACH, BROWARD COUNTY,
FLORIDA, BY ORDINANCE NO. _____ ADOPTED BY THE SAID CITY COMMISSION THIS
DAY OF _____, A.D. 201__.

ATTEST: _____ APPROVED: _____
CITY CLERK MAYOR

COMMUNITY DEVELOPMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY,
FLORIDA, THIS _____ DAY OF _____, A.D. 201__.

BY: _____
NAME: _____
DIRECTOR / DESIGNEE

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D.
201__.

BY: _____
NAME: _____
FLORIDA P.E. REGISTRATION NO: _____

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD
THIS _____ DAY OF _____, A.D. 201__.

BY: _____
DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS
PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR
TRAFFICWAYS THIS _____ DAY OF _____, A.D. 201__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF
THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____,
A.D. 201__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177,
FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY
COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____,
A.D. 201__.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____ DEPUTY BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____,
A.D. 201__, AND RECORDED IN PLAT BOOK _____ AT PAGES _____
RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER
177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ ROBERT P. LEGG, JR. _____ DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ RICHARD TORNESE _____ DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

PLAT FILE NO. 007-MP-17

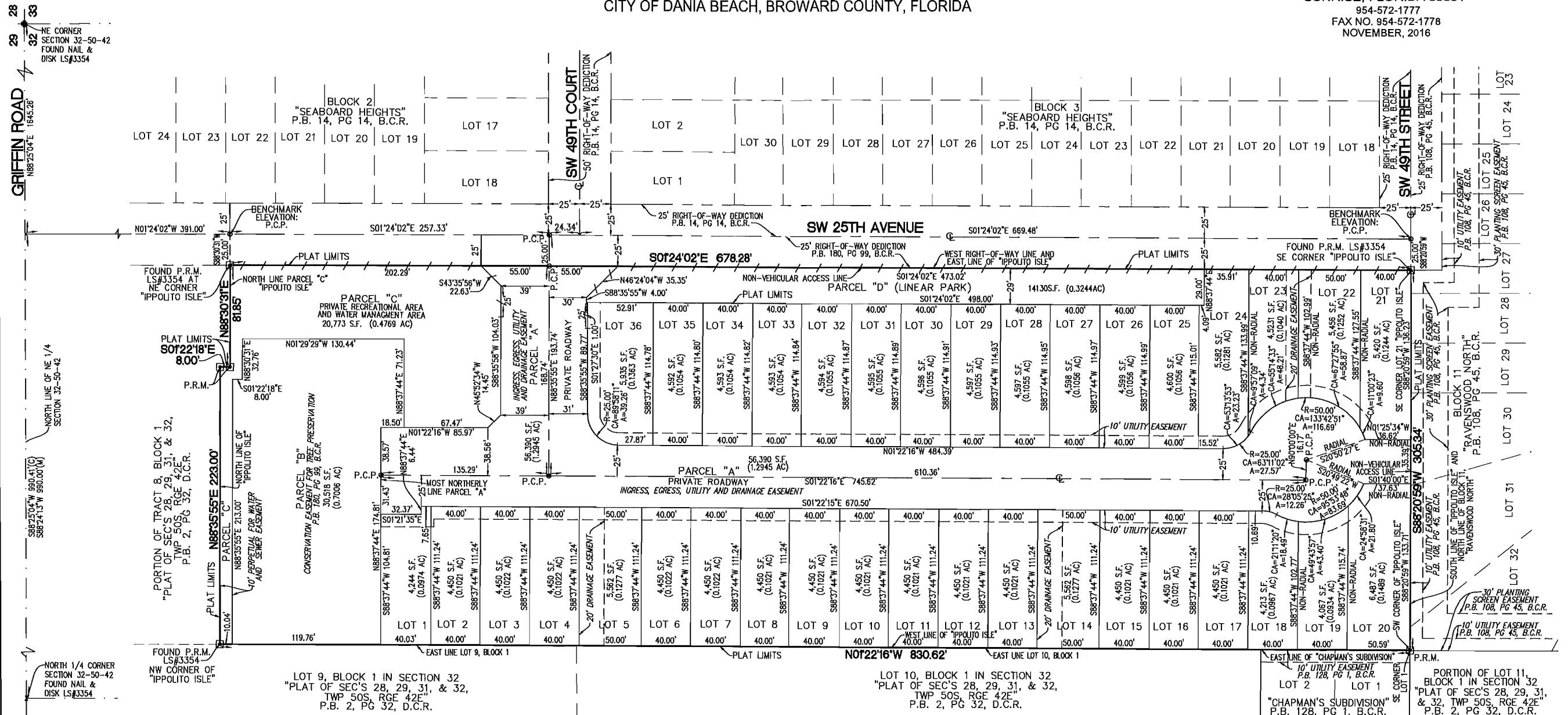
THB ISLES INC., A FLORIDA CORPORATION	PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
SEAL	SEAL	SEAL	SEAL	SEAL	SEAL

"WHISPERING OAKS"

A REPLAT OF ALL OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 180, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
NOVEMBER, 2016

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL
IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER
GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SURVEYOR'S NOTES:

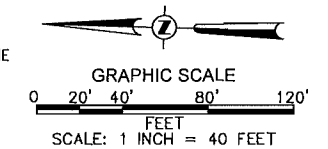
- THIS PLAT IS RESTRICTED TO 36 DETACHED SINGLE FAMILY DWELLING UNITS ON LOTS 1-36; AN INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT ON PARCEL "A"; A CONSERVATION EASEMENT ON PARCEL "B"; A PRIVATE RECREATIONAL AREA AND WATER MANAGEMENT AREA ON PARCEL "C"; AND A LINEAL PUBLIC PARK ON PARCEL "D".
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV, D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SW 25TH AVENUE AS SHOWN ON THE PLAT OF "IPPOLITO ISLE" BEING S01'24'02"E.

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 20, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 20, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3664; ELEVATION: 8.806'. BROWARD COUNTY ENGINEERING DIVISION NAIL AND TAB IN THE SE CORNER OF INTERSECTION OF GRIFFIN ROAD AND RAVENSWOOD ROAD, 3' EAST OF EAST EDGE OF PAVEMENT, 15.5' SOUTH OF CONCRETE SIGNAL POLE, 33' SOUTH OF SOUTH EDGE OF PAVEMENT.

LEGEND:

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
- P.C.P. ● DENOTES: PERMANENT CONTROL POINT
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- D.C.R. DENOTES: MIAMI-DADE COUNTY RECORDS
- ✱ DENOTES: SECTION CORNER
- ⊕ DENOTES: QUARTER SECTION CORNER
- ⊙ DENOTES: CENTERLINE
- / — DENOTES: NON-VEHICULAR ACCESS LINE
- S.F. DENOTES: SQUARE FEET
- AC DENOTES: ACRES
- P.B. DENOTES: PLAT BOOK
- PG DENOTES: PAGE
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC DISTANCE



PLAT FILE NO. 007-MP-17

RESOLUTION NO. 2017-029

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

WHEREAS, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the “Code”), which chapter contains the City Land Development Code (the “LDC”), pursuant to Part 6, “Development Review Procedures and Requirements”, Article 640 “Plats”, it is stated that since June 4, 1953, no principal building may be constructed on any lot unless a plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

WHEREAS, Pulice Land Surveyors, Inc., on behalf of THB Isles (the “Applicant”), is requesting plat approval (PL-001-17), for property legally described in attached Exhibit “A”, which is made a part of and is incorporated into this Resolution by this reference; and

WHEREAS, the “Whispering Oaks Plat” (PL-001-17), is restricted to 36 detached single family units on Lots 1-36; an ingress/egress utility and drainage easement on Parcel A, a conservation easement on Parcel B; a private recreational area and water management area on Parcel C, and a lineal public park on Parcel D; and

WHEREAS, on February 23, 2017, the City’s Development Review Committee (the “DRC”), which includes representatives from the Broward Sheriff’s Office, Broward Fire Department, Public Services Department, the City’s landscape consultant and the Planning Division staff, reviewed the plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the plat for the residential project; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 640 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed plat will protect the public health, safety and welfare of residents of the City, and furthers the purposes, goals, objectives and policies of the City's Comprehensive Plan;

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

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

Section 2. That the application for the "Whispering Oaks Plat" (PL-001-17), a copy of which is attached as composite Exhibit "B", which is made a part of and incorporated into this Resolution by this reference, is approved.

Section 3. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 4. Such application must be reviewed by the Broward County Aviation Department; the point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

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

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

PASSED AND ADOPTED May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

Legal Description

LEGAL DESCRIPTION:

ALL OF "IPPOLITO ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 292,162 SQUARE FEET (6.7071 ACRES), MORE OR LESS.

EXHIBIT “B”

Whispering Oaks Plat

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: March 28, 2017 and April 25, 2017

Requested Action (Identify appropriate Action or Motion)

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

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Site Plan, Resolution



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

DATE: May 9, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **SP-111-16:** The applicant, Carlos J. Ballbe, on behalf of the property owner, THB Isles, Inc., is requesting a site plan approval for the construction of thirty-six single family homes for the property located at west intersection of SW 49 Street and SW 25 Avenue (CONTINUED).

SITE PLAN

To allow the construction of a thirty-six (36) single family homes.

PROPERTY INFORMATION

ZONING: Planned Residential Development District (PRD-1)
LAND USE DESIGNATION: Low (5) Residential

VIOLATIONS ON PROPERTY

There are no open violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The property is located on the west side of SW 25 Avenue, south of Tropical Acres restaurant.

SITE PLAN

The applicant is proposing to construct thirty-six (36) single family homes on the site. The project includes approximately one and a half (1.4) acres of open space which includes a 30,000 square foot conservation easement, a private recreation area and water management area, and a linear public park parcel running parallel to SW 25 Avenue.

The applicant is proposing to utilize the cluster provisions of the PRD-1 zoning district which allows for the setbacks 'to be determined at site plan review'. The applicant is proposing side and rear setbacks that are greater than the minimum required for a typical single family home in the PRD-1 zoning district, however, the front setback is proposed to be less. The proposed setbacks are identified below.

PRD-1 Setback Requirements for

SINGLE FAMILY

Front – 25'
Side – 7' with 15' between buildings
Rear – 15'

PROPOSED for CLUSTER SETBACKS

Front – 20'
Side – 10'
Rear – 25'

While the proposed front setback is twenty (20) feet, instead of the typical twenty-five (25) feet, the proposed setback is sufficient to allow one (1) vehicle to park in front of the house on a drive way without blocking a sidewalk or street and therefore is acceptable.

The applicant was encouraged to contact adjacent neighbors to advise of this project, but no information was provided to staff that such meeting occurred.

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

The City Engineer has stated that the Traffic Study submitted by the applicant is deemed complete and accepted.

The applicant and City Staff met with the property owner of Tropical Acres regarding the widening of SW 265 Avenue. This matter is still under consideration by both the developer and owner of Tropical Acres.

Development Review Committee (DRC)

The site plan was reviewed by the DRC on November 17, 2016 and December 22, 2016, which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has a few outstanding staff comments that must be addressed prior to issuance of a building permit which are provided below. The outstanding DRC comments are listed as conditions of approval in the resolution.

According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.

1. Once a tree survey is completed, provide all information required by Sec. 275-80 including a tree disposition plan and table. Indicate all existing trees on plans with disposition. Note that if any canopy is to be removed, mitigation is required to replace removed canopy at a rate of 150%. If any canopy is proposed to be removed, provide a mitigation calculations table on the site plan.
2. The proximity to the airport will require FAA review and approval per BCAD letter dated January 1, 2017.
3. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.
4. Per Public Services Director, provide a Developers Agreement regarding payment of maintenance fees for the proposed linear park to be approved as to form by the City Attorney prior to recordation in Broward County Public Records. Must provide copy of recorded easement prior to issuance of a building permit.
5. Per Article 250, provide updated wildlife report and provide proof of compliance with Broward County wildlife protection measures prior to issuance of a building permit.
6. Per Section 105-220 "Provisions shall be made to assure that common areas and facilities that are to be jointly utilized by project residents shall be maintained in a

continuous and satisfactory manner and without expense to the city. Such assurance may be provided by the requirement of homeowner association memberships for the purpose of holding joint title to, and assessing monthly maintenance fees for, such areas and facilities. Other methods may be acceptable if they satisfactorily provide for the proper and continuous payment of taxes, expenses and maintenance without any part of such charges being incurred by the city. The agreement incorporating such provisions shall be reviewed by the city attorney as to form and legal sufficiency, and recorded." Provide documentation satisfying this requirement prior to issuance of a building permit.

7. Applicant has met with representatives from Tropical Acres Steak House (property owner) with regard to the dedication of additional right-of-way for SW 25th Avenue. The Applicant and the restaurant property owner are working on an agreement where Tropical Acres Steak House would dedicate right of way for SW 25th Avenue in exchange for the applicant widening SW 25th Avenue and making certain parking lot improvements for the restaurant. If this agreement is executed by the applicant and the owner of the restaurant property, and if the applicant receives all required permits and approvals from the applicable governmental agencies, the applicant will make the improvements substantially as shown on the attached exhibit. If this Agreement is not finalized or if the applicant cannot receive the required permits, the improvements to SW 25th Avenue and the improvements to the restaurant parking lot will not be required.

CITY COMMISSION PREVIOUS ACTION

April 25, 2017 the City Commission continued this item.

March 28, 2017 the City Commission continued this item.

March 22, 2011 the City Commission approved a Site Plan (SP-05-06) and Waiver (WA-42-06) extensions via Resolution Number 2011-027..

February 11, 2009 the City Commission approved a Site Plan (SP-05-06) extension via Resolution Number 2009-024.

January 22, 2008 the City Commission approved a Site Plan/Waiver (SP-05-06) via Resolution Number 2008-006, Rezoning (RZ-14-05) via Ordinance Number 2007-026 and a Plat (PL-20-02) via Ordinance Number 2007-026.

RECOMMENDATION

The Site Plan application meets all applicable regulations provided the DRC comments are made conditions of approval. Recommend approval of the resolution.



BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District

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



SITE PLAN REVIEW COMMENTS

Date: 03/15/17 **Site Plan No.:** SP-111-16 **Time Required For Review:** 1.5 hrs

Project: Ippolito Isle (Whispering Oaks) **Sq. Feet:** N/A

Plan Reviewer: R. Cosme – Fire Plans Examiner

☒ Approved As Submitted ☐ Denied ☐ Approved With Conditions
☐ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

Tier 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated) **The turn-around circle at the south end of the project must be a minimum of 38' inside radius and 50' outside radius – please correct.**
COMPLIED 3/15/17
2. Water Supply Information as follows:
 - a. ~~All existing and proposed water main sizes~~ **NOTE: 8" minimum main size req.**
COMPLIED
 - b. **Provide an additional fire hydrant between the two proposed fire hydrants. Hydrant spacing must not exceed 350' between hydrants.** **COMPLIED 3/15/17**

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

- a. Fire Hydrant Flow Test ~~STILL NEEDED~~ **COMPLIED 3/15/17**
- b. ~~Building Construction Type and Square Footage~~ **COMPLIED**
- c. ~~Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer~~ **COMPLIED**
- d. ~~A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)~~ **COMPLIED**
- e. ~~Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).~~ **COMPLIED**

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. Additional Fire Department Access Information as follows:

- a. ~~A note or detail identifying the design load for surface compaction of all non-paved roadways and/or paver brick surfaces~~ **COMPLIED**

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Thursday, February 23, 2017 8:46 AM
To: Lajoie, Corinne
Cc: LaFerrier, Marc; Kaine, Brad; 'Dennis Mele'; Carlos Ballbe (carlos@baeng.us)
Subject: RE: WHISPERING OAKS - TRAFFIC STUDY

Hi Corinne,

This is to confirm that the traffic study submitted by the applicant is deemed complete and accepted.

Ronnie S. Navarro, PE

Deputy Director | City Engineer



Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-6808 ext 3615 | Fax 954-923-1109
rnavarro@daniabeachfl.gov

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

Lajoie, Corinne

From: Daniel Parobok <Daniel.Parobok@metriceng.com>
Sent: Monday, March 13, 2017 2:33 PM
To: Lajoie, Corinne
Subject: RE: Whispering Oak site plan
Attachments: Landscape Plan Review Comments 2.pdf

Hi Corinne,

The applicant has addressed all but one landscape comment (highlighted below and attached). This comment was submitted for the December DRC meeting. Let me know if you have any question and need anything else.

Thank you,

Daniel Parobok
Arborist/Environmental Scientist



13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext 102
Cell: (786) 498-6859
daniel.parobok@metriceng.com
www.metriceng.com

From: Lajoie, Corinne [mailto:cchurch@daniabeachfl.gov]
Sent: Monday, March 13, 2017 12:12 PM
To: Daniel Parobok
Subject: FW: Whispering Oak site plan

Per your request, below are the outstanding DRC comments, I believe yours are item numbers 1-7.

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

From: Lajoie, Corinne
Sent: Friday, March 10, 2017 10:02 AM
To: 'Sarah Stewart'
Cc: 'dennis.mele@gmlaw.com' (dennis.mele@gmlaw.com); Steven Wherry; Jane Storms (jane@pulicelandsurveyors.com)
Subject: Whispering Oak site plan

Please see the 26 remaining outstanding comments from the December 22, 2016 DRC report that must still be addressed below. This item CANNOT BE SCHEDULED FOR PUBLIC HEARING until TIER 1 Fire Comments (# 8, 9, & 10) are addressed.

In addition, I cannot delete a comment until the person who originated the comment has confirmed in writing that the item has been addressed. Please address as many comments as you can as quickly as you can, I am currently preparing the staff report for the City Commission which is due to the City Manager next week.

Thank you.

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.
2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.
3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table
4. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.
5. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.
6. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com.
7. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site is desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com.
8. **Tier 1 COMMENTS** Fire Department Access Information as follows: All turning radii (demonstrated) The turn-around circle at the south end of the project must be a minimum of 38' inside radius and 50' outside radius – please correct.
9. **Tier 1 COMMENTS** Water Supply Information as follows: Provide an additional fire hydrant between the two proposed fire hydrants. Hydrant spacing must not exceed 350' between hydrants.
10. **Tier 1 COMMENTS** Proof of Water Supply & Fire Flow Demand as follows: Fire Hydrant Flow Test STILL NEEDED
11. Provide traffic study per attached guideline. Pending
12. Since access through SW 25th Avenue is limited, provide proposed traffic circulation plan between Griffin Road and the proposed site.

13. Show dimensions of proposed hammerhead turnaround and demonstrate how emergency vehicles and garbage trucks can maneuver.
14. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.
15. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.
16. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips. 2nd time requested.
17. WATER: Identify projected water demand for the project. See Public Services for further discussion.
18. SIGNS: Provide copy of all signs for compliance review. 2nd time requested.
19. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.
20. PARKING: Per Section 265-40(I) dimensions of a 2 car garage is 20" X 20". Revise floor plan for Model "B" & "C" accordingly. 2nd time requested.
21. Must provide latest revised set of plans on disk prior to going to public hearing.
22. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach. 2nd time requested.
23. Eliminate proposed perimeter landscape buffer, as enforcement over time is cumbersome and prohibits property owners from fully utilizing their back yards. It appears the perimeter "buffer" of some type remains on the east side of lots, 21, 22, & 23. Delete or identify what this area is.
24. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.
25. "Lot Calculations" table on Sheet SP-1:
 - Identifies minimum yard setbacks as "TBD at site plan review". Delete this language as minimum requirements are identified in Section 205-10. Identify required and provided setbacks on site plan now. 2nd time requested.
 - Minimum front setback is shown as 20' in table, however per Section 205-10 minimum front setback requirement is 25'. 2nd time requested.
 - Minimum rear setback is shown as 10' in table, however per Section 205-10 minimum rear setback requirement is 15'. 2nd time requested.
 - Minimum side setback is shown as 10' in table, however per Section 205-10 minimum side setback requirement is 7' with a 15' minimum distance between buildings. 2nd time requested. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2nd time requested.

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

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**COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
THURSDAY, DECEMBER 22, 2016**

NAME (Please Print)	MAIL OR EMAIL	PROJECT NAME
Daniel Parobek	daniel.parobek@netnet.org.am	Dania Landscape
LT. DAN SUAREZ	DANIEL - SUAREZ@SHERIFF.ORG	BSO FIRE
FRANK ROSS	FRANK - ROSS@SHERIFF.ORG	BSO FIRE
Alina Avakian	alina@bricko.net	Developer Forest View
STEVEN HATZIDAKIS	SHATZIDAKIS@SYNALOVSKI.COM	FOREST VIEW REC FACILITY
Mary Synalovski	msynalovski@synalovski.com	FOREST VIEW REC.
Guillermo Lupron	guille@epcontractor.com	Forest View Est. Rec.
Marc LaFrierre	m.lafrierre@danabeachfl.com	CD
Rachel Bach	rbach@danabeachfl.gov	CD
PENNIE MANN	pennie@danabeachfl.gov	DANIA BEACH
TOMMY KERTSEZ	TOMKERT@AOL.COM	DANIA BEACH
Robert Lohme	Robert@Lohme.com	Dania Beach
MIKE SANCHEZ	MSANCHMS@AOL.COM	DANIA
SARAH STEWART	SARAH.STEWART@GMAIL.COM	Whispering Oaks
Danie Lopez	Danny@baeng.us	Whispering Oaks
TONY VALE	TVALE@SHORE.COM	Whispering Oaks
BOB MOTOHKAVITZ	DABOBLINK@AOL.COM	1-595 BUS CENTER
JAMES SANTIAGO	JSANTIAGO@LAINC@MAIL	805-791-3156
Karl Peterson	KBP Consulting	954-560-7103
Anne-Christine Geine	acarine@alainab	
Jonathan Haigh	jonathan.haigh@kimley-horn.com	561 845 0665 Dania Pt.
Yvonne Redding	Yvonne.Redding@Gmail.com	Dania Pt.
JOE DENIS	JDENIS@KIMCORREOLTY.COM	DANIA POINTE
Peter Flint	pflint@kimcorcalty.com	Dania Pointe
Kevin Roberson	Kevin.roberson@Kimley-Horn.com	DANIA POINTE
Tara Patton	pattontr@earthlink.net	4660 NE 33rd Ave
Gustavo Bello	gbello@Remodeling4you.com	4660 NE 33rd Ave.
Alian Hidalgo	Alian@HidalgoARCHITECTURAL.COM	4660 NE 33AVE.
OSWALDO GIBRAN	oswaldogibran@hotmail.com	"



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: info@baeng.us

From: mwrap@daniabeachfl.gov

Date: 12/22/2016

Re: Whispering Oak (Ippolito Isle)

PZ#: SP-111-16 - 2nd Review

Dear Applicant:

Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, December 22nd will be at 11:00 AM.

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, DECEMBER 22, 2016

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

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

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

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

SEE FILE COPY



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: December 1, 2016

PZ Log No: SP-111-16

Project: IPPOLITO ISLE (WHISPERING
OAKS) 2ND REVIEW

Comments Due: December 15, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☒ Complies with code as submitted.
☐ Comments to be addressed & plans resubmitted prior to public hearing.
☐ Denied.

Department

Date 12/6/16



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: IPPOLITO ISLE (WHISPERING
OAKS) 2ND REVIEW

PZ Log No: SP-111-16

Plan Reviewer: FLOOD

Please log your time spent on reviewing the plans.

Time spent: 1/2 HOUR

Overtime:

Rate per hour:

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

AMG
566H

Project Name: IPPOLITO ISLE
PZ #: SP-111-16 – 2ND REVIEW
ADDRESS: SW 25 AVE - 504232570370
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone = AH 6; BFE = 6 NAVD; DFE = 7 NAVD

Comments:

1. None.

Landscape Plan Review: Ippolito Isle

PZ Log Number: SP-111-16 Review Number: 1

Reviewer: Daniel Parobok Date: November 10, 2016



The following comments are based on a review of the plans dated November 2016, and submitted to the City on 11/3/16 for compliance with the City of Dania Beach Code of Ordinances:

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.
2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.
3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.
4. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.
5. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com.
6. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site is desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. A PDF copy must be submitted via CD or email in order to receive final acceptance.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: December 1, 2016

PZ Log No: SP-111-16

Project: IPPOLITO ISLE (WHISPERING
OAKS) 2ND REVIEW

Comments Due: December 15, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☒ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

FIRE - S. Brown ; C. TAFEL
Department

12/16/16
Date

315,941 ϕ



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: IPPOLITO ISLE (WHISPERING
OAKS) 2ND REVIEW

PZ Log No: SP-111-16

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 1.5

Overtime: _____

Rate per hour: _____

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



BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District

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



SITE PLAN REVIEW COMMENTS

Date: 12/16/16 **Site Plan No.:** SP-111-16 **Time Required For Review:** 1.5 hrs

Project: Ippolito Isle (Whispering Oaks) **Sq. Feet:** N/A

Plan Reviewer: S. Brown – Battalion Chief/Plans Examiner; C. Taffel – Fire Plans Examiner

☐ Approved As Submitted

☐ Denied

☐ Approved With Conditions

☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

Tier 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated) **The turn-around circle at the south end of the project must be a minimum of 38' inside radius and 50' outside radius – please correct.**
2. Water Supply Information as follows:
 - a. ~~All existing and proposed water main sizes~~ **NOTE: 8" minimum main size req.**
COMPLIED
 - b. **Provide an additional fire hydrant between the two proposed fire hydrants. Hydrant spacing must not exceed 350' between hydrants.**

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

- a. Fire Hydrant Flow Test **STILL NEEDED**
- b. ~~Building Construction Type and Square Footage~~ **COMPLIED**
- c. ~~Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer~~
COMPLIED
- d. ~~A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)~~ **COMPLIED**
- e. ~~Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).~~ **COMPLIED**

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. Additional Fire Department Access Information as follows:

- a. ~~A note or detail identifying the design load for surface compaction of all non-paved roadways and/or paver brick surfaces~~ **COMPLIED**

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

**Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004**

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

December 14, 2016

Engineering Comments

Site Plan: SP-111-16 Ippolito Isle (Whispering Oaks) – Second Review

CEOR: Ballbe & Associates

1. Provide traffic study per attached guideline. Pending
2. Since access through SW 25th Avenue is limited, provide proposed traffic circulation plan between Griffin Road and the proposed site.
3. Show dimensions of proposed hammerhead turnaround and demonstrate how emergency vehicles and garbage trucks can maneuver.
4. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

Whispering Oaks (Ippolito) Site Plan
SW 25 Avenue
Zoning designation = PRD-1
FLU designation = Low (5) Residential
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704
2nd review

11-4-16

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. ~~APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50, provide the following required information:~~
 - ~~• (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each.~~
 - ~~• (W) Type and location of mail receptacles.~~
 - ~~• (Y)(8) Number of required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking if permitted.~~
 - ~~• (CC) Color site plan elevations and rendering for meeting presentation purposes.~~
3. **SCHOOLS:** Obtain a letter from Broward County School Board regarding school impact fees.
4. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips. 2nd time requested.
5. **WATER:** Identify projected water demand for the project. See Public Services for further discussion.
6. ~~IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.~~
7. **SIGNS:** Provide copy of all signs for compliance review. 2nd time requested.
8. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.
9. **PARKING:**
 - **Per Section 265-40(I) dimensions of a 2 car garage is 20" X 20".** Revise floor plan for Model "B" & "C" accordingly. 2nd time requested.
 - ~~• Per Section 265-50(D)(6) 2 parking spaces per dwelling unit with 2,000 s.f. or less. Identify parking required and provided per lot.~~
10. ~~Provide minimum bicycle parking requirements identified in Section 265-51.~~
11. ~~COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if additional fees are incurred.~~
12. **Must provide latest revised set of plans on disk prior to going to public hearing.**
13. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach. 2nd time requested.
14. ~~Per Section 245-130 Impervious area cannot exceed 63% per lot. Identify required and provided for each lot.~~

15. Eliminate proposed perimeter landscape buffer, as enforcement over time is cumbersome and prohibits property owners from fully utilizing their back yards. It appears the perimeter "buffer" of some type remains on the east side of lots, 21, 22, & 23. Delete or identify what this area is.
- ~~16. Per Section 205-10 each lot is limited to 40% coverage; 29 of the 36 proposed lots exceed this requirement. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.~~
- ~~17. Must provide photometric plan identifying light levels at perimeter of plat to ensure light level is not greater than .5 foot candles.~~
18. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.
19. "Lot Calculations" table on Sheet SP-1:
- Identifies minimum yard setbacks as "TBD at site plan review". Delete this language as minimum requirements are identified in Section 205-10. Identify required and provided setbacks on site plan now. 2nd time requested.
 - Minimum front setback is shown as 20' in table, however per Section 205-10 minimum front setback requirement is 25'. 2nd time requested.
 - Minimum rear setback is shown as 10' in table, however per Section 205-10 minimum rear setback requirement is 15'. 2nd time requested.
 - Minimum side setback is shown as 10' in table, however per Section 205-10 minimum side setback requirement is 7' with a 15' minimum distance between buildings. 2nd time requested.
- Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2nd time requested.

NOTES:

- **Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.**
- **Continuous and on-going site inspections will be conducted by staff throughout the entire building process.**
- **FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**
- **IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.**
-



COMMUNITY DEVELOPMENT DEPARTMENT
DESIGN REVIEW COMMITTEE MEETING
THURSDAY, NOVEMBER 17, 2016

NAME (Please Print)	MAIL OR EMAIL	JOB NAME
Jeff Hall	JL.Hall@graybar.com	DJP Airport West
Mark Sinsko	msinsko@hegllc.net	DJP Airport West
Pamela Sanguino	pamela.sanguino@stiles.com	DJP Airport West
ROBERT MOTECHKAVITZ	DABOBOLINK@AOL.COM	DJP AIRPORT WEST
RONNIE KENNEDY	rkennedy@daniebeachfl.gov	DANIA BEACH
Brett Dunckel	bdunckel@sho	
Brett Dunckel	brett_dunckel@sheriff.org	Bso Fire
Sean Brown	kennethsean_brown@sheriff.org	Bso FIRE
Corinne Lajore	cori.acherch@ci.dania-beach.fl.us	City
MICHAEL MCCOY	mmccoy@metriceng.com	CITY
Eleanor Norena	enorena@daniebeachfl.gov	Dania Beach
Tony Valle	TVALLE@SHORE.com	Ippolito Isle
Daniel Lopez	Danny@baeng.us	Ippolito Isle
Carlos Ballbe	CBallos@baeng.us	Ippolito Isle
PETER GILLO	LPEG@BELL SOUTH.NET	T-595
Jim Santiago	Jim Santiago RLA	1-595
JAIME MAYO		T-595
Antonio A. Garcia	agarcia@gatoherbert.com	Liberty Park
Pascal Lasry	TUCOSMID@aol.com	Liberty Park
John Lasry	JLasry@AOL.com	Liberty Park
Pascal Cohen	Pascal.cohen@yahoo.com	Liberty Park



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER**

To: *info@baeng.us*

From: *mwray@daniabeachfl.gov*

Date: *11/17/2016*

Re: *Ippolito Isle*

PZ#: *SP-111-16 - 1st Review*

Dear Applicant:

Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, November 17th will be at 10:30 AM.

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

cc: *Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*

Landscape Plan Review: Ippolito Isle

PZ Log Number: SP-111-16 Review Number: 1

Reviewer: Daniel Parobok Date: November 10, 2016



The following comments are based on a review of the plans dated November 2016, and submitted to the City on 11/3/16 for compliance with the City of Dania Beach Code of Ordinances:

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.
2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.
3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.
4. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.
5. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com.
6. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site is desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. A PDF copy must be submitted via CD or email in order to receive final acceptance.

END OF COMMENTS



BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District

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



SITE PLAN REVIEW COMMENTS

Date: 11/8/16 **Site Plan No.:** SP-111-16 **Time Required For Review:** 1hr

Project: Ippolito Isle **Sq. Feet:** N/A

Plan Reviewer: Brett Dunckel - Plans Examiner

☐ Approved As Submitted ☐ Denied ☐ Approved With Conditions

☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

Tier 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated)
2. Water Supply Information as follows:
 - a. All existing and proposed water main sizes **NOTE: 8" minimum main size req.**
3. Proof of Water Supply & Fire Flow Demand as follows:
 - a. Fire Hydrant Flow Test
 - b. Building Construction Type and Square Footage

THE FOLLOWING INFORMATION IS PROVIDED FOR EXPLANATORY PURPOSES ONLY. THE NOTES BELOW CONTAIN MORE SPECIFIC INFORMATION AS IT RELATES TO THE COMMENTS YOU MAY HAVE RECEIVED IN YOUR SITE PLAN REVIEW FROM THE FIRE MARSHAL'S OFFICE.

FIRE DEPARTMENT ACCESS REQUIREMENTS

ADDRESS IDENTIFICATION

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. Numerals shall be not less than three inches in height for residential buildings, structures, or portions thereof, and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

GENERAL DRIVE AISLES WIDTH AND HEIGHT

Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ.

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED

Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be “traffic type” to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

WATER SUPPLY REQUIREMENTS

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

FIRE SERVICE MAIN SIZE – 8"

Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8" diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6" in diameter [24:7.1.1]

SPRINKLER SYSTEM REQUIRED

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.

Project Name: IPPOLITO ISLE
PZ #: SP-111-16 - 1ST REVIEW
ADDRESS: SW 25 AVE - 504232570370
REVIEW COMPLETED BY: ELEANOR NORENA, CFM



NOTES:

- Flood Zone = AH; BFE = 6' NAVD; DFE = 7' NAVD

Comments:

1. Plans need to indicate proposed FFE
2. Please revise site plan to reflect current Flood Risk Information.

Note: Mechanical, plumbing and electrical systems shall be at or above (DFE) Design Flood Elevation (Base Flood Elevation + 1 foot)

11. Per Dania Beach Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Please show extent of offsite improvements in sufficient detail including but not limited to paving, grading and drainage.
12. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.
13. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

the site.

3. TRIP DISTRIBUTION

- a. Prepare graphic showing project trip distribution percentages and assignment
- b. For developments that generate over 50 peak-hour trips, the City reserves the right to require a trip distribution determination.

4. SITE CIRCULATION AND PARKING

5. SITE ACCESS AND SAFETY

- a. Sight distance requirements and adequacy, required
- b. Level of service analysis, required
- c. Channelization warrants, if required
- d. Vehicle storage/queuing analysis, if required
- e. Traffic control warrants, if required
- f. Accident summary (only required for access to State and County Roads)

6. TRAFFIC VOLUMES

- a. Future ADT and peak-hour with and without project traffic
- b. Annual background traffic growth factor and source

7. LEVELS OF SERVICE ANALYSIS

Analysis shall be based on current edition of Transportation Research Board's Highway Capacity Manual and related software, or methods to be approved by City.

- a. Arterial/arterial intersections impacted by 50 or more peak-hour trips
- b. Existing and future conditions with and without project
- c. Other City-planned developments must be factored into the Level of Service (LOS) calculations
- d. Attach LOS calculation sheets
- e. Note any assumptions/variations to standard analysis default values and justification

8. MITIGATION RECOMMENDATIONS

State recommended measures to mitigate project specific traffic impacts.

- a. Improvements to non-arterial streets fronting on the project
- b. Access improvements
- c. Other

9. REPORT REQUIREMENTS

City of Dania Beach
TRAFFIC IMPACT ANALYSIS WORK SHEET

Name of Proposed Project: _____

Owner/Applicant:

Name

Street/Mailing Address

City State Zip

Telephone: _____

Traffic Engineer who prepared the Traffic Impact Analysis:

Firm Name

Contact Name/Telephone

1. PROJECT DESCRIPTION

a. Street address (*if known*): _____

b. Location: ____

_____ (attach a vicinity map and site plan)

c. Specify existing land use: _____

d. Specify proposed type and size of development: _____

e. When will the project begin construction and when will it be completed? _____

f. Define proposed access locations: _____

c. Net New Project Trip Generation Table:

ITE Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

d. State assumptions and methodology for internal, link-diverted or passby trips: _____

5. TRAFFIC VOLUMES

a. Describe existing ADT and peak-hour counts, including turning movements, on street adjacent to and directly impacted by the project.

b. Describe the estimated ADT and peak-hour counts, including turning movements, the year the project is fully open (with and without project traffic).

c. Describe the estimated ADT and peak-hour counts, including turning movements, five years after the project has been fully open (with and without project traffic).

d. State annual background traffic growth factor and source:

6. LEVEL OF SERVICE ANALYSIS

Summarize Level of Service Analysis below and attach supporting LOS analysis documentation. Provide the following documentation for each arterial street or arterial intersection impacted by ten or more peak-hour trips. Other City-planned developments must also be factored into the LOS calculations.

Existing LOS:

Existing Condition: _____

Year of Opening LOS:

With Project: _____

Ippolito Site Plan

11-4-16

SW 25 Avenue

Zoning designation = PRD-1

FLU designation = Low (5) Residential

REVIEW COMPLETE BY Corinne Lajole (954) 924-6805 X 3704

1st review

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. **APPLICATION:** Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50, provide the following required information:
 - (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each.
 - (W) Type and location of mail receptacles.
 - (Y)(8) Number of required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking if permitted.
 - (CC) Color site plan elevations and rendering for meeting presentation purposes.

3. **SCHOOLS:** Obtain a letter from Broward County School Board regarding school impact fees.

TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

4.

5. **WATER:** Identify projected water demand for the project.

6. **IMPACT FEES:** Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.

7. **SIGNS:** Provide copy of all signs for compliance review.

8. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.

9. **PARKING:**

- Per Section 265-40(I) dimensions of a 2 car garage is 20' X 20'. Revise accordingly.
- Per Section 265-50(D)(6) 2 parking spaces per dwelling unit with 2,000 s.f. or less. Identify parking required and provided per lot.

10. Provide minimum bicycle parking requirements identified in Section 265-51.

11. **COST RECOVERY:** per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if additional fees are incurred.

12. Must provide latest revised set of plans on disk prior to going to public hearing.

Whispering Oaks

SW 25th Avenue
Dania Beach, Florida

TRAFFIC STUDY



prepared for:
THB Isles, Inc.

KBP CONSULTING, INC.

December 2016

Whispering Oaks

SW 25th Avenue

Dania Beach, Florida

Traffic Study

December 2016

Prepared for:
THB Isles, Inc.

Prepared by:
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103



Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

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Proposed Land Use and Access	3
Roadway System.....	3
TRIP GENERATION.....	4
TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT	5
SUMMARY & CONCLUSIONS.....	7

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INTRODUCTION

Whispering Oaks is a proposed residential community to be located on the west side of SW 25th Avenue, south of Griffin Road (State Road 818), and north of SW 49th Street / Volpe Terrace in Dania Beach, Broward County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by THB Isles, Inc. to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed use and the projected turning movement volumes at the project driveway on SW 25th Avenue.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions

INVENTORY

Existing Land Use and Access

The subject site consists of a total area of approximately 7.253 acres and it is currently vacant. And, at the present time, there is no formal vehicular access to the site.

Proposed Land Use and Access

The subject site will be developed with 36 single-family residential dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 25th Avenue approximately 600 feet to the south of Griffin Road. This entrance will be gated and will consist of two (2) inbound lanes (i.e. one lane for residents and one lane for guests) and one (1) outbound lane. Appendix A contains the preliminary site plan for the proposed residential project.

Roadway System

SW 25th Avenue is located along the east side of the project site. In this area, SW 25th Avenue is a two-lane local roadway oriented in the north-south direction. Griffin Road State Road 818 (SR 818) is located approximately 350 feet north of the subject site and is a state-maintained principal arterial roadway oriented in the east-west direction. Interstate 95 (I-95) is located approximately one-half (0.5) mile to the east and the Florida's Turnpike (SR 91) is located approximately two and one-half (2.5) miles to the west.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed development at this site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding equations for the proposed development are as follows:

Single-Family Detached Housing – ITE Land Use #210

- Weekday: $\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.72$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.70 (X) + 9.74$ (25% in / 75% out)
- PM Peak Hour: $\text{Ln}(T) = 0.90 \text{Ln}(X) + 0.51$ (63% in / 37% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed residential community. The results of this effort are documented in Table 1 below.

Table 1 Trip Generation Summary Whispering Oaks - Dania Beach, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Single-Family Detached Housing	36 DU	410	9	26	35	26	16	42
Total		410	9	26	35	26	16	42

Compiled by: KBP Consulting, Inc. (December 2016).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

As indicated in Table 1 above, the proposed residential development is anticipated to generate 410 daily vehicle trips, 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and 42 vehicle trips (26 inbound and 16 outbound) during the typical afternoon peak hour.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

The trip distribution and driveway assignment for the proposed Whispering Oaks project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The AM and PM peak hour traffic generated by the project was assigned to the project driveway and is summarized in Figure 2.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 25th Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.

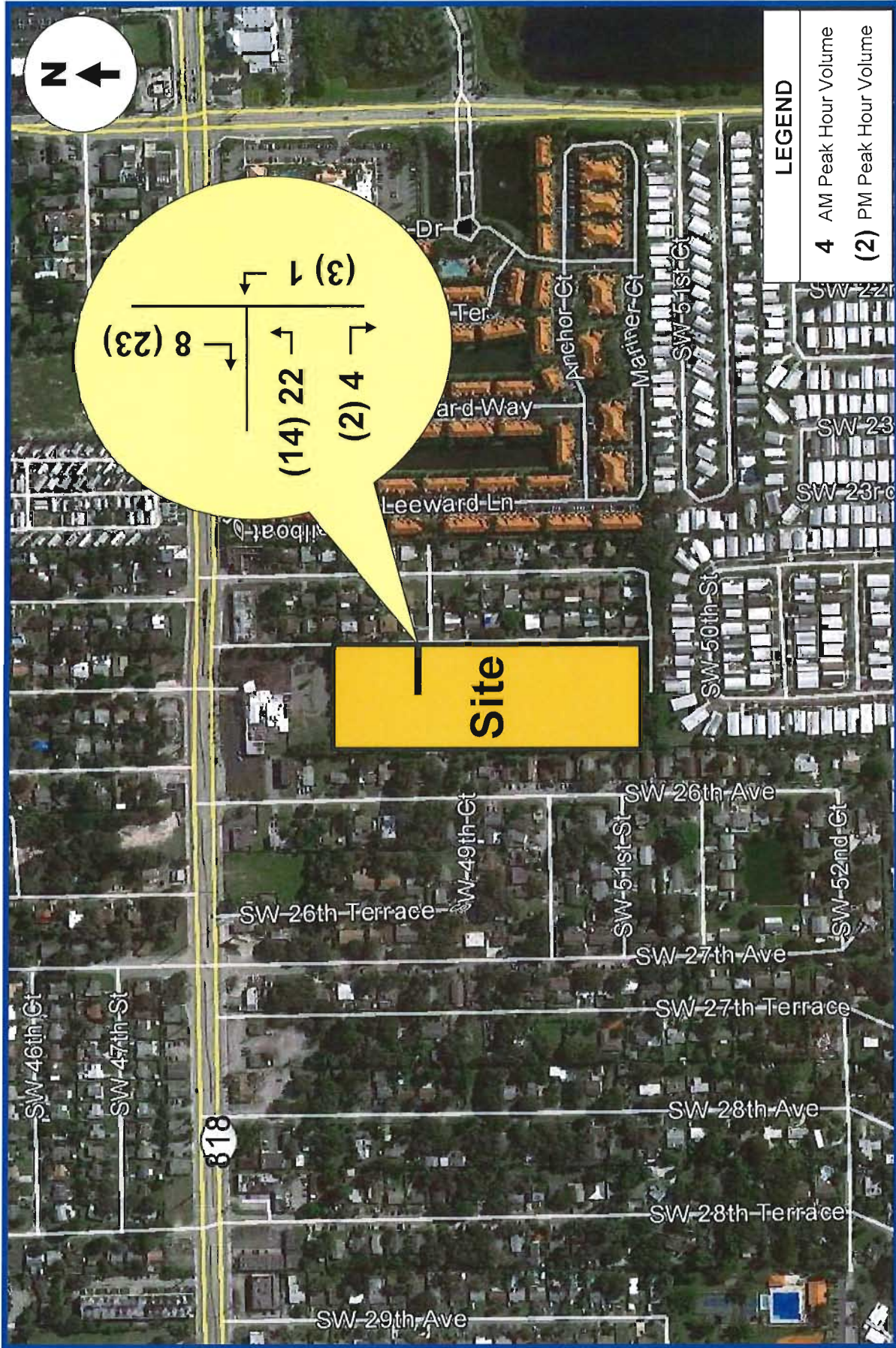


FIGURE 2
Whispering Oaks
Dania Beach, Florida

Project Traffic Driveway Volumes

SUMMARY & CONCLUSIONS

Whispering Oaks is a proposed residential community to be located on the west side of SW 25th Avenue, south of Griffin Road (State Road 818), and north of SW 49th Street / Volpe Terrace in Dania Beach, Broward County, Florida. The subject site will be developed with 36 single-family residential dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 25th Avenue approximately 600 feet to the south of Griffin Road. This entrance will be gated and will consist of two (2) inbound lanes (i.e. one for residents and one for guests) and one (1) outbound lane.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 410 daily vehicle trips, 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and 42 vehicle trips (26 inbound and 16 outbound) during the typical afternoon peak hour.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 25th Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.

Appendix A

Whispering Oaks – Dania Beach

Preliminary Site Plan

WHISPERING OAKS

THB ISLES, INC.

DANIA BEACH, BROWARD COUNTY, FLORIDA



PROJECT LOCATION
LOCATION MAP
SCALE: 1"=200'

INDEX OF SHEETS:

DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE PLAN	SPL-SP2
CONCEPTUAL ENGINEERING - PLAN	C-C2
CONCEPTUAL ENGINEERING - TYPICAL SECTIONS	C3
LANDSCAPE AREA USE - PLAN	LAL-2A
LANDSCAPE PLAN	LAL-7
ARCHITECTURAL PLAN	AO-4B
PHOTOMETRIC PLAN	PH-PM3
SURVEY	1 OF 1

LEGAL DESCRIPTION:
TRACT 8, LESS THE NORTH .391 FEET THEREOF, AND INCLUDING THE SOUTH .8 FEET OF THE NORTH .391 FEET OF THE WEST 22.0 FEET OF TRACT 8, BLOCK 1, A SUBDIVISION OF LANDS KNOWN AS THE "SUNSHINE 811" SUBDIVISION, TO BE LOCATED IN PLAT THEREOF RECORDED IN PLAT BOOK PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SUBJECT TO ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 10 FEET OF SAID TRACT 8.

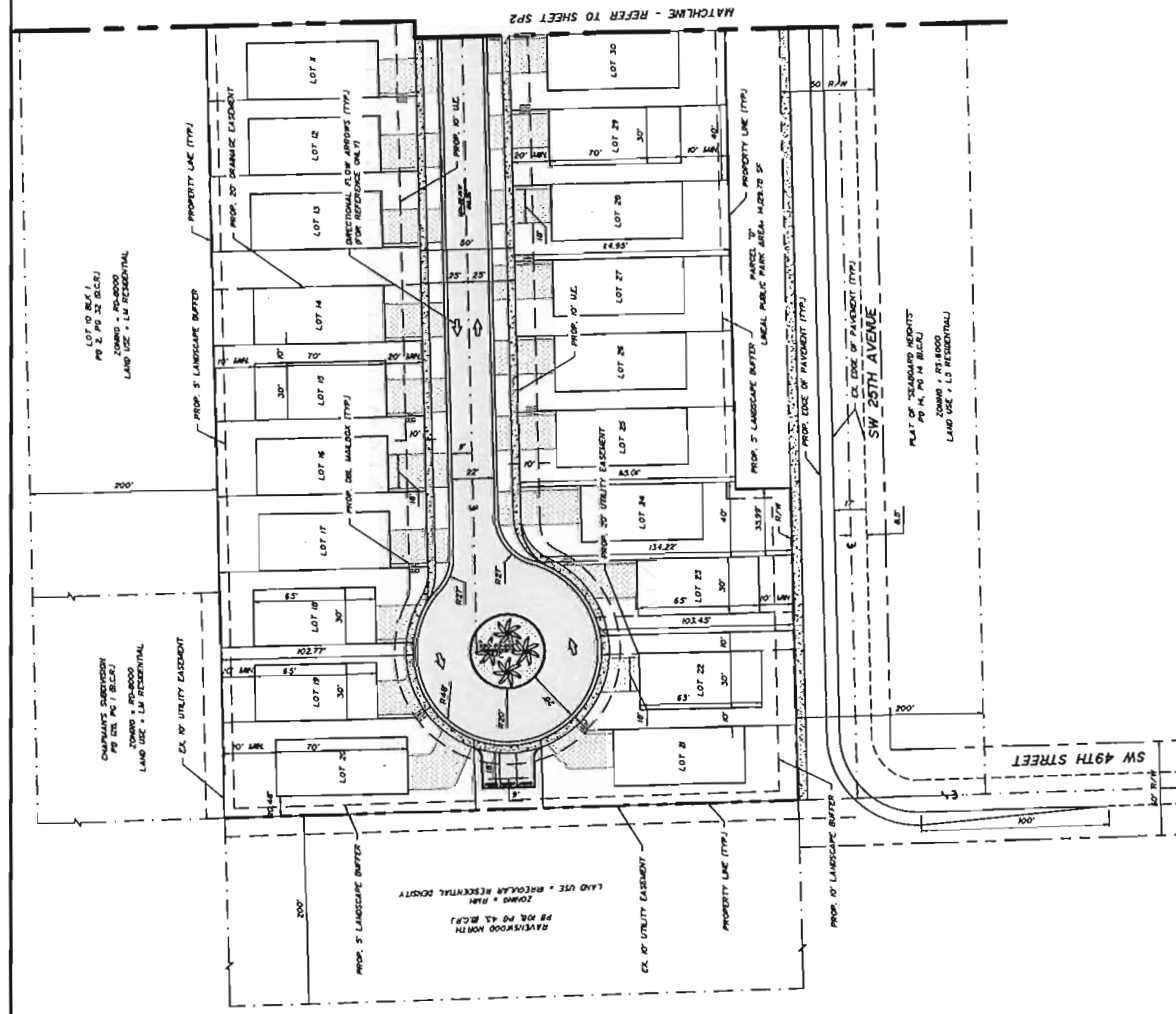
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

SITE PLAN

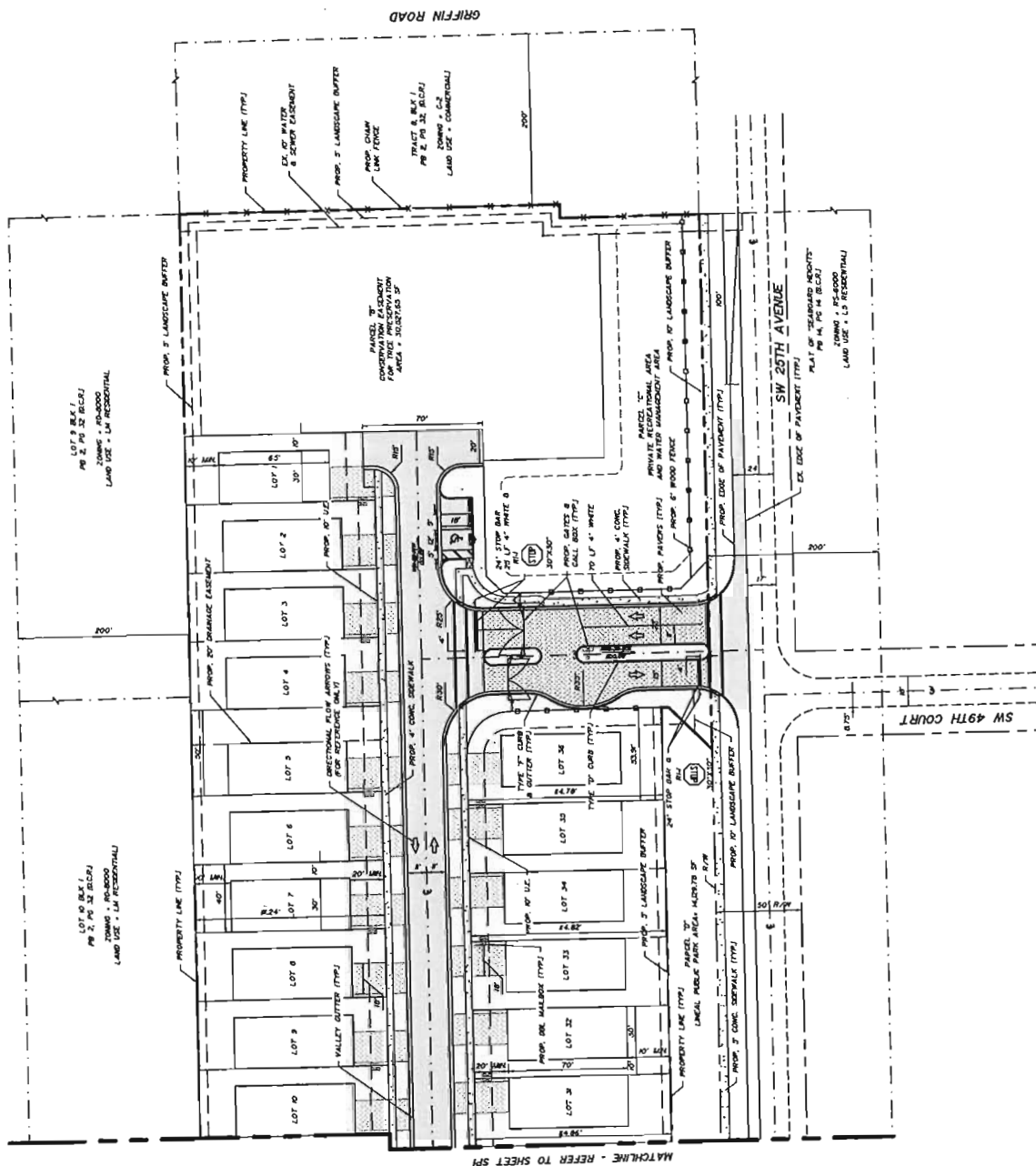
Engineer of Record	CARLOS J. BALLBÉ	Project Number	201620
Registered Professional Engineer	Date: 02/27/2016	Sheet Number	1
State of Florida			





ZONING DATA									
CUSTOMER NUMBER	PROJECT NUMBER	PROJECT NAME	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP	PROJECT PHONE	PROJECT FAX	PROJECT EMAIL
ADJACENT PARCELS									
LOCATION	PLAT	SECTION	LAND USE	OWNER	ADDRESS	CITY	STATE	ZIP	PHONE
ADJ1	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ2	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ3	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ4	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ5	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ6	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ7	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ8	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ9	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ10	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ11	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ12	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ13	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ14	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ15	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ16	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ17	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ18	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ19	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ20	P1-0000	01-0000	COMMERCIAL	01-0000	01-0000	01-0000	01-0000	01-0000	01-0000
ADJ									

[illegible]

[illegible]

COMMENT RESPONSE

Date: January 3, 2017

To: **City Dania Beach - Development Review Committee**

From: Daniel M. Lopez

Re: **Whispering Oaks (Ippolito Isle)**

Project No.: **201625**
PZ#: **SP-111-16**

To whom it may concern:

Please find below our responses to the comments dated December 22, 2016 regarding the above referenced project:

Site Plan Comments:

1. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.

Response: A SCAD Letter from Broward County School Board regarding school impact fees has been provided.

TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips.

Response: A traffic study identifying the estimated number of peak trips has been provided.

2. WATER: Identify projected water demand for the project.

Response: A water demand table has been provided on sheet SP-1. This comment was made twice despite the aforementioned table being provided in the prior submittal. This was brought up at the DRC Meeting on Thursday, December 22nd with Marc Laferrier and Anne-Christine Carrie who both agreed that the table provided satisfies the comment.

ballbé & associates, inc.

broward • 2737 northeast 30th place, fort lauderdale, florida 33306 • p-954-491-7811



3. SIGNS: Provide copy of all signs for compliance review.

Response: Sheet EM-1 has been provided showing the location and specifications of the entry monument sign.

4. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.

Response: Attached please find the Broward County Aviation Department approval letter dated January 6, 2017.

5. PARKING:

- Per Section 265-40(l) dimensions of a 2 car garage is 20' X 20'. Revise floor plan for Model "B" & "C" accordingly.

Response: The floor plan of Models "B" & "C" have been revised to show a 2 car garage large than 20' X 20'. Please refer to sheets A-4 and A-8.

6. Must provide latest revised set of plans on disk prior to going to public hearing.

Response: The latest revised set of plans have been provided on disk.

7. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.

Response: Acknowledged.

8. Eliminate proposed perimeter landscape buffer, as enforcement over time is cumbersome and prohibits property owners from fully utilizing their back yards.

Response: Proposed perimeter buffer has been removed from all sheets.

9. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.

Response: Acknowledged. Fee will be paid prior to issuance of a building permit.

10. "Lot Calculations" table on Sheet SP-1:

- Identifies minimum yard setbacks as "TBD at site plan review". Identify required and provides setbacks on site plan now.
- Minimum front setback is shown as 20' in table, however per Section 205-10 minimum front setback requirement is 25'.
- Minimum rear setback is shown as 10' in table, however per Section 205-10 minimum rear setback requirement is 15'.
- Minimum side setback is shown as 10' in table, however per Section 205-10 minimum side setback requirement is 7' with a 15' minimum distance between buildings.

Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

Response: According to Sec. 105-220 (I) and 205-10, this project meets all criteria of a "Single-family cluster" option and as such, the setback requirements mentioned above do not apply to this site.

Please see the information below demonstrating the properties compliance:

- 59.45% Pervious Area (40% Min. Required)
- A Homeowners Association is being established to maintain the common areas without any charges being incurred to the city.
- Density = 4.96 dwelling units per acre (5 dwelling units/acre Max. allowable)
- Property is not within a CRA Boundary (City of Dania Beach 2016 Zoning Map)
- Property Area = 7.25 Acres (Min. 2 Acres per Sec. 205-10)
- Lot Areas = Min. Lot Area = 4,203 SF (Min. 2,500 SF per Sec. 205-10)

Please refer to sheet SP-1 for more information.

Additionally, this comment was discussed at the DRC meeting on Thursday, December 22nd with Marc Laferrier and Anne-Christine Carrie. The above referenced documents were provided as proof of compliance with the "Single-family cluster" definition and it was ultimately decided that our interpretation of the property is correct.

Sincerely,



Ballbe and Associates, INC.
Daniel M. Lopez



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

January 6, 2017

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

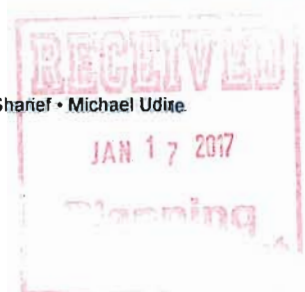
RE: Whispering Oaks Residential Community
 SW 25th Avenue & SW 49th Avenue Dania Beach FL 33312
 Broward County Aviation Department (BCAD) Review

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Whispering Oaks Residential Community project located southwest of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. At this time, BCAD is granting conditional approval of the proposed development. The conditions of this approval are as follows:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>
- No building, structure or vegetation on the site may exceed 36.66 feet AMSL (7'-10" floor level + 28'-10" max height elevation of the two story house model) as shown on the architectural elevations, unless submitted to BCAD for additional review.

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Steve Geller • Dale Y.C. Holness • Chip LaMarca • Nani H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org/www.fl.net



- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD conditional approval of the proposed Whispering Oaks Residential Community Project, and is based on the Site Plan dated January 3 2017, prepared by Ballbe & Associates and Architectural Drawings, dated October 27th 2016, prepared by Pascual, Perez Kiliddjian & Associates. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.2291

Sincerely,



William Castillo, Planning Manager

cc: Michael P. Pacitto, P.G., Director Planning and Environmental



Stellar Dania Comment Responses from City of Dania Beach

Comments on Sheet L-1 through L-6:

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.

Once the tree survey becomes available, a tree disposition plan and arborist report will be provided.

2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.

Note has been added to project.

3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.

The requirement of 20% of total VUA dedicated to landscaping has been added to the VUA calculations table.

4. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.

Trees have been indicated on landscape plan to show which requirement they are fulfilling.

5. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation.

Live oaks and gumbo limbos have been replaced with paradise trees and sycamore trees.

6. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site if desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species.

Montgomery palms have been replaced with Sabal palms.

307 south 21 avenue
hollywood, fl 33020
p 954.923.9681 f 954.923.9689
witkindesign.com

landscape architecture and planning

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-456-2008

County Number: 071-MP-05 Municipality Number: TBD

Ippolito Isle

January 23, 2017



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date:	January 23, 2017	Single-Family: 36		Elementary: 8
Name:	Ippolito Isle	Townhouse:		Middle: 4
SBBC Project Number:	SBBC-456-2008	Garden Apartments:		High: 4
County Project Number:	071-MP-05	Mid-Rise:		Total: 16
Municipality Project Number:	TBD	High-Rise:		
Owner/Developer:	Stellar Homes Group	Mobile Home:		
Jurisdiction:	Dania Beach	Total: 36		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Bethune, Mary M.	1,106	1,106	664	-442	-24	60.0%	8
Attucks	1,227	1,227	640	-587	-26	52.2%	4
Hollywood Hills	2,691	2,691	1,921	-770	-30	71.4%	19

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Bethune, Mary M.	672	-434	60.8%	666	657	647	638	628
Attucks	644	-583	52.5%	651	655	661	667	673
Hollywood Hills	1,940	-751	72.1%	1,888	1,825	1,830	1,840	1,821

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtm>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)		Projected Enrollment	
			17/18	18/19	19/20	
New Life Charter Academy	550	98	-452	98	98	98

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Bethune, Mary M.	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Attucks	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The information provided indicates that the project is already approved for 36 (three or more bedroom) townhouse units, which generate 13 students (6 elementary school, 3 middle school, and 4 high school students). The application proposes to change this to 36 (four or more bedroom) single family units, which generates 16 (8 elementary, 4 middle and 4 high school) students, for a net increase of 3 students.	The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year includes Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools are operating below the adopted Level of Service (LOS) of 100% gross capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools are projected to operate within the adopted LOS of 100% through the 2018/19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.
Additionally in the 2016/17 school year, the charter schools located within two miles of the project site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.	Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.
Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2016/17 year or 180 days, whichever is greater, for a maximum of 36 (three or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on August 20, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.	Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-456-2008 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

1/23/17
Date


Signature

Lisa Wight

Name

Planner

Title



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

e-COMMENTS for a
Plat Note Amendment
SBBC-456-2008



TO: Review Agencies

PLAT NAME: Ippolito Isle

PLAT NO.: 071-MP-05

COMMENT DUE DATE: January 6, 2017

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.

Your comments should be e-mailed to Sue Carrano at: PDMDInfo@broward.org. Contact Sue for additional information at 954-357-6627. Your cooperation is greatly appreciated.

- ☐ NO OBJECTION TO THE PLAT AS SUBMITTED.
- ☐ THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- ☒ THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

LSA WRIGHT
Print Name
SBBC
Agency
754 321 2172
Phone Number

COMMENTS:

Lajoie, Corinne

From: Lunkins, Angel
Sent: Monday, March 13, 2017 3:48 PM
To: Lajoie, Corinne
Subject: RE: Code Check

No violations or liens. Thank You

Whispering Oaks (Ippolito)

From: Lajoie, Corinne
Sent: Friday, March 10, 2017 3:47 PM
To: Lunkins, Angel
Subject: Code Check

Can you please tell me if there are any violations of the property folios:

504232570370

-0380

-0390

-0400

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



January 17, 2017

Mrs. Corinne Lajoie, AICP, LEED GA
Planning and Zoning Divison
Department of Community Development
CITY OF DANIA BEACH
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Re: **WHISPERING OAKS (LARGE SCALE SITE PLAN)**
Project Number: **201625**

Dear Mrs. Lajoie:

Pursuant to the City of Dania Beach site plan submittal requirements for Planning and Zoning approval, enclosed please find for your review and approval the following information for the above referenced project:

1. One (1) set of signed & sealed of the site plan package (24"x36").
2. One (1) set of signed & sealed of the site plan package (11"x17").
3. Response letter to all DRC comments with corresponding backup information.
4. Two (2) CD's containing the following information:
 - a. Site plan package (pdf files).
 - b. Site plan package (CAD files).
 - c. Response letter to all DRC comments with corresponding backup information.

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

BALLBÉ & ASSOCIATES, INC.

Carlos J. Ballbé, P.E., LEED® A.P.

FILE COPY





COMMENT RESPONSE

Date: January 3, 2017
To: **City of Dania Beach - Development Review Committee**
From: Daniel M. Lopez
Re: **Whispering Oaks (Ippolito Isle)**
Project No.: **201625**
PZ#: **SP-111-16**

To whom it may concern:

Please find below our responses to the comments dated December 22, 2016 regarding the above referenced project:

Engineering Comments

1. Provide traffic study per attached guideline.

Response: A traffic study has been provided per attached guideline.

2. Since access through SW 25th Avenue is limited, provide proposed traffic circulation plan between Griffin Road and the proposed site.

Response: A traffic circulation plan has been provided. Please refer to sheet TC-1.

3. Show dimensions of proposed hammerhead turnaround and demonstrate how emergency vehicles and garbage trucks can maneuver.

Response: Dimensions of the proposed hammerhead turnaround are provided and an Auto-turn simulation is demonstrated on sheet TC-1.

ballbé & associates, inc.

broward • 2737 northeast 30th place, fort lauderdale, florida 33306 • p-954-491-7811



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

Response: A drawing file in dwg format has been provided on a disk as part of the final submittal.

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. Lopez', enclosed within a blue oval outline.

Ballbe and Associates, INC.
Daniel M. Lopez

Whispering Oaks

SW 25th Avenue
Dania Beach, Florida

TRAFFIC STUDY

prepared for:
THB Isles, Inc.

KBP CONSULTING, INC.

December 2016



FILED

Whispering Oaks

SW 25th Avenue

Dania Beach, Florida

Traffic Study

December 2016

Prepared for:
THB Isles, Inc.

Prepared by:
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103



Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

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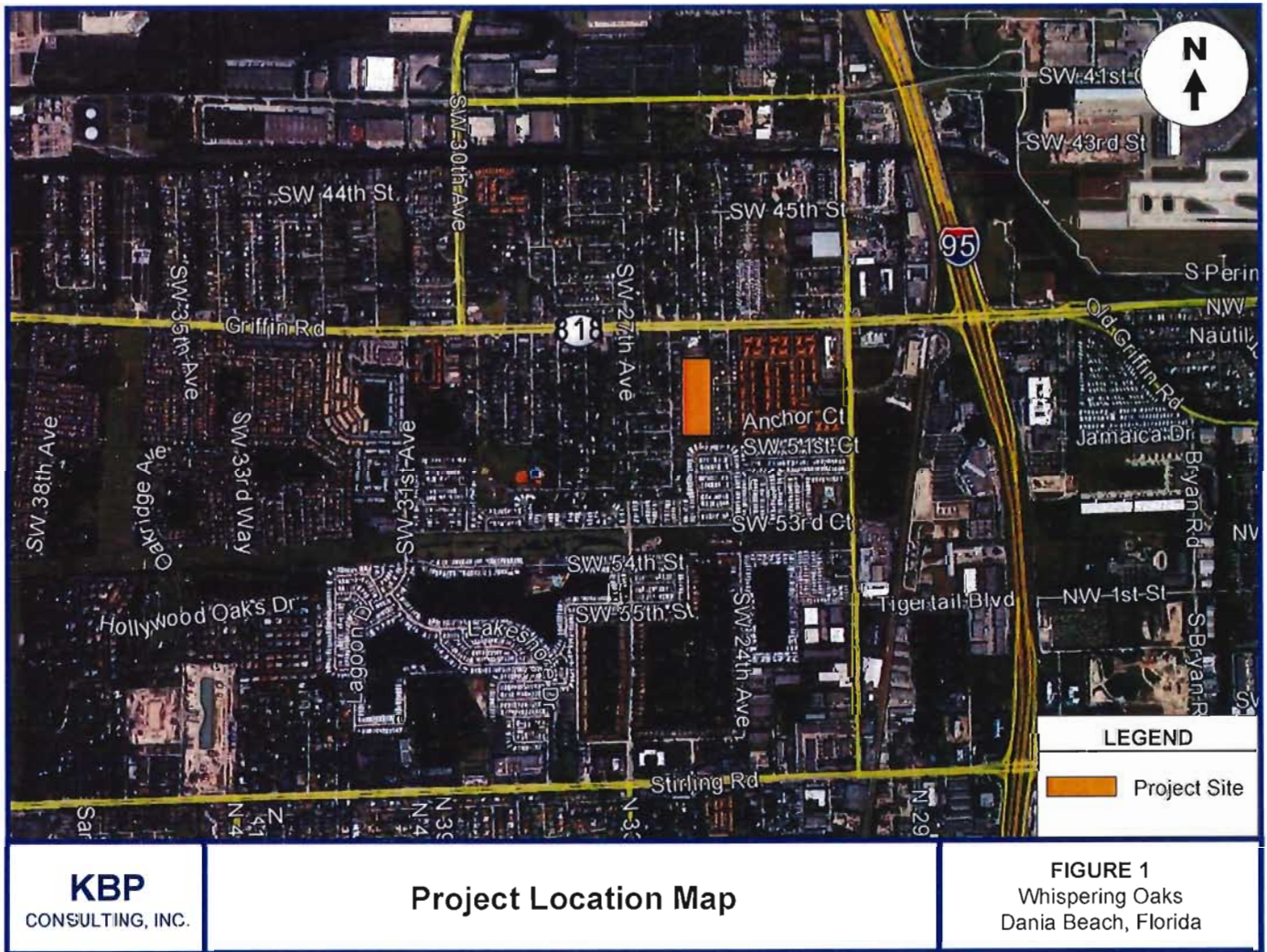
INTRODUCTION

Whispering Oaks is a proposed residential community to be located on the west side of SW 25th Avenue, south of Griffin Road (State Road 818), and north of SW 49th Street / Volpe Terrace in Dania Beach, Broward County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by THB Isles, Inc. to prepare a traffic study in connection with this proposed development. This study addresses the vehicular traffic volumes expected to be generated by the proposed use and the projected turning movement volumes at the project driveway on SW 25th Avenue.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions



INVENTORY

Existing Land Use and Access

The subject site consists of a total area of approximately 7.253 acres and it is currently vacant. And, at the present time, there is no formal vehicular access to the site.

Proposed Land Use and Access

The subject site will be developed with 36 single-family residential dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 25th Avenue approximately 600 feet to the south of Griffin Road. This entrance will be gated and will consist of two (2) inbound lanes (i.e. one lane for residents and one lane for guests) and one (1) outbound lane. Appendix A contains the preliminary site plan for the proposed residential project.

Roadway System

SW 25th Avenue is located along the east side of the project site. In this area, SW 25th Avenue is a two-lane local roadway oriented in the north-south direction. Griffin Road State Road 818 (SR 818) is located approximately 350 feet north of the subject site and is a state-maintained principal arterial roadway oriented in the east-west direction. Interstate 95 (I-95) is located approximately one-half (0.5) mile to the east and the Florida's Turnpike (SR 91) is located approximately two and one-half (2.5) miles to the west.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed development at this site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding equations for the proposed development are as follows:

Single-Family Detached Housing – ITE Land Use #210

- Weekday: $\ln(T) = 0.92 \ln(X) + 2.72$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.70 (X) + 9.74$ (25% in / 75% out)
- PM Peak Hour: $\ln(T) = 0.90 \ln(X) + 0.51$ (63% in / 37% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed residential community. The results of this effort are documented in Table 1 below.

Table 1 Trip Generation Summary Whispering Oaks - Dania Beach, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed</i> Single-Family Detached Housing	36 DU	410	9	26	35	26	16	42
Total		410	9	26	35	26	16	42

Compiled by: KBP Consulting, Inc. (December 2016).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

As indicated in Table 1 above, the proposed residential development is anticipated to generate 410 daily vehicle trips, 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and 42 vehicle trips (26 inbound and 16 outbound) during the typical afternoon peak hour.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

The trip distribution and driveway assignment for the proposed Whispering Oaks project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The AM and PM peak hour traffic generated by the project was assigned to the project driveway and is summarized in Figure 2.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 25th Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.

SUMMARY & CONCLUSIONS

Whispering Oaks is a proposed residential community to be located on the west side of SW 25th Avenue, south of Griffin Road (State Road 818), and north of SW 49th Street / Volpe Terrace in Dania Beach, Broward County, Florida. The subject site will be developed with 36 single-family residential dwelling units. Vehicular access to the site will be provided via one (1) full access driveway on SW 25th Avenue approximately 600 feet to the south of Griffin Road. This entrance will be gated and will consist of two (2) inbound lanes (i.e. one for residents and one for guests) and one (1) outbound lane.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 410 daily vehicle trips, 35 AM peak hour vehicle trips (9 inbound and 26 outbound) and 42 vehicle trips (26 inbound and 16 outbound) during the typical afternoon peak hour.

Given the lack of roadway connectivity in the study area, the limited amount of existing development, the low traffic volumes on SW 25th Avenue, and the minimal amount of traffic to be generated by the Whispering Oaks development, no further traffic analyses are warranted.

Appendix A

Whispering Oaks – Dania Beach

Preliminary Site Plan

WHISPERING OAKS

THB ISLES, INC.
DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGEND

1	EXISTING LOT LINES
2	EXISTING LOT AREA
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100	EXISTING LOT AREA



PROJECT LOCATION

LOCATION MAP
SCALE: 1"=50'

INDEX OF SHEETS:

1	1.00	1.00
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3	1.00	1.00
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24	1.00	1.00
25	1.00	1.00
26	1.00	1.00
27	1.00	1.00
28	1.00	1.00
29	1.00	1.00
30	1.00	1.00
31	1.00	1.00
32	1.00	1.00
33	1.00	1.00
34	1.00	1.00
35	1.00	1.00
36	1.00	1.00
37	1.00	1.00
38	1.00	1.00
39	1.00	1.00
40	1.00	1.00
41	1.00	1.00
42	1.00	1.00
43	1.00	1.00
44	1.00	1.00
45	1.00	1.00
46	1.00	1.00
47	1.00	1.00
48	1.00	1.00
49	1.00	1.00
50	1.00	1.00
51	1.00	1.00
52	1.00	1.00
53	1.00	1.00
54	1.00	1.00
55	1.00	1.00
56	1.00	1.00
57	1.00	1.00
58	1.00	1.00
59	1.00	1.00
60	1.00	1.00
61	1.00	1.00
62	1.00	1.00
63	1.00	1.00
64	1.00	1.00
65	1.00	1.00
66	1.00	1.00
67	1.00	1.00
68	1.00	1.00
69	1.00	1.00
70	1.00	1.00
71	1.00	1.00
72	1.00	1.00
73	1.00	1.00
74	1.00	1.00
75	1.00	1.00
76	1.00	1.00
77	1.00	1.00
78	1.00	1.00
79	1.00	1.00
80	1.00	1.00
81	1.00	1.00
82	1.00	1.00
83	1.00	1.00
84	1.00	1.00
85	1.00	1.00
86	1.00	1.00
87	1.00	1.00
88	1.00	1.00
89	1.00	1.00
90	1.00	1.00
91	1.00	1.00
92	1.00	1.00
93	1.00	1.00
94	1.00	1.00
95	1.00	1.00
96	1.00	1.00
97	1.00	1.00
98	1.00	1.00
99	1.00	1.00
100	1.00	1.00



2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-16343

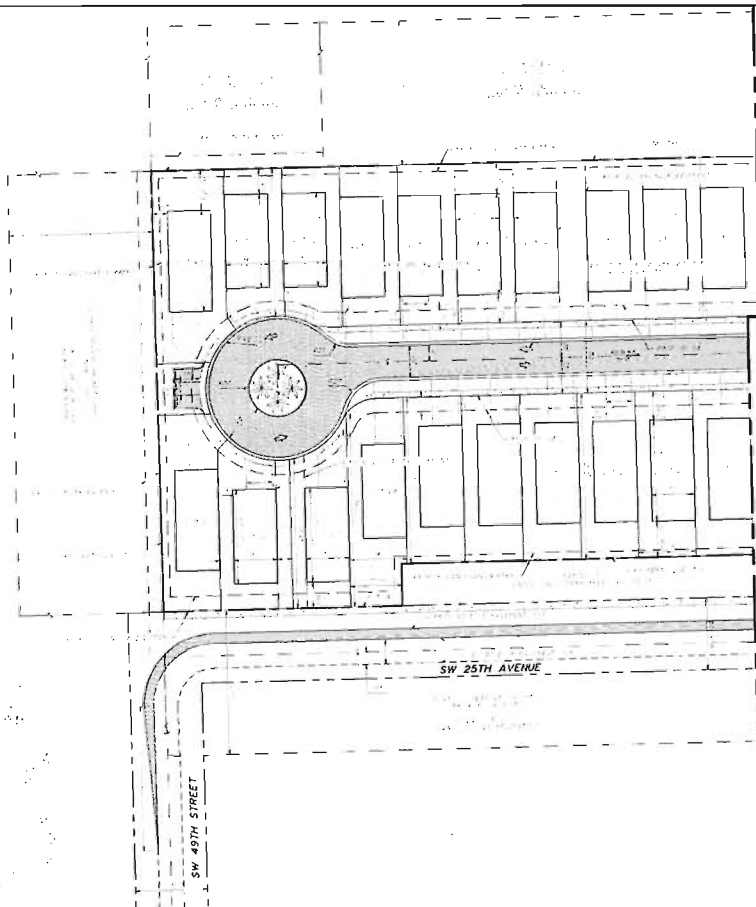
ACCEL. EXPLANATION

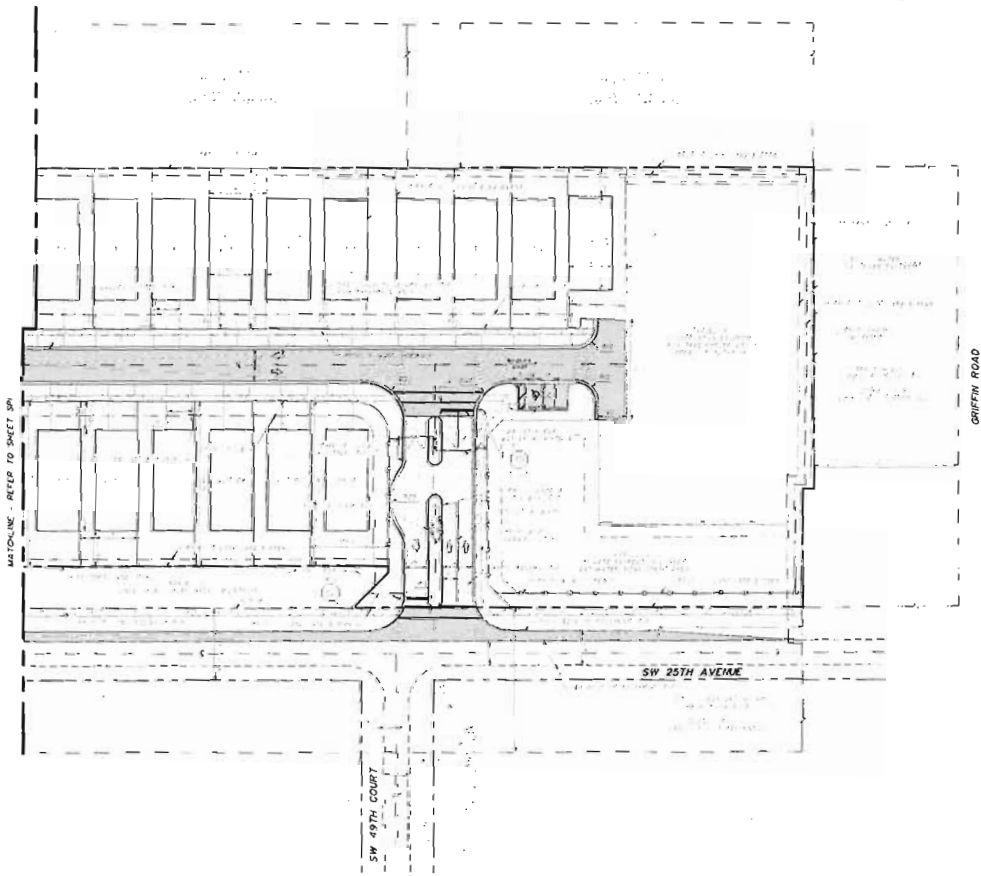
ACCEL. EXPLANATION



SITE PLAN

Engine of Record	20625
Professional Seal Number	20625
Signature	

[illegible][illegible]



MATCHLINE - REFER TO SHEET SP-1

SW 49TH COURT

SW 25TH AVENUE

GRIFFIN ROAD

BALLBEY ASSOCIATES

2737 Northwest 10th Street
Fort Lauderdale, FL 33309
Phone: (954) 497-2541
AutoCAD Release No. 13.0-24349

DATE: 08/20/2018
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

SITE PLAN
WHISPERING OAKS
THB ISLES, ETC.

Project No.:
20675
Sheet No.:
SP-2

NO.	DATE	BY	REVISION
1	08/20/2018	[Signature]	ISSUED FOR PERMIT



COMMENT RESPONSE

Date: January 3, 2017

To: **City Dania Beach – Department of Fire Rescue & Emergency Services**

From: Daniel M. Lopez

Re: **Whispering Oaks (Ippolito Isle)**

Project No.: **201625**
PZ#: **SP-111-16**

To whom it may concern:

Please find below our responses to the comments dated December 22, 2016 regarding the above referenced project:

Department of Fire Rescue and Emergency Services Comments

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated) **The turn-around circle at the south end of the project must be a minimum of 38' inside radius and 50' outside radius – please correct.**

Response: All turning radii have been demonstrated on sheets SP-1, SP-2, FA-1, & FA-2. Additionally, the inside radius of the turn-around circle at the south end of the project is now 38'. Please refer to sheet FA-1.

2. Water Supply Information as follows:
 - b. Provide an additional fire hydrant between the two proposed fire hydrants. Hydrant spacing must not exceed 350' between hydrants.

Response: An additional hydrant between the two proposed fire hydrants has been provided. Please refer to sheets WS-1, WS-2, FA-1, & FA-2.

ballbé & associates, inc.

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FILE 0001

3. Proof of Water Supply & Fire Flow Demand as follows:
a. Fire Hydrant Flow Test **STILL NEEDED**

Response: A Fire Hydrant Flow Test has been provided.

4. Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org. If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to: Attn. Chief Brown

Response: Plans have been provided in .pdf format on a CD-ROM.

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. Lopez', enclosed within a blue oval.

Ballbe and Associates, INC.
Daniel M. Lopez





Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR30839801
Anti-Terrorist Valve	Not Known
District	PHRD3A
UAZ	308
Location	2421 SW 49 Ct
Cross Street	SW 25 Ave
City	Dania Beach
Zip Code	33312
State Plane Northing	628,614
State Plane Easting	927,530
X/Y Source	Record Drawing
Year Installed	2006
Operational Status	Operational
Comments	



SW 49 ST & SW 25 AVE
BALLBE & ASSOCIATES
DANIA WO- 780081

Approx. Scale: 1 inch = 150 feet



One Inch At Original Size

927578:628393

Data Date: 11-07-2016 at 09:08:20
BCWWS Facilities GIS information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 11N = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.



Public Works Department
WATER AND WASTEWATER SERVICES
2555 West Copans Road, Pompano Beach, Florida 954-831-0704 FAX 954-831-0708

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 11/30/2016

WORK ORDER: 780081

CUSTOMER NAME: BALLBE & ASSOCIATES

PHONE # 954-491-7811 FAX#

LOCATION: 2737 NE 30 PL, Ft, Lauderdale FL, 33306

HYDRANT #1: PHR30839801 LOGGER SN# 341200

HYDRANT #2: PHR30840701 LOGGER SN# 341202

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	11/30/2016	1:59:40 PM	79.12 PSI
RESIDUAL	11/30/2016	2:06:20 PM	75.39 PSI

HYDRANT # 2	DATE	TIME	
FLOW	11/30/2016	2:06:20 PM	1,257.0 GPM
PRESSURE	11/30/2016	2:06:20 PM	75.39 PSI

Flow calculated with a discharge coefficient of .90

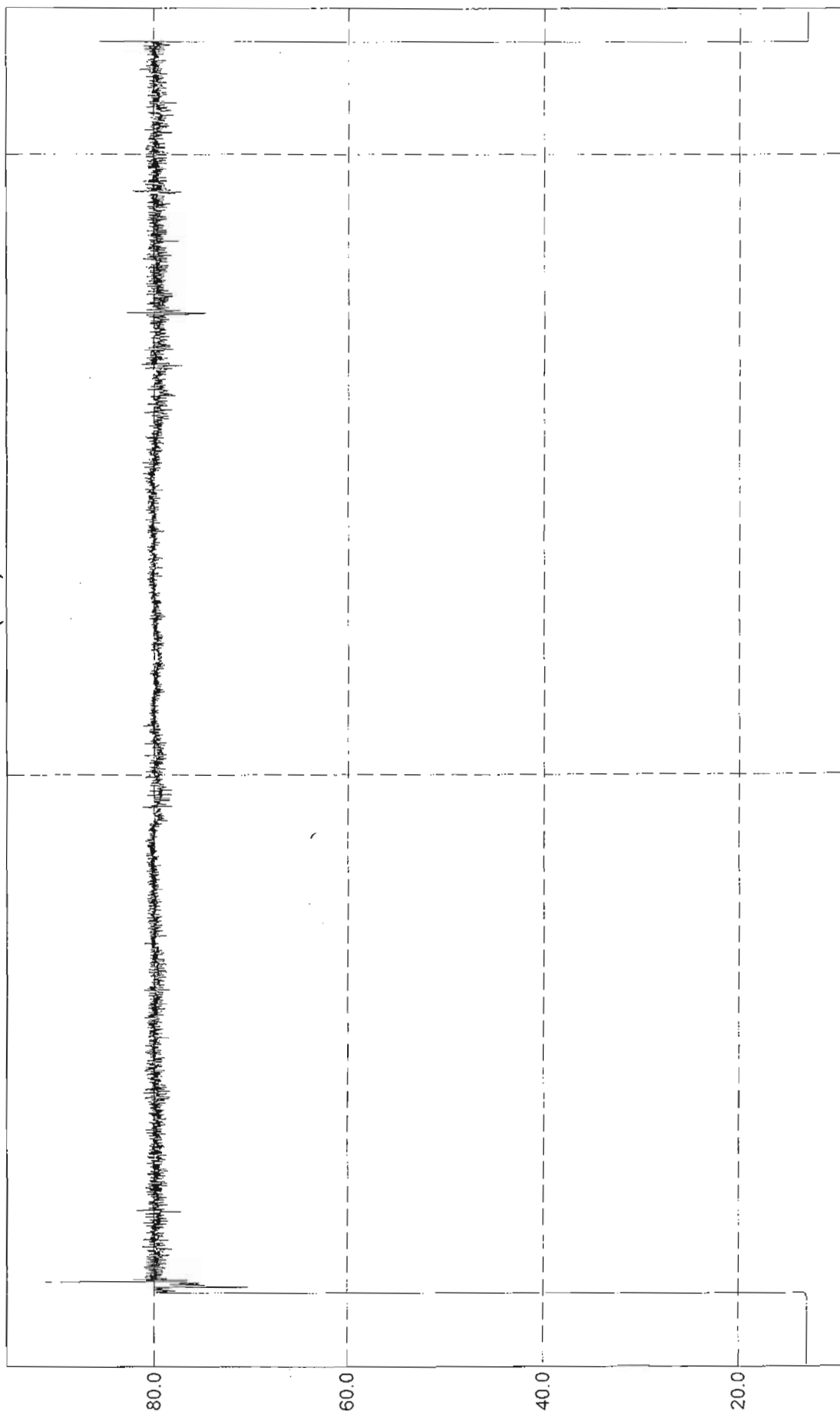
EQUIPMENT USED:

TELOGER model HPR-31 SN# 341200

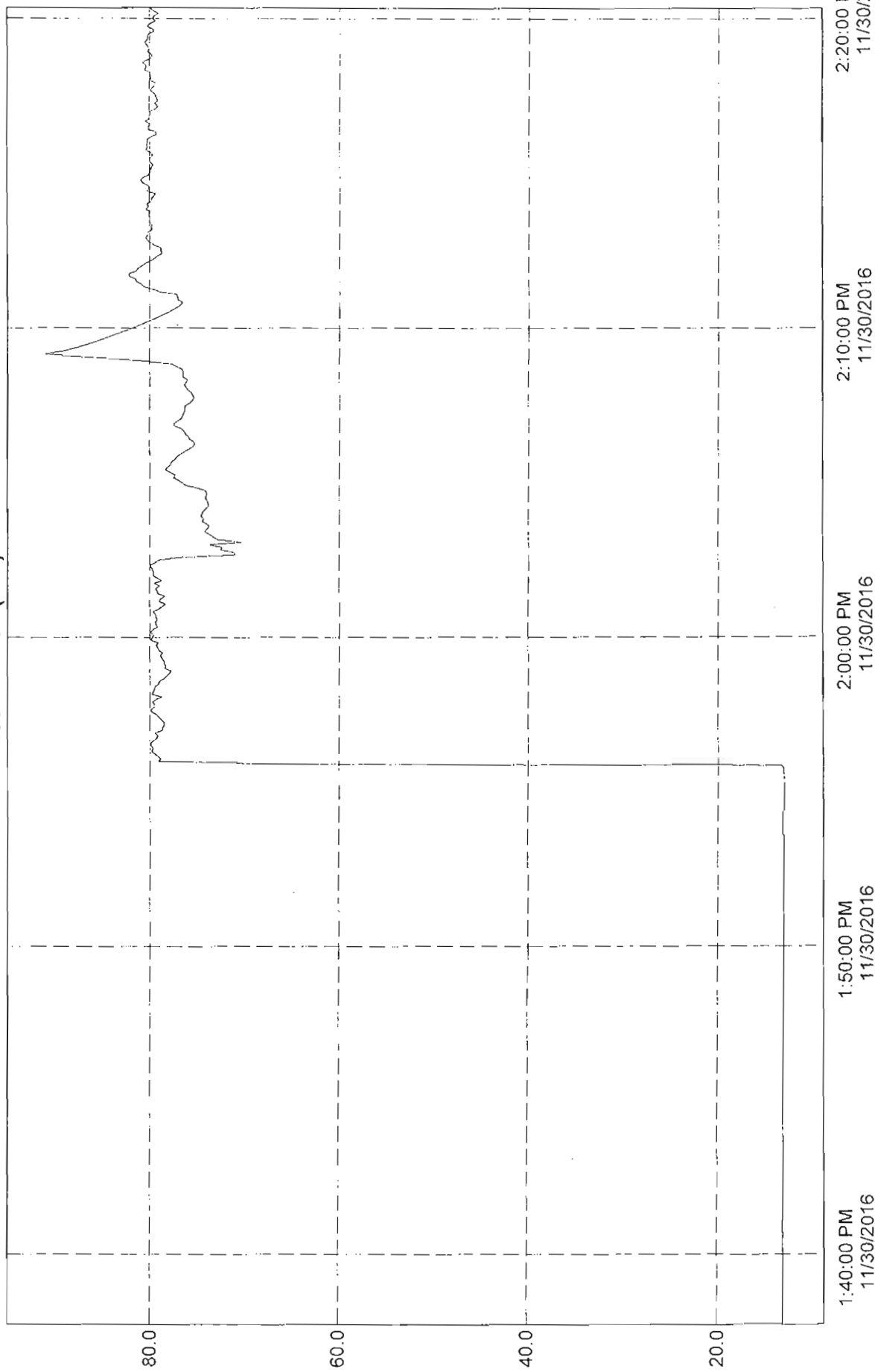
TELOGER model HPR-31 SN# 341202

POLLARD DIFFUSER 2.5 in

341200 Chnl 01 (PSI)



341200 Chnl 01 (PSI)



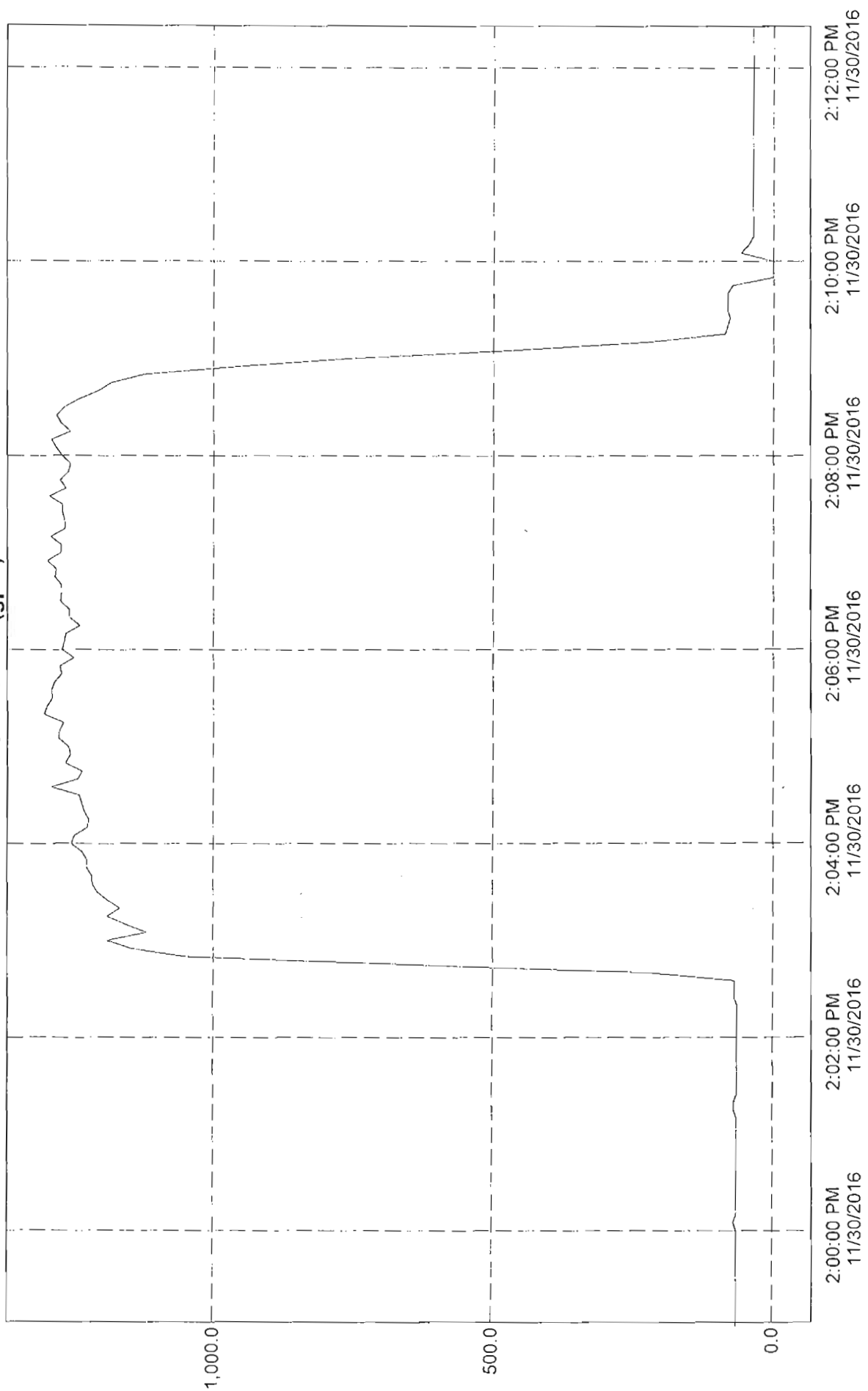
Channel Plot 1:

	Time	341200 Chnl 01 Avg
1030	11/30/2016 1:58:10 PM	79.78
1031	11/30/2016 1:58:15 PM	79.609
1032	11/30/2016 1:58:20 PM	79.512
1033	11/30/2016 1:58:25 PM	79.438
1034	11/30/2016 1:58:30 PM	79.048
1035	11/30/2016 1:58:35 PM	78.999
1036	11/30/2016 1:58:40 PM	78.51
1037	11/30/2016 1:58:45 PM	78.217
1038	11/30/2016 1:58:50 PM	77.973
1039	11/30/2016 1:58:55 PM	77.778
1040	11/30/2016 1:59:00 PM	78.462
1041	11/30/2016 1:59:05 PM	78.315
1042	11/30/2016 1:59:10 PM	78.535
1043	11/30/2016 1:59:15 PM	78.535
1044	11/30/2016 1:59:20 PM	78.755
1045	11/30/2016 1:59:25 PM	78.901
1046	11/30/2016 1:59:30 PM	78.632
1047	11/30/2016 1:59:35 PM	79.072
1048	11/30/2016 1:59:40 PM	79.121
1049	11/30/2016 1:59:45 PM	79.341
1050	11/30/2016 1:59:50 PM	79.096
1051	11/30/2016 1:59:55 PM	79.927
1052	11/30/2016 2:00:00 PM	79.707
1053	11/30/2016 2:00:05 PM	79.609
1054	11/30/2016 2:00:10 PM	79.902
1055	11/30/2016 2:00:15 PM	79.683
1056	11/30/2016 2:00:20 PM	79.219
1057	11/30/2016 2:00:25 PM	79.316
1058	11/30/2016 2:00:30 PM	79.438
1059	11/30/2016 2:00:35 PM	79.17
1060	11/30/2016 2:00:40 PM	79.414
1061	11/30/2016 2:00:45 PM	79.39
1062	11/30/2016 2:00:50 PM	79.683
1063	11/30/2016 2:00:55 PM	79.048
1064	11/30/2016 2:01:00 PM	78.73
1065	11/30/2016 2:01:05 PM	78.339
1066	11/30/2016 2:01:10 PM	79.048

Channel Plot 1:

	Time	341200 Chnl 01 Avg
1111	11/30/2016 2:04:55 PM	76.166
1112	11/30/2016 2:05:00 PM	76.581
1113	11/30/2016 2:05:05 PM	76.972
1114	11/30/2016 2:05:10 PM	77.509
1115	11/30/2016 2:05:15 PM	77.314
1116	11/30/2016 2:05:20 PM	77.851
1117	11/30/2016 2:05:25 PM	78.364
1118	11/30/2016 2:05:30 PM	78.217
1119	11/30/2016 2:05:35 PM	77.802
1120	11/30/2016 2:05:40 PM	77.802
1121	11/30/2016 2:05:45 PM	77.387
1122	11/30/2016 2:05:50 PM	77.241
1123	11/30/2016 2:05:55 PM	76.825
1124	11/30/2016 2:06:00 PM	76.361
1125	11/30/2016 2:06:05 PM	75.922
1126	11/30/2016 2:06:10 PM	75.458
1127	11/30/2016 2:06:15 PM	75.238
1128	11/30/2016 2:06:20 PM	75.385
1129	11/30/2016 2:06:25 PM	75.849
1130	11/30/2016 2:06:30 PM	75.922
1131	11/30/2016 2:06:35 PM	76.239
1132	11/30/2016 2:06:40 PM	76.41
1133	11/30/2016 2:06:45 PM	76.679
1134	11/30/2016 2:06:50 PM	77.411
1135	11/30/2016 2:06:55 PM	77.485
1136	11/30/2016 2:07:00 PM	77.094
1137	11/30/2016 2:07:05 PM	76.679
1138	11/30/2016 2:07:10 PM	76.557
1139	11/30/2016 2:07:15 PM	76.435
1140	11/30/2016 2:07:20 PM	76.288
1141	11/30/2016 2:07:25 PM	76.337
1142	11/30/2016 2:07:30 PM	76.239
1143	11/30/2016 2:07:35 PM	75.775
1144	11/30/2016 2:07:40 PM	75.507
1145	11/30/2016 2:07:45 PM	75.311
1146	11/30/2016 2:07:50 PM	75.482
1147	11/30/2016 2:07:55 PM	75.604

341202 Chnl 01 (gpm)



Channel Plot 1:

	Time	341202 Chnl 01 Flow Rate	341202 Chnl 01 Flow Total
1093	11/30/2016 2:04:45 PM	1,235.7	7,278.9
1094	11/30/2016 2:04:50 PM	1,264.6	7,384.3
1095	11/30/2016 2:04:55 PM	1,255.1	7,488.9
1096	11/30/2016 2:05:00 PM	1,258.3	7,593.7
1097	11/30/2016 2:05:05 PM	1,275.4	7,700.0
1098	11/30/2016 2:05:10 PM	1,274.6	7,806.3
1099	11/30/2016 2:05:15 PM	1,267.6	7,911.9
1100	11/30/2016 2:05:20 PM	1,301.0	8,020.3
1101	11/30/2016 2:05:25 PM	1,296.0	8,128.3
1102	11/30/2016 2:05:30 PM	1,286.4	8,235.5
1103	11/30/2016 2:05:35 PM	1,288.3	8,342.9
1104	11/30/2016 2:05:40 PM	1,282.1	8,449.7
1105	11/30/2016 2:05:45 PM	1,270.8	8,555.6
1106	11/30/2016 2:05:50 PM	1,273.8	8,661.8
1107	11/30/2016 2:05:55 PM	1,249.0	8,765.9
1108	11/30/2016 2:06:00 PM	1,269.8	8,871.7
1109	11/30/2016 2:06:05 PM	1,266.2	8,977.2
1110	11/30/2016 2:06:10 PM	1,263.5	9,082.5
1111	11/30/2016 2:06:15 PM	1,238.5	9,185.7
1112	11/30/2016 2:06:20 PM	1,257.0	9,290.4
1113	11/30/2016 2:06:25 PM	1,257.5	9,395.2
1114	11/30/2016 2:06:30 PM	1,272.7	9,501.3
1115	11/30/2016 2:06:35 PM	1,271.4	9,607.2
1116	11/30/2016 2:06:40 PM	1,271.4	9,713.2
1117	11/30/2016 2:06:45 PM	1,282.4	9,820.1
1118	11/30/2016 2:06:50 PM	1,280.3	9,926.7
1119	11/30/2016 2:06:55 PM	1,295.5	10,034.7
1120	11/30/2016 2:07:00 PM	1,272.7	10,140.8
1121	11/30/2016 2:07:05 PM	1,271.6	10,246.7
1122	11/30/2016 2:07:10 PM	1,290.2	10,354.2
1123	11/30/2016 2:07:15 PM	1,265.1	10,459.7
1124	11/30/2016 2:07:20 PM	1,266.0	10,565.2
1125	11/30/2016 2:07:25 PM	1,269.5	10,671.0
1126	11/30/2016 2:07:30 PM	1,269.8	10,776.8
1127	11/30/2016 2:07:35 PM	1,292.3	10,884.5
1128	11/30/2016 2:07:40 PM	1,263.5	10,989.8
1129	11/30/2016 2:07:45 PM	1,273.5	11,095.9
1130	11/30/2016 2:07:50 PM	1,259.7	11,200.9



December 1, 2016

Department of Community Development
CITY OF DANIA BEACH – PLANNING AND ZONING DIVISION
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Re: **WHISPERING OAKS (LARGE SCALE SITE PLAN)**
Project Number: **201113**

Dear Mrs. Luna:

Pursuant to City of Dania Beach site plan comments, enclosed please find, for your review and approval, the following information for the above referenced project:

- One (1) check in the amount of \$5,000.00, made payable to the City of Dania Beach.
- One (1) "Warranty Deed" for the property.
- Six (6) sets of signed & sealed 24"x26" Site Plan.
- Six (6) sets of signed & sealed 24"x26" Pre-development Calculations
- Six (6) sets of signed & sealed 24"x26" Post-development Calculations
- One (1) CD containing Site Plan files.
- Six (6) Fire Certification Letters signed and sealed
- One (1) Fire Water Supply Design Application
- Six (6) Fire Flow Demand Calculations Signed and sealed.
- Comment Responses for Site Plan

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

BALLBÉ & ASSOCIATES, INC.

Daniel M. Lopez

FILE COPY



COMMENT RESPONSE

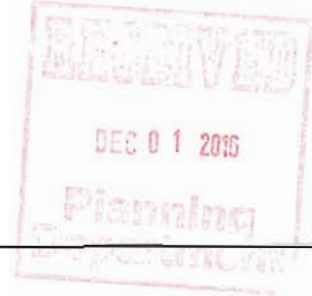
Date: November 30, 2016

To: **City Dania Beach Department of Fire Rescue and Emergency Services**

From: Daniel M. Lopez

Re: **Whispering Oaks**

Project No.: **201625**



To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

Department of Fire Rescue and Emergency Services Comments

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated)

Response: All turning radii have been demonstrated. Please refer to sheets SP-1, SP-2, FA-1 and FA-2

2. Water Supply Information as follows:
 - a. All existing and proposed water main sizes NOTE: 8" minimum main size req.

Response: All water mains have been modified to 8" DIP. Please refer to sheets WS-1 and WS-2.

3. Proof of Water Supply & Fire Flow Demand as follows:
 - a. Fire Hydrant Flow Test.
 - b. Building Construction Type and Square Footage.
 - c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer.
 - d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document).

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e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).

Response:

- a.) A Fire Hydrant Flow Test Application has been submitted to Leon Jackson at Broward County Water & Wastewater Services. The results were expected some time ago. We have been notified that the test results will be provided very shortly at which time we will provide them to you.
 - b.) The building construction type and square footage has been provided on the signed & sealed Fire Flow Demand Calculations.
 - c.) Signed & Sealed Fire Flow Demand Calculations have been provided.
 - d.) A completed Application for the Approval of the Fire Protection Water Supply Design, executed by all parties, has been provided.
4. Additional Fire Department Access Information as follows:
- a. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or paver brick surfaces.

Response: Notes identifying the design load for surface compaction of all non-paved roadways and paver brick surfaces has been provided on sheet PD-3.

Sincerely,



Ballbe and Associates, INC.
Daniel M. Lopez



November 29, 2016

Fire Flow Calculations
Whispering Oaks
Dania Beach, Florida

Re: **Whispering Oaks**
Project Number **201625**

FILE COPY



Fire Flow Calculations

Pursuant to your request we have obtained the fire flow calculation for the above referenced project. The project includes the construction of 36 single family homes with the following characteristics:

- (14) Model "A" (single story Bldg.); fire flow area = 1,953 sq. ft.
- (11) Model "B" (two story Bldg.); fire flow area = 2,347 sq. ft.
- (11) Model "C" (two story Bldg.); fire flow area = 2,548 sq. ft.

We will use the highest fire flow area which is 2,548 sq. f.t. (see attached Model "C").

Building Construction Information:

- Building Type: single family homes
- Occupancy classification (per FBC 2014): Residential group 3
- Type of Construction (per NFPA 220): III (200)

Fire Flow Requirement for Buildings:

Per NFPA 1 (2012 edition) section 18.4.5.1.2 the minimum fire flow and flow duration for residential buildings that have a fire flow area over 79,801 sq. ft. cannot be less than the specified fire flow and flow duration from table 18.4.5.1.2

- Fire flow (gpm) required: 1,500 gpm
- Flow duration: 2 hours.

Note per NFPA 1 section 18.4.5.1.2.1, the fire flow shall be reduced by 50% when the building is provided with an approved automatic sprinkler system.

ballbé & associates, inc.

2737 northeast 30th place, fort lauderdale, florida 33306 • p-954-491-7811

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

BALLBÉ & ASSOCIATES, INC.



Carlos J. Ballbé
Registered Engineer Number 41811
State of Florida

R-3. Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two *dwelling units*.

Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.

Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.

Congregate living facilities with 16 or fewer persons.

Adult care and child care facilities that are within a single-family home are permitted to comply with the *Florida Building Code, Residential*.

Table 4.1.1 Fire Resistance Ratings for Type I through Type V Construction (hr)

	Type I		Type II			Type III		Type IV	Type V	
	442	332	222	111	000	211	200	2HH	111	000
Exterior Bearing Walls^a										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0 ^b	2	2	2	1	0 ^b
Supporting one floor only	4	3	2	1	0 ^b	2	2	2	1	0 ^b
Supporting a roof only	4	3	1	1	0 ^b	2	2	2	1	0 ^b
Interior Bearing Walls										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0	1	0	2	1	0
Supporting one floor only	3	2	2	1	0	1	0	1	1	0
Supporting roofs only	3	2	1	1	0	1	0	1	1	0
Columns										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0	1	0	H	1	0
Supporting one floor only	3	2	2	1	0	1	0	H	1	0
Supporting roofs only	3	2	1	1	0	1	0	H	1	0
Beams, Girders, Trusses, and Arches										
Supporting more than one floor, columns, or other bearing walls	4	3	2	1	0	1	0	H	1	0
Supporting one floor only	2	2	2	1	0	1	0	H	1	0
Supporting roofs only	2	2	1	1	0	1	0	H	1	0
Floor-Ceiling Assemblies	2	2	2	1	0	1	0	H	1	0
Roof-Ceiling Assemblies	2	1½	1	1	0	1	0	H	1	0
Interior Nonbearing Walls	0	0	0	0	0	0	0	0	0	0
Exterior Nonbearing Walls^c	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b	0 ^b

H: heavy timber members (see text for requirements).

^aSee NFPA 5000, 7.3.2.1.^bSee NFPA 5000, Section 7.3.^cSee 4.3.2.12, 4.4.2.3, and 4.5.6.8.

[5000: Table 7.2.1.1]

4.1.5.2 Where the term *limited-combustible* is used in this standard, it shall also include the term *noncombustible*.

[5000:7.1.4.1.2]

4.1.6 Limited-Combustible Material. A material shall be considered a limited-combustible material where both of the following conditions of 4.1.6.1 and 4.1.6.2, and the conditions of either 4.1.6.3 or 4.1.6.4 are met. [5000:7.1.4.2]

4.1.6.1 The material does not comply with the requirements for a noncombustible material, in accordance with 4.1.5. [5000:7.1.4.2(1)]

4.1.6.2 The material, in the form in which it is used, exhibits a potential heat value not exceeding 3500 Btu/lb (8141 kJ/kg), when tested in accordance with NFPA 259, *Standard Test Method for Potential Heat of Building Materials*. [5000:7.1.4.2(2)]

4.1.6.3 The material shall have a structural base of a noncombustible material with a surfacing not exceeding a thickness of ¼ in. (3.2 mm) where the surfacing exhibits a flame spread index not greater than 50 when tested in accordance with ASTM E 84, *Standard Test Method for Surface Burning Characteristics of Building Materials*, or ANSI/UL 723, *Standard for Test for Surface Burning Characteristics of Building Materials*. [5000:7.1.4.2.1]

4.1.6.4 The material shall be composed of materials that, in the form and thickness used, neither exhibit a flame spread index greater than 25 nor evidence of continued progressive combustion when tested in accordance with ASTM E 84, *Standard Test Method for Surface Burning Characteristics of Building Materials*, or ANSI/UL 723, *Standard for Test for Surface Burning Characteristics of Building Materials*, and are of such composition that all surfaces that would be exposed by cutting through

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

cargo space covered and maintained tight enough to ensure against ignition from external fire sources and the scattering of burning and combustible debris that can come in contact with ignition sources.

19.1.8.2 Transporting burning waste or refuse shall be prohibited.

19.1.8.3 Trucks or automobiles, other than mechanical handling equipment and approved industrial trucks as listed in NFPA 505, *Fire Safety Standard for Powered Industrial Trucks Including Type Designations, Areas of Use, Conversions, Maintenance,*

and Operations, shall not enter any fiber storage room or building but shall be permitted to be used at loading platforms.

19.2 Combustible Waste and Refuse.

19.2.1 Rubbish Containers.

19.2.1.1 General. Rubbish containers kept outside of rooms or vaults shall not exceed 40.5 ft³ (1.15 m³) capacity.

19.2.1.1.1 Containers exceeding a capacity of 5½ ft³ [40 gal (0.15 m³)] shall be provided with lids.

AREA CALCULATIONS: MODEL A

A/C 1st FLOOR	1,682 SQUARE FEET
---------------	-------------------

COVERED ENTRY	34 SQUARE FEET
---------------	----------------

GARAGE	237 SQUARE FEET
--------	-----------------

TOTAL	1,953 SQUARE FEET
-------	-------------------

AREA CALCULATIONS: MODEL B

A/C 1st FLOOR	940 SQUARE FEET
A/C 2nd FLOOR	930 SQUARE FEET
TOTAL A/C	1,870 SQUARE FEET
COVERED ENTRY	50 SQUARE FEET
GARAGE	427 SQUARE FEET
TOTAL	2,347 SQUARE FEET
OPTIONAL COV. TERRACE	130 SQUARE FEET

AREA CALCULATIONS: MODEL C

A/C 1st FLOOR	852 SQUARE FEET
A/C 2nd FLOOR	1,222 SQUARE FEET
TOTAL A/C	2,074 SQUARE FEET
COVERED ENTRY	45 SQUARE FEET
GARAGE	429 SQUARE FEET
TOTAL	2,548 SQUARE FEET
OPTIONAL COV. TERRACE	120 SQUARE FEET
OPTIONAL BALCONY	45 SQUARE FEET



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



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: November 21, 2016

Site Plan Application #: SP-111-16

Name of Project/Development: Whispering Oaks

Address of Project/Development: 7.25 Ac. parcel on NW corner of SW 49th St & SW 25th Ave

Owner/Agent: THB Isles Inc.

Design Professional of Record: Carlos J. Ballbé

Water Purveyor: Broward County Water & Wastewater Services

Water Purveyor Address: 2555 W Copans Road, Pompano Beach FL, 33069

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is III (200) in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,500 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

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

Signature - Owner/Agent/Occupant

Date

Signature - Design Professional of Record

Date



COMMENT RESPONSE

Date: November 30, 2016
To: **City Dania Beach Development Review Committee**
From: Daniel M. Lopez
Re: **Whispering Oaks**
Project No.: **201625**

To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

Floodplain Comments

1. Plans need to indicate proposed FFE.

Response: FFE has been indicated on plans. Please refer to sheets SP-1 and SP-2.

2. Please revise site plan to reflect current Flood Risk Information.

Response: Flood Risk Information has been provided on sheet SP-1 in the "Flood Zone Data" section.

Sincerely,

Ballbe and Associates, INC.
Daniel M. Lopez

FILE COPY



PRE-DEVELOPMENT SURFACE WATER MANAGEMENT AND DRAINAGE CALCULATIONS

PROJECT NAME:

WHISPERING OAKS

City of Dania Beach, Broward County, Florida

PROJECT NUMBER:

201625

PREPARED FOR:

THB ISLES, INC.

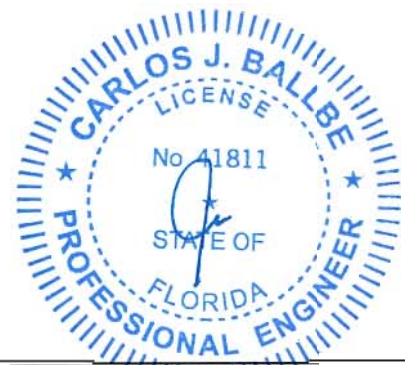
231 Ninth Street South
Naples, FL 33940
Office: 954.671.1400

PREPARED BY:



2737 NE 30th Place
Fort Lauderdale, Florida 33306
(954) 491-7811

December 1, 2016



Carlos J. Ballbe

Registered Engineer No.41811
State of Florida

FILE COPY



Date: December 1, 2016
Project Name: WHISPERING OAKS
(PRE-DEVELOPMENT CALCULATIONS)
Project Number: 201625
Prepared By: ADM

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

- | | | |
|----|---------------------|------------------|
| 1. | Lake Area = | 0.000 ac. |
| 2. | Buildings = | 0.000 ac. |
| 3. | Pavement & Others = | 0.000 ac. |
| 4. | Green Areas = | 7.250 ac. |
| 5. | Total = | 7.250 ac. |

B. OTHER:

- | | | |
|----|----------------|--------------|
| 1. | Present zoning | <u>PRD-1</u> |
|----|----------------|--------------|

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

I. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Quality:
Frequency: 3 year
Duration: 1 hour
Amount: inches
- b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):
Frequency: 10 year
Duration: 1 day
Amount: 8.60 inches
- c. Design Event for Minimum Discharge Elevation:
Frequency: 25 year
Duration: 3 day
Amount: 14.50 inches
- d. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 3 day
Amount: 17.40 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 0.50 NAVD
(Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: -
- c. Receiving Body Regulated Stage Elevation: NAVD
- d. Design Storm Allowable Discharge: 0.00 inches per day
- e. Time of Concentration: 0.20 hour
- f. Minimum Discharge:
Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.

III. COMPUTATIONS:

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
x	1 Lake Area	V						0.00
x	2 Lake Bank	L						0.00
x	3 Detention Areas	V						0.00
x	4 Detention Bank Areas	L						0.00
x	5 Pool & Patio Area	V						0.00
	6 N/A	L						0.00
	7 Green Area	L	7.250	4.81	7.32	0	50	100.00
x	8 Roadway & Sidewalks	L						0.00
??	9 Driveways	L						0.00
	10 N/A	L						0.00
x	11 Buildings	V						0.00
Total:			7.25	4.81	7.32	0.00	50.00	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
 I = Impervious
 C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

I. Soil Moisture Storage Table:

Existing Soil Type: 2 FLATWOODS

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage in.
1	0.76	0.57
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Lake Area	0.00	0.00	0.000	0.00
2	Lake Bank	0.00	0.00	0.000	0.00
3	Detention Areas	0.00	0.00	0.000	0.00
4	Detention Bank Areas	0.00	0.00	0.000	0.00
5	Pool & Patio Area	0.00	0.00	0.000	0.00
6	N/A	0.00	0.00	0.000	0.00
7	Green Area	6.07	9.00	7.250	65.25
8	Roadway & Sidewalks	0.00	0.00	0.000	0.00
9	Driveways	0.00	0.00	0.000	0.00
10	N/A	0.00	0.00	0.000	0.00
11	Buildings	0.00	0.00	0.000	0.00
Total:		6.07	9.00	7.250	65.25

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):

$$\begin{aligned} &= \text{Available soil storage} / \text{Total Site Area} \\ &= 65.25 \text{ ac-in} / 7.250 \text{ acres} \\ &= \underline{\underline{9.00 \text{ inches}}} \end{aligned}$$

4. SCS Curve Number Calculation (CN):

$$\begin{aligned} &= 1000 / (S + 10) \\ &= 1000 / (9.000 + 10) \\ &= \underline{\underline{53}} \end{aligned}$$

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)										Total ac-ft
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	
3.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.05
5.50		0.00	0.00	0.00	0.00	0.00	0.00	0.69	0.00	0.00	0.00	0.69
6.00		0.00	0.00	0.00	0.00	0.00	0.00	2.05	0.00	0.00	0.00	2.05
6.50		0.00	0.00	0.00	0.00	0.00	0.00	4.12	0.00	0.00	0.00	4.12
7.00		0.00	0.00	0.00	0.00	0.00	0.00	6.93	0.00	0.00	0.00	6.93
7.50		0.00	0.00	0.00	0.00	0.00	0.00	10.40	0.00	0.00	0.00	10.40
8.00		0.00	0.00	0.00	0.00	0.00	0.00	14.03	0.00	0.00	0.00	14.03
9.00		0.00	0.00	0.00	0.00	0.00	0.00	21.28	0.00	0.00	0.00	21.28
10.00		0.00	0.00	0.00	0.00	0.00	0.00	28.53	0.00	0.00	0.00	28.53
11.00		0.00	0.00	0.00	0.00	0.00	0.00	35.78	0.00	0.00	0.00	35.78
12.00		0.00	0.00	0.00	0.00	0.00	0.00	43.03	0.00	0.00	0.00	43.03

* Abbreviations: T = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:

= **17.40 in.**

2. Compute inches of runoff, Q:

= (P - (0.2 S)) ^2 / (P + (0.8 X S))

= (17.40 in. - (0.2 X 17.40 in.)) ^2 / (17.40 in. + (0.8 X 17.40 in.))

= **9.89 inches of runoff**

in.))

3. Compute volume of runoff:

= (Inches of Runoff) X (Project Area)

= 9.89 inches X 7.250 acres X (1 foot / 12 inches)

= **5.98 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **5.98** ac-ft corresponds to elevation

6.83 NAVD

F. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

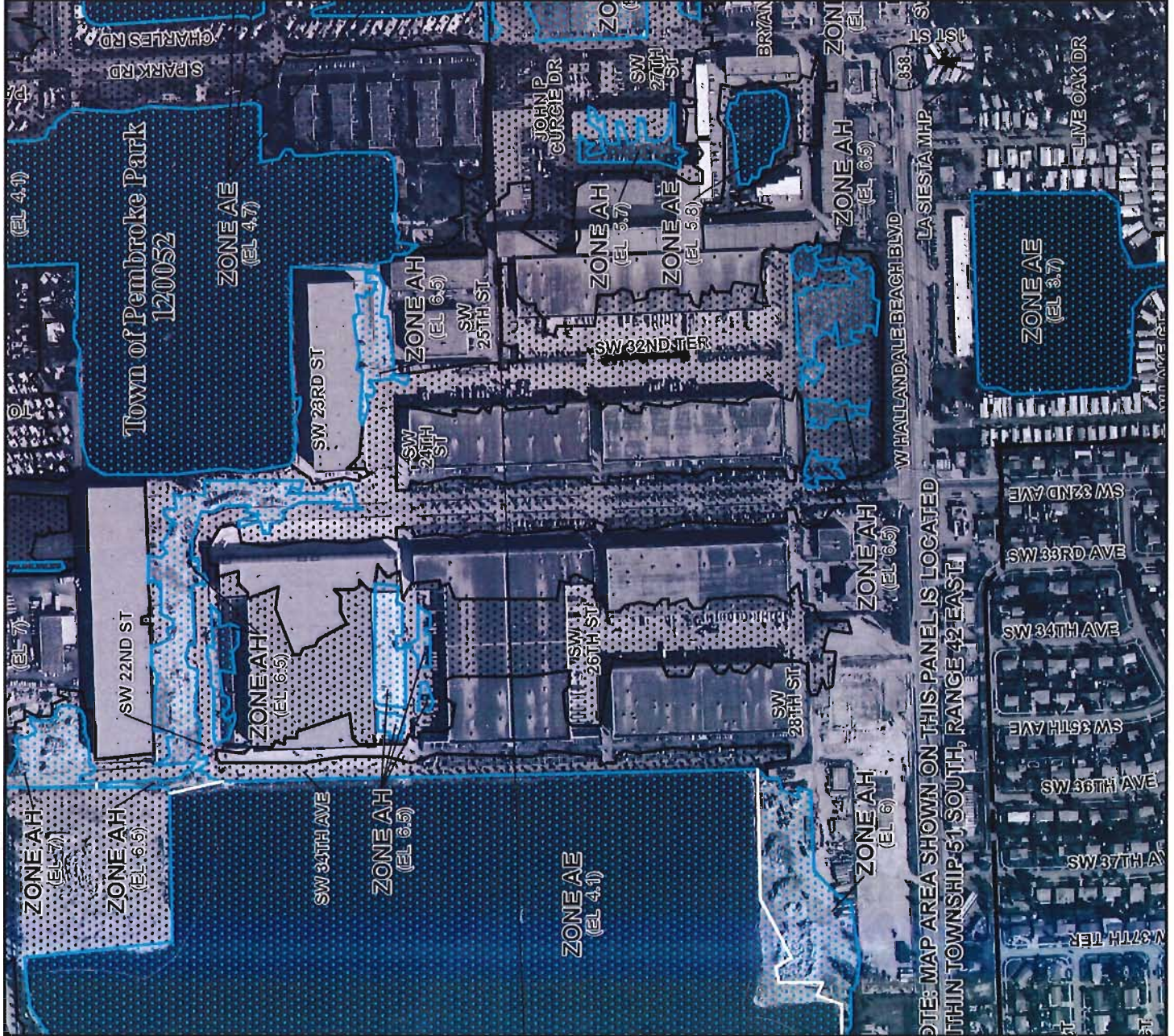
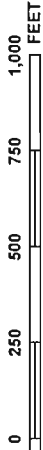
1. The rainfall amount for the 25-Year, 3-Day storm event:
= 14.50 in.
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(14.50 \text{ in.} - (0.2 X 9.00 \text{ in.}))^2 / (14.50 \text{ in.} + (0.8 X 9.00))$
= 7.43 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 7.43 inches X 7.250 acres X (1 foot / 12 inches)
= 4.49 ac-ft of storage required (zero discharge)
4. From the stage vs storage curve, 4.49 ac-ft corresponds to elevation 6.57 NAVD



EXHIBITS



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0731H

FIRM

FLOOD INSURANCE RATE MAP
BROWARD COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 731 OF 751
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HALLANDALE BEACH, CITY OF	125110	0731	H
HOLLYWOOD, CITY OF	125113	0731	H
PEMBROKE PARK, TOWN OF	120052	0731	H
WEST PARK, CITY OF	120222	0731	H

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

MAP NUMBER
12011C0731H

EFFECTIVE DATE
AUGUST 18, 2014

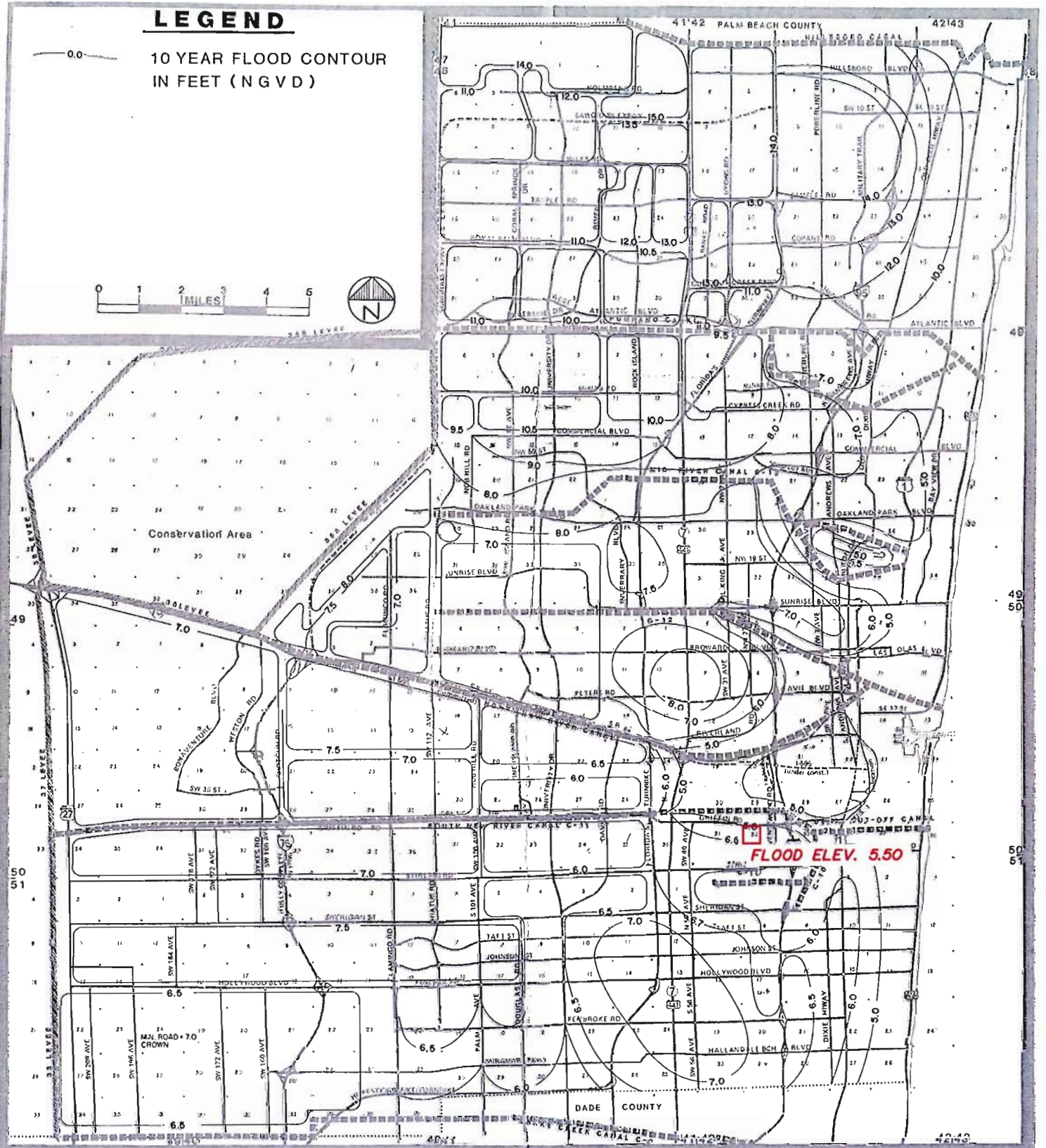
Federal Emergency Management Agency

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

LEGEND

10 YEAR FLOOD CONTOUR
IN FEET (NGVD)

0 1 2 3 4 5
MILES



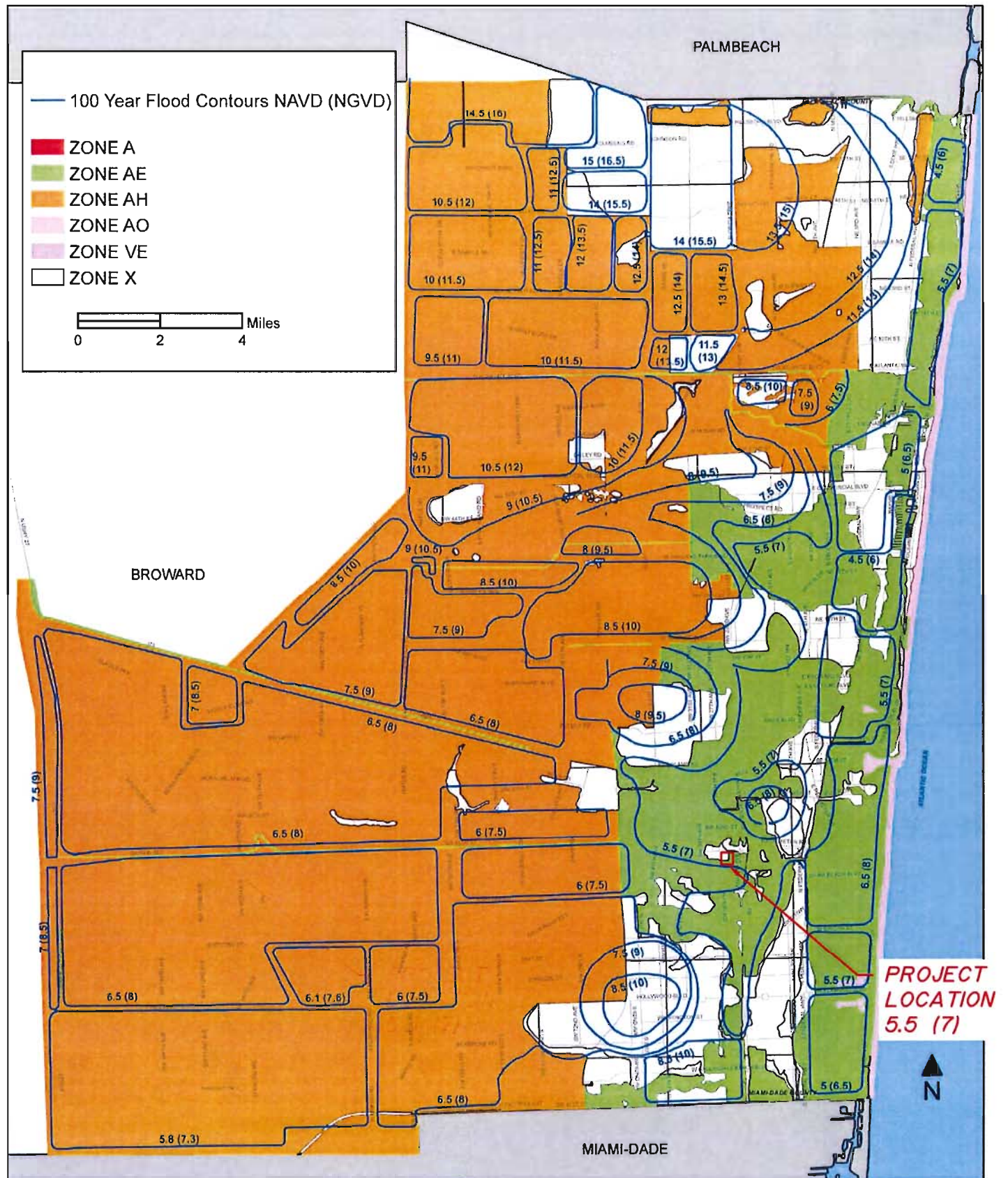
BOARD OF COUNTY COMMISSIONERS
PUBLIC WORKS DEPARTMENT
WATER RESOURCES MANAGEMENT DIVISION
BROWARD COUNTY FLORIDA

10 YEAR FLOOD ELEVATION MAP

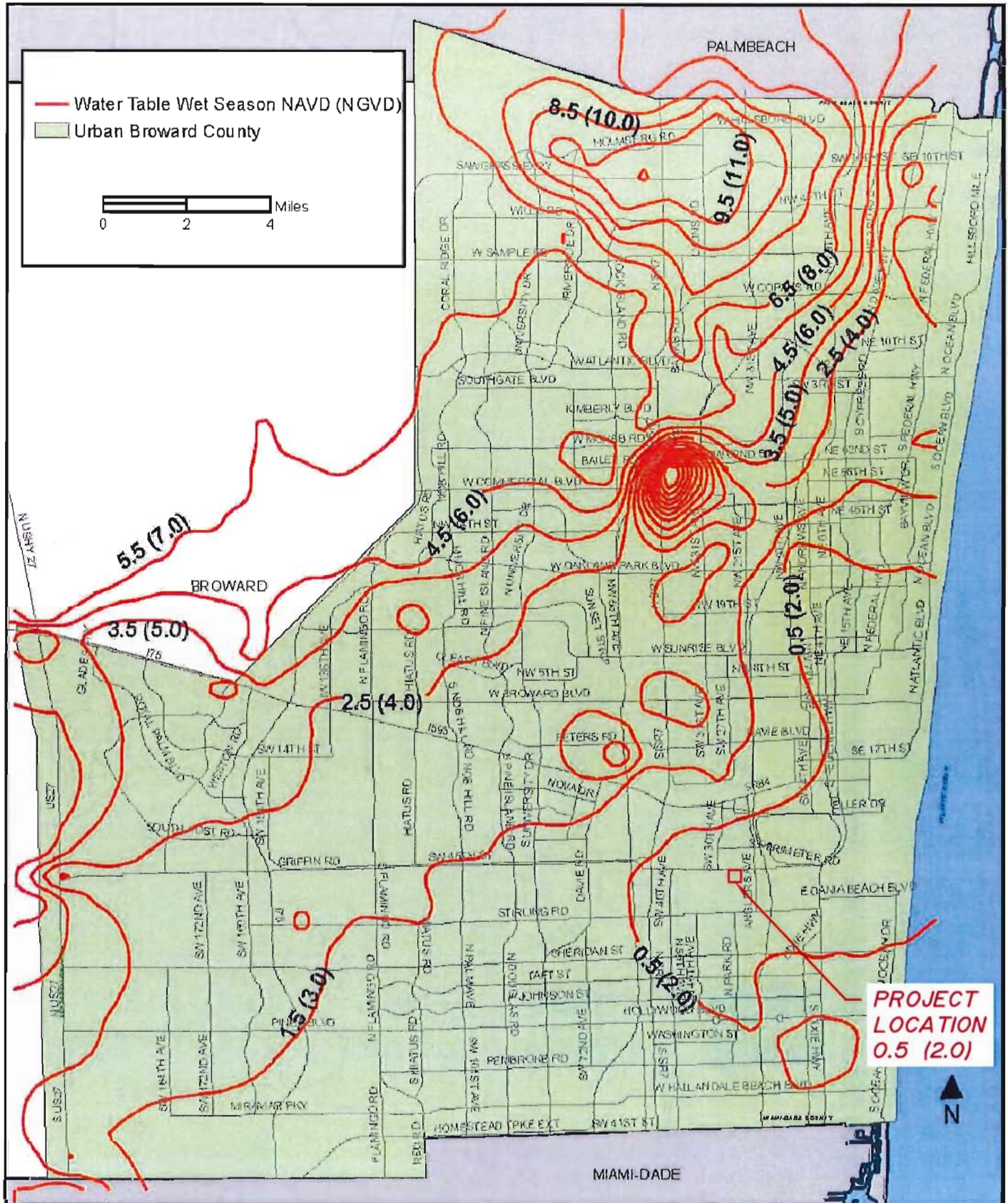
NO.	REVISIONS	DATE

DATE 8-20-87 SHEET 1 OF 1 DRAWN BY JB

FEMA FLOOD ZONES (1997) and 100 YEAR FLOOD ELEVATIONS



WATERTABLE MAP - AVERAGE WET SEASON

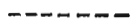


10 Year - 1 Day

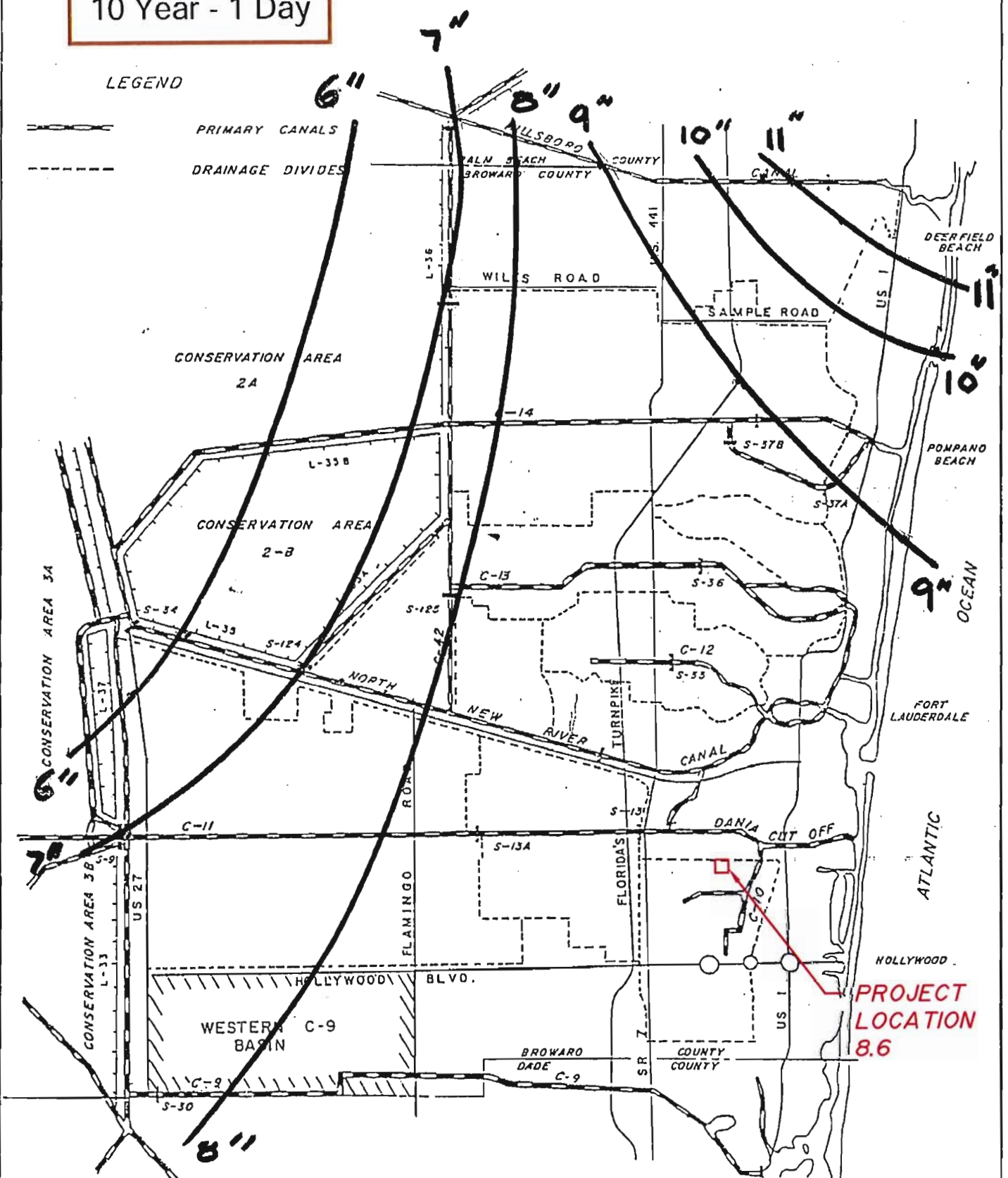
LEGEND



PRIMARY CANALS



DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

Water Resources
Management Division

DRAINAGE DIVIDES

W.M.

1.1

1 OF 1
SHEETS

25 Year - 3 Day

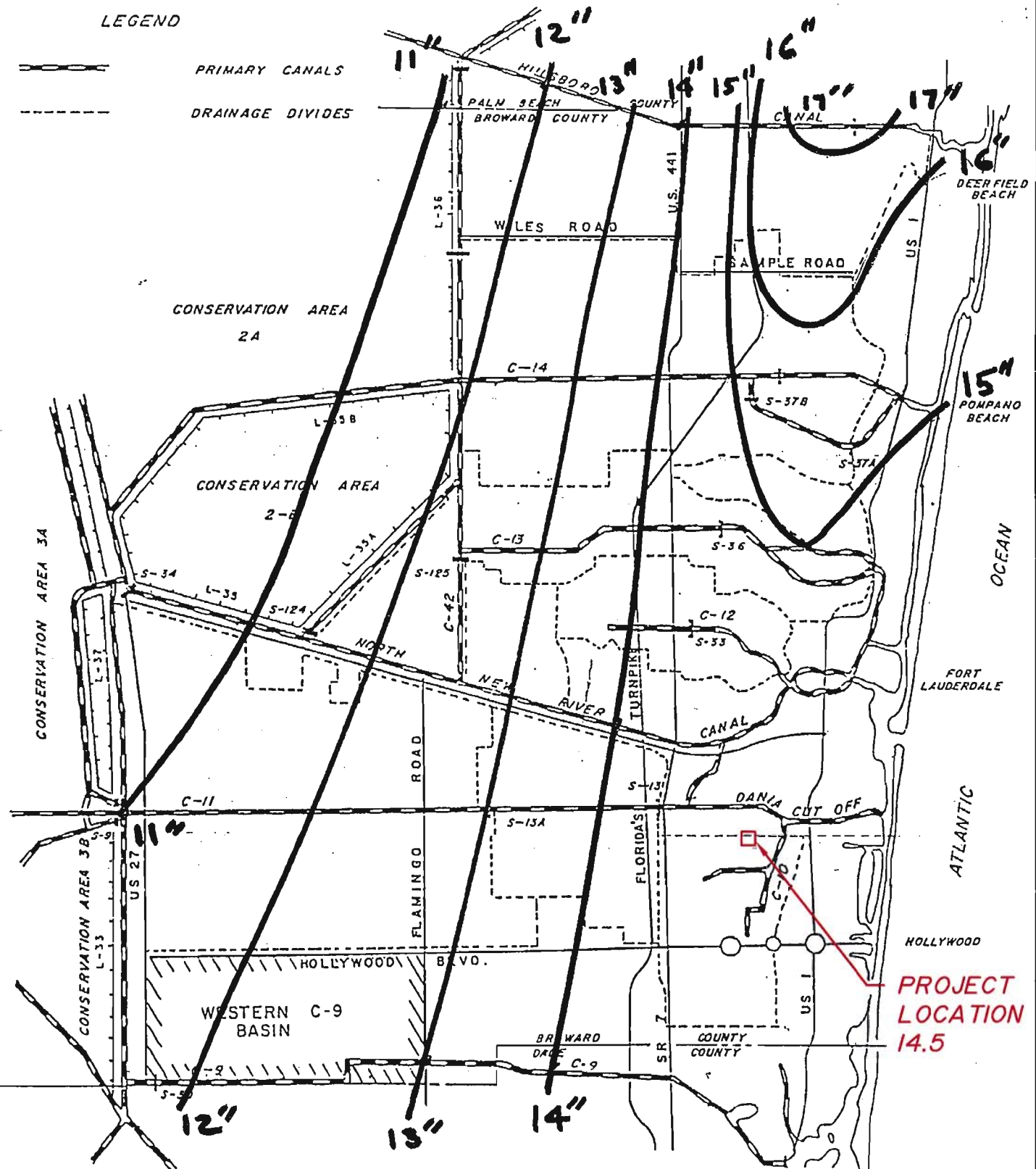
LEGEND



PRIMARY CANALS



DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

Water Resources
Management Division

DRAINAGE DIVIDES

W.M.

1.1

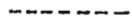
1 OF 1
SHEETS

100 Year - 3 Day

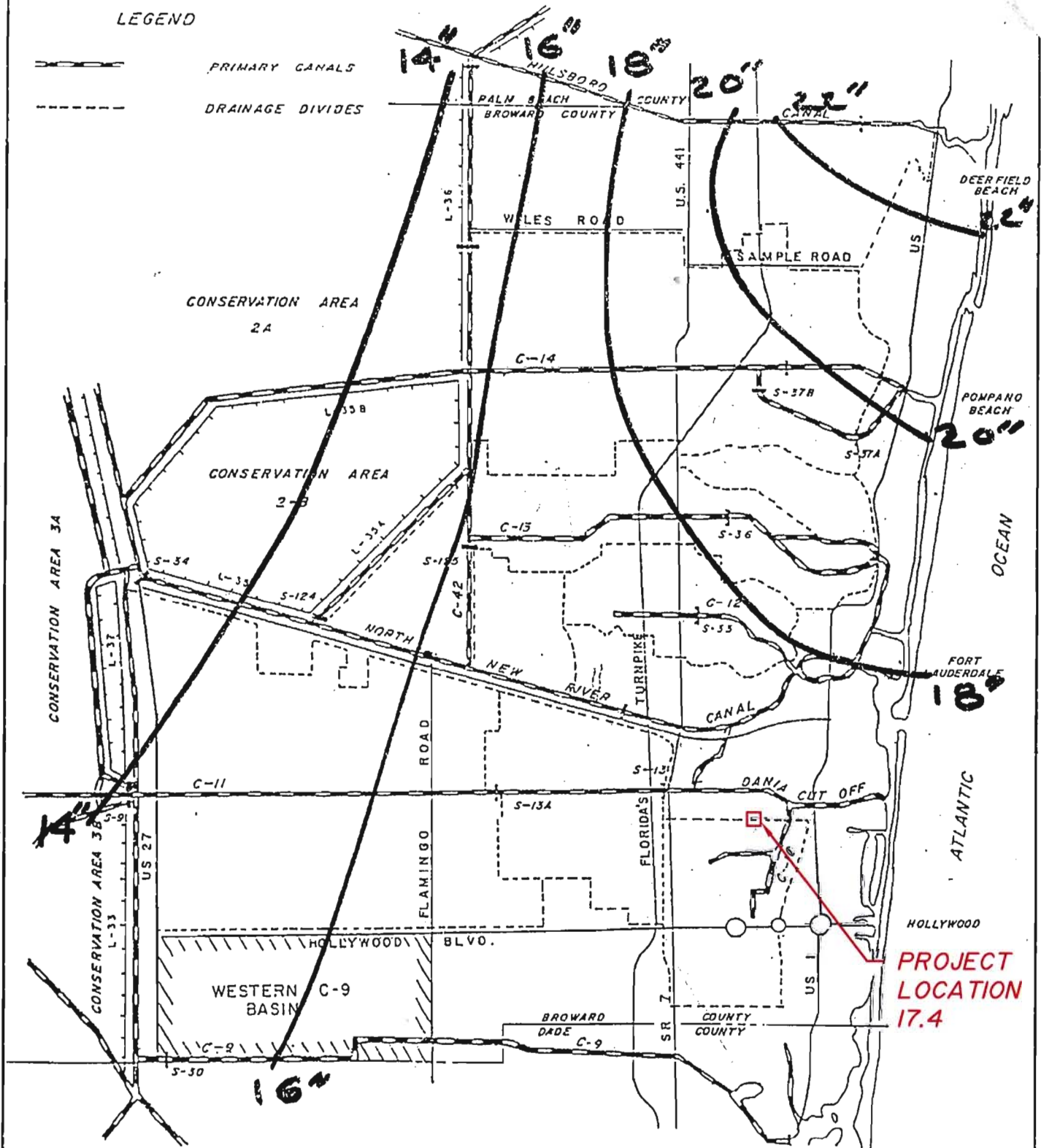
LEGEND



PRIMARY CANALS



DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

Water Resources
Management Division

DRAINAGE DIVIDES

W.M.

1.1

1 OF 1
SHEETS



COMMENT RESPONSE

Date: November 30, 2016

To: **City Dania Beach Department of Fire Rescue and Emergency Services**

From: Daniel M. Lopez

Re: **Whispering Oaks**

Project No.: **201625**

To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

Department of Fire Rescue and Emergency Services Comments

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated)

Response: All turning radii have been demonstrated. Please refer to sheets SP-1, SP-2, FA-1 and FA-2

2. Water Supply Information as follows:
 - a. All existing and proposed water main sizes NOTE: 8" minimum main size req.

Response: All water mains have been modified to 8" DIP. Please refer to sheets WS-1 and WS-2.

3. Proof of Water Supply & Fire Flow Demand as follows:
 - a. Fire Hydrant Flow Test.
 - b. Building Construction Type and Square Footage.
 - c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer.
 - d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document).

ballbé & associates, inc.

broward • 2737 northeast 30th place, fort lauderdale, florida 33306 • p-954-491-7811

e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).

Response:

a.) A Fire Hydrant Flow Test Application has been submitted to Leon Jackson at Broward County Water & Wastewater Services. The results were expected some time ago. We have been notified that the test results will be provided very shortly at which time we will provide them to you.

b.) The building construction type and square footage has been provided on the signed & sealed Fire Flow Demand Calculations.

c.) Signed & Sealed Fire Flow Demand Calculations have been provided.

d.) A completed Application for the Approval of the Fire Protection Water Supply Design, executed by all parties, has been provided.

4. Additional Fire Department Access Information as follows:

a. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or paver brick surfaces.

Response: Notes identifying the design load for surface compaction of all non-paved roadways and paver brick surfaces has been provided on sheet PD-3.

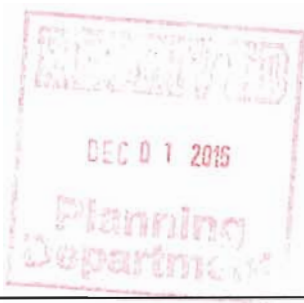
Sincerely,



Ballbe and Associates, INC.

Daniel M. Lopez

FILE COPY



COMMENT RESPONSE

Date: November 30, 2016

To: **City of Dania Beach Development Review Committee**

From: Daniel M. Lopez

Re: **Whispering Oaks**

Project No.: **201625**

To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

Engineering Comments

1. Provide traffic study per attached guideline.

Response: A traffic study is being prepared by Karl Peterson with Traftech and will be provided shortly.

2. Water and sewer services are provided by BCWWS at this location. Plans may need to be reviewed by that agency.

Response: BCWWS has been contacted and made aware of the project. Arrangements have been made to review the plans concurrently with the Site Planning process.

3. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations.

Response: Six (6) signed & sealed originals of pre and post development stormwater management and drainage calculations have been provided including 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations.

ballbé & associates, inc.

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4. Show current FEMA Base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.

Response: FEMA flood information has been provided on sheet SP-1 in the "Flood Zone Data" section.

5. Proposed grading and drainage plan shall be based on the stormwater management calculations. Perimeter grading shall be set at 25-year storm event, minimum.

Response: Conceptual paving and drainage plans have been provided. Please refer to sheets PD-1, PD-2, and PD-3.

6. Drive aisle provided is 22 feet. Please check with Zoning if OK.

Response: The drive aisle has been modified to 24 feet. Please refer to sheets SP-1 and SP-2

7. Exit driveway shall be minimum of 16 feet.

Response: The exit driveway has been widened to 16 feet. Please refer to sheet SP-2.

8. Curb radius on SW 25th Street shall be 25' (minimum).

Response: The curb radius on SW 25th Street is 25'. Please refer to sheet SP-2.

9. Provide vehicle swept path analysis (AASHTO templates, AutoTURN or Autodesk Vehicle Tracking) that a typical Dania Beach fire truck would be able to maneuver the proposed circle and driveway ingress/egress. Check with Fire Department for dimensions of their fire truck.

Response: A Fire Access Plan has been provided to show a successful navigation of a Dania Beach fire truck via an AutoTURN simulation.

10. Per Dania Beach Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Please show extent of offsite improvements in sufficient detail including but not limited to paving, grading and drainage.

Response: The extent of offsite improvements within the road right of way have been provided on a new sheet called OS-1. Typical Sections for this plan can be found on sheet PD-3.

11. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.

Response: A table showing a projection of water demand, and sewage and solid waste generation has been provided on sheet SP-1 in the "Water & Sewer Demand Calculations" section.

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

Response: Acknowledged.

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Lopez", enclosed within a light blue oval shape.

Ballbe and Associates, INC.
Daniel M. Lopez



COMMENT RESPONSE

Date: November 30, 2016

To: **City Dania Beach Development Review Committee**

From: Daniel M. Lopez

Re: **Whispering Oaks**

Project No.: **201625**



To whom it may concern:

Please find below our responses to the comments dated November 17, 2016 regarding the above referenced project:

Site Plan Comments:

1. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50, provide the following required information:
 - (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each.
 - (W) Type and location of mail receptacles.
 - (Y)(8) Number of required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking if permitted.
 - (CC) Color site plan elevations and rendering for meeting presentation purposes.

Response: Application was properly completed, signed, and proper application fee was paid.

- Typical trash and garbage disposal and recycling system have been provided on sheet SP-1 and SP-2.
- Mail receptacles have been provided on sheets SP-1 and SP-2. Details for these receptacles can be found on sheet PD-3.
- Required and provided parking spaces including handicap-accessible, compact and any spaces devoted to attendant parking have been provided on sheet SP-1 in the "Parking Calculations" section.
- Color site plan elevations have been provided. Please refer to sheet A-0.

ballbé & associates, inc.

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2. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.

TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement identifying the estimated number of peak trips. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

Response: A SCAD Letter is being obtained by Jane Storms with Pulice Land Surveyors as a requirement of the Plat review being processed concurrently.

3. WATER: Identify projected water demand for the project.

Response: A water demand table has been provided on sheet SP-1.

4. IMPACT FEES: Impact fees that will be required for the project were e-mailed to the applicant, Carlos J. Ballbe on 11-4-16.

Response: Acknowledged.

5. SIGNS: Provide copy of all signs for compliance review.

Response: A copy of all signs for compliance review are being provided by PPK Design Group.

6. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.

Response: I have contacted William Castillo and made arrangements to have the plans reviewed by the Broward County Aviation Department.

7. PARKING:

- Per Section 265-40(I) dimensions of a 2 car garage is 20" X 20". Revise accordingly.
- Per Section 265-50(D)(6) 2 parking spaces per dwelling unit with 2,000 s.f. or less. Identify parking required and provided per lot.

Response:

- All driveways have been revised to show 20'X20'. Please refer to sheet SP-1 and SP-2
- A table identifying required parking per lot has been provided on sheet SP-1 in the "Parking Calculations" section.

8. Provide minimum bicycle parking requirements identified in Section 265-51.

Response:

9. COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.

Response: A check in the amount of \$5,000 for the purposes of cost recovery has been provided in the Site Plan submittal package.

10. Must provide latest revised set of plans on disk prior to going to public hearing.

Response: The latest revised set of plans have been provided on disk in the Site Plan submittal package

11. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.

Response: Acknowledged.

12. Per Section 215-130 Impervious area cannot exceed 63% per lot. Identify required and provided for each lot.

Response: Impervious lot calculations have been provided on sheet SP-1. All lots are well below the 63% maximum.

13. Eliminate proposed perimeter landscape buffer, as enforcement over time is cumbersome and prohibits property owners from fully utilizing their back yards.

Response: Proposed perimeter buffer has been removed from all sheets.

14. Per Section 205-10 each lot is limited to 40% coverage; 29 of the 36 proposed lots exceed this requirement. Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

Response: After a redesign of the Model "A" homes, all lots meet the 40% coverage maximum criteria. Please refer to sheet SP-1 where the coverage calculations have been modified accordingly.

15. Must provide photometric plan identifying light levels at perimeter of plat to ensure light level is not greater than .5 foot candles.

Response: A photometric plan identifying light levels at perimeter of plat to ensure light level is not greater than .5 foot candles has been provided. Please refer to sheets PH1, PH2, and PH3.

16. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.

Response: Acknowledged.

17. "Lot Calculations" table on Sheet SP-1:

- Identifies minimum yard setbacks as "TBD at site plan review". Identify required and provides setbacks on site plan now.
- Minimum front setback is shown as 20' in table, however per Section 205-10 minimum front setback requirement is 25'.
- Minimum rear setback is shown as 10' in table, however per Section 205-10 minimum rear setback requirement is 15'.
- Minimum side setback is shown as 10' in table, however per Section 205-10 minimum side setback requirement is 7' with a 15' minimum distance between buildings.

Must address this code provision through redesign, or submittal of an application for a variance request. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

Response: According to Sec. 105-220 (l) and 205-10, this project meets all criteria of a "Single-family cluster" option and as such, the setback requirements mentioned above do not apply to this site.

Please see the information below demonstrating the properties compliance:

- 59.45% Pervious Area (40% Min. Required)
- A Homeowners Association is being established to maintain the common areas without any charges being incurred to the city.
- Density = 4.96 dwelling units per acre (5 dwelling units/acre Max. allowable)
- Property is not within a CRA Boundary (City of Dania Beach 2016 Zoning Map)
- Property Area = 7.25 Acres (Min. 2 Acres per Sec. 205-10)
- Lot Areas = Min. Lot Area = 4,203 SF (Min. 2,500 SF per Sec. 205-10)

Please refer to sheet SP-1 for more information.

Sincerely,

A handwritten signature in blue ink, appearing to be 'D. Lopez', enclosed within a blue oval.

Ballbe and Associates, INC.

Daniel M. Lopez



November 21, 2016

BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU / DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004

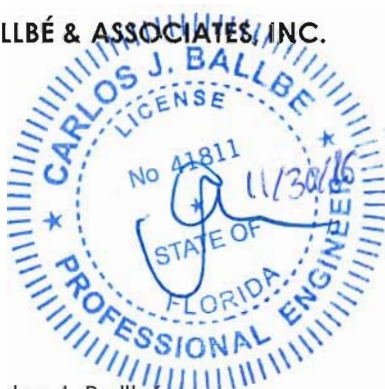
Re: **WHISPERING OAKS**
APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN
Site Plan Application NO: SP-111-16
Project Number **201625**

To whom it may concern:

I hereby verify that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations for the above referenced project are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Sincerely,

BALLBÉ & ASSOCIATES, INC.



Carlos J. Ballbé
Registered Engineer No. 41811
State of Florida



Stellar Dania Comment Responses from City of Dania Beach

Comments on Sheet L-1 through L-6:

1. According to aerial imagery, numerous trees are located on the proposed site. Per Sec. 275-80, submit a complete tree survey fulfilling all requirements under this section.

Once the tree survey becomes available, a tree disposition plan will be provided.

2. Add a note stating that no trees will be removed prior to obtaining a tree removal permit from the City of Dania Beach.

Note has been added to project.

3. Per Sec. 275-100, 20% of total VUA must be dedicated to landscaping. This requirement is in addition to buffer requirements. Indicate VUA area dedicated to landscaping in VUA calculations table.

The requirement of 20% of total VUA dedicated to landscaping has been added to the VUA calculations table.

4. Indicate (with labels, symbols, or callouts) which trees are being used to fulfill each landscape requirement on the landscape plan.

Trees have been indicated on landscape plan to show which requirement they are fulfilling.

5. Replace live oaks and gumbo limbos with another species. There is an overabundance of certain trees within the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation.

Live oaks and gumbo limbos have been replaced with paradise trees and sycamore trees.

6. Montgomery palms do not count towards landscape requirements. The palms may still be planted on site if desired. Change all Montgomery palms to be counted towards landscape requirements to a different palm or hardwood tree species.

Montgomery palms have been replaced with Sabal palms.



LETTER OF TRANSMITTAL

Date:	November 3, 2016	Project No.:	201625
To:	CITY OF DANIA BEACH – Planning & Zoning Division		
From:	Daniel M. Lopez		
Re:	Whispering Oaks		

WE ARE SENDING YOU:

☒	PRINTS	☐	LETTER	☐	SHOP DRAWINGS	☒	OTHER
-------------------------------------	--------	--------------------------	--------	--------------------------	---------------	-------------------------------------	-------

VIA:

☐	Mail	☒	Courier	☐	Overnight	☐	Pick Up
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COPIES	NO.:	DESCRIPTION:
1	1	Signed & sealed Site Plan Set
1	2	CD containing all Site Plan files

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒	FOR APPROVAL	☐	AS REQUESTED	☒	FOR YOUR USE
-------------------------------------	--------------	--------------------------	--------------	-------------------------------------	--------------

REMARKS:

BALLBÉ & ASSOCIATES, INC.

SIGNED: _____
Daniel Lopez



November 1, 2016

Department of Community Development
CITY OF DANIA BEACH – PLANNING AND ZONING DIVISON
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Re: **WHISPERING OAKS (LARGE SCALE SITE PLAN)**
Project Number: **201113**

Dear Mrs. Luna:

Pursuant to City of Dania Beach requirements for a **Large Scale Site Plan Review**, enclosed please find, for your review and approval, the following information for the above referenced project:

- One (1) signed & notarized "Standard Development Application".
- One (1) check in the amount of \$6,360.00, made payable to the City of Dania Beach.
- One (1) "Warranty Deed" for the property.
- Six (6) sets of signed & sealed 24"x26" Site Plan.
- One (1) CD containing Site Plan files.

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

BALLBÉ & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Daniel M. Lopez", is written over a faint, light blue oval background.

Daniel M. Lopez





City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____



SP-111-16

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 7.25 AC. parcel on NW corner of SW 49th Street & SW 25th Avenue

Lot(s): 1-36 Block: 1 Subdivision: Ippolito Isle

Recorded Plat Name: Ippolito Isle 180-99 B

Folio Number(s): 5042-32-57-0370 Legal Description: Portion of Tract 8, Blk 1, Sec. 32-506-42E

Applicant/Consultant/Legal Representative (**circle one**) Carlos J. Ballbé

Address of Applicant: 2737 NE 30th Place, Fort Lauderdale FL, 33306

Business Telephone: (954) 491-7811 Home: N/A Fax: N/A

E-mail address: Info@baeng.us

Name of Property Owner: THB Isles Inc.

Address of Property Owner: 231 Ninth Street South, Naples FL, 33940

Business Telephone: (954) 491-7811 Home: N/A Fax: N/A

Explanation of Request: Site Plan Review

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

Prop. Net Acreage: 7.253 Gross Acreage: 7.253 Prop. Square Footage: 315,940.68

Existing Use: L-5 Residential Proposed Use: L-5 Residential

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

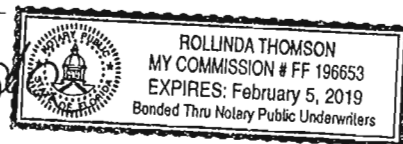
BEFORE ME THIS 31 DAY OF October 2016

By:

Troy D. Jppolite
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Rollinda Thomson
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

***ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required. Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required. Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 250.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

Prepared by:
ROGER F. BORRELLO, ESQ.
300 N.W. 70th Avenue
Suite 301
Plantation, FL 33317

FILE COPY



TAX FOLIO NO. 50-42-32-01-0110

WARRANTY DEED

THIS INDENTURE, Made this 4th day of January, 2005,
BETWEEN PAMELA V. NIEMIEC, a single woman, whose post office address is 814 Hollywood
Blvd., Hollywood, Florida 33019, and BARBARA J. SMOLKOVIC, a married woman, whose post
office address is 130 Sweetwater Bend, Royal Palm Beach, Florida 33411, grantors, and

T.H.B., Inc., a Florida corporation, with mailing address at 313 S.E. 6th Street, Dania, Florida,
33004, grantee.

WITNESSETH, That said grantors, for and in consideration of the sum of
-----Ten & 00/100-----Dollars

and other good and valuable consideration to said grantors in hand paid by said grantees, the
receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantees,
and grantees' heirs and assigns forever, the following described land, situate, lying and being in
Broward County, Florida, to-wit:

Tract 8, less the North 391 feet thereof, and including the South 8 feet of the North 391 feet
of the West 223 feet of Tract 8, Block 1, a subdivision of Section 32, Township 50 South,
Range 42 East, according to the plat thereof recorded in Plat Book 2, Page 32 of the Public
Records of Dade County, Florida. Subject to road right-of-way over and across the West
10 feet of said Tract 8, said property lying and being in Broward County, Florida.

SUBJECT TO easements, restrictions, conditions, limitations of record, and to taxes for
the year 2005 and subsequent years.

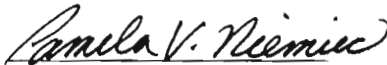
NOTE: Grantors state that the subject property is not and never has been the homestead of the
grantor BARBARA J. SMOLKOVIC, nor is it contiguous or adjacent to homestead property.
Said grantor resides in Royal Palm Beach, Florida.

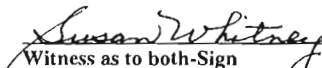
and said grantors do hereby fully warrant the title to said land, and will defend the same against
the lawful claims of all persons whomsoever.

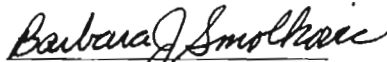
IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seals the day and year
first above written.

Signed, sealed and delivered
in our presence:


Witness as to both-Sign
ROGER F. BORRELLO
Print

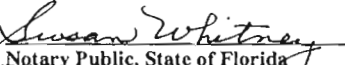

PAMELA V. NIEMIEC


Witness as to both-Sign
SUSAN WHITNEY
Print


BARBARA J. SMOLKOVIC

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 4th day of January, 2005, by
PAMELA V. NIEMIEC, a single woman, and BARBARA J. SMOLKOVIC, a married woman,
who are personally known to me or who have produced Florida Driver Licenses as
identification, and who did take an oath.


Notary Public, State of Florida
NOTARY PUBLIC-STATE OF FLORIDA
Susan Whitney
Commission # DD367387
Expires: MAR. 16, 2007
Bonded Thru Atlantic Bonding Co., Inc.

WHISPERING OAKS

THB ISLES, INC.

DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGEND

	TYPE "C" INLET
	MANHOLE
	90° - 15° R.C.P.
	FLOW OR WARP LINE
	RIDGE LINE
	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
	PROPOSED GRADE
	EXISTING GRADE
	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK OR PROPOSED PAVEMENT
	EXISTING UTILITIES OR UTILITIES BY OTHERS
	PROPOSED CONCRETE
	EXISTING ASPHALT PAVEMENT
	POLLUTION RETARDANT BAFFLE
	BLUE REFLECTOR
	UTILITY EASEMENT
	DESIGN WATER ELEVATION
	EXISTING GATE VALVE AND FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	FIRE HYDRANT AND GATE VALVE
	BACTERIOLOGICAL SAMPLING POINT
	WATER MAIN
	GATE VALVE
	FIRE HYDRANT
	BLUE REFLECTOR
	STRUCTURE DESIGNATION
	RIM ELEVATION
	INVERT ELEVATION
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	DIRECTION OF SANITARY SEWER FLOW
	R/W LINE
	SECTION LINE
	CENTERLINE C/L
	EXISTING ELEVATION
	EXISTING CONCRETE POWER POLE
	EXISTING WOOD POLE



PROJECT LOCATION

LOCATION MAP
SCALE: 1"=200'

BALLBÉ
& ASSOCIATES

Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

SITE PLAN

INDEX OF SHEETS:

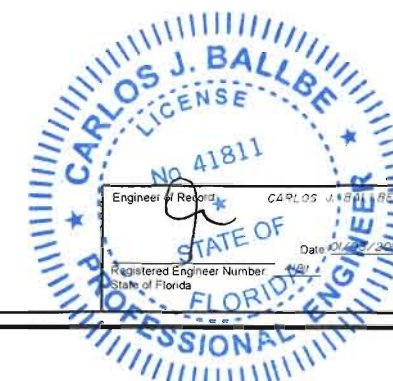
DESCRIPTION:	SHEET NO.:
COVER SHEET	1
SITE PLAN	SPI-SP2
CONCEPTUAL WATER AND SEWER SYSTEM - PLAN	WSI-WS2
CONCEPTUAL PAVING AND DRAINAGE SYSTEM - PLAN	PDI-PD2
CONCEPTUAL PAVING AND DRAINAGE SYSTEM - TYPICAL SECTION AND DETAILS	PD3
SITE PLAN - OFFSITE PLAN	OS1
FIRE ACCESS - PLAN	FAI-FA2
TRAFFIC CIRCULATION - PLAN	TC1
LANDSCAPE PLAN	LI-L7
SURVEY	1 OF 1
ARCHITECTURAL PLAN	AO-A11
ENTRY MONUMENT PLAN	EM-1
PHOTOMETRIC PLAN	PHI-PH3

LEGAL DESCRIPTION:

TRACT 8, LESS THE NORTH 391 FEET THEREOF, AND INCLUDING THE SOUTH 8 FEET OF THE NORTH 391 FEET OF THE WEST 223 FEET OF TRACT 8, BLOCK 1, A SUBDIVISION OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 10 FEET OF SAID TRACT 8.

Always call 811 two full business days before you dig

Sunshine811.com

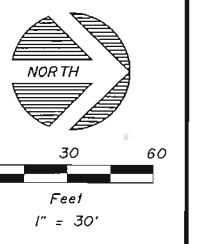
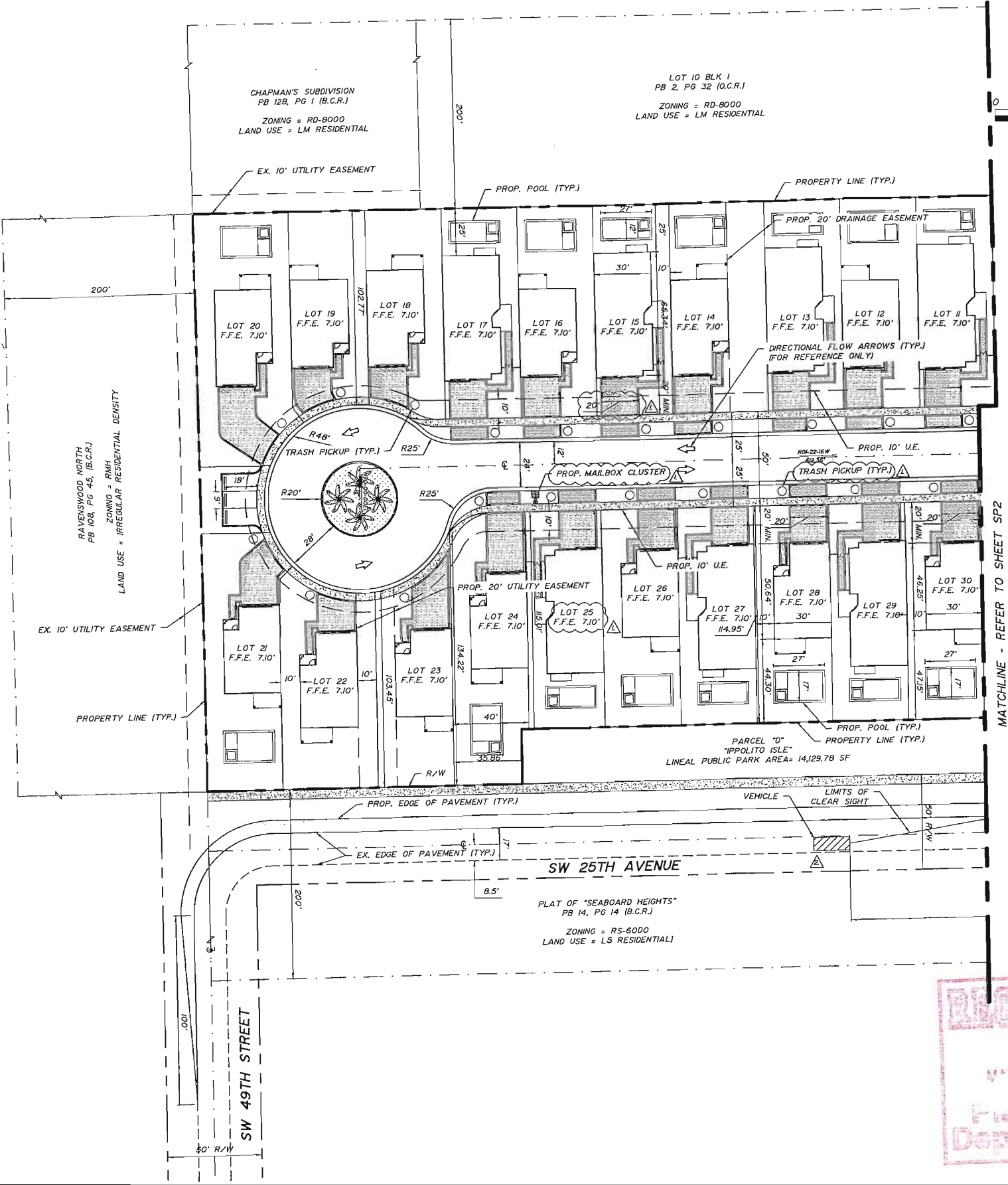


Project Number:	201625
Sheet Number:	1

ZONING DATA		
EXISTING ZONING	PRD-1	
PROPOSED ZONING		
ADJACENT PARCELS		
LOCATION (N,E,S,W)	ZONING	LAND USE
NORTH	C-2	COMMERCIAL
EAST	RS-6000	L-5 RESIDENTIAL
SOUTH	RMH	(6.0) IRREGULAR RESIDENTIAL DENSITY
WEST	RD-8000	LM - RESIDENTIAL
FLOOD ZONE DATA		
FLOOD ZONE	AH	
B.F.E.	6' N.A.V.D.	
D.F.E.	7' N.A.V.D.	
AREA CALCULATIONS		
ACREAGE		
TOTAL GROSS (AC.)	7.253	
TOTAL NET (AC.)	6.929	
PROPOSED DENSITY		
GROSS	5.0 UNITS PER AC.	
NET	5.2 UNITS PER AC.	
DWELLING UNITS	36	
VEHICULAR USE		
AREA (AC./S.F.)	37,342	0.857
COMMON OPEN SPACE		
GROSS AREA (S.F./AC.)	51,530	1.183
PERVIOUS / IMPERVIOUS		
PERVIOUS AREA (AC./%)	4.312	59.45%
IMPERVIOUS AREA (AC./%)	2.941	40.55%
BUILDING HEIGHT DATA		
REQUIRED		
STORIES	2	
HEIGHT	25'	
PROVIDED		
STORIES	2	
HEIGHT	25'	
VEHICLE PARKING CALCULATIONS		
REQUIRED (PER HOME)		
REGULAR SPACES	2	
HANDICAP SPACES	0	
TOTAL =	72	
PROVIDED (PER HOME)		
REGULAR SPACES	2	
HANDICAP SPACES	0	
TOTAL =	72	
REQUIRED (OVERALL)		
REGULAR SPACES	80	
HANDICAP SPACES	1	
TOTAL =	81	
BICYCLE PARKING (5% OF VEHICLE PARKING)		
REQUIRED	4.05	
PROVIDED	5	

LOT SETBACK / AREA DATA			
REQUIRED DIMENSIONS (SINGLE FAMILY CLUSTER)			
MIN. AREA (S.F.)		2,500	
MIN. WIDTH		N/A (PRD-1/S.F. CLUSTER)	
MIN. DEPTH		N/A (PRD-1/S.F. CLUSTER)	
MIN. YARD SETBACKS		TBD AT SITE PLAN REVIEW	
PROVIDED DIMENSIONS			
MIN. AREA (S.F.)		4,203.2 (LOT 19)	
MIN. WIDTH		40'	
MIN. DEPTH		102.77' (LOT 18/19)	
MIN. FRONT SETBACK		20'	
MIN. REAR SETBACK		25'	
MIN. SIDE SETBACK		10'	
LOT COVERAGE & IMPERVIOUS CALCULATIONS			
LOT NO.	AREA (S.F.)	COVERAGE (%)	IMPERVIOUS (%)
1	4241	31.3%	44.6%
2	4450	31.8%	42.6%
3	4450	40.0%	56.0%
4	4450	29.9%	40.9%
5	5562	34.5%	44.8%
6	4450	31.8%	42.6%
7	4450	40.0%	56.0%
8	4450	29.9%	40.9%
9	4450	40.0%	56.0%
10	4450	31.8%	42.6%
11	4450	40.0%	56.0%
12	4450	29.9%	40.9%
13	4450	40.0%	56.0%
14	5562	25.5%	34.1%
15	4450	40.0%	56.0%
16	4450	29.9%	40.9%
17	4450	40.0%	56.0%
18	4328	32.7%	43.2%
19	4203	31.6%	42.8%
20	6527	21.4%	35.2%
21	5534	24.0%	36.1%
22	5398	26.2%	34.4%
23	4534	29.3%	44.0%
24	5574	25.4%	38.2%
25	4600	40.0%	54.2%
26	4599	28.9%	39.5%
27	4598	40.0%	54.2%
28	4597	30.8%	41.2%
29	4597	40.0%	54.2%
30	4596	28.9%	39.6%
31	4595	40.0%	54.2%
32	4594	30.8%	41.2%
33	4593	40.0%	52.5%
34	4592	28.9%	41.4%
35	4590	40.0%	52.2%
36	5941	23.8%	31.9%

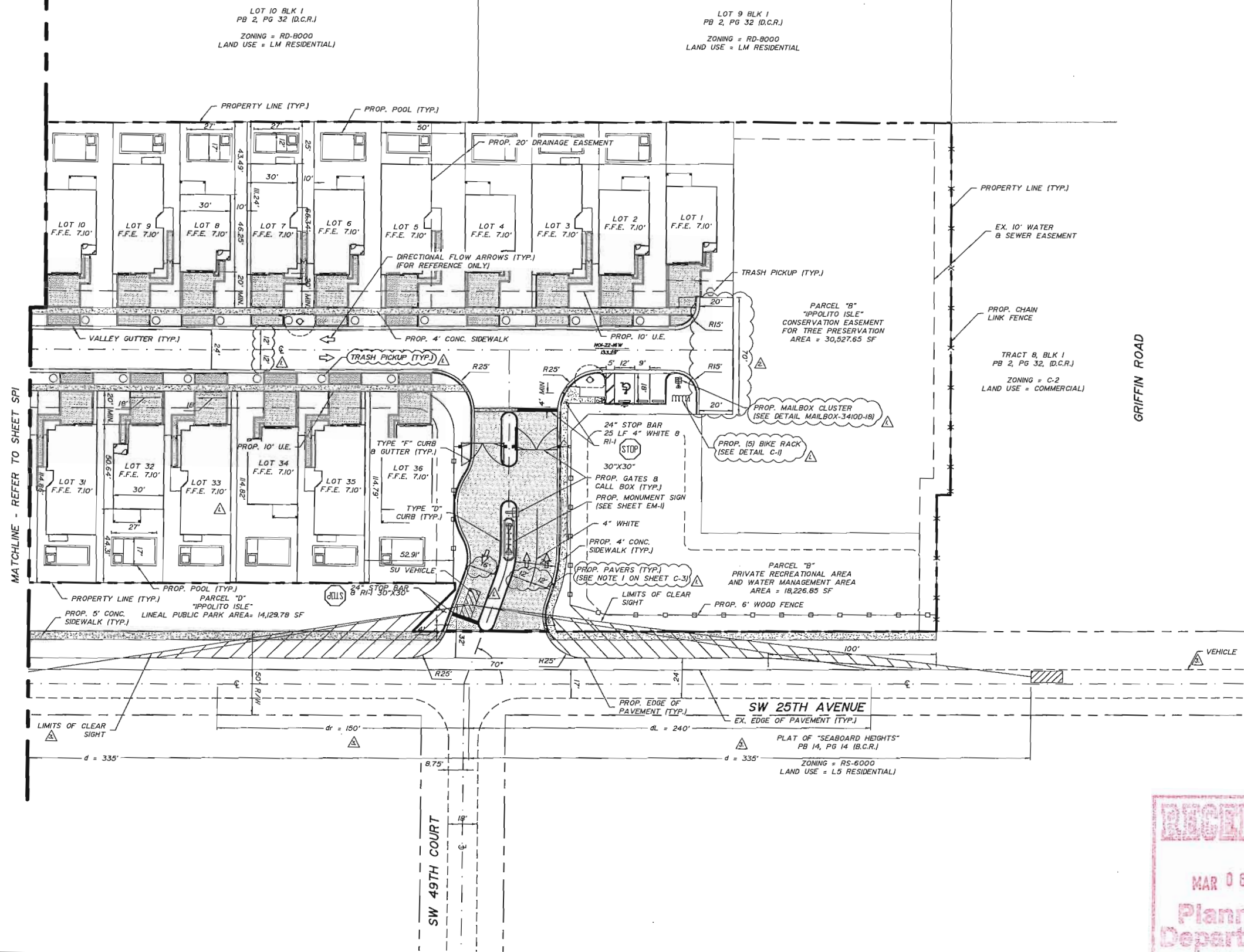
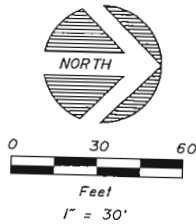
WATER & SEWER DEMAND CALCULATIONS		
WATER ERC TABLE (1 ERC = 300 GPD)		
ERC'S PER SINGLE FAMILY HOME	1	
SINGLE FAMILY HOMES	36	
TOTAL DEMAND (ERC/GPD)	36	10,800
SEWER ERC TABLE (1 ERC = 300 GPD)		
ERC'S PER SINGLE FAMILY HOME	1	
SINGLE FAMILY HOMES	36	
TOTAL DEMAND (ERC/GPD)	36	10,800



Designed by: C.J.B. Date: 11/2016				Engineer of Record: CARLOS J. BALLBE'				SITE PLAN		Project Number: 201625	
Drawn by: D.M.L. Date: 11/2016				Registered Engineer Number: 41811				WHISPERING OAKS		Sheet Number: SP-1	
Checked by: _____ Date: _____				State of Florida				THB ISLES, INC.			
NO. DATE BY REVISION				NO. DATE BY REVISION							
2/8/16 CJB ADD SIGHT TRIANGLE INFORMATION											
11/30/16 DML REVISED PER DRC COMMENTS (CYCLE 1)											



2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343



NO.	DATE	BY	REVISION
1	2/8/16	C.B.	ADD SIGHT TRIANGLE INFORMATION
2	12/18/16	DML	REVISED PER DRC COMMENTS (CYCLE 2)
3	11/30/16	DML	REVISED PER DRC COMMENTS (CYCLE 3)

Designed by: C.J.B. Date: 11/2016
Drawn by: D.M.L. Date: 11/2016
Checked by: _____ Date: _____

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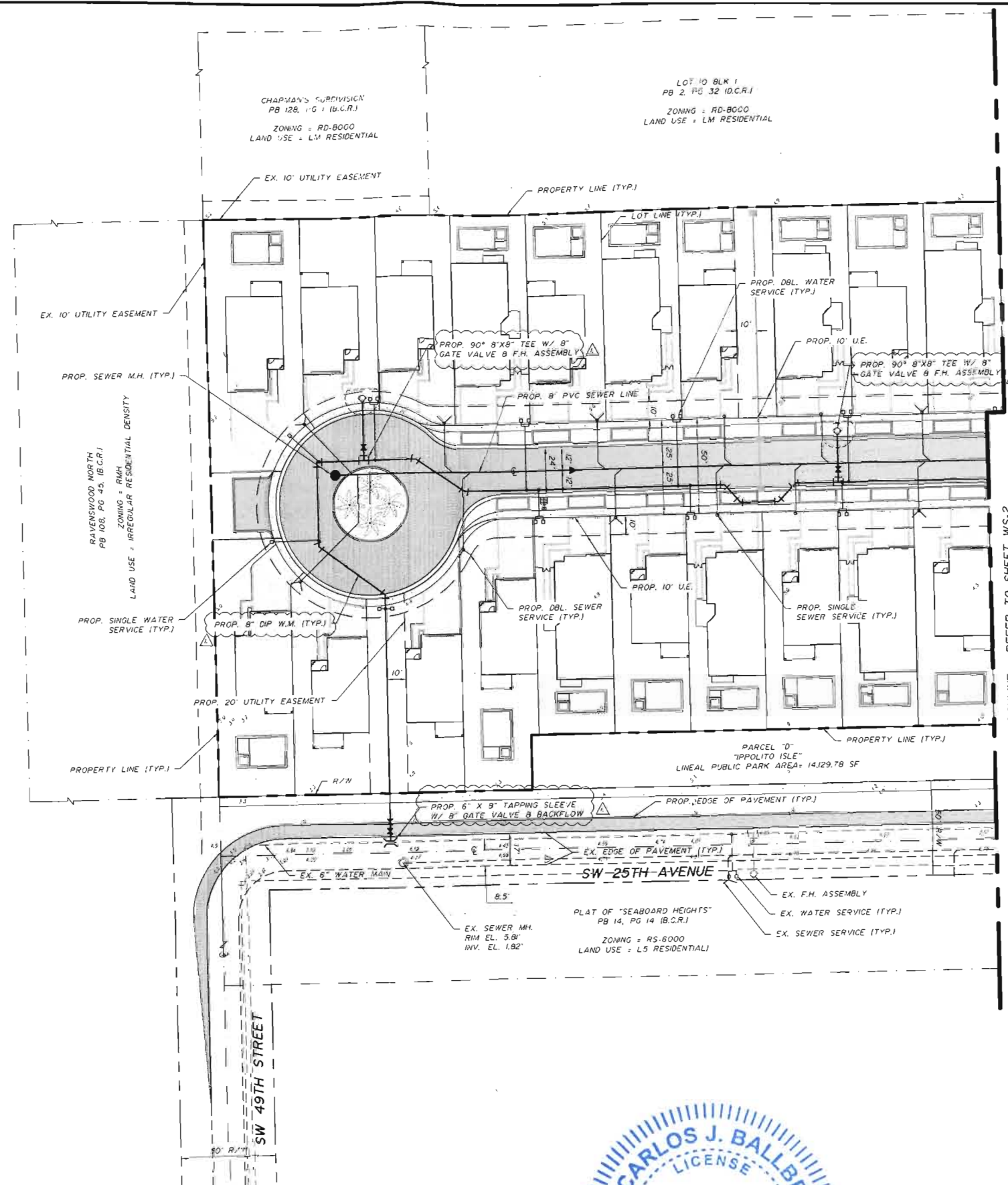
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
Registered Engineer Number: 4181
State of Florida Date: 01/03/17

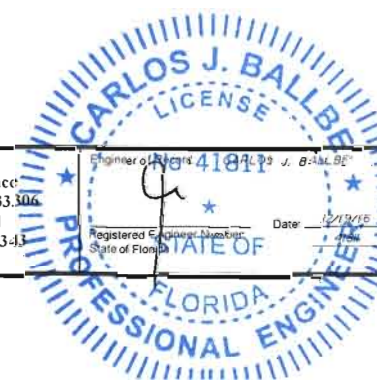
SITE PLAN
WHISPERING OAKS
THB ISLES, INC.

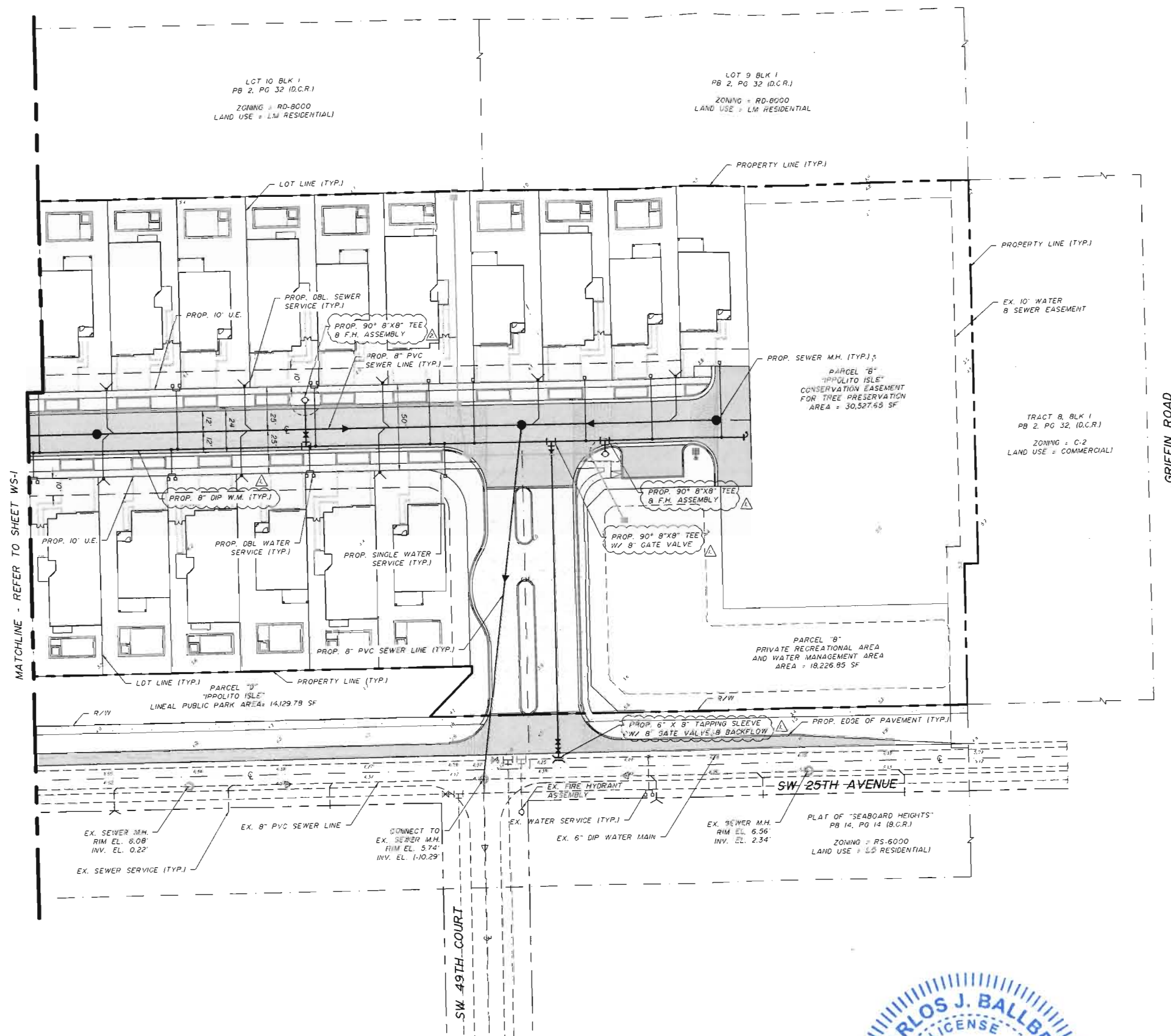
Project Number:
201625
Sheet Number:
SP-2



[illegible]

BALLBÉ
& ASSOCIATES
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CARLOS J. BALLBE
 LICENSE
 No. 41811
 Engineer of Record
 CARLOS J. BALLBE
 STATE OF
 Registered Engineer Number
 State of Florida
 Date: 12/31/16
 Seal

DRAINAGE STRUCTURE SCHEDULE

I TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME & GRATE
R.E. 5.25
I.E. 0.50 N (PRB)
0.50 E (PRB)
0.50 W (PRB)

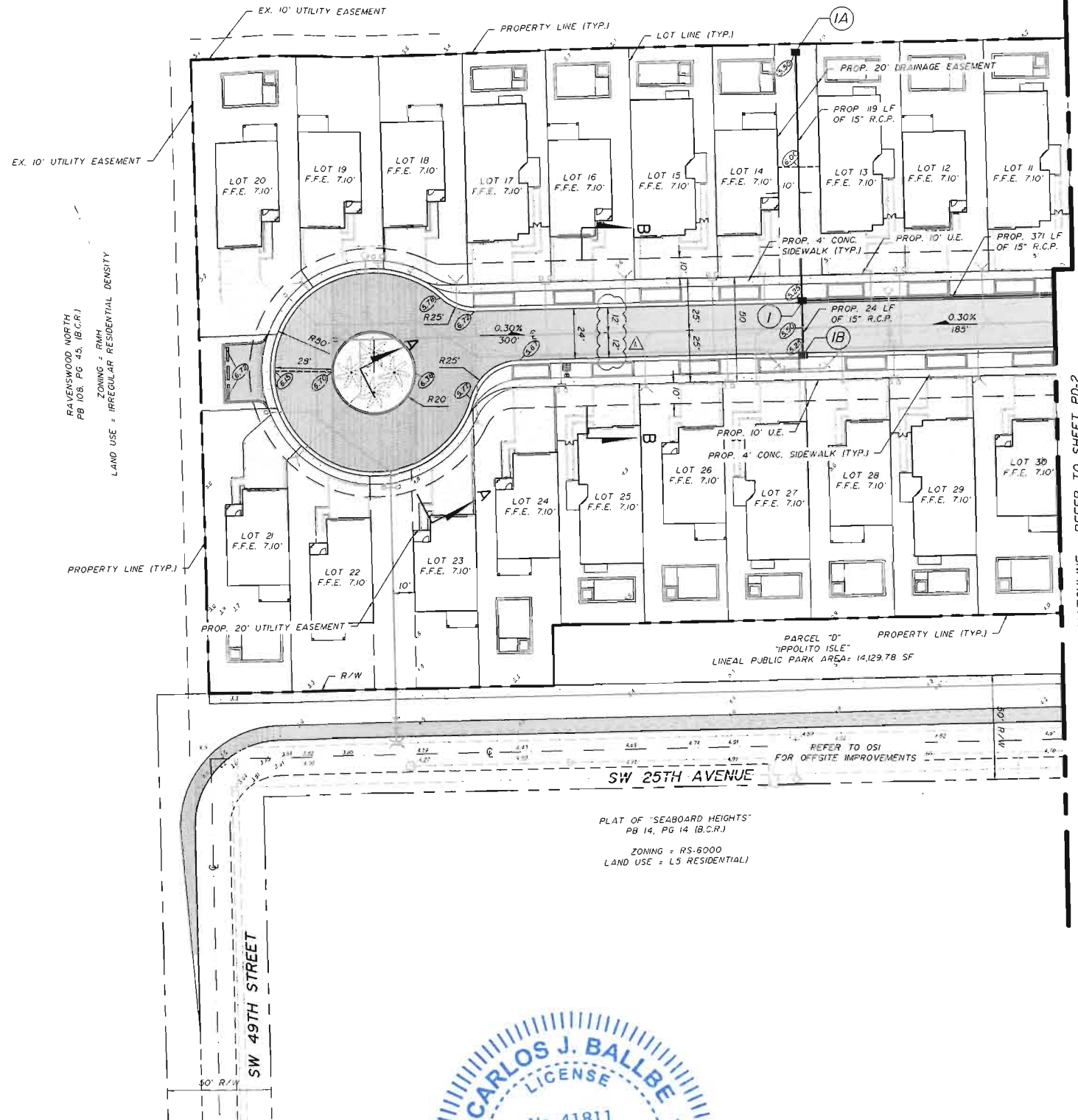
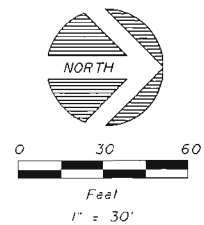
IA TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME & GRATE
R.E. 5.50
I.E. 0.50 W (PRB)

IB TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME & GRATE
R.E. 5.25
I.E. 0.50 E

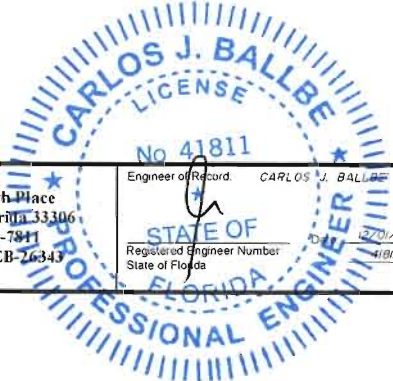
RAVENSWOOD NORTH
PB 108, PG 43 (B.C.R.)
ZONING = RMH
LAND USE = IRREGULAR RESIDENTIAL DENSITY

CHAPMAN'S SUBDIVISION
PB 128, PG 1 (B.C.R.)
ZONING = RD-8000
LAND USE = LM RESIDENTIAL

LOT 10 BLK 1
PB 2, PG 32 (D.C.R.)
ZONING = RD-8000
LAND USE = LM RESIDENTIAL



MATCHLINE - REFER TO SHEET PD-2



REVISION	NO.	DATE	BY	REVISION

Designed by: C.J.B. Date: 9/20/16
Drawn by: D.M.L. Date: 9/20/16
Checked by: _____ Date: _____

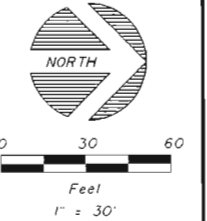
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2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
Registered Engineer Number: 41811
State of Florida

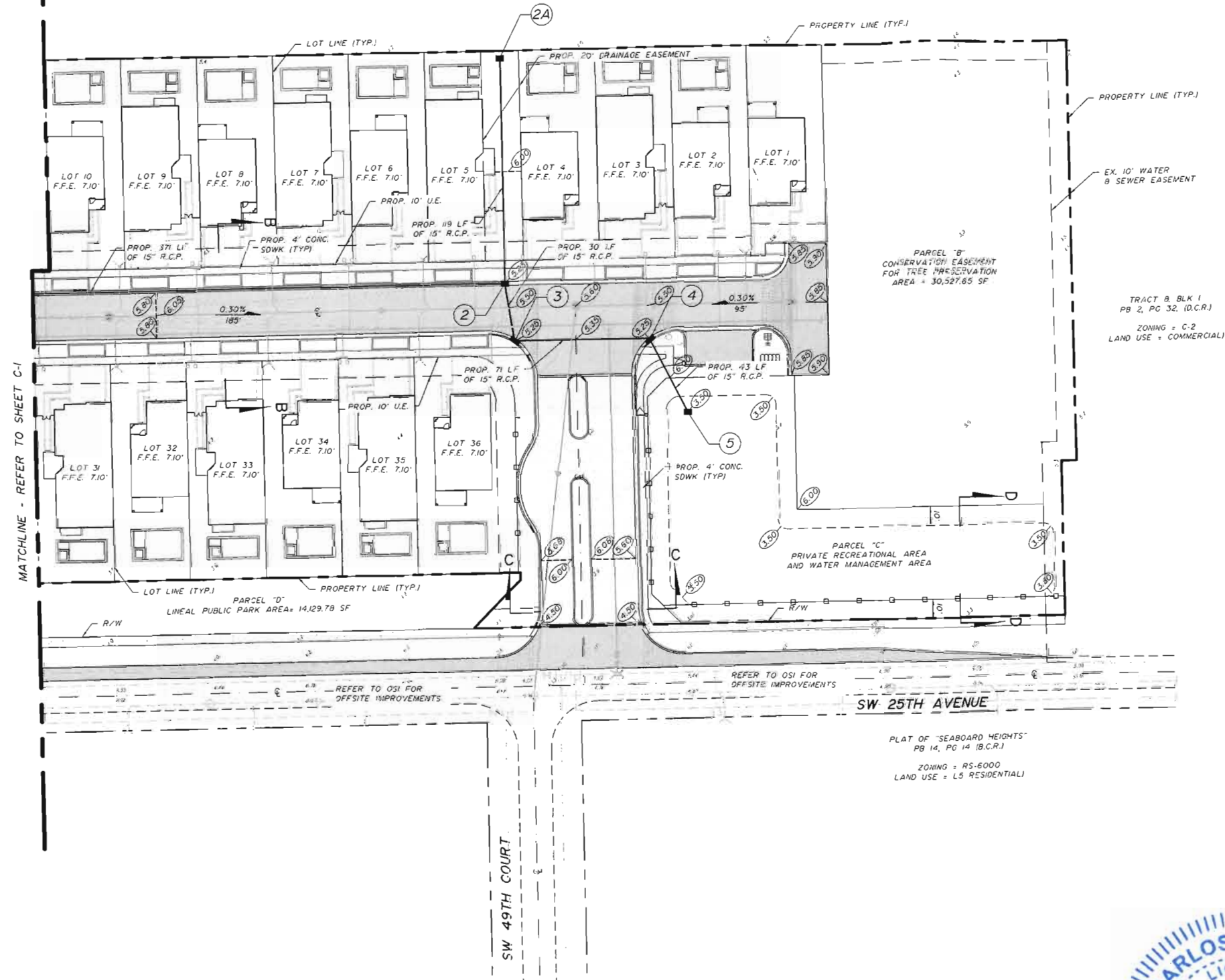
CONCEPTUAL PAVING AND DRAINAGE SYSTEM
PLAN
WHISPERING OAKS
THB ISLES, INC.

Project Number
201625
Sheet Number
PD-1



LOT 10 BLK 1
PB 2, PG 32 (D.C.R.)
ZONING = RD-8000
LAND USE = LM RESIDENTIAL

LOT 9 BLK 1
PB 2, PG 32 (D.C.R.)
ZONING = RD-8000
LAND USE = LM RESIDENTIAL



DRAINAGE STRUCTURE SCHEDULE

- | | | |
|---|--|---|
| 2 TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 3.25
I.E. 0.50 S (PRB)
0.50 W (PRB)
0.50 E (PRB) | 2A TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 5.50
I.E. 0.50 E | 3 TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 5.25
I.E. 0.50 N (PRB)
0.50 W (PRB) |
| 4 TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 5.25
I.E. 0.50 NE (PRB)
0.50 S (PRB) | 5 TYPE "C" CATCH BASIN W/
U.S.F.
512-6143 FRAME B GRATE
R.E. 3.50
I.E. 0.50 SW | |

GRiffin ROAD

TRACT B BLK 1
PB 2, PG 32 (D.C.R.)
ZONING = C-2
LAND USE = COMMERCIAL

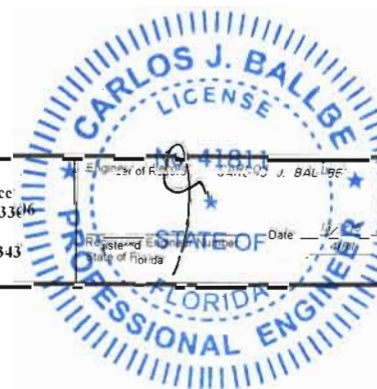
PLAT OF "SEABOARD HEIGHTS"
PB 14, PG 14 (B.C.R.)
ZONING = RS-6000
LAND USE = L5 RESIDENTIAL

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	10/20/16	D.M.J.	REVISED PER DRC COMMENTS (REVISED)				

Designed by: C.J.B. Date: 3/20/15
Drawn by: D.M.J. Date: 9/20/16
Checked by: _____ Date: _____

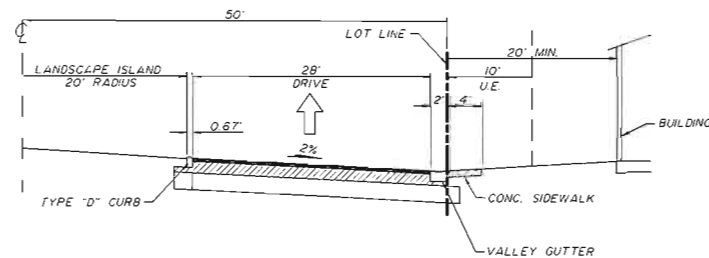
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2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
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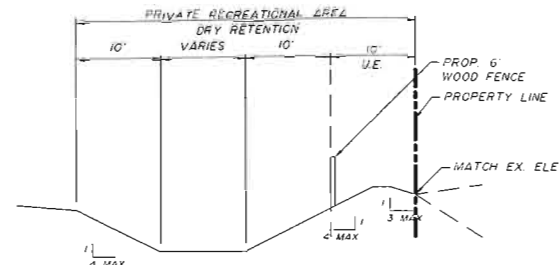


CONCEPTUAL PAVING AND DRAINAGE SYSTEM
PLAN
WHISPERING OAKS
THB ISLES, INC.

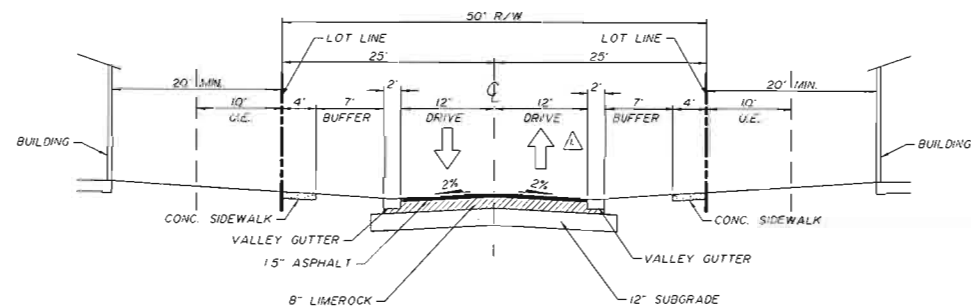
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201625
Sheet Number
PD-2



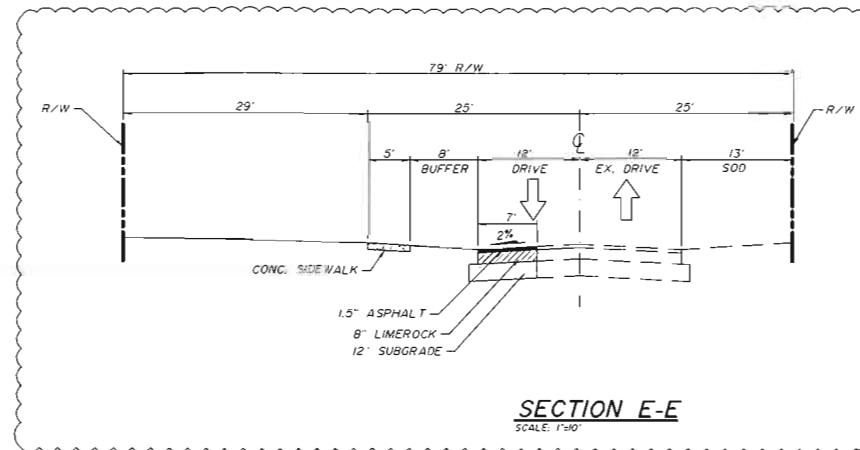
SECTION A-A
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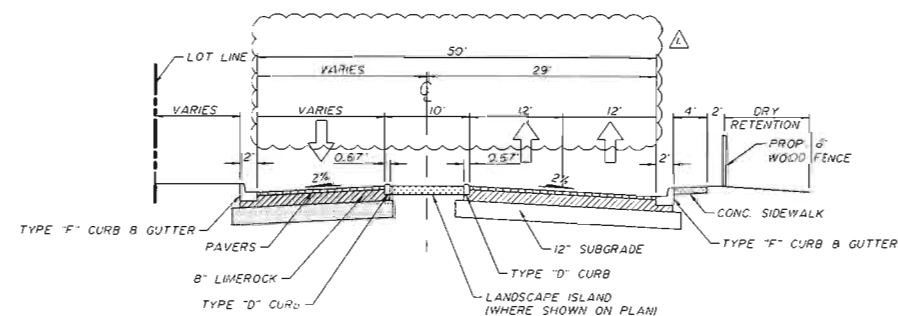
SECTION D-D
SCALE: 1"=10'



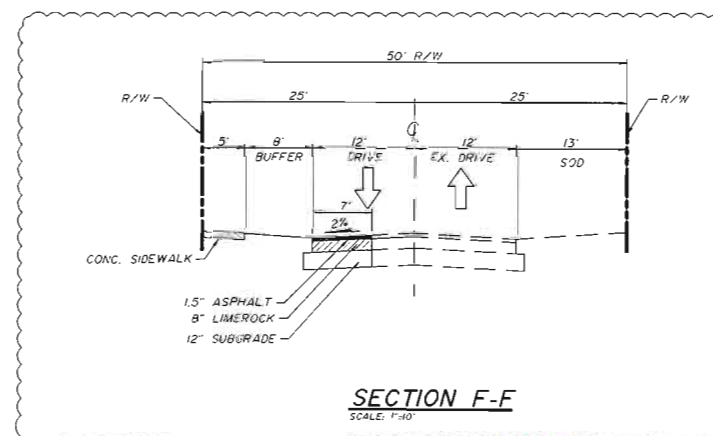
SECTION B-B
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



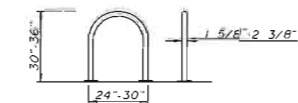
SECTION C-C
SCALE: 1"=10'



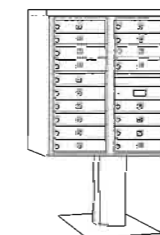
SECTION F-F
SCALE: 1"=10'

PAVEMENT NOTES:

1. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUBGRADE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-190. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE APPROXIMATELY ONE DENSITY FOR EVERY 7000 SQUARE FEET OF ROAD.
2. LIMEROCK BASE SHALL BE 8" PRIMED AND SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 100. SHALL BE OF THE MIAMI FORMATION, HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 70, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-190 UNDER ALL PAVED AREAS.
3. PAVERS SHALL HAVE A MINIMUM SURFACE LOAD CAPACITY OF 32 TONS.



BIKE RACK DETAIL C-1
NTS



MAILBOX - 3410D-18
RTS

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	11/30/18	DML	REVISED PER DRG. COMMENT'S CYCLE III				

Designed by: C.J.B. Date: 9/2016
 Drawn by: D.M.L. Date: 9/2016
 Checked by: _____ Date: _____

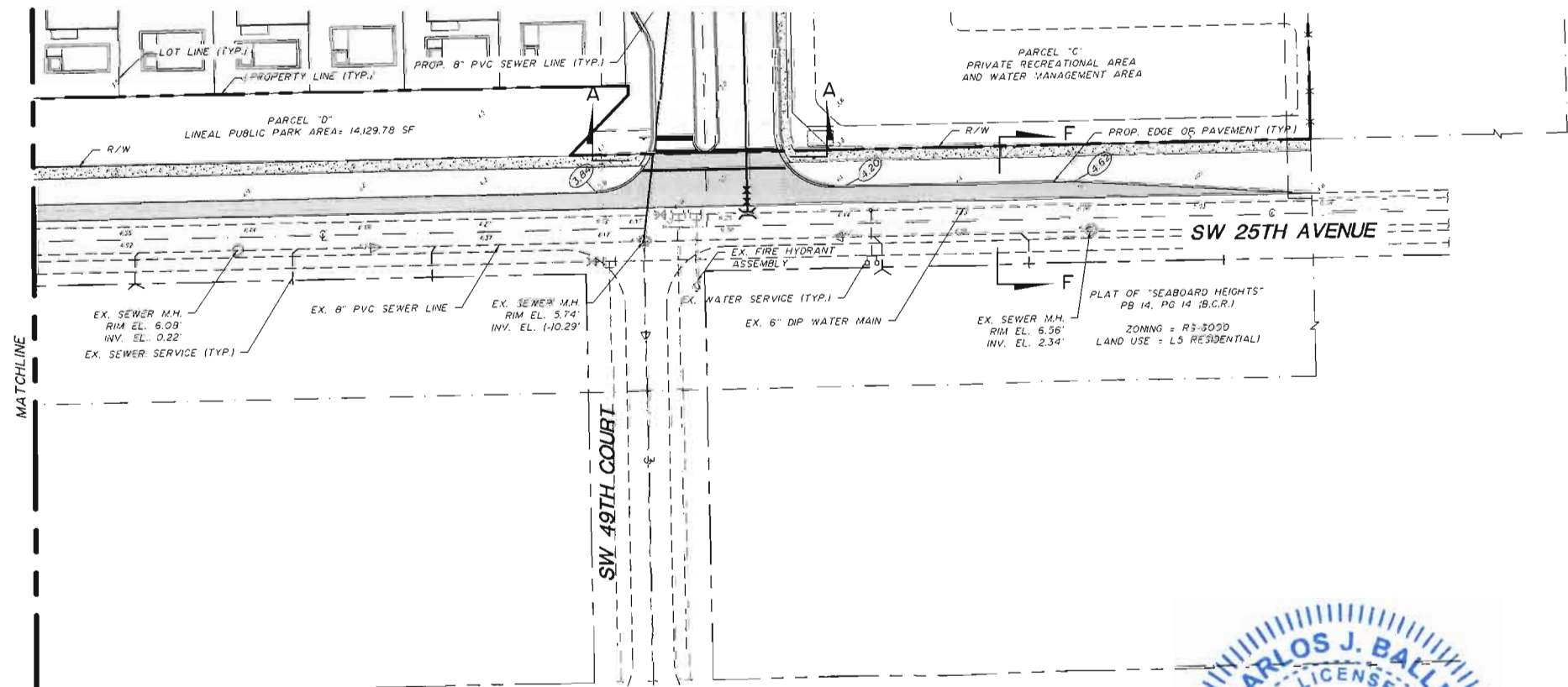
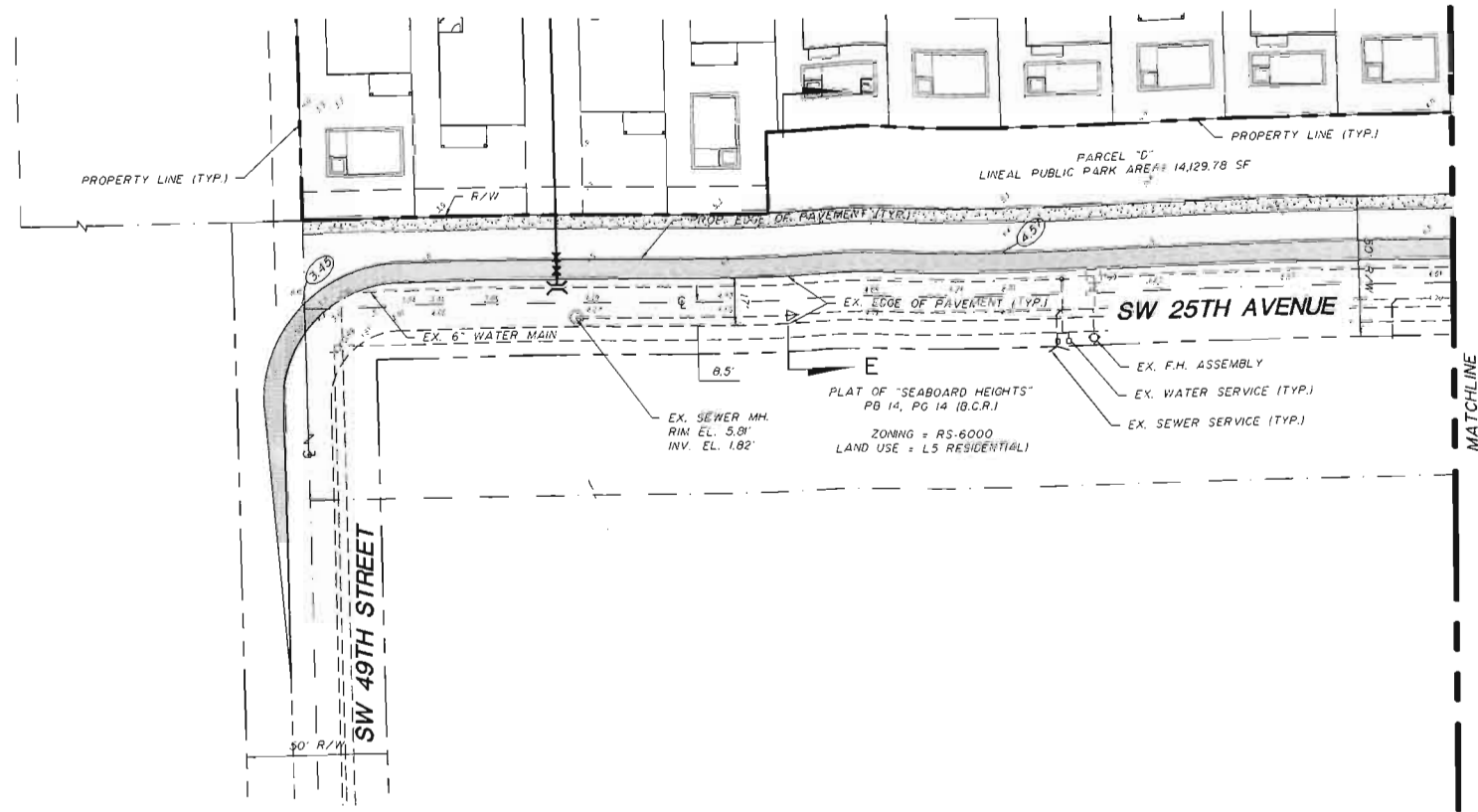
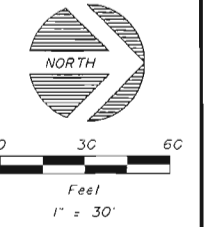
BALLBÉ & ASSOCIATES
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2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: 11000
 State of Florida

CONCEPTUAL PAVING AND DRAINAGE SYSTEM
 TYPICAL SECTIONS AND DETAILS
WHISPERING OAKS
 THB ISLES, INC.

Project Number
201625
 Sheet Number
PD-3

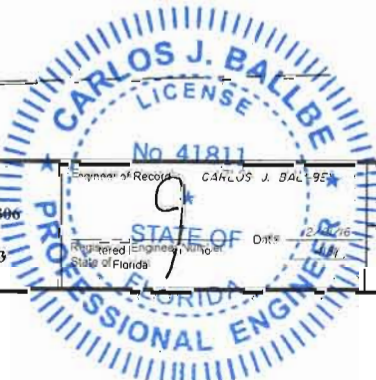


NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

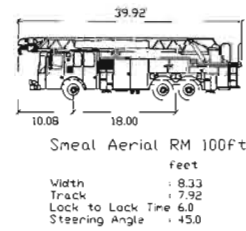
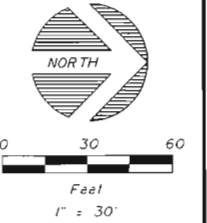
Designed by C. J. B. Date: 9/20/16
Drawn by D.M.L. Date: 9/20/16
Checked by _____ Date: _____

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

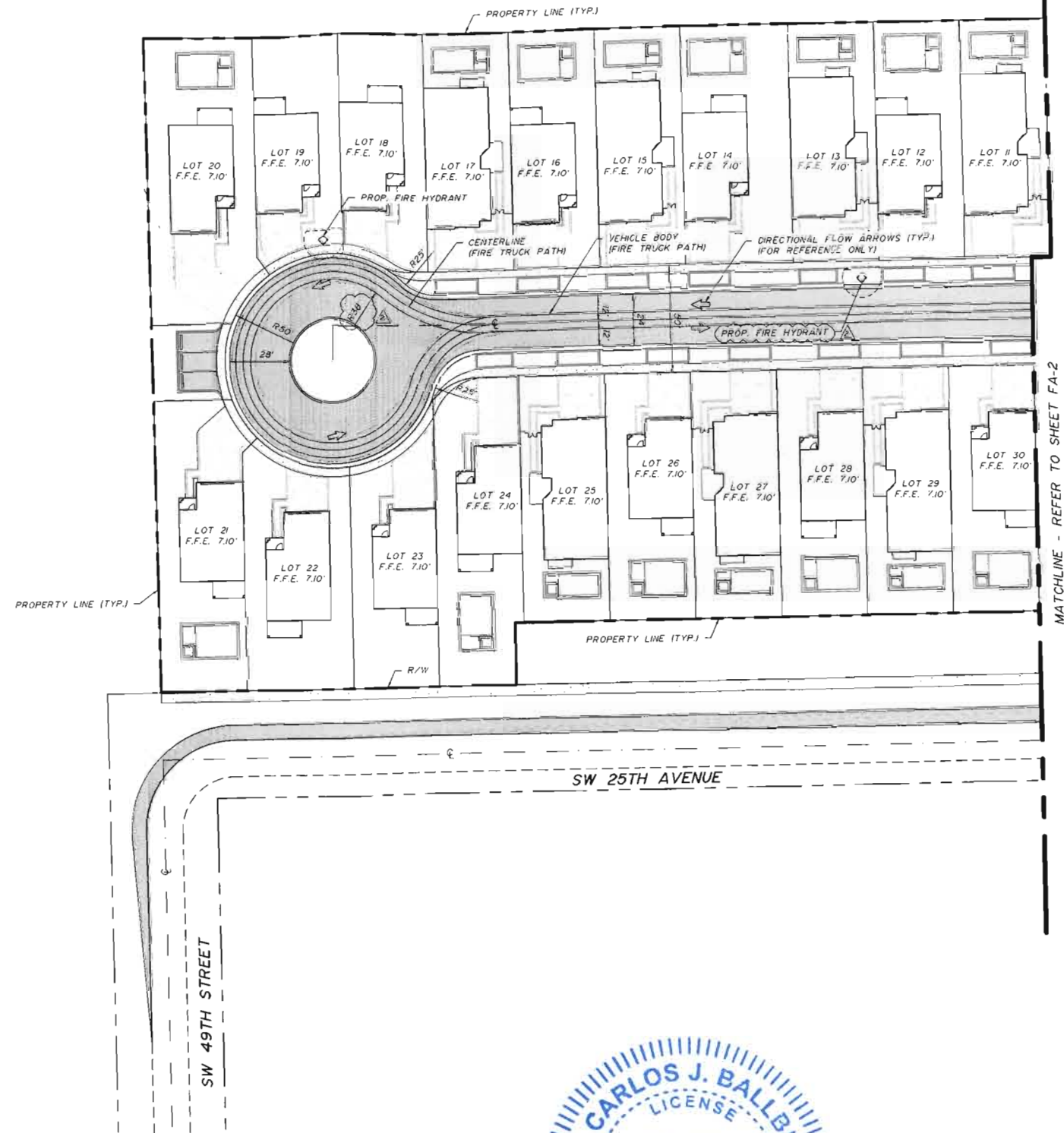
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343



SITE PLAN OFFSITE PLAN	Sheet Number: 201625
WHISPERING OAKS THB ISLES, INC.	Sheet Number: OSI



FIRE TRUCK DIMENSIONS

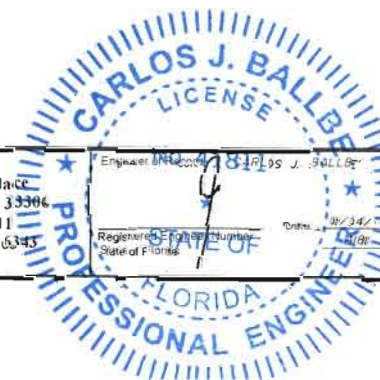


NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	01/24/2017	DMG	REVISED PER LMC COMMENTS (PAGES 2 & 3)				
2	02/01/2018	DMG	SHEET ADDED PER LMC COMMENT'S (PAGE 4)				

Designed by: C.A.R. Date: 11/2016
Drawn by: D.M.L. Date: 11/2016
Checked by: _____ Date: _____

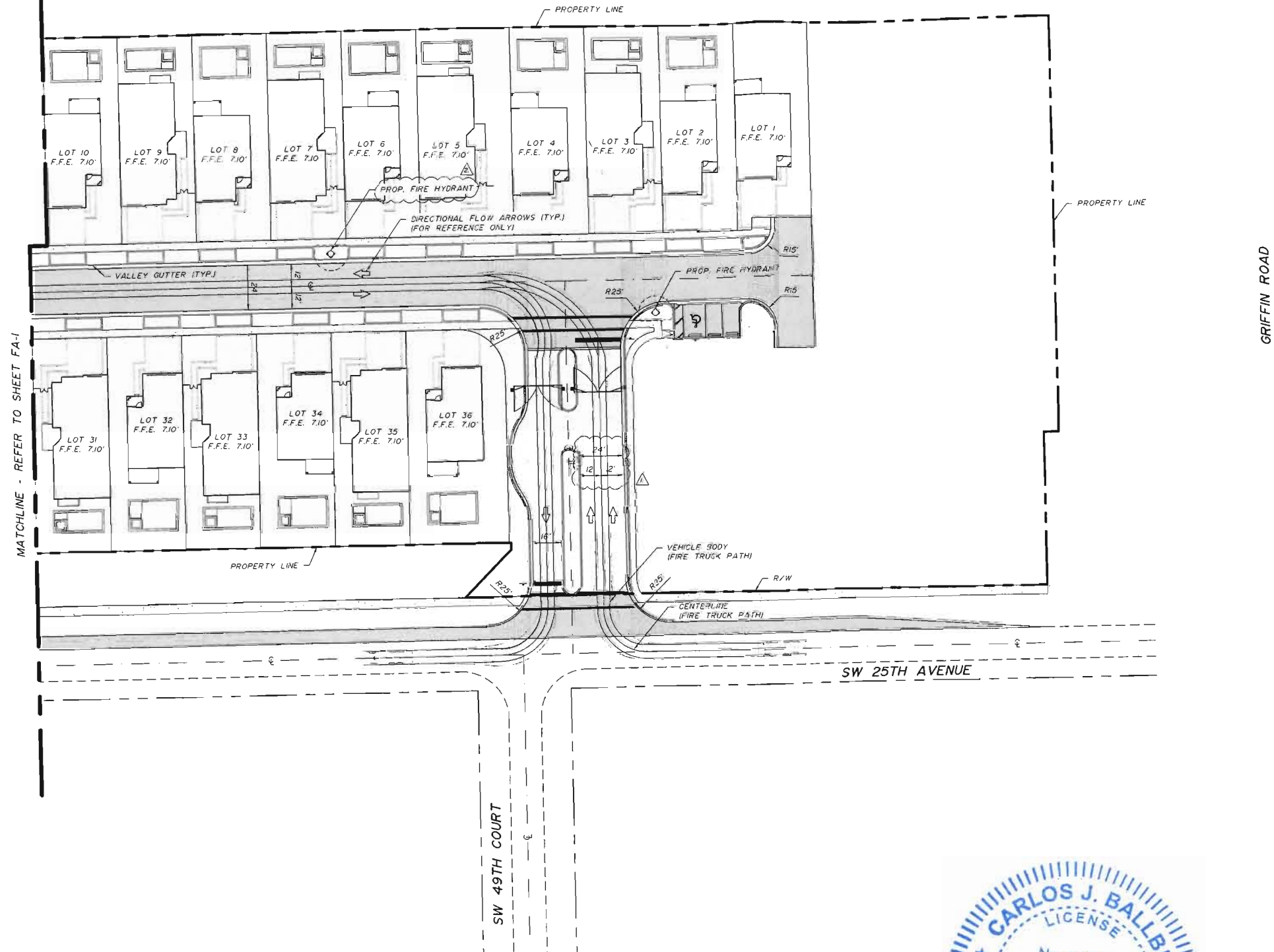
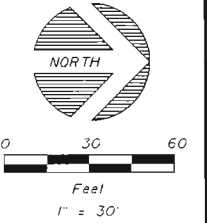
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343



SITE PLAN
FIRE ACCESS PLAN
WHISPERING OAKS
THB ISLES, INC.

Project Number
201625
Sheet Number
FA-1

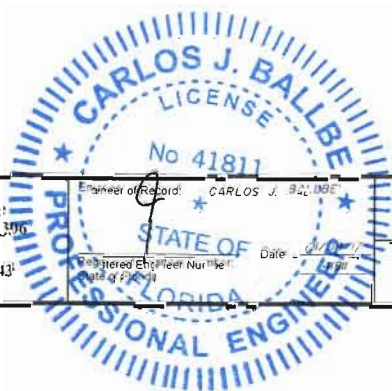


NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	9/14/2017	CML	REVISED PER DMC COMMENTS CYCLE II				
2	11/24/2018	CML	SHEET ADDED PER DMC COMMENTS CYCLE II				

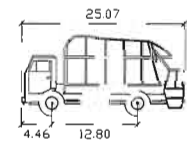
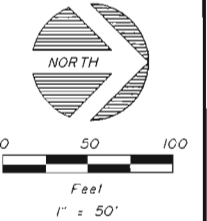
Designed by: C.J.B. Date: 11/2016
Drawn by: D.M. Date: 11/2016
Checked by: _____ Date: _____

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

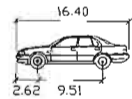
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343



SITE PLAN FIRE ACCESS PLAN	Project Number 201625
WHISPERING OAKS THB ISLES, INC.	Sheet Number FA-2

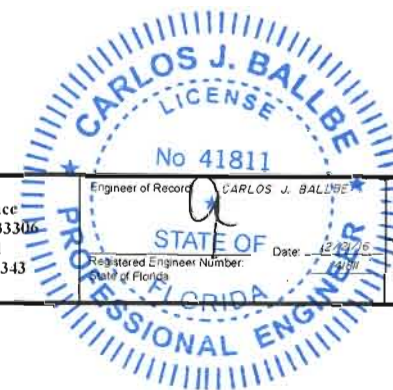
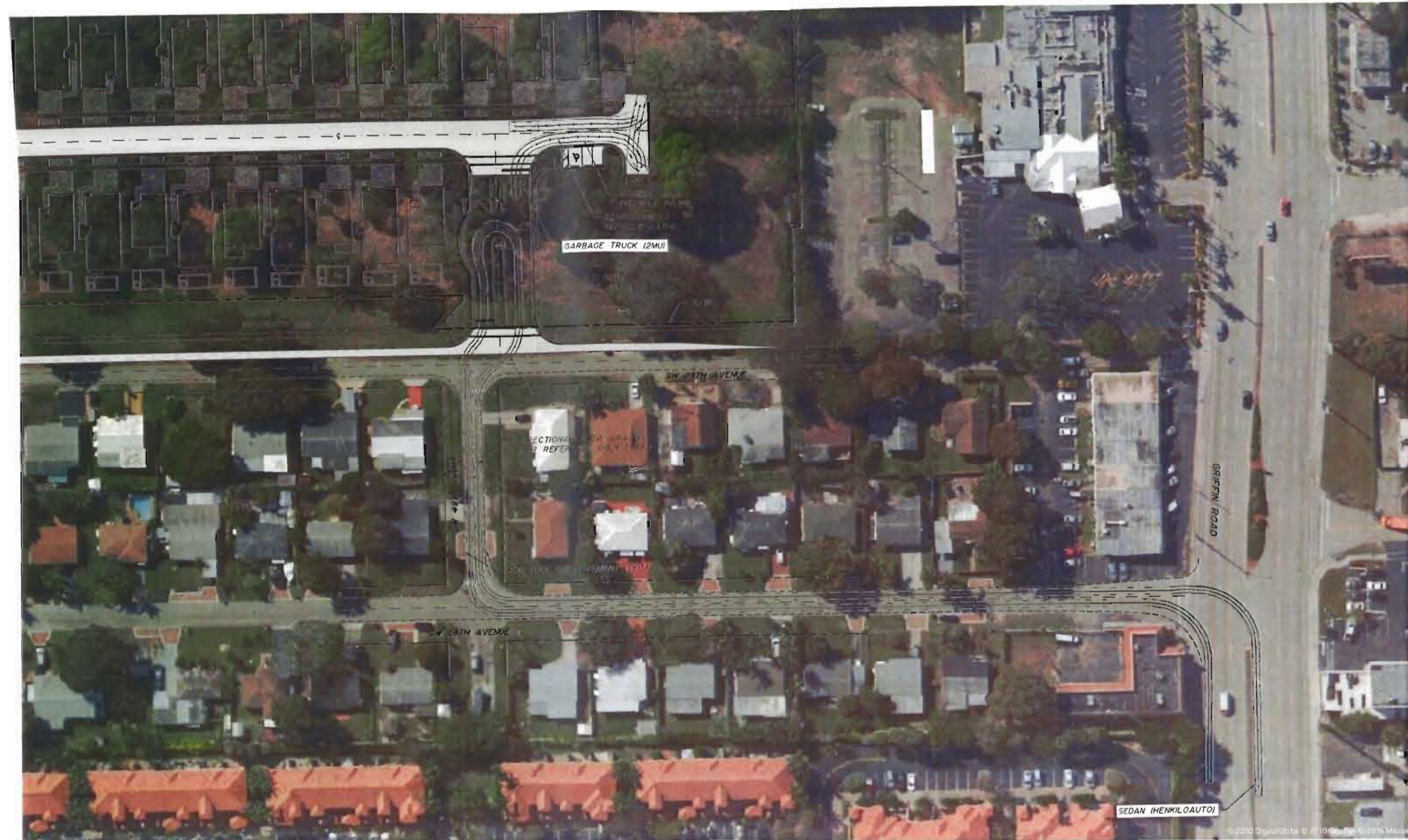


2MU feet
Width : 8.20
Track : 8.20
Lock to Lock Time 6.0
Steering Angle : 40.8



Henkiloauto feet
Width : 5.91
Track : 5.91
Lock to Lock Time 6.0
Steering Angle : 37.2

VEHICLE DIMENSIONS



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	12/21/2016	DAL	SHEET ADDED PER DRC COMMENTS (CYCLE 2)				

Designed by: C.J.B. Date: 12/2016
Drawn by: D.M.L. Date: 12/2016
Checked by: _____ Date: _____

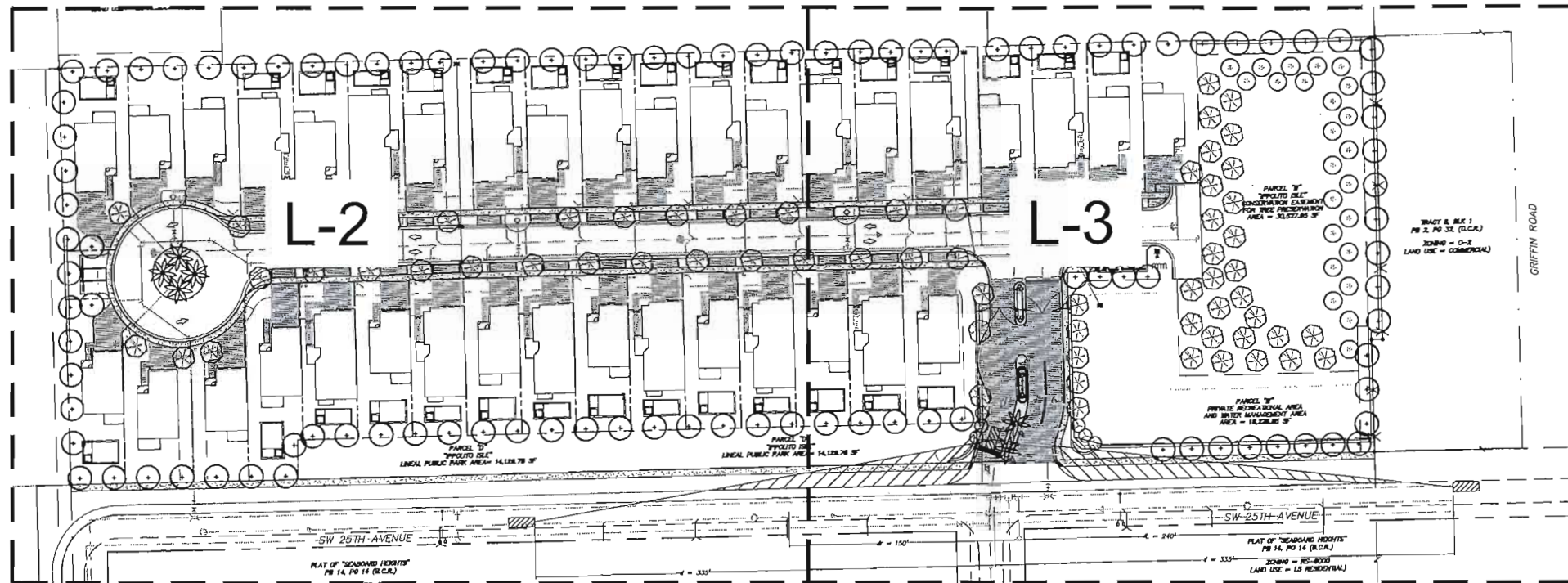
BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
Registered Engineer Number: 41811
State of Florida

SITE PLAN
TRAFFIC CIRCULATION PLAN
WHISPERING OAKS
THB ISLES, INC.

Project Number:
201625
Sheet Number:
TC-1



KEY PLAN

Scale: NTS

SHEET INDEX

- L-1 INDEX
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE TYPICAL
- L-5 LANDSCAPE TYPICAL
- L-6 LANDSCAPE TYPICAL
- L-7 LANDSCAPE DETAILS

NOTE:

- PLANS WILL BE ADJUSTED AFTER TREE SURVEY IS CONDUCTED TO ENSURE AS MANY TREES AS POSSIBLE WILL BE PROTECTED ON SITE.
- NO TREES WILL BE REMOVED PRIOR TO OBTAINING A TREE REMOVAL PERMIT FROM THE CITY OF DANIA BEACH.

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	6	Magnolia grandiflora 'Little Gem'	10' HT. X 4" SPR. 2.5" DBH
		LITTLE GEM MAGNOLIA	F.G.
	69	*Simarouba glauca	14' HT. X 4" SPR. 2" DBH.
		PARADISE TREE	F.G.
	103	*Platanus occidentalis	14' HT. X 4" SPR. 2" DBH.
		SYCAMORE	F.G.
	24	*Swietenia mahagoni	12' HT. X 4" SPR. 2" DBH.
		MAHOGANY	F.G.
	6	*Roystonea elata	20-22' O.A. HT., 6" GREYWOOD
		ROYAL PALM	F.G., MATCHED HTS.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AN	65	Annuals	FILL 4 PLANTED POTS
		CONTRACTOR TO SELECT SPECIES TO FILL AREA	
CE	432	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTWOOD	3 GAL.
CES	44	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTWOOD	3 GAL.
CFR	6	Cordyline fruticosa 'Red Sister'	4' O.A. HT. 4PPP
		TI PLANT	3 GAL.
PL	347	Penias lanceolata 'New Look Purple'	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
FM	85	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	130	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Florafam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LEGEND

- *1 TREE REQUIRED FOR PERIMETER BUFFER
 - *2 TREE REQUIRED FOR V.U.A.
 - *3 TREE REQUIRED FOR NON-V.U.A.
- ALL TREES IN SINGLE FAMILY LOTS TO BE COUNTED AS *2 TREES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning: <u>PRD-1</u>	Net Lot Area <u>6.228</u> acres <u>271,291.68</u> s.f.	
BUFFER REQUIREMENTS	REQUIRED	PROVIDED
A. Perimeter Buffers for V.U.A. Abutting Public R.O.W. - 10' buffer with one tree per every 30 L.F. with continuous hedge	<u>13 TREES</u>	<u>13 TREES</u>
B. Perimeter Buffers Abutting Public Land - 5' buffer with one tree per every 30 L.F. with continuous hedge	<u>19 TREES</u>	<u>19 TREES</u>
Abutting Residential - 5' buffer with one tree per every 30 L.F. with continuous hedge	<u>42 TREES</u>	<u>42 TREES</u>
Abutting Commercial - 5' buffer with one tree per every 30 L.F. with continuous hedge - 312 L.F. abutting commercial	<u>10 TREES</u> <u>156 SHRUBS</u>	<u>10 TREES</u> <u>358 SHRUBS</u>
TOTAL BUFFER PLANTINGS (A+B)	<u>84 TREES</u> <u>156 SHRUBS</u>	<u>84 TREES</u> <u>358 SHRUBS</u>

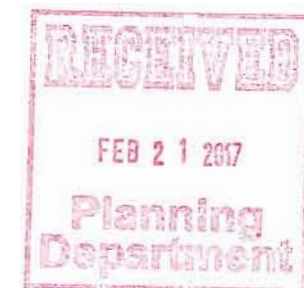
INTERIOR LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
A. V.U.A. Landscape Requirement - 20% of total V.U.A. to be dedicated to landscaping - 1 tree per 200 sqft of V.U.A. - 37,342.35 sqft of V.U.A.	<u>7,468.47 SF</u> <u>187 TREES</u>	<u>23,339.16 SF</u> <u>187 TREES</u>
B. Non-V.U.A. Landscape Requirement Percentage of Non-V.U.A. Open Space: 30%-39% of site (31%) - 1 tree and 8 shrubs per 2,500 sqft - 84,304.59 sqft of non-V.U.A. open space	<u>34 TREES</u> <u>270 SHRUBS</u>	<u>39 TREES</u> <u>270 SHRUBS*</u>
C. Single Family Lot Landscaping - 3 trees and 10 shrubs per lot (counts can be fulfilled from other landscape requirements)	<u>108 TREES</u> <u>360 SHRUBS</u>	<u>108 TREES*</u> <u>648 SHRUBS*</u>
TOTAL INTERIOR PLANTINGS	<u>221 TREES</u> <u>360 SHRUBS</u>	<u>226 TREES</u> <u>772 SHRUBS</u>

* 108 trees and 147 shrubs for single family lot landscaping to be counted towards Non-V.U.A. requirements also.

OVERALL LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
TOTAL OVERALL PLANTINGS	<u>305 TREES</u> <u>516 SHRUBS</u>	<u>310 TREES</u> <u>1130 SHRUBS</u>
A. 50% of total trees and shrubs provided to be native species	<u>153 TREES</u> <u>258 SHRUBS</u>	<u>247 TREES</u> <u>995 SHRUBS</u>
B. - 40% of proposed trees to be shade trees - Of remaining 60%: - Less than 30% to be intermediate trees - Less than 10% to be small trees - Less than 20% to be palm trees	<u>123 TREES</u> <u>56 TREES</u> <u>19 TREES</u> <u>37 PALMS</u>	<u>247 TREES</u> <u>24 TREES</u> <u>6 TREES</u> <u>112 PALMS</u>



WHISPERING OAKS DANIA BEACH, FL INDEX

Project:

Revisions:	Date:	By:
1. Initial Design	11.02.2016	WITKIN
2. Final Design	01.05.2017	WITKIN
3. Final Design	01.05.2017	WITKIN

Seal:

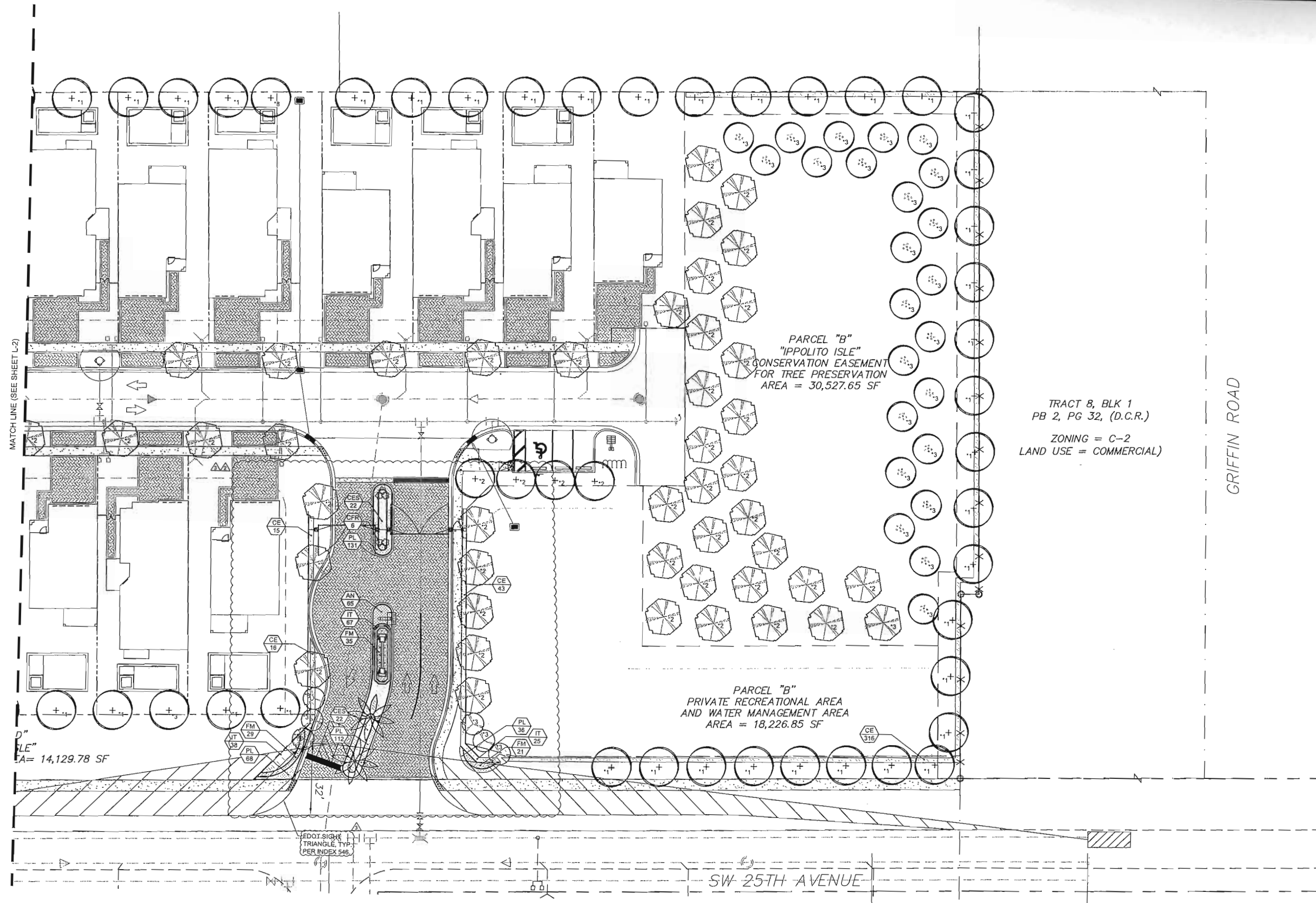
Lic. # LA0000889
Member: A.S.L.A.

Drawing: INDEX
Date: 10/19/2016
Scale: See Left
Drawn by: TGV
Sheet No.:

L-1

Cad Id.: 2016-098

WITKIN HULTS
DESIGN GROUP
307 South 21st Avenue
Dania Beach, Florida 33024
phone: 954.923.8861 fax: 954.923.9659
www.witkinhults.com



LANDSCAPE PLAN

Scale: 1"=20'-0"

LEGEND

- *1 TREE REQUIRED FOR PERIMETER BUFFER
 - *2 TREE REQUIRED FOR V.U.A.
 - *3 TREE REQUIRED FOR NON-V.U.A.
- ALL TREES IN SINGLE FAMILY LOTS TO BE COUNTED AS *2 TREES



WITKIN HULTS
DESIGN GROUP
11000 Hollywood Blvd., Suite 200
Hollywood, FL 33021
Phone: 954.923.9881
www.witkindesign.com

WHISPERING OAKS
DANIA BEACH, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1. Initial Design	11/22/2016	TGW
2. Revision of Site Plan to Draw	01/25/2017	TGW
3. Final Design	02/14/2017	TGW

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 10/19/2016
Scale: See Left
Drawn by: TGW
Sheet No.:
L-3
Cad Id.: 2016-096



Scale: 1"=8'-0"

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND		
DANIA BEACH		
ZONE DISTRICT: PRD-1 (SINGLE FAMILY HOMES)		
Gross Land: 4,440 sq. ft. Net Land: 4,440 sq. ft. Water Bodies: 0		
	REQ.	PROV.
TREES: Trees per Lot: 3 Note: 50% of required trees and/or palms shall be native species.	3	3
TOTAL NUMBER OF TREES	3	3
SHRUBS: (10 shrubs per lot) 50% shrubs/hedge shall be native species.	10	22

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Department

WHISPERING OAKS
DANIA BEACH, FL
MODEL A TYPICAL LANDSCAPE PLAN

Project:

[illegible]

Seat:

Lic. # LA0000889
Member: A.S.I.A.

Drawing: Landscape Plan
Date: 10/27/2016
Scale: See Left
Drawn by: TGW
Sheet No.:

L-4
Cad Id.: 2016-096



LANDSCAPE LEGEND DANIA BEACH		
ZONE DISTRICT: PRD-1 (SINGLE FAMILY HOMES)		
Gross Land: 4,440 sq. ft. Net Land: 4,440 sq. ft. Water Bodies: 0		
	REQ.	PROV.
TREES: Trees per Lot: 3 Note: 50% of required trees and/or palms shall be native species.	3	3
TOTAL NUMBER OF TREES	3	3
SHRUBS: (10 shrubs per lot) 50% shrubs/hedge shall be native species.	10	17

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Department



LANDSCAPE LEGEND		
DANIA BEACH		
ZONE DISTRICT: PRD-1 (SINGLE FAMILY HOMES)		
Gross Land: 4,440 sq. ft. Net Land: 4,440 sq. ft. Water Bodies: 0		
	REQ.	PROV.
TREES:		
Trees per Lot: 3	3	3
Note: 50% of required trees and/or palms shall be native species.		
TOTAL NUMBER OF TREES	3	3
SHRUBS: (10 shrubs per lot)	10	15
50% shrubs/hedge shall be native species.		

Drawing: Landscape Plan
 Date: 10/27/2016
 Scale: See Left
 Drawn by: TGW
 Sheet No.:

 L-6
 Cad Id.: 2016-096



L-6



- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

[illegible]

Seal

Uc. # LA0000889
Member, A.S.L.A.

Drawing: Landscape Details

Date: 10/19/2016

Scale: NTS

Drawn by: TGW

Sheet No.:

Cad Id.: 2016-096

L-7



COLOR ELEVATION MODEL A
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL B
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL C
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL A (ALT)
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL B (ALT)
SCALE: 1/4" = 1'-0"



COLOR ELEVATION MODEL C (ALT)
SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILIDDJIAN

& ASSOCIATES
ARCHITECTS - PLANNERS

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PETER KILIDDJIAN, RA
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REVISIONS:

OWNER:
THE BLES, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SF.H

SEA:

COLOR ELEVATIONS
UNITS

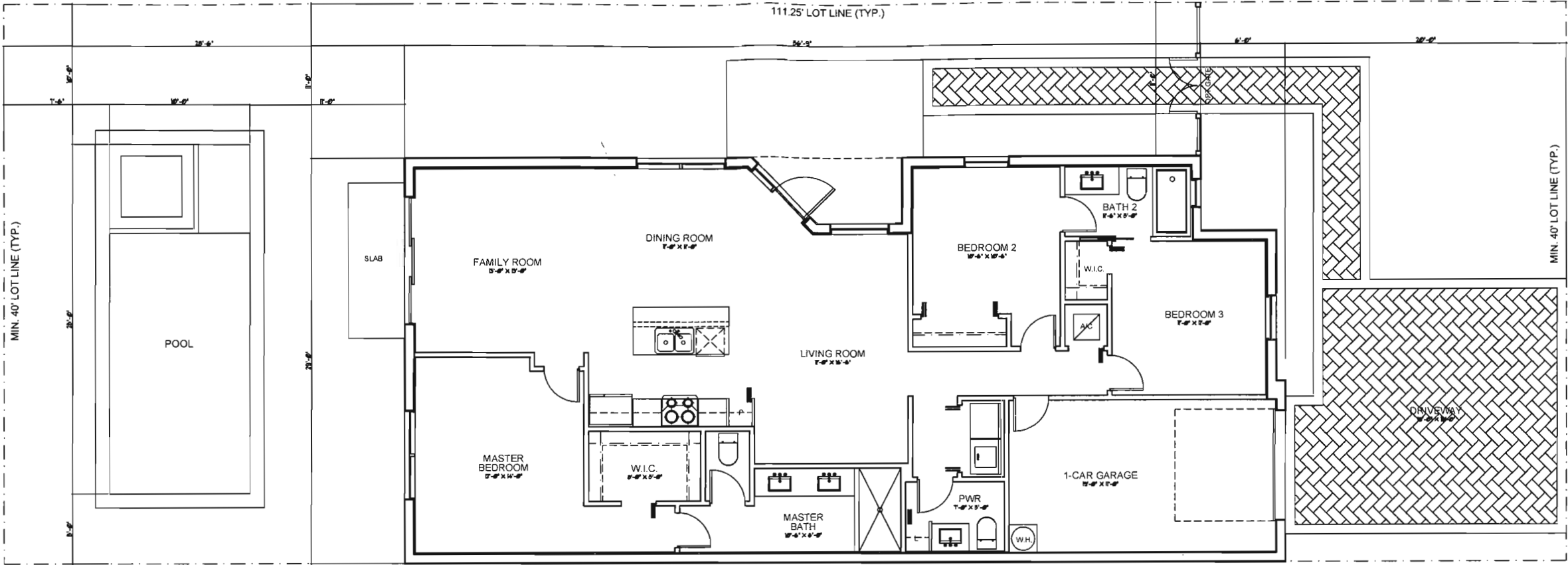
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DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

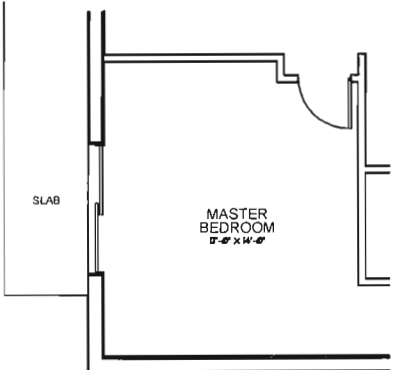
A-0

SHEET NO.:





FIRST FLOOR PLAN MODEL A
SCALE: 1/4" = 1'-0"



OPT. SLD DOOR
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS: MODEL A	
A/C 1st FLOOR	1,512 SQUARE FEET
COVERED ENTRY	40 SQUARE FEET
GARAGE	228 SQUARE FEET
TOTAL	1,780 SQUARE FEET
LOT AREA	4,450 SQUARE FEET
LOT COVERAGE	1,780 SF = 40.0 %



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PEREZ
KILIDDJIAN**
& ASSOCIATES
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http://www.pplarch.com

REVISIONS:

OWNER:
THE BLUES, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SFH

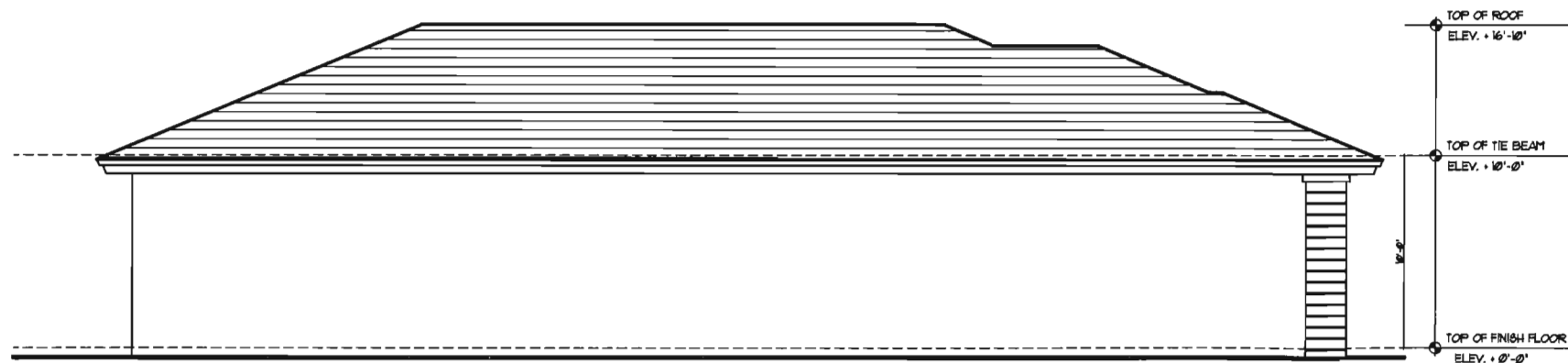
FLOOR PLAN
UNIT A

SITE DATA
DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-1
SHEET NO.:



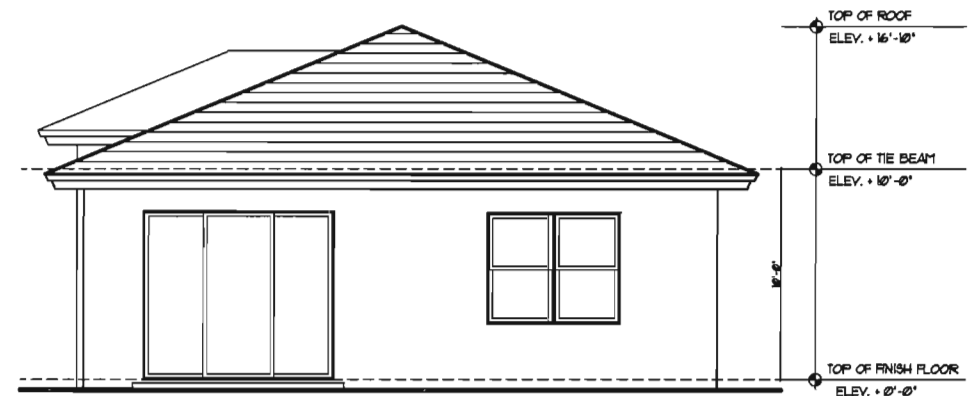
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SCALE: 1/4" = 1'-0"



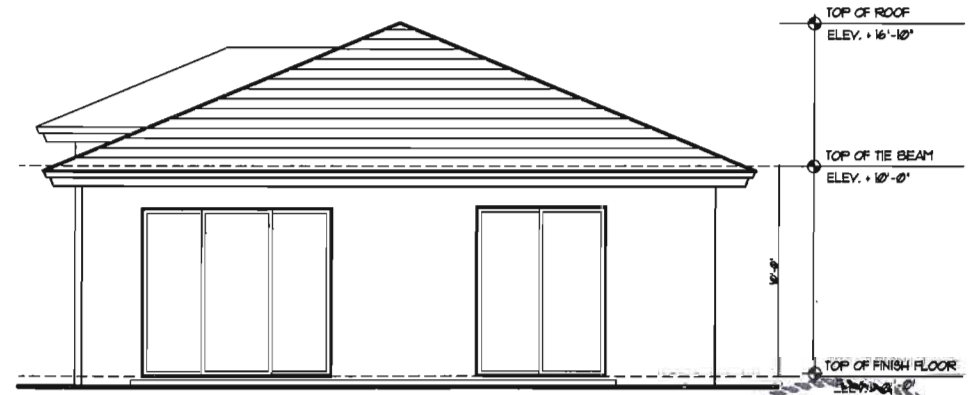
LEFT ELEVATION MODEL A
SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL A
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL A
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL A OPT. FRENCH DOOR
SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILIDDJIAN

& ASSOCIATES
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OWNER:
THE BEES, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SFH

SEA:

ELEVATIONS
UNIT A

SITE DATA

DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

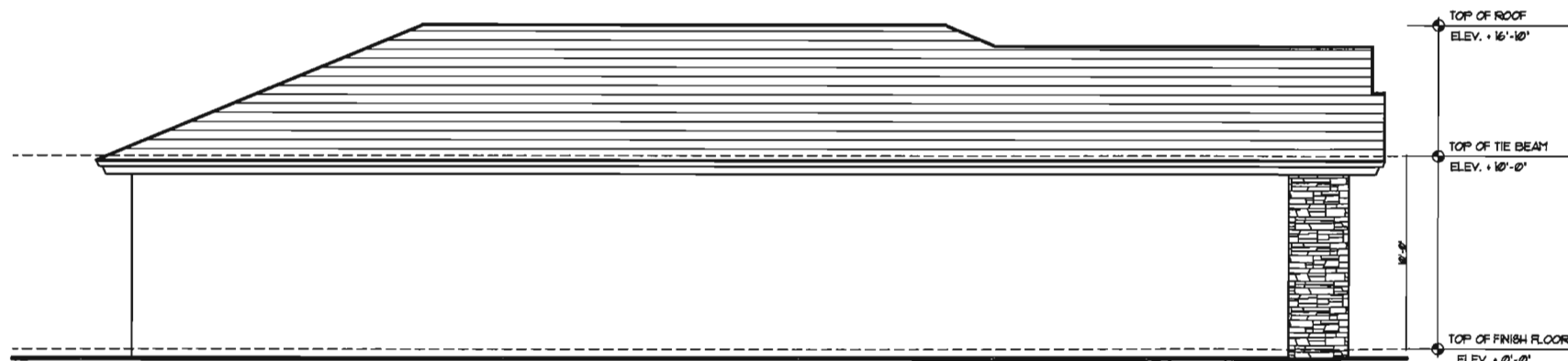
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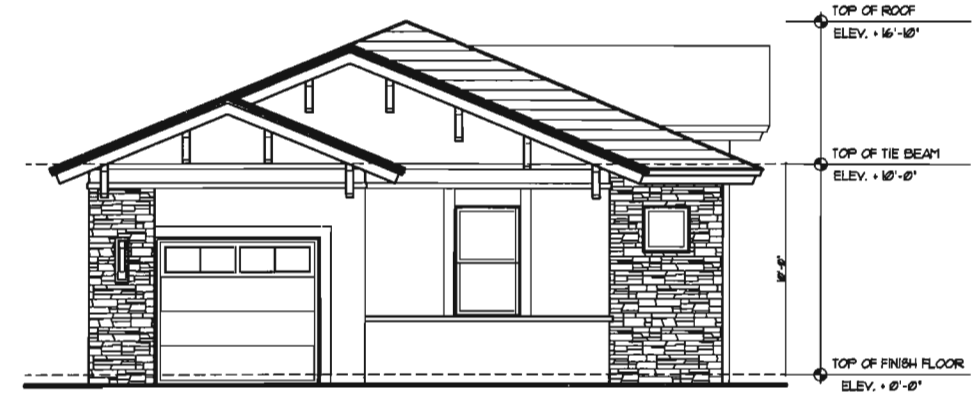




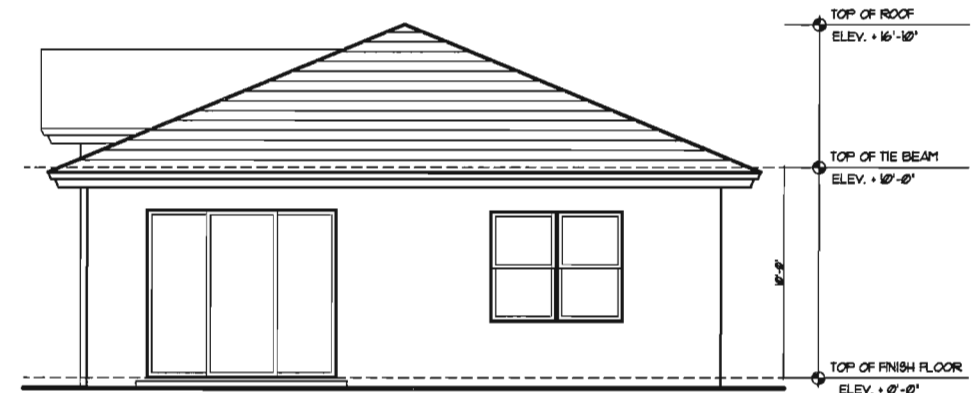
RIGHT ELEVATION MODEL A (ALT)
SCALE: 1/4" = 1'-0"



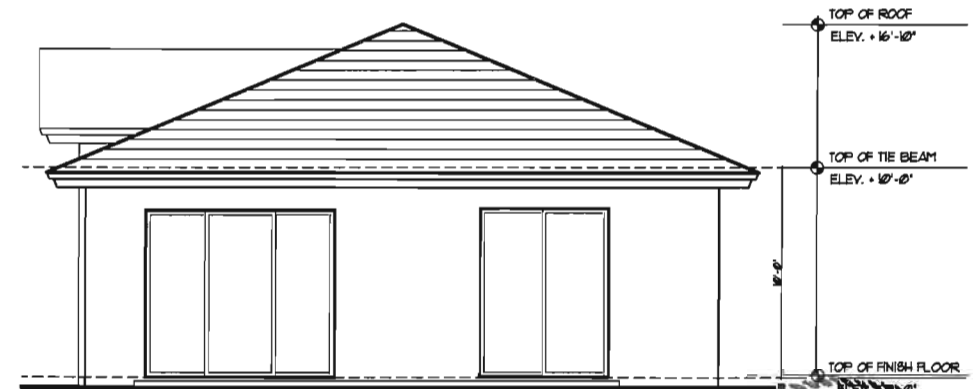
LEFT ELEVATION MODEL A (ALT)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL A (ALT)
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL A (ALT)
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL A (ALT) OPT. FRENCH DOOR
SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILIDDJIAN

& ASSOCIATES
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Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SFH

SEAL:

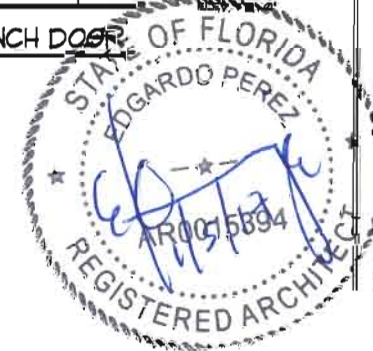
ELEVATIONS ALT.
UNIT A

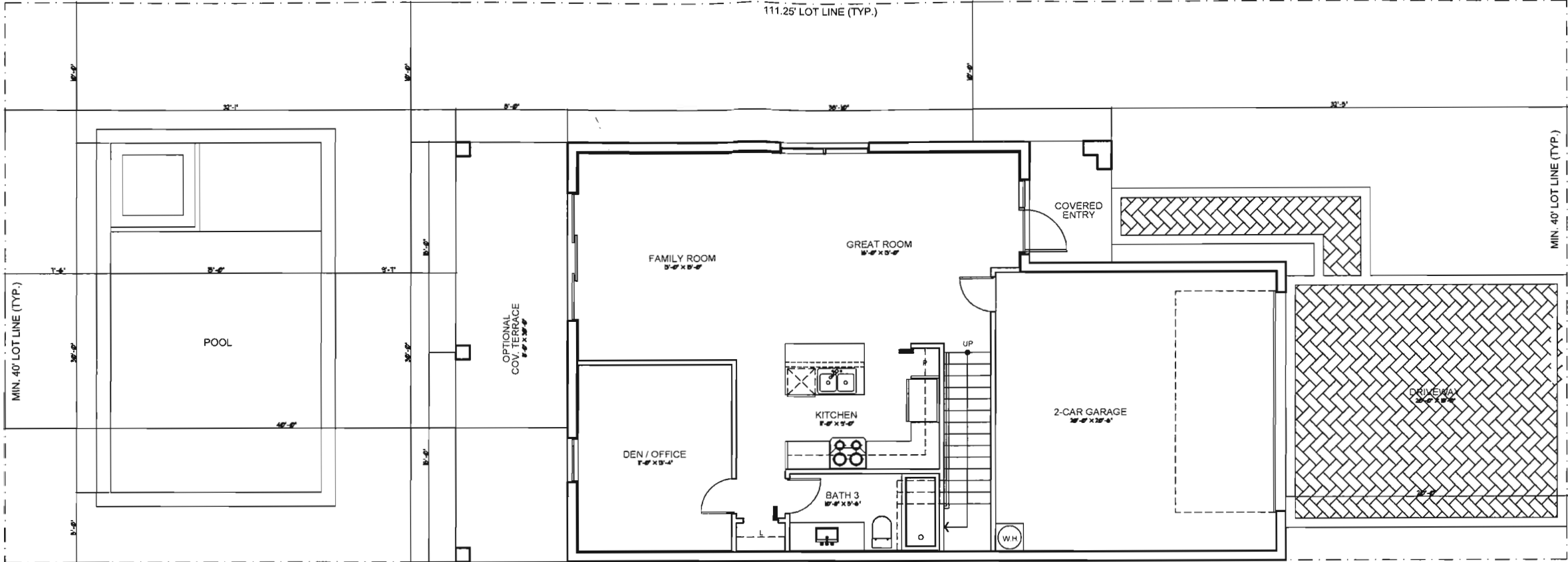
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CHECK BY: MP
JOB NO.: 16-36

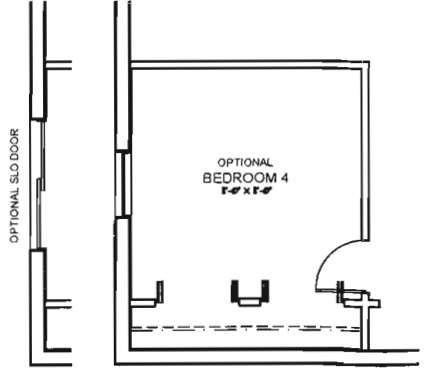
A-3

SHEET NO.:





FIRST FLOOR PLAN MODEL B
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 4
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS: MODEL B	
A/C 1st FLOOR	940 SQUARE FEET
A/C 2nd FLOOR	930 SQUARE FEET
TOTAL A/C	1870 SQUARE FEET
COVERED ENTRY	50 SQUARE FEET
GARAGE	446 SQUARE FEET
TOTAL	2366 SQUARE FEET
OPTIONAL COV. TERRACE	240 SQUARE FEET
LOT AREA	4,450 SQUARE FEET
LOT COVERAGE	1,668 SF = 37.5 %



PASCUAL PEREZ KILIDDJIAN & ASSOCIATES ARCHITECTS - PLANNERS LICENSE # AA 26001357
EDGARDO PEREZ, AIA LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA LICENSE No.: AR 0008254
PETER KILIDDJIAN, R.A. LICENSE No.: AR 0093067
AT THE BEACON CENTER 1300 NW 84th AVENUE DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
http://www.ppkarch.com
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REVISIONS:

OWNER:
THE BLUES, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

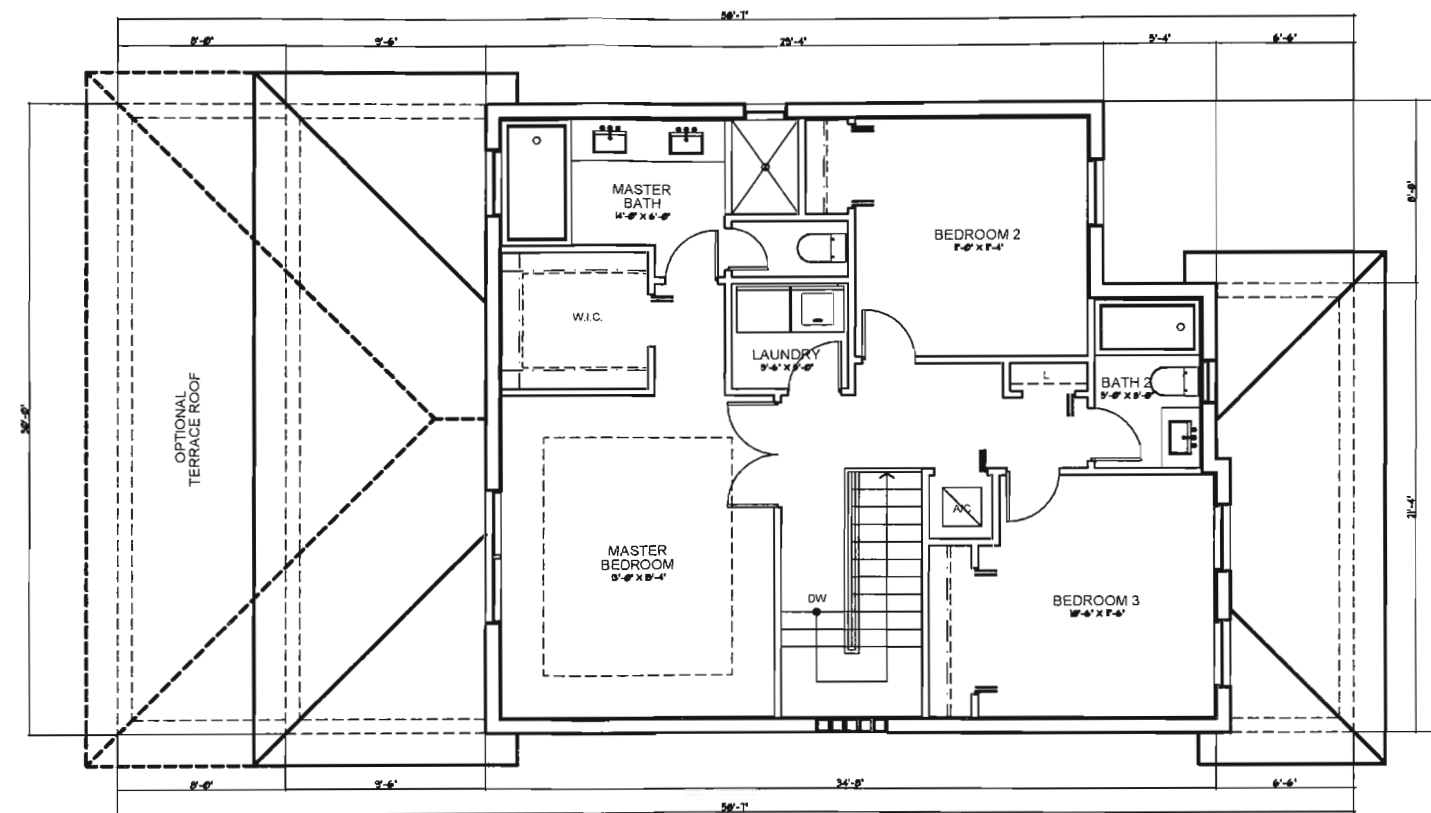
40' SFH
SEAL

FIRST FLOOR PLAN
UNIT B

SITE DATA
DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-4

SHEET NO.:



SECOND FLOOR PLAN MODEL B
SCALE: 1/4" = 1'-0"



PASCUAL
PEREZ
KILIDDJIAN

& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

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REVISIONS:

OWNER:
THE BEES, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

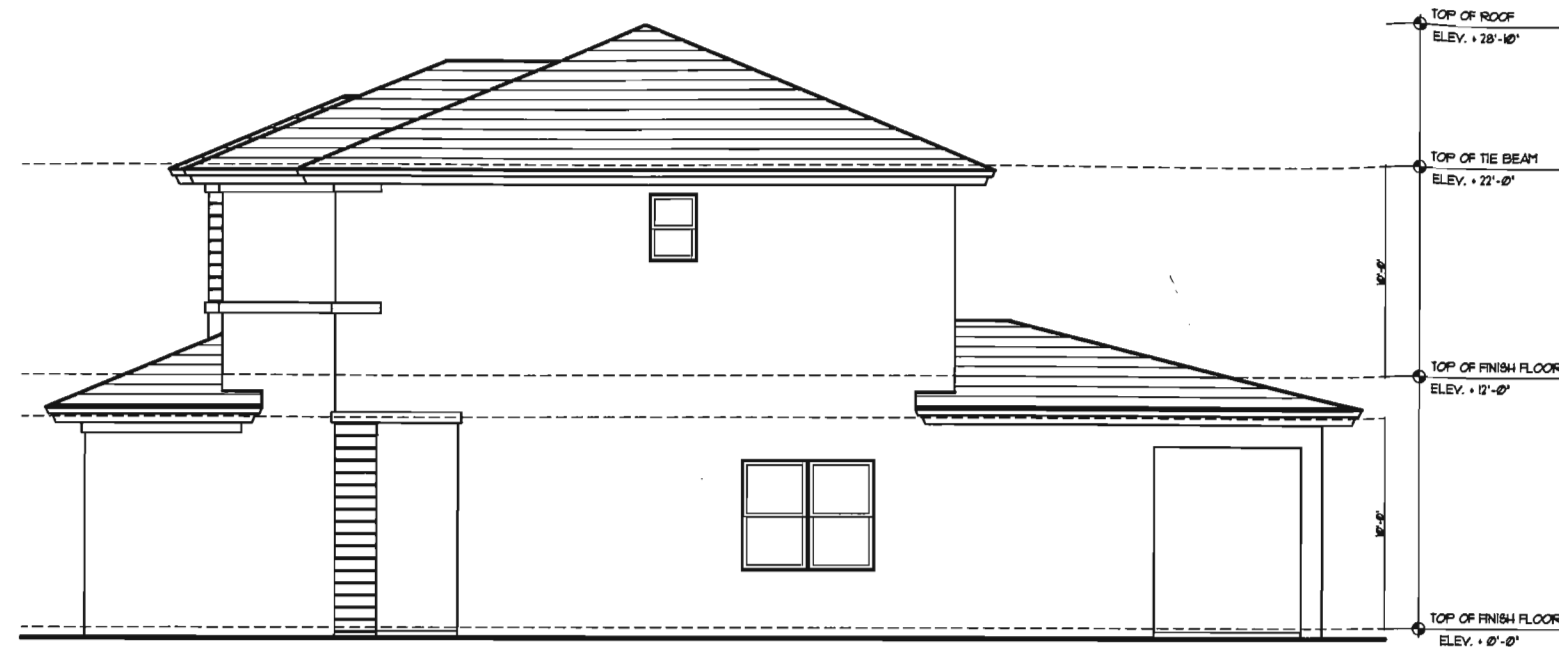
40' S.F.H
SEAL:

SECOND FLOOR PLAN
UNIT B

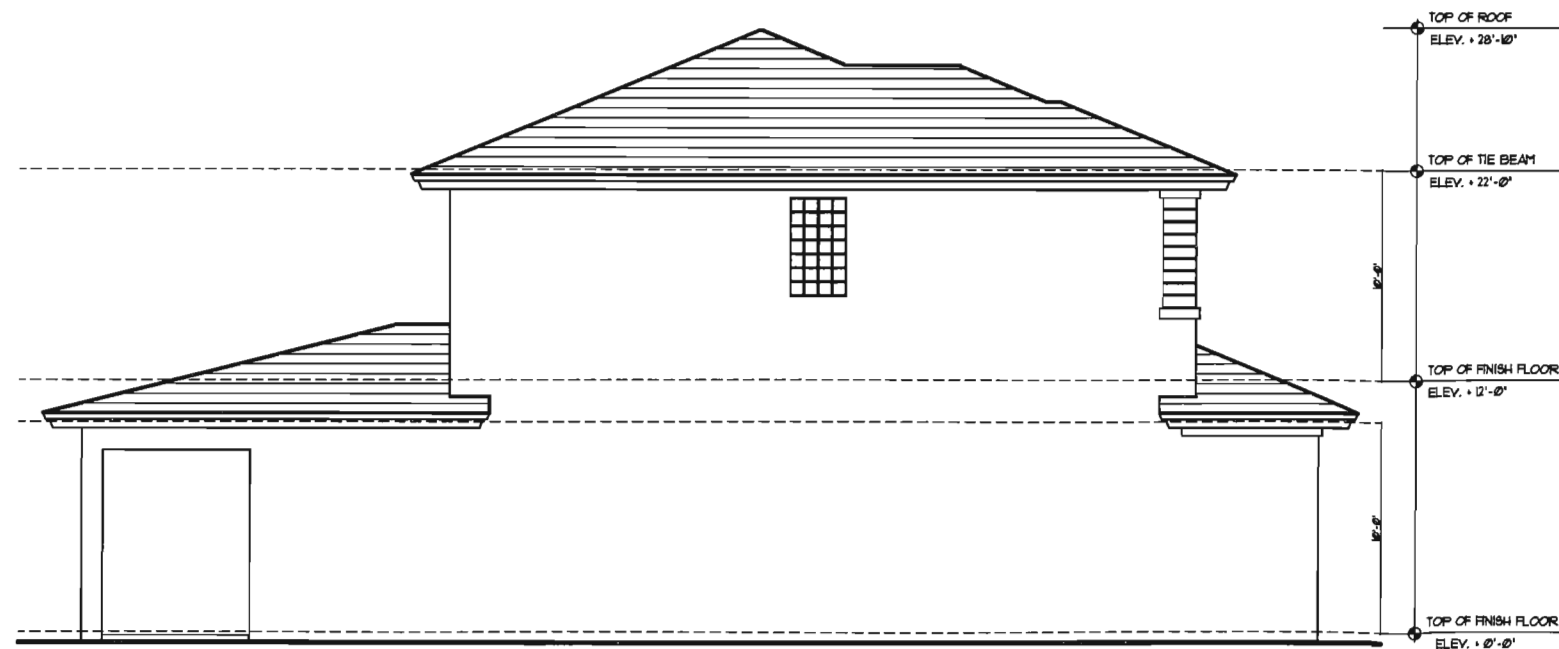
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SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-5

SHEET NO.:



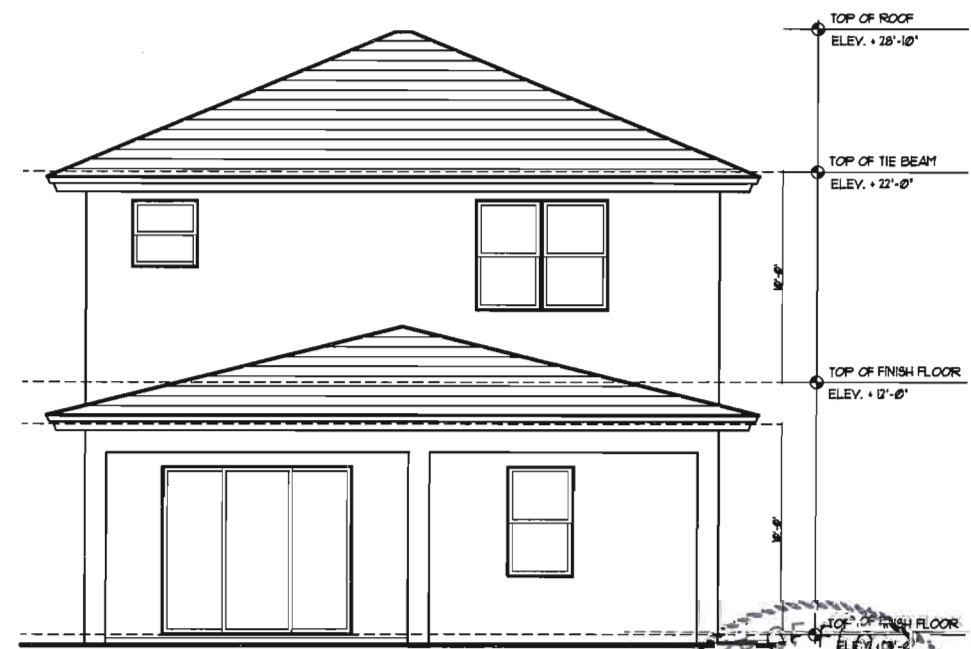
RIGHT ELEVATION MODEL B
SCALE: 1/4" = 1'-0"



LEFT ELEVATION MODEL B
SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL B
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL B
SCALE: 1/4" = 1'-0"



**PASCUAL
PEREZ
KILIDDJIAN**

& ASSOCIATES
ARCHITECTS - PLANNERS

LICENSE # AA 26001357
EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 0006254
PETER KILIDDJIAN, R.A.
LICENSE No.: AR 0093067

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REVISIONS:

OWNER:
THE BLES, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' S.F.H.

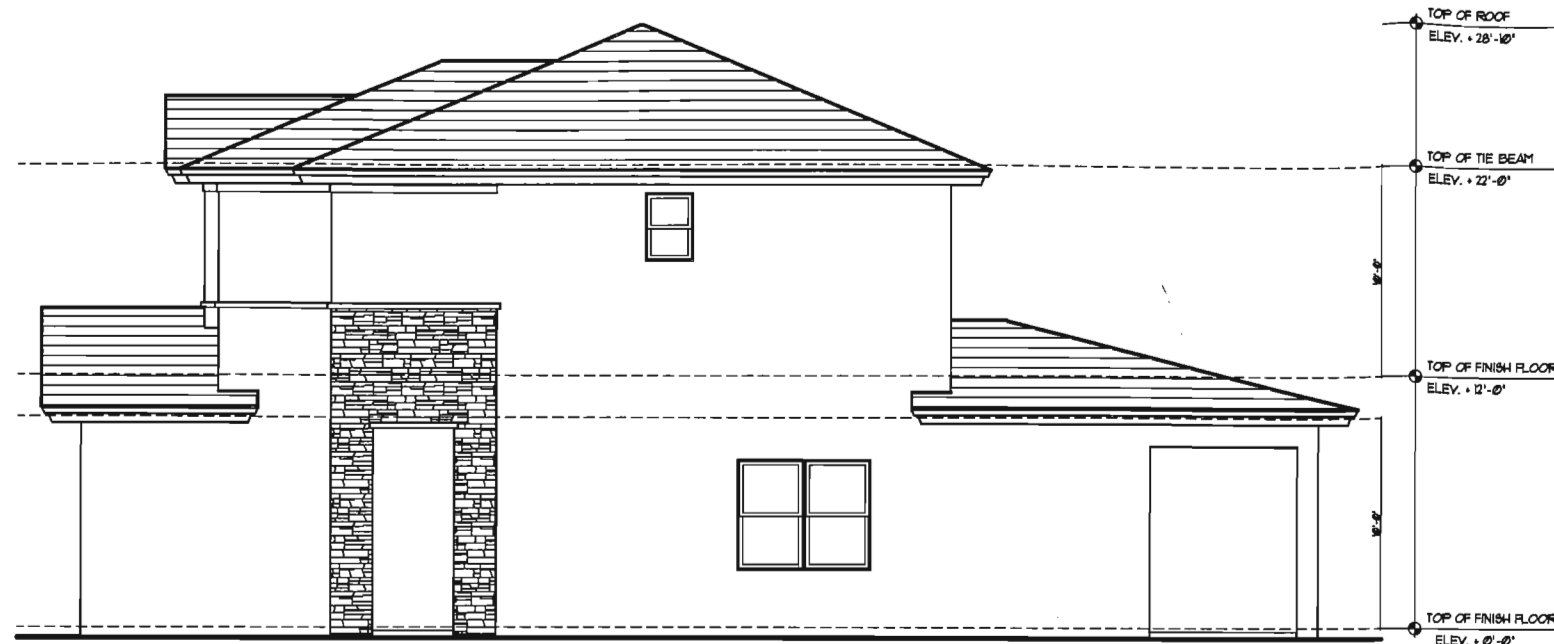
SCALE:

ELEVATIONS
UNIT B

SITE DATA
DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-6

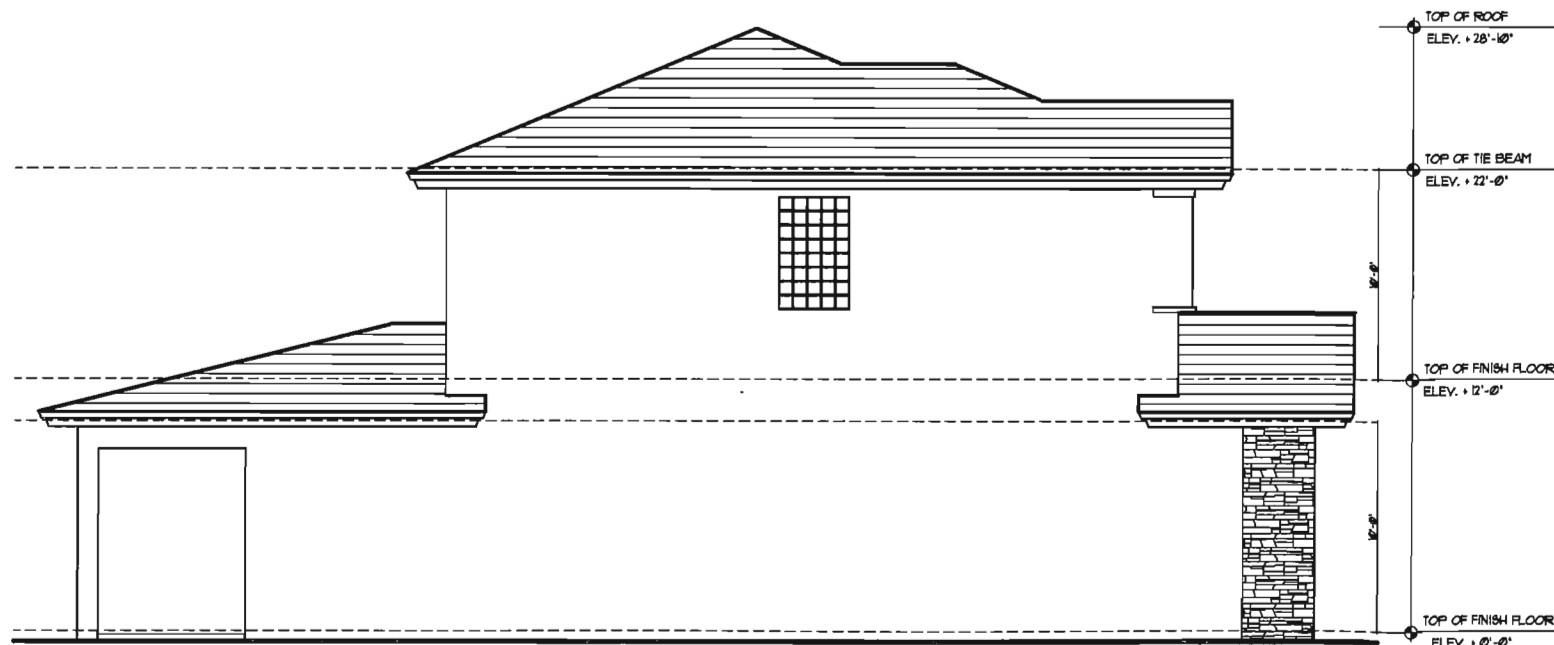
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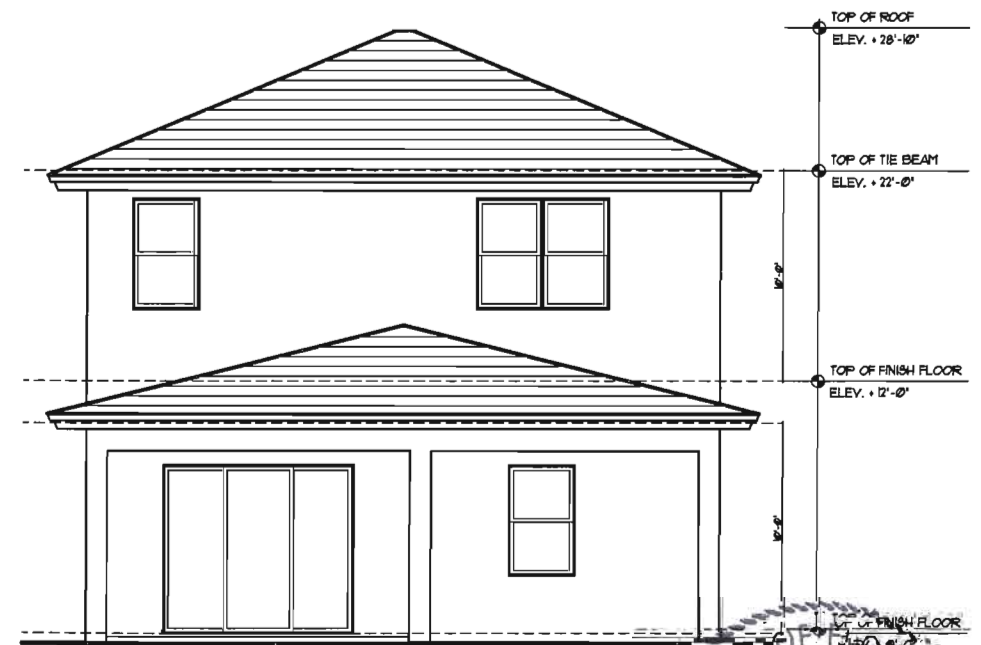
RIGHT ELEVATION MODEL B (ALT)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL B (ALT)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION MODEL B (ALT)
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL B (ALT)
SCALE: 1/4" = 1'-0"



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PEREZ
KILIDDJIAN

& ASSOCIATES
ARCHITECTS - PLANNERS

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EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
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REVISIONS

OWNER:
THE BUB, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SFH

SEAL:

ELEVATIONS ALT.
UNIT B

SITE DATA

DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-36

A-7

SHEET NO.:

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PEREZ
KILIDDJIAN

& ASSOCIATES
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responsible for the design.

REVISIONS:

OWNER:
THE BLES, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' S.F.H

S/N:

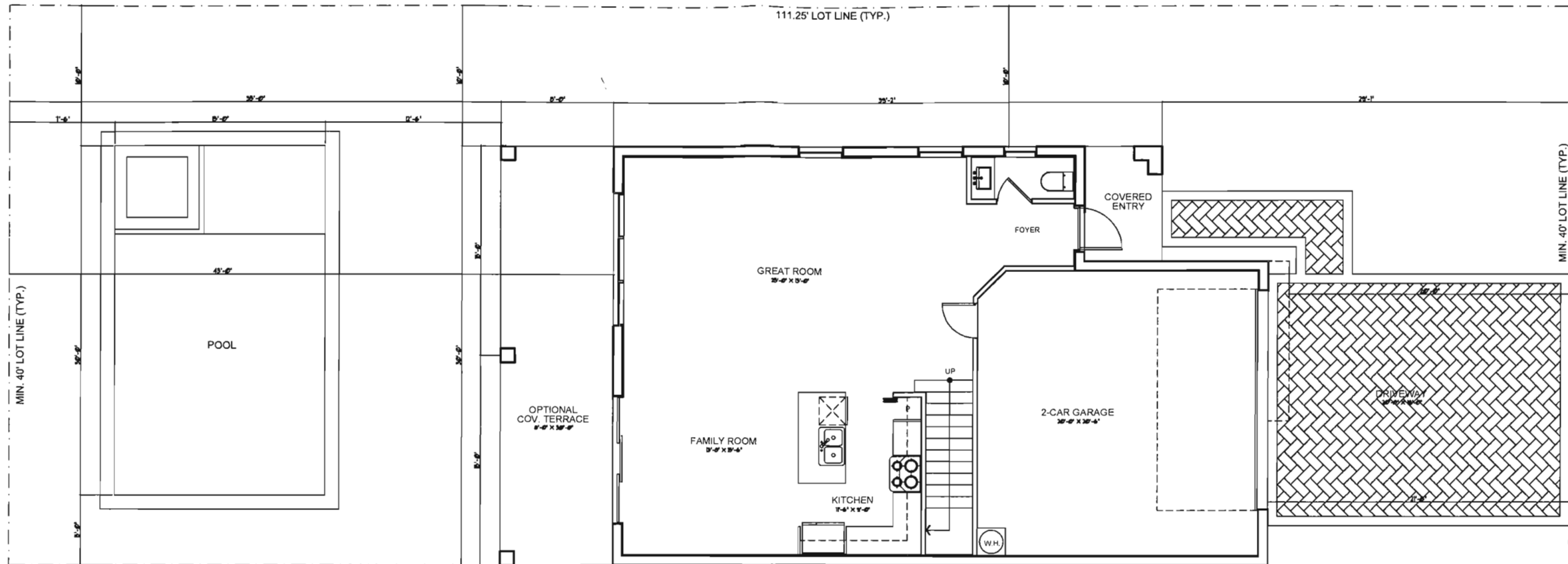
FIRST FLOOR PLAN
UNIT C

SITE DATA

DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-8

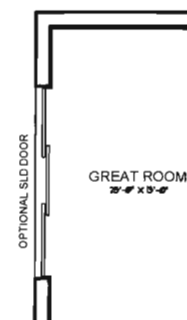
SHEET NO.:



FIRST FLOOR PLAN MODEL C

SCALE: 1/4" = 1'-0"

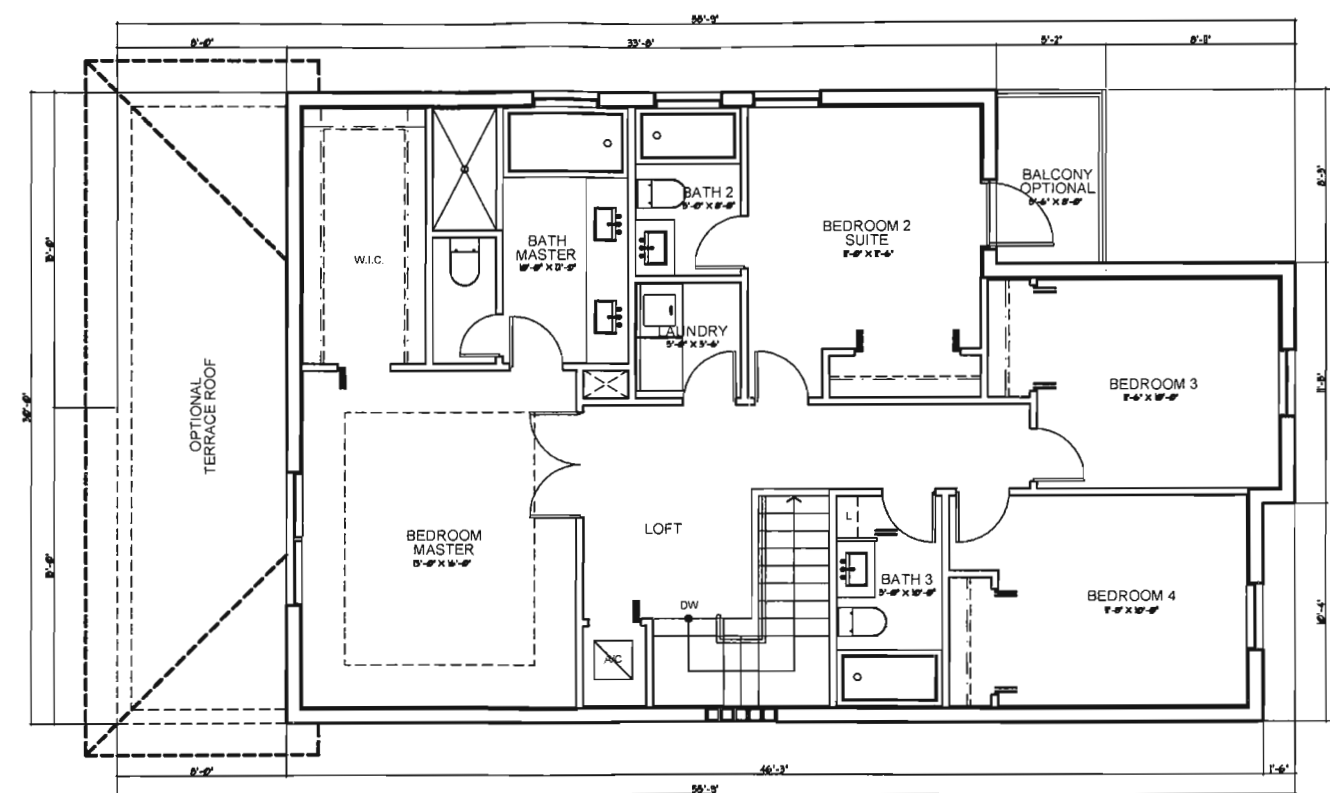
AREA CALCULATIONS: MODEL C	
A/C 1st FLOOR	853 SQUARE FEET
A/C 2nd FLOOR	1217 SQUARE FEET
TOTAL A/C	2,091 SQUARE FEET
COVERED ENTRY	45 SQUARE FEET
GARAGE	443 SQUARE FEET
TOTAL	2,585 SQUARE FEET
OPTIONAL COV. TERRACE	240 SQUARE FEET
OPTIONAL BALCONY	45 SQUARE FEET
LOT AREA	4,450 SQUARE FEET
LOT COVERAGE	1,591 SF = 35.8 %



OPT. SLID DOOR

SCALE: 1/4" = 1'-0"





SECOND FLOOR PLAN MODEL C
SCALE: 1/4" = 1'-0"



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PEREZ
KILIDDJIAN

& ASSOCIATES
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LICENSE # AA 26001357

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LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067

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REVISIONS

OWNER:
THE GEL, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SFH

SEA:

SECOND FLOOR PLAN
UNIT C

SITE DATA

DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-36

A-9

SHEET NO.:

REAR ELEVATION MODEL C
SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILIDDJIAN

& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

EDUARDO PEREZ, AIA
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LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0050067

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REVISIONS:

OWNER:
THE BLIS, INC.

Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

40' SFH

SEA:

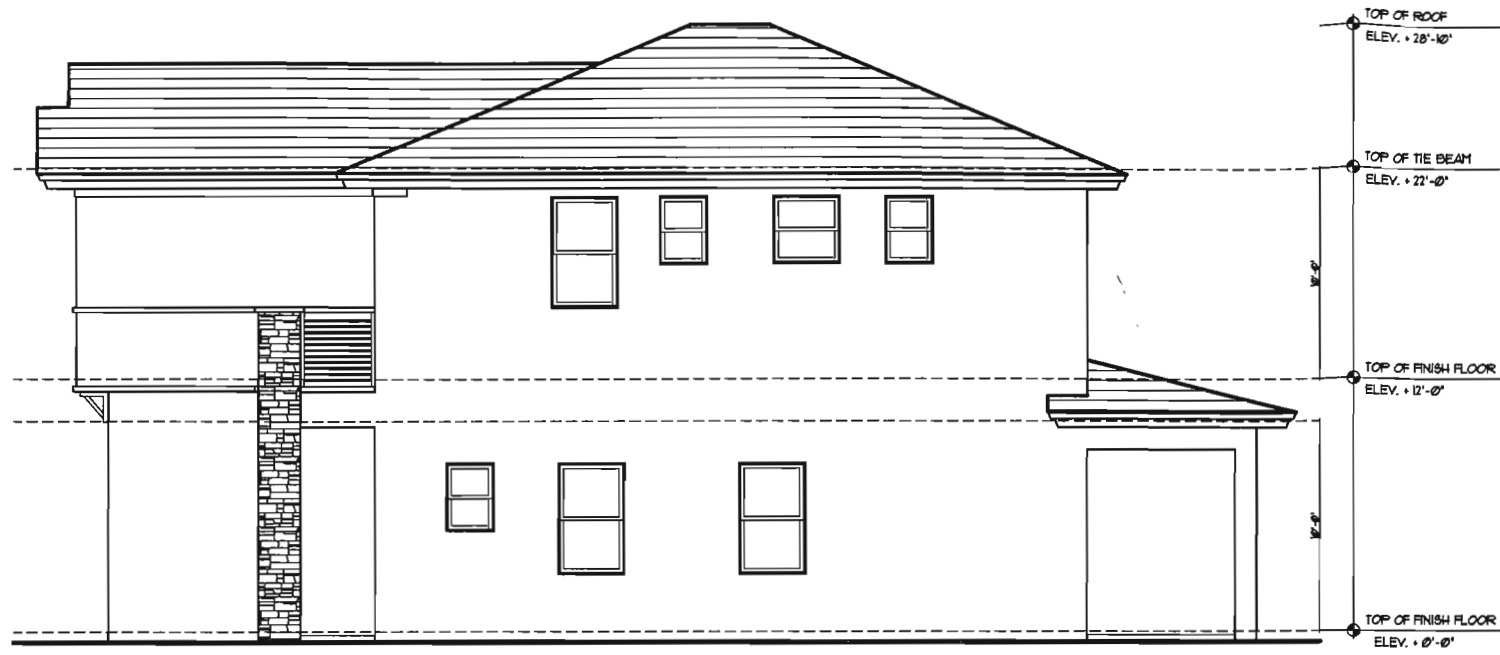
ELEVATIONS ALT.
UNIT C

SITE DATA

DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: ID
CHECK BY: MP
JOB NO.: 16-26

A-11

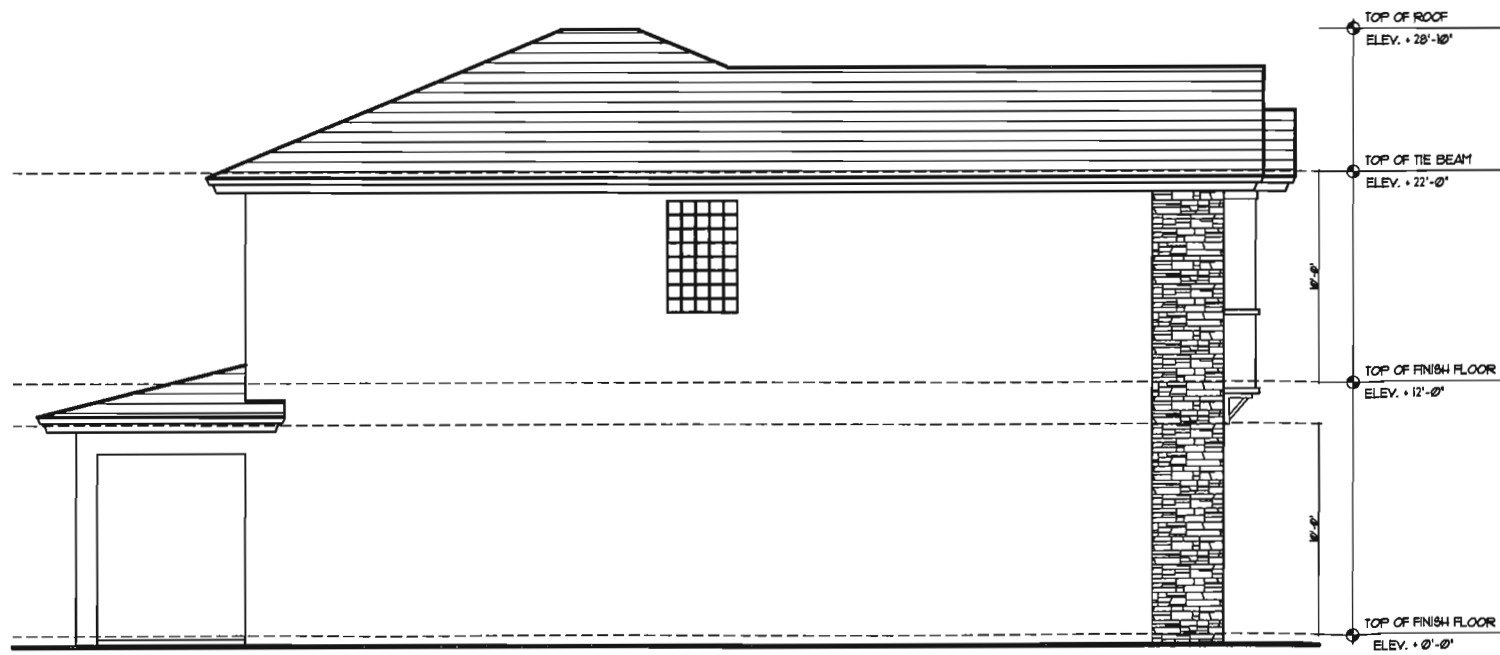
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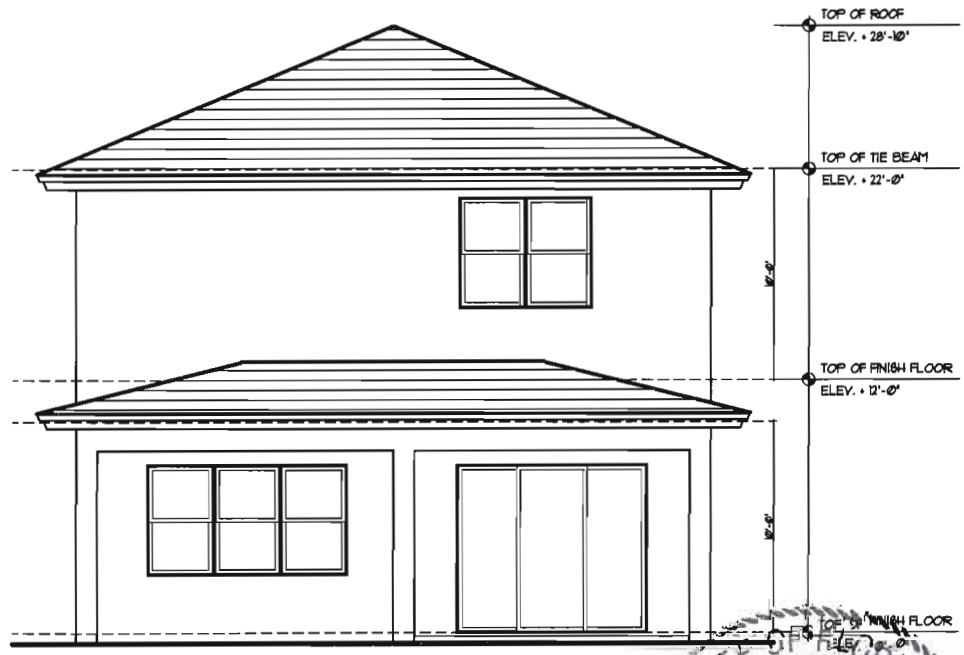
RIGHT ELEVATION MODEL C (ALT)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION MODEL C (ALT)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION MODEL C (ALT)
SCALE: 1/4" = 1'-0"



REAR ELEVATION MODEL C (ALT)
SCALE: 1/4" = 1'-0"



PASCUAL PEREZ KILIDDJIAN

& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, RA
LICENSE No.: AR 0093067

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1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
http://www.ppkarch.com

EDGARDO PEREZ, PASCUAL, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
We warrant that the design and construction documents prepared by us for the project described herein are in accordance with the professional standards of the architectural profession and the laws of the State of Florida.
REVISIONS

OWNER:
THE ISLES, INC.

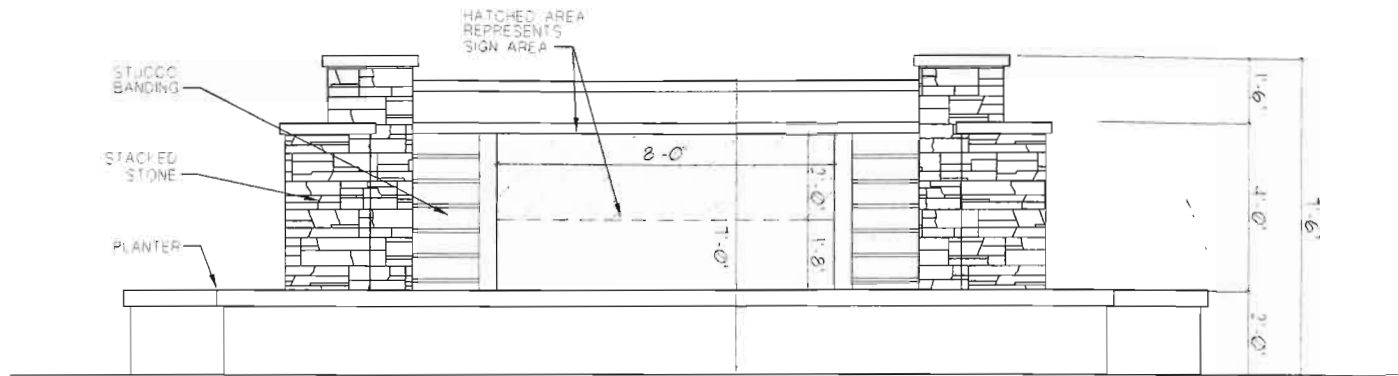
Whispering Oaks
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA



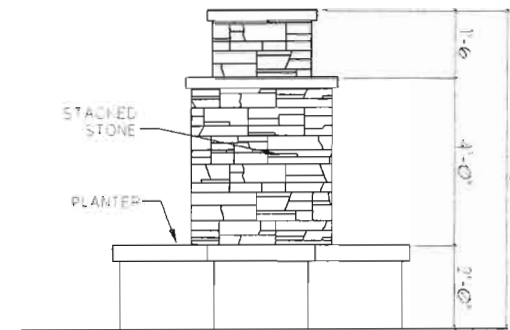
DATE: 2016-10-27
SCALE: AS SHOWN
DRAWN: IO
CHECK BY: MP
JOB NO.: 16-26

EM-1

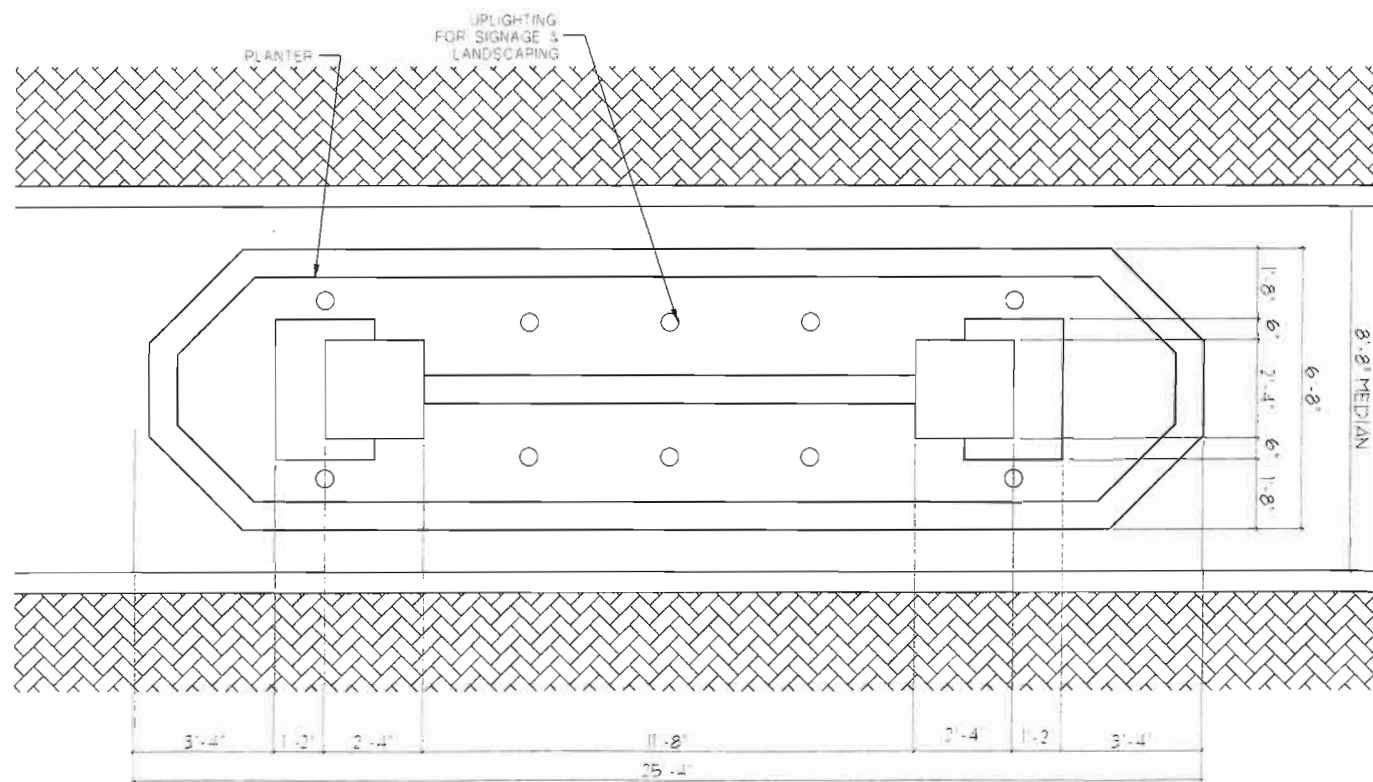
SHEET NO.:



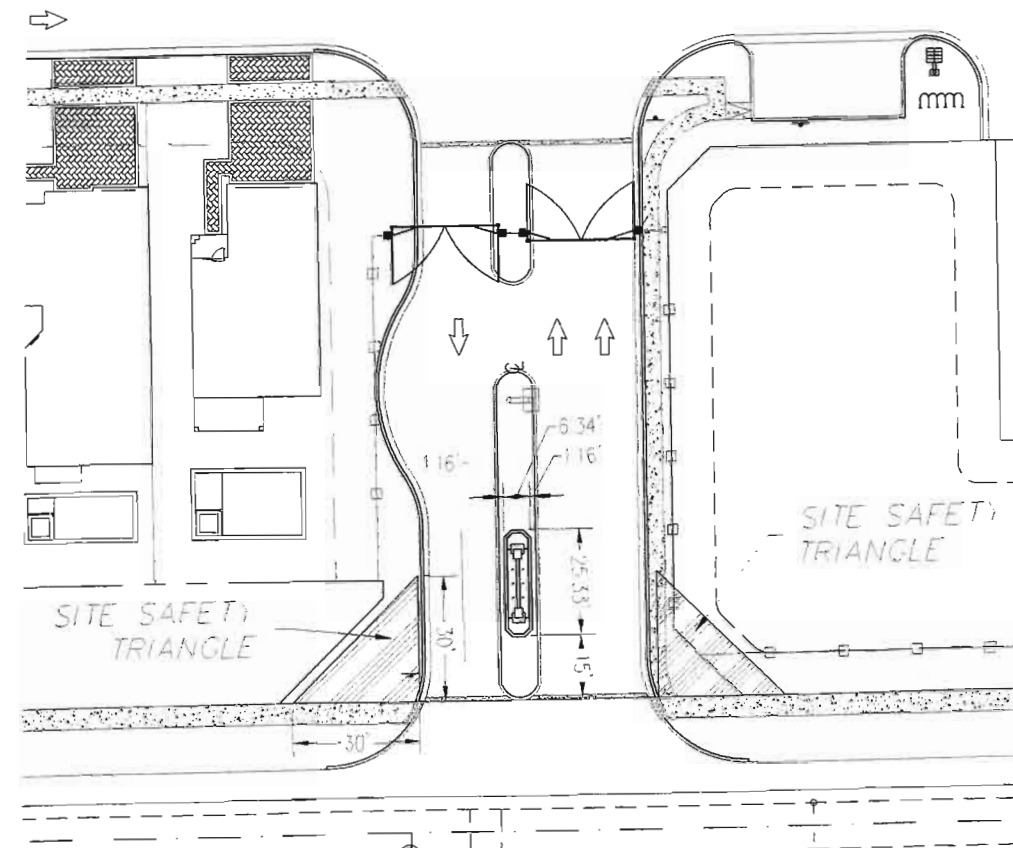
EAST & WEST ELEVATION
SCALE 1/2" = 1'-0"



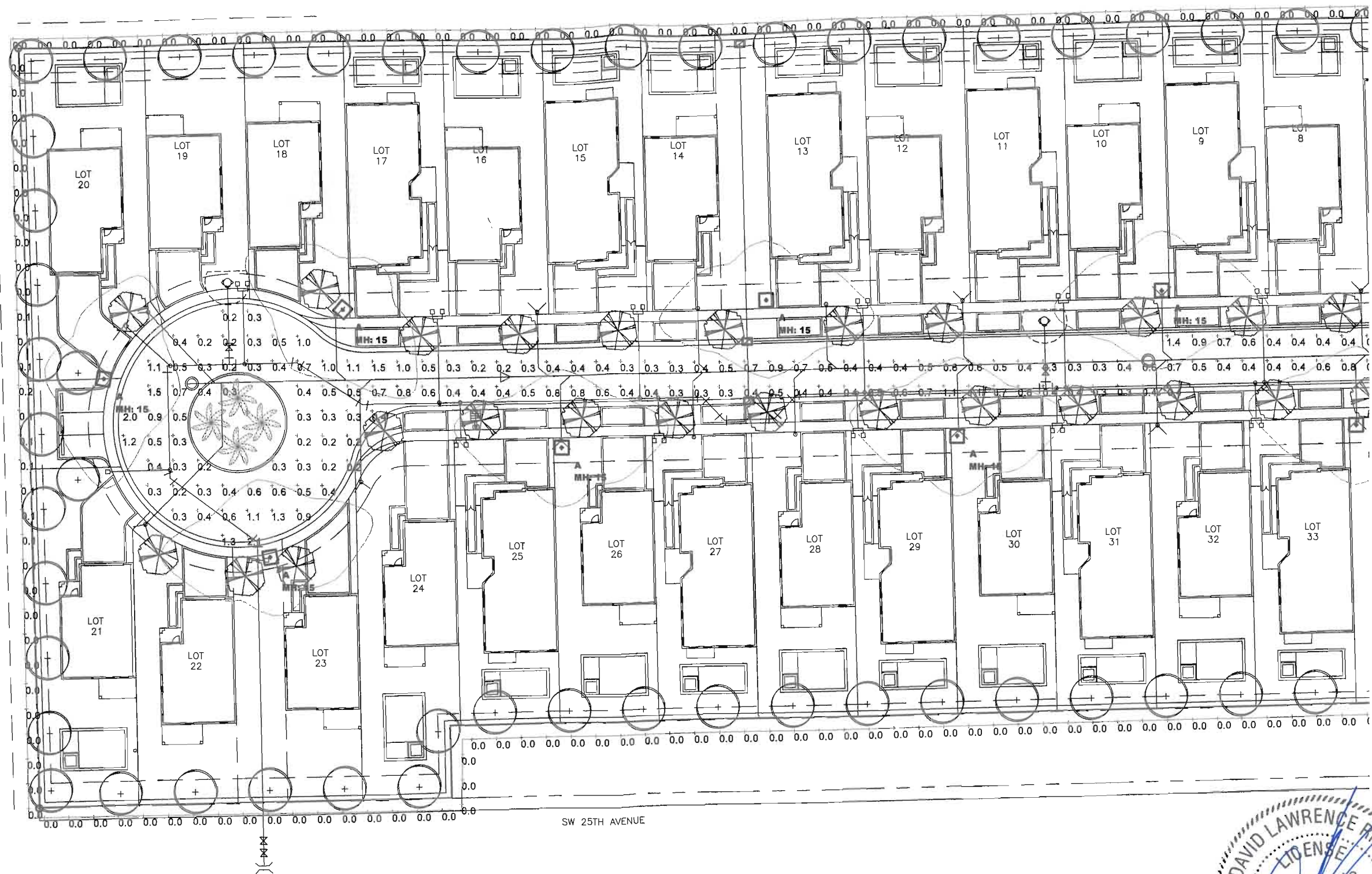
NORTH & SOUTH ELEVATION
SCALE 1/2" = 1'-0"



ENTRY VOLUME PLAN
SCALE 1/2" = 1'-0"

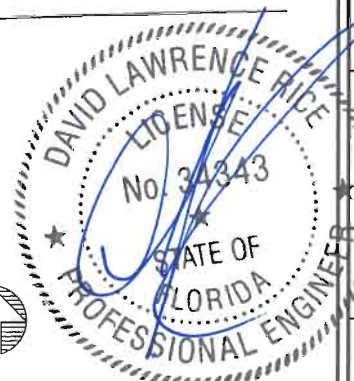


SITE PLAN
SCALE 1" = 20'



PHOTOMETRIC PLAN—WEST PORTION

SCALE: 1" = 20'-0"



JAN 09 2017

RC ENGINEERING INC
5532 NW 106th DRIVE
CORAL SPRINGS, FL 33076
(954)757-7900
CA4755

DESC

BY

REVISIONS

Date: 2016-11-29

Drawn: MAR

Checked: DLR

Scale: 1"=20'-0"

JOB NO. 16076

PROJECT
PLAN for:
WHISPERING OAKS
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

TITLE
PHOTOMETRIC
PLAN

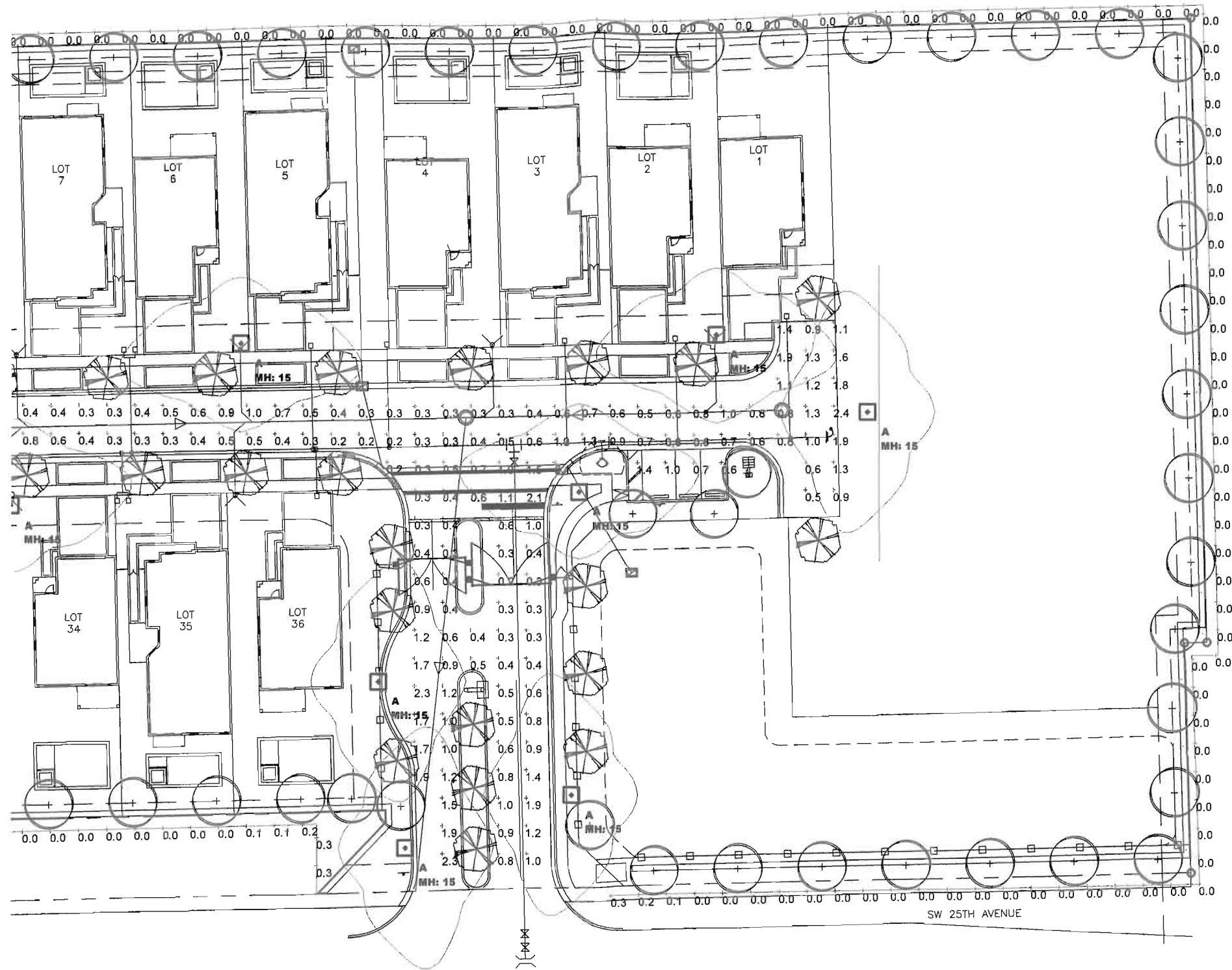
SEAL

DATE
David L. Rice, P.E.
Electrical Engineer
State of Florida
PE 34343

SHEET

PH-1

of sheets



PHOTOMETRIC PLAN-EAST PORTION

SCALE: 1" = 20'-0"



PROJECT PLAN for: WHISPERING OAKS SINGLE FAMILY HOMES DANIA BEACH, FLORIDA		RC ENGINEERING INC 5532 NW 106th DRIVE CORAL SPRINGS, FL 33076 (954)757-7900 CA4755
TITLE PHOTOMETRIC PLAN		REVISIONS DATE BY DESC
SEAL		Date: 2016-11-29 Drawn: MAR Checked: DLR Scale: 1"=20'-0"
SHEET PH-2		JOB NO. 16076



TYPICAL STREET LIGHT FIXTURE
SCALE: NTS

NOTES:

LUMINAIRE:

FURNISHED AND INSTALLED BY FPL.

FPL: TRADITIONAL POST TOP
150 WATT HPSV
16000 INITIAL LUMENS
IES TYPE M-S-111, MEDIUM, SEMI-CUT OFF TYPE 3
PHOTOMETRIC CURVE 177503

GE: TOWN AND COUNTRY POST TOP LUMINAIRE
SEMI-CUT OFF
T 10 C

MOUNTING HEIGHT 15' ABOVE FINISHED GRADE

COORDINATE THE INSTALLATION WITH THE LANDSCAPE AND OTHER CONSTRUCTION DRAWINGS.

LUMINAIRES SHALL BE A MINIMUM OF 10' AWAY FROM THE CENTERLINE OF ALL TREES.

LUMINAIRES SHALL BE ON THE HOUSE SIDE OF THE SIDEWALKS AND WITHIN 24" OF THE SIDEWALK.

COORDINATE WITH ALL RESIDENTIAL DRIVEWAYS.

COORDINATE WITH ALL UTILITIES AND LANDSCAPING.

COORDINATE WITH FPL FOR EASEMENT, INSTALLATION, ETC.

CONTACT FPL PRIOR TO ANY WORK ON THE PROJECT:

ERIC DOAN: 954-442-8389

STREET

Illuminance (Fc)
Average = 0.66
Maximum = 2.4
Minimum = 0.2
Avg/Min Ratio = 3.30
Max/Min Ratio = 12.00

SPILL

Illuminance (Fc)
Average = 0.01
Maximum = 0.3
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
*	15	ge177503_tcm201-56813	SINGLE	16000	0.810	T10R15S_AMS3

LUMINAIRE NOTES
SCALE: NTS



RC ENGINEERING INC
5532 NW 106th DRIVE
CORAL SPRINGS, FL 33076
(954)757-7900
CA4755

REVISIONS
DATE
BY
DESC

Date: 2016-11-29
Drawn: MAR
Checked: DLR
Scale: NTS
JOB NO. 16075

PROJECT
PLAN for:
WHISPERING OAKS
SINGLE FAMILY HOMES
DANIA BEACH, FLORIDA

TITLE
LUMINAIRE NOTES

SEAL

DATE
David L. Rice, P.E.
Electrical Engineer
State of Florida
PE 34343

SHEET
PH-3

of sheets

RESOLUTION NO. 2017-030

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

WHEREAS, Chapter 28, Part 6 of the Dania Beach Land Development Code (the “LDC”), Article 635, entitled “Site Plans”, and Section 105-220 “PRD-1 District Supplemental Regulations (PRD-1),” provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, LDC Article 105-220 “PRD-1 District Supplemental Regulations (PRD-1),” provides that “Development within the re-designated PRD-1 districts shall be deemed to be fully conforming with the code, pursuant to the approved site development plans and agreements made part of the respective rezoning ordinances”; and

WHEREAS, THB Isles, Inc. (the “Applicant”) is requesting site plan approval to permit 36 detached single family units on Lots 1-36; and a private recreational area and water management area on Parcel B, within the City of Dania Beach, Florida (the “City”); and

WHEREAS, the Whispering Oaks site plan application (SP-111-16) has been reviewed for compliance with Article 105-220; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the Site Plan (SP-111-16) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

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

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

Section 2. Pursuant to Chapter 28, Part 6 of the Dania Beach Land Development Code (the “LDC”), Article 635 “Site Plans,” and Section 105-220 “PRD-1 District Supplemental

Regulations (PRD-1),” the Whispering Oaks Site Plan (SP-111-16), attached as Exhibit “B” which is made a part of and incorporated into this Resolution by reference, is approved.

Section 3. The approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

1. Once a tree survey is completed, provide all information required by Sec. 275-80 including a tree disposition plan and table. Indicate all existing trees on plans with disposition. Note that if any canopy is to be removed, mitigation is required to replace removed canopy at a rate of 150%. If any canopy is proposed to be removed, provide a mitigation calculations table on the site plan.
2. The proximity to the airport will require FAA review and approval per BCAD letter dated January 1, 2017.
3. PARK IMPACT FEE: Per Section 805-110 & Resolution No. 2014-071 \$1,825 per single family dwelling unit must be paid resulting in \$65,700 (36 X 1,825) prior to issuance of a building permit.
4. Per Public Services Director, provide a Developers Agreement regarding payment of maintenance fees for the proposed linear park to be approved as to form by the City Attorney prior to recordation in Broward County Public Records. Must provide copy of recorded easement prior to issuance of a building permit.
5. Per Article 250, provide updated wildlife report and provide proof of compliance with Broward County wildlife protection measures prior to issuance of a building permit.
6. Per Section 105-220 “Provisions shall be made to assure that common areas and facilities that are to be jointly utilized by project residents shall be maintained in a continuous and satisfactory manner and without expense to the city. Such assurance may be provided by the requirement of homeowner association memberships for the purpose of holding joint title to, and assessing monthly maintenance fees for, such areas and facilities. Other methods may be acceptable if they satisfactorily provide for the proper and continuous payment of taxes, expenses and maintenance without any part of such charges being incurred by the city. The agreement incorporating such provisions shall be reviewed by the city attorney as to form and legal sufficiency, and recorded.” Provide documentation satisfying this requirement prior to issuance of a building permit.
7. Applicant has met with representatives from Tropical Acres Steak House (property owner) with regard to the dedication of additional right-of-way for SW 25th Avenue. The Applicant and the restaurant property owner are working on an agreement where Tropical

Acres Steak House would dedicate right of way for SW 25th Avenue in exchange for the applicant widening SW 25th Avenue and making certain parking lot improvements for the restaurant. If this agreement is executed by the applicant and the owner of the restaurant property, and if the applicant receives all required permits and approvals from the applicable governmental agencies, the applicant will make the improvements substantially as shown on the attached exhibit. If this Agreement is not finalized or if the applicant cannot receive the required permits, the improvements to SW 25th Avenue and the improvements to the restaurant parking lot will not be required.

Section 4. That pursuant to Section 635-100 “Expiration of Site Plans” of the LDC, the Site Plan (SP-111-16) approval shall automatically expire and become null and void unless the applicant files complete building permit applications with construction drawings for all improvements shown on the site plan within eighteen (18) months from the date of site plan approval, and the permits remain valid until a certificate of occupancy or its equivalent is issued for the improvement, unless an extension is granted in accordance with this Section.

Section 5. That such application must be reviewed by the Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 6. That issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION

TRACT 8, LESS THE NORTH 391 FEET THEREOF, AND INCLUDING THE SOUTH 8 FEET OF THE NORTH 391 FEET OF THE WEST 223 FEET OF TRACT 8, BLOCK 1, A SUBDIVISION OF SECTION 32, TOWNSHIP 50 SOUTH, RANE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AKA

THE IPPOLITO ISLES PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 180, PAGE 99 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT “B”

SITE PLAN

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-99-16), VARIANCES (VA-37-17; VA-38-17; VA-39-17) AND A DESIGN VARIATION (OT-40-17) SUBMITTED BY ART AND ARCHITECTURE, INC, ON BEHALF OF THE PROPERTY OWNER 500 DANIA BEACH, LLC, FOR PROPERTY LOCATED AT 500 E DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Resolution, Staff Report, Site Plan, Application and Supporting Documents

RESOLUTION NO. 2017-046

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-99-16), VARIANCES (VA-37-17; VA-38-17; VA-39-17) AND A DESIGN VARIATION (OT-40-17) SUBMITTED BY ART AND ARCHITECTURE, INC., ON BEHALF OF THE PROPERTY OWNER 500 DANIA BEACH, LLC, FOR PROPERTY LOCATED AT 500 E. DANIA BEACH BOULEVARD 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, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" (the "LDC"), of Part 6, entitled "Development Review Procedures and Requirements", Article 635, entitled "Site Plans" of Section 635-20(A), provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Art and Architecture, Inc. on behalf of the owner, 500 Dania, LLC, (the "Applicant") has requested site plan approval for the proposed construction of a new 4,190 square foot restaurant to be located at 500 E. Dania Beach Boulevard, in the City of Dania Beach, Florida, as legally described in Exhibit "A", a copy of which is made a part of and incorporated into this Resolution by this reference; and

WHEREAS, Chapter 28, Part 3, entitled, "Special Zoning Districts," of Subpart 1, entitled, "Community Redevelopment Area ("CRA") Form-Based Zoning District" of Article 301, entitled, "Legal and Administrative Provisions" of Section 301-50, entitled, "Variations In Design; Procedures For Review Of Design Variations", provides that the City Commission is authorized to approve design variations within certain districts, if they are consistent with the intent of that section in lieu of the variance process provided for in Article 625, entitled, "Variances", of the LDC; and

WHEREAS, the Applicant has requested a design variation (OT-40-17) from Section 510-30 (H) of the LDC to provide a reduced glass façade area; and

WHEREAS, the Applicant has requested a design variation (OT-40-17) from Section 510-40 (A) of the LDC to provide no palm clusters on the ends of landscape buffers; and

WHEREAS, the applicant has requested that the City Commission waive the required cross-access and cross-parking easement as required by Section 306-10 (C) of the LDC; and

WHEREAS, pursuant to Section 301-50 (c)(1) of the LDC, the above referenced design variations shall be considered as part of the proposed site plan (SP-99-16); and

WHEREAS, Chapter 28, Part 6, entitled “Development Review Procedures and Requirements” of Article 625 entitled, “Variances” provides that the City Commission is authorized to approve variances if they are consistent with the criteria identified in Section 625-40, entitled “Variance review criteria, City action” of the LDC; and

WHEREAS, the Applicant has requested a variance (VA-38-17) to provide a stacking area of twenty (20) feet between a property line and the entrance to a parking stall where Section 265-110 (C) of the LDC requires twenty-five (25) feet; and

WHEREAS, the Applicant has requested a variance (VA-37-17) to provide no landscape buffer around a dumpster where Section 275-170 (B) of the LDC requires a landscape buffer that is at least thirty (30) inches in height; and

WHEREAS, the Applicant has requested a variance (VA-39-17) to provide only 1,400 square feet of vehicular-use-area landscaping where Section 275-100 (B) of the LDC requires 2,300 square feet; 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-99-16), design variations (OT-40-17), and variances (VA-38-17, VA-37-17; VA-39-17) is consistent with the City’s LDC and Comprehensive Plan;

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

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

Section 2. That pursuant to Chapter 28, entitled, “Land Development Regulations”, Part 6, entitled, “Development Review Procedures and Requirements”, the following Site Plan (SP-99-16), design variations (OT-40-17) and Variances (VA-37-17; VA-38-17; VA-39-17) attached as

composite Exhibit “B,” are approved subject to compliance with the following conditions (references to Sections are those appearing in the LDC):

1. This development is subject to the flood provisions of Chapter 12 of the City Code and the Florida Building Code. (FLOOD)

2. Project (addition to existing Pre-FIRM structure) will require substantial improvement determination. In order to facilitate review and determination, please provide elevation certificate, in NAVD 88, which clearly indicates that structure is compliant with current floodplain management regulations. If structure does not meet current elevation requirement, determination will be made by comparing job cost to market value for the structure for this improvement and any improvements made to the structure within the two years prior to the building permit apply date. (FLOOD)

3. Sheet SP.01 and other sheets in the plan set shall be provided in NAVD 88. (FLOOD)

4. Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable. Needs signoff from Broward County for right of way dedication. (ENGINEERING)

5. Deficiencies were identified on your plan during our plan review process. The Applicant shall provide the following: Minimum Radio Signal Strength for Fire Department Communications subject to review and approval. (FIRE)

6. The Applicant shall provide a letter from the Broward County Planning Council indicating whether the subject property must be platted or replatted. (PLANNING)

7. Payment of a RAC Transportation Mitigation Impact Fee in the amount of \$212.60 shall be required prior to issuance of a building permit. (PLANNING)

8. All signs are not part of the Site Plan Approval and shall be submitted, reviewed and permitted separately. (PLANNING)

9. The proximity to the airport will require FAA/BCAD and FDOT 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. Also contact Greg Jones, Airspace and Land Use Manager at 850-414-4502 or at greg.jones@dot.state.fl.us. Provide proof of application submittal to the FAA/BCAD and FDOT. (PLANNING)

Section 3. That pursuant to Section 635-100 “Expiration of Site Plans” of the Land Development Code, the site plan (SP-99-16) and design variation (OT-40-17) 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 4. That pursuant to Section 625-50 “Expiration of Variances” of the Land Development Code, the variances (VA-37-17; VA-38-17; VA-39-17) approval shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the site plan, within eighteen (18) months from the date of this Resolution.

Section 5. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on May 9, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

THE WEST 150.00 FEET OF HOLLYWOOD MANORS BLOCK 1 AMENDED,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK, 29,
PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT “B”
SITE PLAN



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

DATE: May 9, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *mi*

FROM: Anne-Christine Carrie, Planner *R*
Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *CL*

SUBJECT: **SP-99-16/VA-37-17/VA-38-17/VA-39-17/OT-40-17:** The applicant, Art and Architecture, Inc., on behalf of the property owner 500 Dania Beach, LLC, is requesting approval for a site plan, variances, and a design variation for a property located at 500 W Dania Beach Blvd.

REQUESTS

VARIANCES

1. To provide a stacking area twenty (20) feet in depth between a property line and the entrance to a parking stall; Section 265-110 (C) requires twenty-five (25) feet.
2. To provide no landscape buffer around a dumpster enclosure; Section 275-170 (B) requires a landscape buffer.
3. To provide 1,400 square feet of vehicular-use-area landscaping; Section 275-100 (B) requires 2,300 square feet;

WAIVER

1. To provide thirty-two (32) percent glass coverage area for the primary elevation and zero (0) glass coverage area on the secondary elevation where Section 510-30 (H) of the LDC requires thirty-five (35) percent glass coverage on a primary elevation and fifteen (15) percent on a secondary elevation.
2. To provide zero (0) palm clusters at the ends of landscape buffers for a commercial development along a principal arterial; Section. 510-40 requires palm clusters at the end of landscape buffers.

SITE PLAN

To rehabilitate and expand an existing commercial building for a full service restaurant, accessory retail space, ancillary offices and no cross access easement.

PROPERTY INFORMATION

EXISTING ZONING:

Gateway Mixed-Use (GTWY-MU)

LAND USE DESIGNATION:

Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no violations on this property.

PUBLIC HEARING NOTICE

This item was duly advertised, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The subject property measures approximately 22,500 square feet and lies at the southeast corner of East Dania Beach Boulevard and SE 5th Avenue. The lot currently holds a vacant building that was previously used as the Kings Head Pub restaurant. The applicant is proposing to demolish a portion of the existing structure and construct an addition, resulting in a two (2) story structure with an approximate gross floor area of 4,000 square-feet.

VARIANCES

1. STACKING

The applicant is proposing a stacking area twenty (20) feet in depth between the property line and the first parking space; Section 265-110 (C) of the LDC requires twenty-five (25) feet. This variance request is specific to the northern entrance onto the property from East Dania Beach Boulevard. The applicant deems this request necessary to provide an additional parking space on the site. This regulation is intended to afford adequate space and visibility to a vehicle parked in the first stall of the parking lot, as well as to vehicles coming from Dania Beach Boulevard. Per the site plan, there will be approximately twenty-six (26) feet between the edge of the road and the first parking stall. Per the applicant's justification statement, the reduced stacking space does not affect the visibility or the vehicular circulation on the site.

2. LANDSCAPING

The applicant requests that no landscape buffer be provided around a dumpster enclosure where Section 275-170 of the LDC requires a buffer with a minimum hedge height of thirty (30) inches. Due to the restrictive dimensions of this infill development, the applicant is proposing to use the space around the dumpster to facilitate vehicular circulation through the site and provide sufficient parking to the restaurant patrons. Instead of the buffer, the applicant proposes to screen the enclosure with a wire mesh upon which clinging vines may grow, thereby achieving a similar effect.

3. VEHICULAR USE AREA LANDSCAPING

The applicant is also requesting a variance to allow 1,400 square feet of vehicular use area landscaping where Sec. 275-100 (B) requires a minimum of 2,300 square feet. Per the applicant, the small lot will offer an urban feel with rear parking. As previously discussed for the dumpster enclosure, the need for vehicular circulation reduces the

square footage that may be used for landscaping. Per the applicant, this request will be mitigated by providing taller landscaping material in different locations.

Per the applicant, the strict requirements of the subject regulations on the small corner lot would make this infill development unfeasible for the property owner. The applicant's justification statements maintain that the requested variances meet the intent of the subject regulations. All of the requests are compatible with the surrounding land uses and would not be detrimental to the community. The proposed infill development project is consistent with the goals of the City's Comprehensive Plan. The requests are the minimum allowances required to afford relief to the applicant.

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

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

Per the applicant's justification statement, the requests are consistent with the variance criteria.

WAIVER

The applicant is requesting a waiver from Section 510-30 (H) to allow a reduced glass façade area on the primary and secondary elevations. The primary elevation of the proposed restaurant is on East Dania Beach Boulevard where the glass façade will make-up thirty-two (32) percent of the total surface area; the LDC requires thirty-five

(35) percent. Per the applicant's justification letter, the proposed layout for the restaurant is necessary for the kitchen to function and interact with the customer service area, the loading area and the trash removal areas. Per the applicant's justification letter, this only leaves the west side of the building for non-customer service areas which require opaque windows. As such, the applicant would provide no fenestration on this secondary elevation where the code requires fifteen (15) percent. To offset the reduced amount of fenestration on the first story, the applicant is proposing clear windows at the second level.

The applicant also asks to provide no palm clusters at the ends of landscape buffers as required by Section 510-40 (A) of the LDC. In lieu of this requirement, the applicant proposes to place palms at the corners of the structure's west elevation. Per the applicant's justification letter, distributing the palms to satisfy the requirements of the regulation would interfere with the general health of the other trees in that area.

Section 301-50 of the City's LDC states, the Planning and Zoning Board or City Commission, as applicable, shall use the following criteria when evaluating requests for design variation:

- (1) Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or
- (2) Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.

The applicant's request and justification are consistent with the design waiver criteria.

SITE PLAN

The applicant is requesting to construct a commercial building with a full service restaurant with outdoor seating, accessory retail space and ancillary offices. This infill development project will be two (2) stories high. The applicant also requests that City Commission waive the recordation of a cross access and cross parking easement at the rear of the property. Section 306-10(C) of the LDC requires parking lot connectivity in the CRA form-based district. This subsection also allows for a waiver of this requirement when it is unlikely that the abutting property will accommodate rear yard parking. As noted in the applicant's justification statement, the abutting property will be accessible from the right-of-way to the south, the Ponce de Leon to the east, SE 5th Avenue to the west, and will likely be developed with some form of parking garage. This form of cross-access connectivity intended for larger style commercial developments along major commercial corridors. As such, the waiver request for this half (1/2) acre parcel would maintain the intent of the subject regulation.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The application has outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below:

1. This development is subject to the flood provisions of Chapter 12 of the City Code and the Florida Building Code. (FLOOD)
2. Project (addition to existing Pre-FIRM structure) will require substantial improvement determination. In order to facilitate review and determination, please provide elevation certificate, in NAVD 88, which clearly indicates that structure is compliant with current floodplain management regulations. If structure does not meet current elevation requirement, determination will be made by comparing job cost to market value for the structure for this improvement and any improvements made to the structure within the two years prior to the building permit apply date. (FLOOD)
3. Sheet SP.01 and other sheets in the plan set shall be provided in NAVD 88. (FLOOD)
4. Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable. Needs signoff from Broward County for right of way dedication. (ENGINEERING)
5. Deficiencies were identified on your plan during our plan review process. The Applicant shall provide the following: Minimum Radio Signal Strength for Fire Department Communications subject to review and approval. (FIRE)
6. The Applicant shall provide a letter from the Broward County Planning Council indicating whether the subject property must be platted or replatted. (PLANNING)
7. Payment of a RAC Transportation Mitigation Impact Fee in the amount of \$212.60 shall be required prior to issuance of a building permit. (PLANNING)
8. All signs are not part of the Site Plan Approval and shall be submitted, reviewed and permitted separately. (PLANNING)
9. The proximity to the airport will require FAA/BCAD and FDOT 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. Also contact Greg Jones, Airspace and Land Use Manager at 850-414-4502 or at greg.jones@dot.state.fl.us. Provide proof of application submittal to the FAA/BCAD and FDOT. (PLANNING)

STAFF RECOMMENDATION

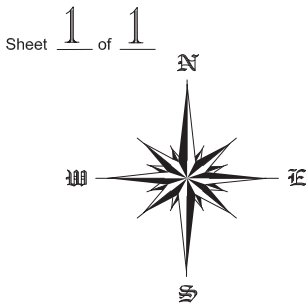
The Site Plan application meets all applicable regulations provided the Waivers and Variances are approved and provided the DRC comments are made conditions of approval. Recommend approval of the resolution.



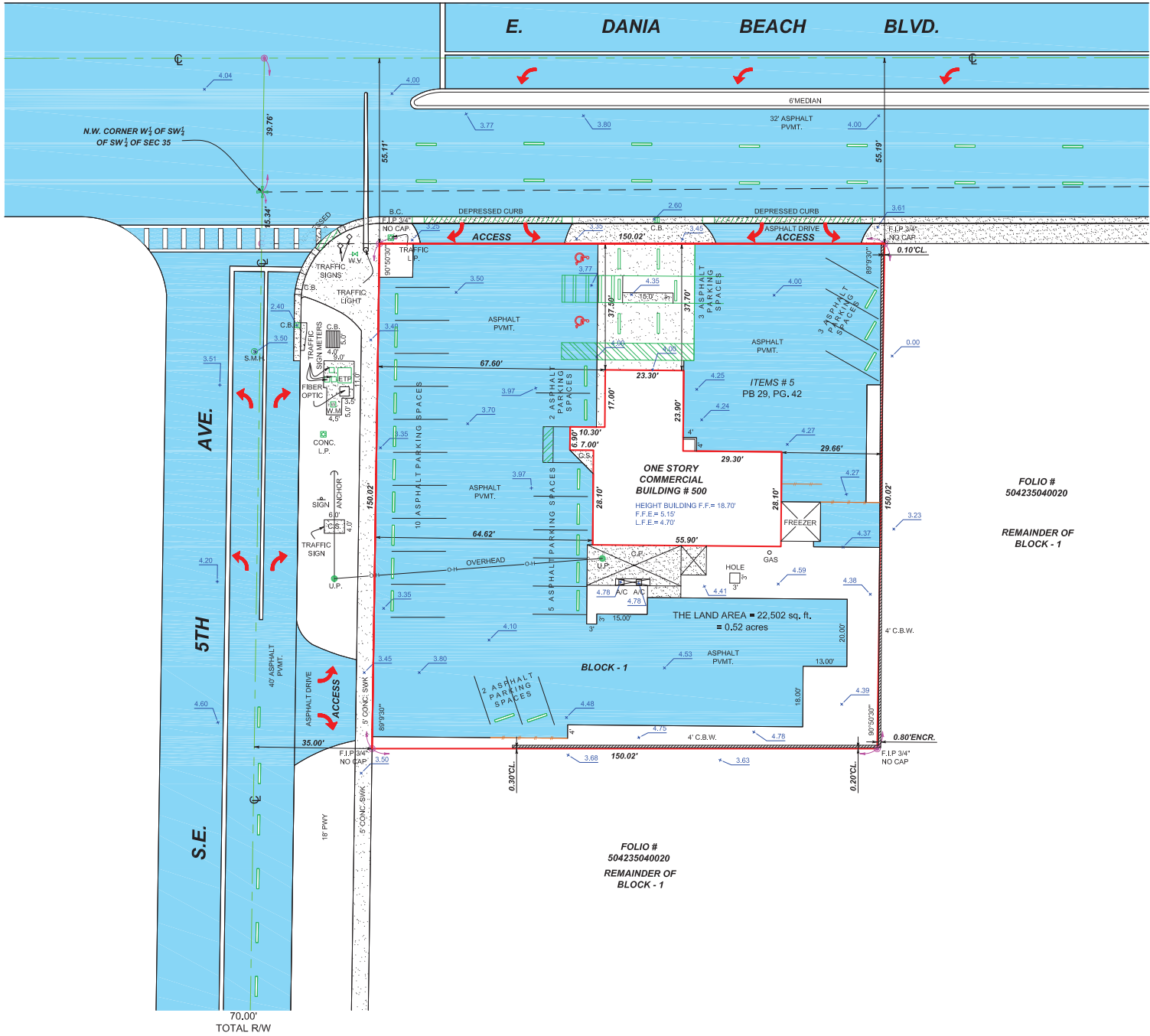
ADDITION TO RESIDENCE FOR:

500 DANIA BEACH L.L.C.

500 EAST DANIA BEACH BOULEVARD
 DANIA BEACH, FLORIDA



ALTA/ACSM Land Title Survey



SURVEYOR'S CERTIFICATE:
The undersigned, being a registered Land Surveyor of the State of Florida, certifies to:
500 DANIA BEACH LLC, A WYOMING CORPORATION
BOULEVARD TITLE OF SOUTH FLORIDA, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LENDERS: TRABOLD PROPERTIES, INC., A FLORIDA CORPORATION AND
HOWIE & GENE LLC, A FLORIDA LIMITED LIABILITY COMPANY
its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6,8,9,10,11,12,13,14,15,16,17,18,19,20 and 21 of Table A thereof. The fieldwork was completed on June 03, 2016.

1. All monuments were found placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses.

2. The property has direct access to and from publicly used and maintained streets or highways known as : E. DANIA BEACH BLVD & S.E. 5th AVE.

3. The property described on this survey does lie within a special flood hazard area as defined by the Federal Emergency Management Agency; the property lies within zone "AE" of the flood insurance rate map identified as community no. 12011C panel no. 0557, suffix "H", and having a base flood of 5 Feet , bearing an effective date of 08/18/2014.

4. The land area of the subject property is in total $\pm$ 22,502 square feet or $\pm$ 0.52 acres (The west 150 feet of the North 150 feet of HOLLYWOOD MANORS BLOCK 1 AMENDED PB 29, PG 42) as described in the legal description.

5. Elevations are referred to Broward County Benchmark BCED BM 1131 Elevation: 6.18 NAVD 1988

Location: (26.05, -80.15)
Section-Township-Range:
03-51-42

Description:
"SQUARE" CUT ON SOUTH SIDE OF 3.5' WIDE CONCRETE SIDEWALK, 6' (+OR-) WEST OF ENTRANCE DOOR AT 602 WEST STIRLING ROAD (JACK'S AUTO PARTS) .

6. The location of the subject property is in Zone CRA, form-based districts: (CC, SFED-MU, EDRB East Dania Beach Boulevard, and District Commercial: C-1, C-2, C-3, C-4). Setbacks are as per City of DANIA BEACH CODE OF ORDINANCE:

(C-2) COMMERCIAL DISTRICT,
Front = 10 feet
Side Street = 10 feet
Side Int = 10 feet
Rear = 10 feet

7. (A) Floor Elevation of existing building differs from one end to the other end. The Highest Elevation of Floor = 5.15 feet, the Lowest Elevation of floor = 5.15 feet
(B) The total building area (based upon exterior footprint of building on ground surface, not interior usable floor space) is 2,199 square feet.

8. Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc.

9. There are 25 regular parking spaces and 2 marked handicapped parking spaces on the subject property.

10. There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or right-of-way or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property, except as shown on the survey.

11. Municipal water, ETP, Traffic Sign Meters, Water Meters, Concrete Light Pole, Water Valve, Utility Pole, and electric services of public utilities are available at the boundary of the property in the locations as shown on the survey.

13. Names of adjoining owners of platted lands according to current public records are as follows:
Shown on Survey.

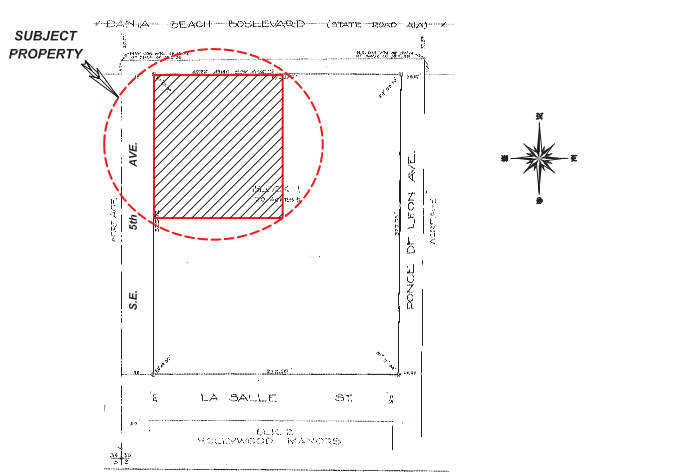
14. Distance to the nearest intersecting street as specified by the client. (N/A)

16. No observed evidence of current earth moving work, building construction or building additions.

18. No observed evidence of site use as a solid waste dump, sump or sanitary landfill.

20. The location of each easement, right-of-way, servitude and other matter above the ground affecting the subject property and listed in the BII Old Republic National Title Insurance Company Commitment Fund File Number: 312144. Agent's File Reference: 16-0120 SHOKI, Effective dated May 15, 2016, at 11:00 PM, issued by Old Republic National Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriated recording reference, to the extent that such matters can be located has been plotted on the survey. If the easement has not been plotted, there is a statement as to why not. The property shown on the survey is the property described in the Title Commitment.

TITLE COMMITMENT NOTES:
That I have reviewed the commitment and all items are shown on the Survey.
The items shown here forth are per schedule BII Old Republic National Title Insurance Company Commitment Fund File Number: 312144. Agent's file Reference: 16-0120 SHOKI, Effective dated May 15, 2016, at 11:00 PM.
Items NO. 5 Affects Subject Property. Shown on Survey. As recorded in P.B. 29, P.G. 42. ALL MATTERS CONTAINED ON THE PLAT OF "HOLLYWOOD MANORS BLOCK 1 AMENDED"
Items NO. 6 Does Not Affects Subject Property. Not plottable. As recorded in O.R.B. 26118 P.G. 737.
COLLATERAL ASSIGNMENT OF FIRE RECUE ASSESMENT FEES.



LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION:

THIS LEGAL DESCRIPTION IS PER TITLE COMMITMENT FUND FILE NUMBER: 312144, EFFECTIVE DATE: MAY 14, 2016 AND IS DESCRIBED AS FOLLOWS:

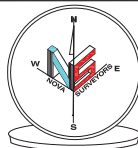
THE WEST 150.00 FEET OF HOLLYWOOD MANORS BLOCK 1 AMENDED, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK, 29, PAGE 42, OF THE PULIC RECORDS OF BROWARD COUNTY, FLORIDA.

Prepared For: ISSAC & BONITA SHOKI	
Client Ref. No: 312144	
Project Address: 500 E. DANIA BEACH BLVD	
Project Location: DANIA BEACH 33004	
Job Number: 16-0000509-1	

PROFESSIONAL LAND SURVEYOR & MAPPER	
GEORGE IBARRA	
P.L.S. No. 2534 (STATE OF FLORIDA)	
Drwn By: R.CH.	Date: 6-03-2016 Revision:
Field Date: 05/10/16	Date: Revision:

PATH:
1355 N.W. 97th AVENUE SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 2642660 FAX (305) 264-0229

Nova
Surveyors Inc.
LAND SURVEYORS



LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED.
- THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCHMARK.
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
C.B.W. = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.

C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
DRIVE = DRIVEWAY.
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NOVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD.
O.E.L. = OVERHEAD UTILITY LINES.
OVRHNG = OVERHANG.
P.M.T. = PAVEMENT.

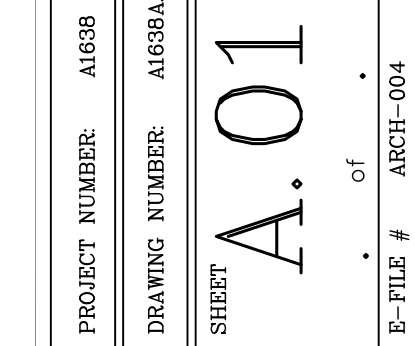
H. = HIGH (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS.
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAND MAINTENANCE EASEMENT.
' = MINUTES.
' = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NOVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD.
O.E.L. = OVERHEAD UTILITY LINES.
OVRHNG = OVERHANG.
P.M.T. = PAVEMENT.

P.L. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
P.T. = POINT OF TANGENCY.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
PG. = PAGE.
P.W. = PARKWAY.
P.M. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
RAD. = RADIUS OF RADIAL.
R.P. = RADIUS POINT.
RGE. = RANGE.

SEC. = SECTION.
STY. = STORY.
S.T.C. = STREET TRAFFIC CONTROL.
SWG = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH.
SEC. = SECONDS.
T = TANGENT.
TWO = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.S. = WOOD SHED.
W = WEST.

△ = CENTRAL ANGLE.
STY. = STORY.
S.T.C. = STREET TRAFFIC CONTROL.
SWG = SIDEWALK.
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REV	DESCRIPTION	DATE
01	SITE PLAN REVISIONS	03/01/17
02	city comments	04/05/17
03	city comments	05/03/17

Remodel for,
500 East Dania Beach Boulevard
Dania Beach, Florida

PLAN DATE

10/03/16

FILE: LP-1

Landscape Plan

LP-1

EXISTING TREE TABLE

NO.	TREE NAME	QTY	DBH	HT.	SPR.	CONDIT.	DISPOSITION	VALUE
1	Coccoloba uvifera Sea Grape	1	34"	40'	40'	60%	REMAIN	\$12,213
2	Syagrus romanzoffianum Queen Palm	5	10"	20-30'	20'	50%	REMOVE	\$150 ea.

PLANT LIST

TREES AND PALMS		
KEY	QUANTITY	PLANT NAME AND SPECIFICATION
N BS	2	Bursera simaruba (Gumbo Limbo) 14' ht., 7' spr., 2.5' c., 4' c.t., full canopy
N CE	5	Concarpus erectus (Green Buttonwood) 12' ht., 6' spr., 2' c., 4' c.t., full canopy
N IC	4	Ilex Cassine (Dahoon Holly) 12' ht., 6' spr., 2' c., 4' c.t., full canopy
N LL	1	Lysiloma latissilqua (wild Tamarind) 12' ht., 6' spr., 2' c., 4' c.t., full canopy
LJ	5	Ligustrum japonicum (Japanese Privet) 9' ht., 6' spr., 2' c., multi-stem, heavy
PE	3	Ptychosperma elegans (Solitaire Palm) 8-12' staggered c.t. hts., heavy
N QV	6	Quercus virginiana (Live Oak) 14' ht., 7' spr., 2' c., 4' c.t., full canopy
N TR	4	Thrinax radiata (Thatch Palm) 5 & 8' c.t., heavy, single trunks
TI	4	Tabebuia impetiginosa (Purple Tabebuia) 12' ht., 6' spr., 2' c., 4' c.t., full canopy

SHRUBS & GROUNDCOVERS		
KEY	QUANTITY	PLANT NAME AND SPECIFICATION
ANN	60	Flowering Annagis (Per Season) 4" pot, full, 16" o.c., full, in planter box, color per owner
DOM	1	Dombeya spp. (Tropical Hydrangea) 4' ht., 30" spr., full, pink
** N EUG	15	Eugenia foetida (Spanish Stopper) 36" ht., 20" spr., full to base, 20" o.c., ALT: Florida Privet
** FIP	4	Ficus pumila (Creeping Fig) 30" ht., 14" spr., full, 12" o.c., attach to wall
FGI	78	Ficus m. 'Green Island' 12" ht., 14" spr., full, 18" o.c.
** FMH	54	Ficus m. 'Green Island' Hedge 24" ht., 24" spr., full, 24" o.c.
** N FOR	139	Forestiera segregata (Florida Privet Hedge) 24" ht., 24" spr., full, 24" o.c.
** JUN	105	Juniperus conferta (Dwarf Shore Juniper) 8" ht., 15" spr., full, 18" o.c.
** N MUH	58	Muhlenbergia capillaris (Muhly Grass) 24" ht., 24" spr., full, 24" o.c.
** N NEP	30	Nephrolepis exaltata (Boston fern) 12" ht., 14" spr., full, 18" o.c.
** POL	124	Polypodium scolopendria (Wart Fern) 12" ht., 15" spr., full, 18" o.c.
** TAB	33	Tabernaemontana spp. (Pinwheel Jasmine) 18" ht., 24" spr., full, 24" o.c.

** DENOTES DROUGHT TOLERANT
N DENOTES NATIVE SPECIES

NOTES

Sod to be St. Augustine 'Palmetto' as indicated on plans, contractor to determine quantity.

All sod and landscape to receive 100% coverage from automatic irrigation system from approved water source. Bubblers to be provided for large trees and palms.

Contractor is responsible for all conditions and landscape specifications attached to this plan

PLANTING SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size, and shall conform to the Florida Nurserymen's Grades and Standards as Florida Grade #1 or better.

PLANT LISTS: Plant quantities, sizes, and locations shall be determined by plan and plant lists. Plant height and spread shall take precedence over container size. Container size noted is to be considered minimum. Spacing of plant material will be determined by plant lists and details. Quantities shown on plant lists are guideline only. Contractor is responsible for the actual quantities indicated on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: Landscape Architect to review and approve any plant substitutions. Substitutions shall be provided as an alternate on proposals.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Topsoil when suitable, shall be used for the planting of trees and shrubs. The existing soils shall be amended with organic material to reduce the pH levels to between 5 and 6. Amendments are to be incorporated into the planting backfill material. Groundcover beds shall be topped with a minimum 4" of planting soil. The planting soil to be mixed into the existing soils during planting.

SOIL ADDITIVES: Additives such as water absorbing polymers are welcome additions to soils where water retention is a problem.

FERTILIZER: Slow-release granular fertilizer similar to 12-4-12 formula to be applied at planting at manufacturers recommended application rates. Tree tabs shall be used for all trees and palms.

MULCH: A 3' diameter mulch ring with 3" of approved shredded mulch shall be used around all free-standing trees and palms. Shrub beds shall be mulched with 3" of approved shredded mulch as shown on plan.

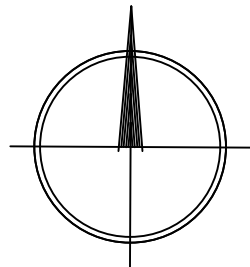
PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Large material shall be planted away from overhangs so as not to affect the plant or structure in the future. Unsuitable soil or site conditions are to be brought to the attention of the G.C. and the Landscape Architect.

WATERING: All plant material shall be watered in thoroughly at installation so as to remove air pockets. Watering is the responsibility of the Contractor, and he shall hand water as necessary. A temporary watering systems may be necessary for large material.

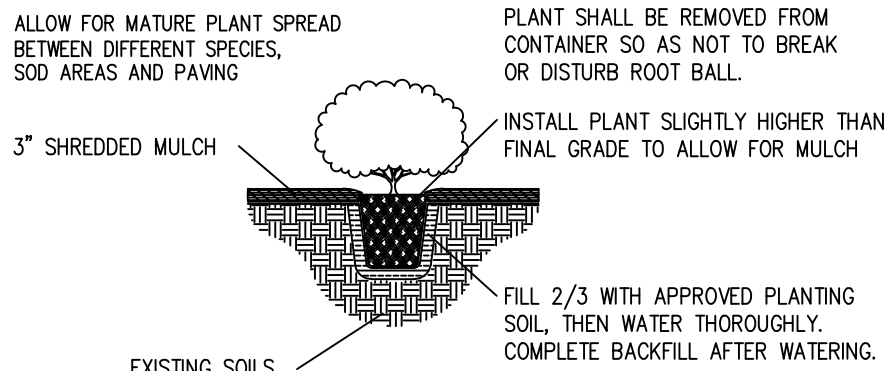
GUYNIG: Proper support of trees and palms during the grow-in period is the responsibility of Contractor. Staking shall be per industry standards. No harm shall be caused by the staking process (i.e. braces are not to be nailed into trees). See attached details for examples.

SOD: Sod shall be dense, green, and well rooted, disease free, and free of weeds, or insects. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

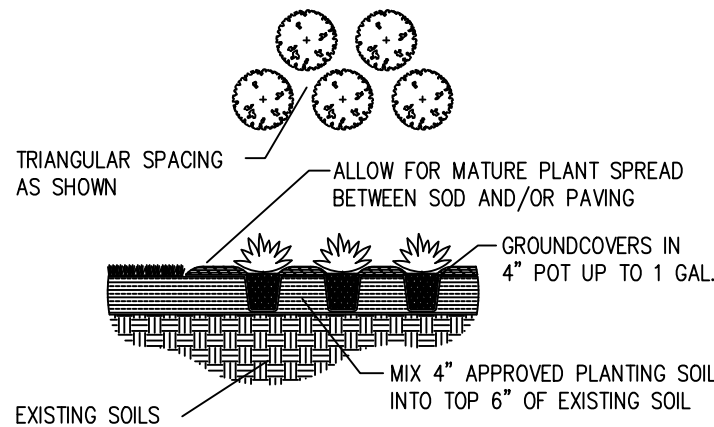
GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.



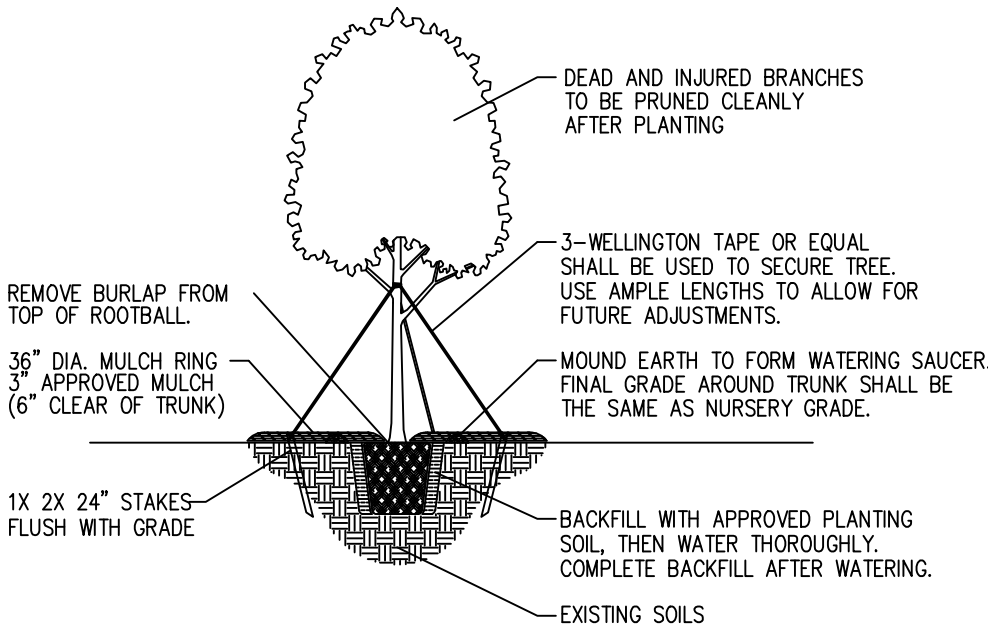
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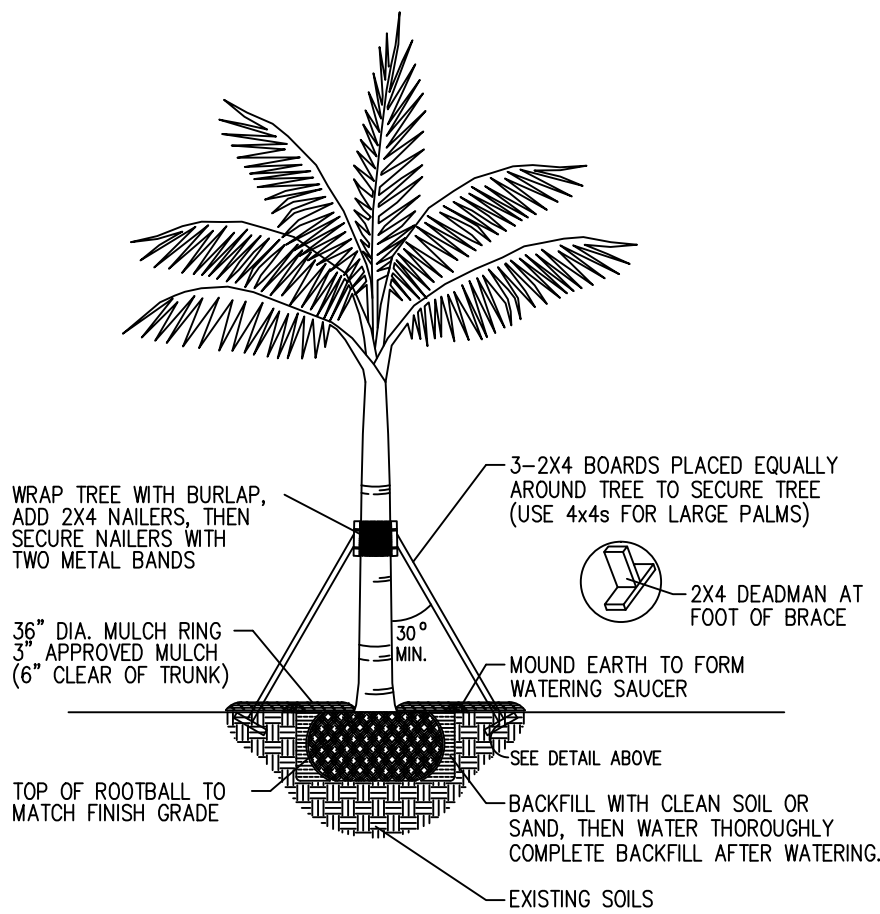
PLANTING DETAIL - CONTAINER SHRUBS



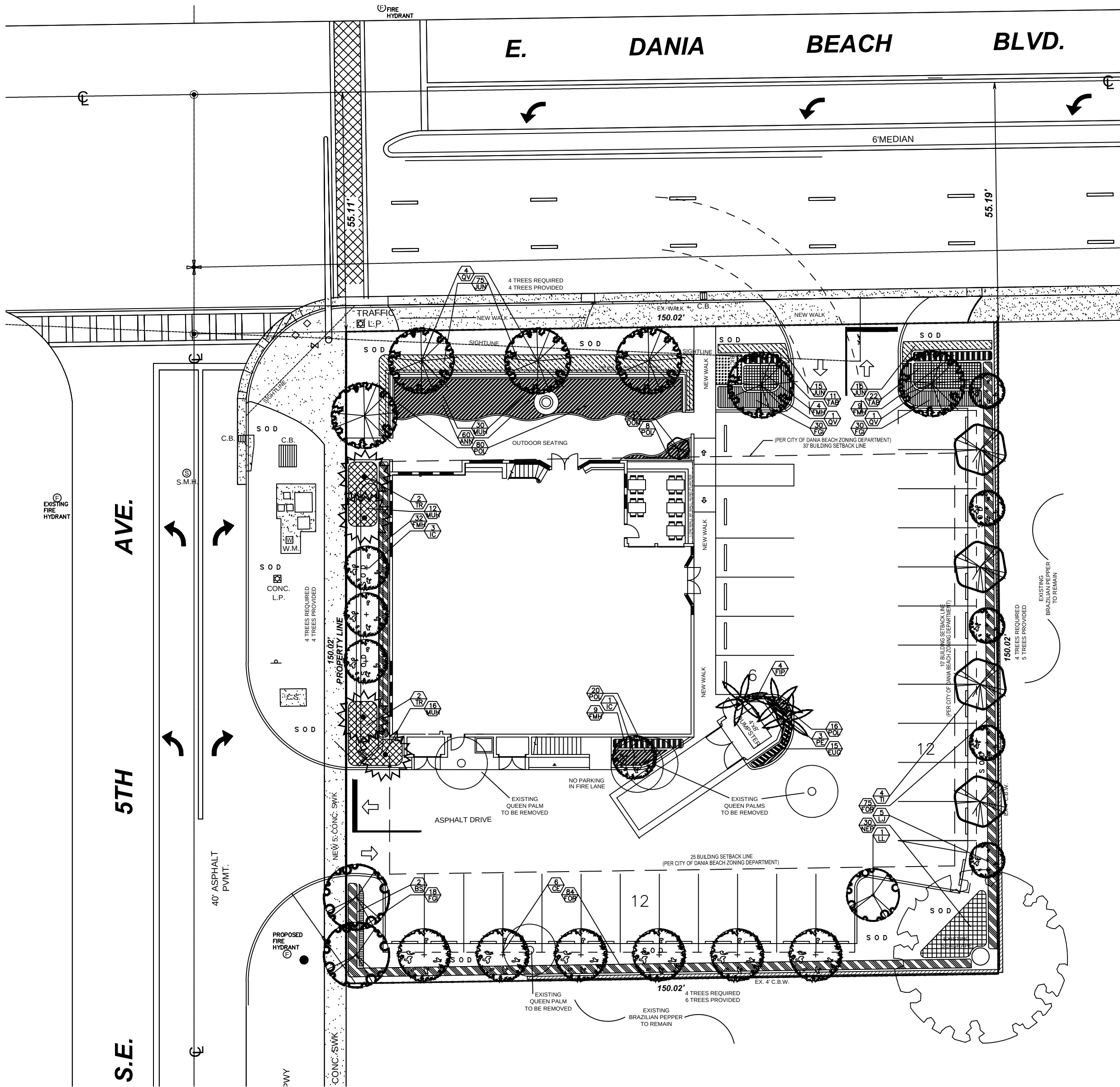
PLANTING DETAIL - GROUNDCOVERS



TREE PLANTING & STAKING DETAIL - SMALL TREES



PALM PLANTING & STAKING DETAIL



SITE DATA INFORMATION

PROJECT NO.: 1638

TOTAL LOT AREA:	22,502 S.F.	
	.5165 ACRES	
NET FLOOR AREA / LOT AREA RATIO:	3,847.00 S.F. =17.09%	
TOTAL BUILDING SQ. FT	5,237.00 S.F.	
IMPERVIOUS AREA:	16,612.00 S.F. = 74%	
1ST FLOOR FOOTPRINT:	3,979.00 S.F.= 17.68%	
CONC. WALKS, PATIOS	1,147.00 S.F.= 5.09%	
PARKING / DRIVEWAYS	11,486.00 S.F.= 51.04%	
PERVIOUS AREA:	5,890 S.F. = 26%	
VUA LANDSCAPE AREA:	11,486 x .2 =2,297.2 s.f. REQ'D	1,391 S.F. = 12%
PERVIOUS AREA:	6,264 S.F. = 27.8%	
IMPERVIOUS AREA:	16,238 S.F. = 72.2%	

Michael J. Phillips
Landscape Architecture

549 Sloane Street
Sebastian, FL 32958
(561) 866-5978

www.MJPhillipsLA.com

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LC26000411

Michael J. Phillips
FL LA 0001540

REV	DESCRIPTION	DATE
01	SITE PLAN REVISIONS	03/01/17
02	city comments	04/05/17
03	city comments	05/03/17

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IRRIGATION LEGEND – spray

ROTOR HEADS

5000 SERIES 6" ADJUSTABLE POP-UP ROTOR HEAD EQUAL TO RAINBIRD

PGP 6" POP-UP 30-35"R ROTOR HEAD EQUAL TO RAINBIRD

MIST HEADS

6" POP-UP MIST HEAD EQUAL TO RAINBIRD
WITH THE FOLLOWING NOZZLES:
(12" POP-UPS TO BE USED IN GROUNDCOVER BEDS)

15' SERIES NOZZLE.
12' SERIES NOZZLE.
10' SERIES NOZZLE.
8' SERIES NOZZLE.

15SST
15EST
SHRUB SPRAY

BUBBLER NOZZLES

BUBBLER NOZZLE AS FOLLOWS:

1502-SBH .5 GPM

VALVES

ELECTRONIC ZONE VALVE EQUAL TO IRRITROL, SIZE AS NOTED
ON PLAN, IN AMETEK OR CARSON 12"x18" VALVE BOX

AMES BRASS GATE VALVE, SAME SIZE AS MAIN LINE,
IN 6" SCH 40 PVC COLLAR EXTENSION AND VALVE BOX.

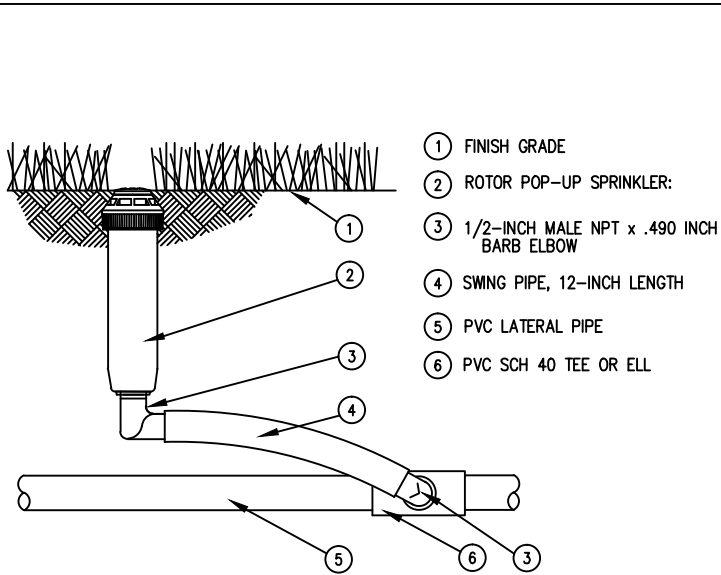
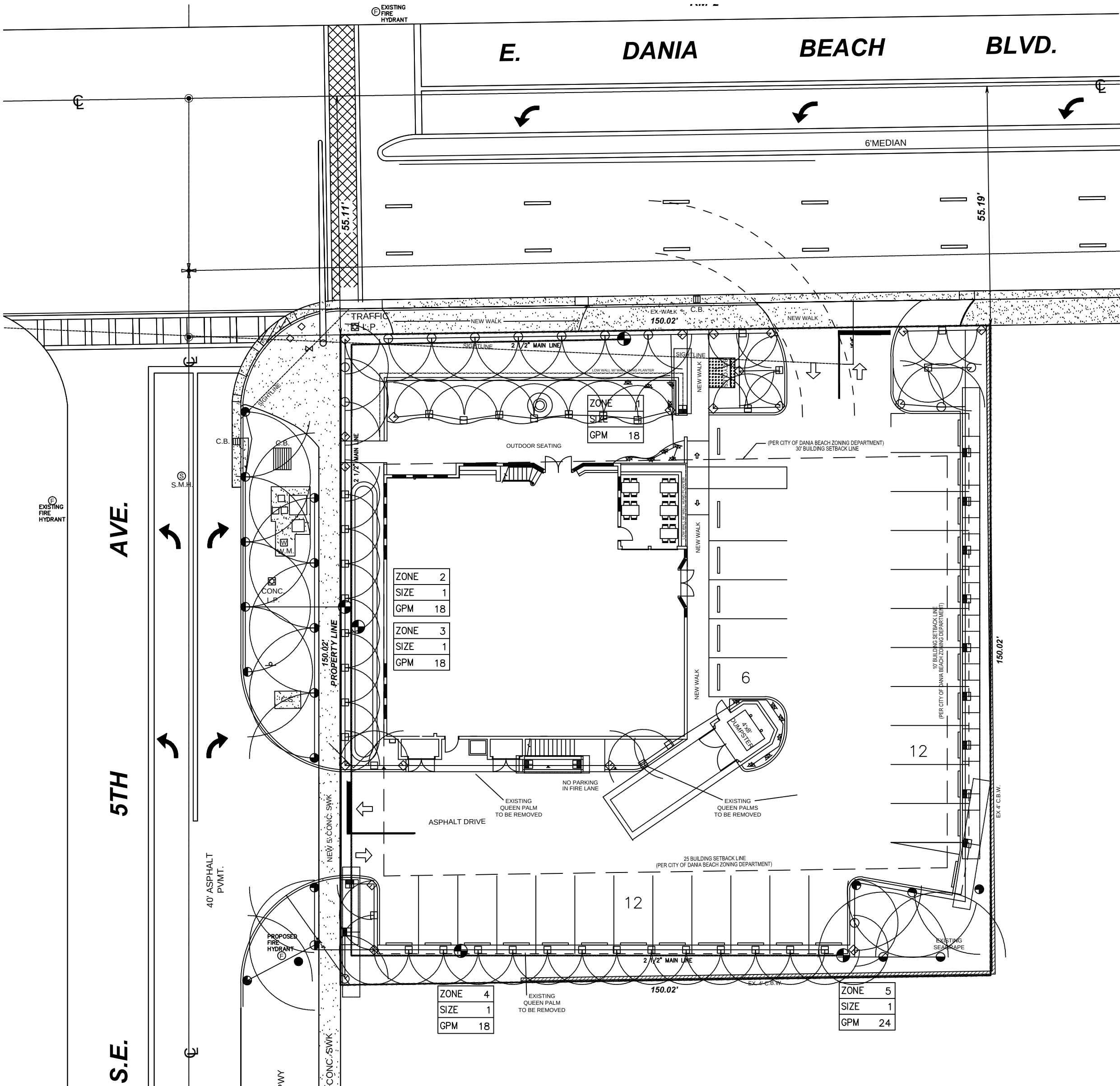
PROGRAMMABLE IRRIGATION CONTROLLER EQUAL TO HUNTER ACC
CONTROLLER – PROVIDE RAIN SENSOR (ET SENSOR – OPTIONAL)

SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS. SLEEVES
TO BE MIN. 24"– MAX. 36" DEEP

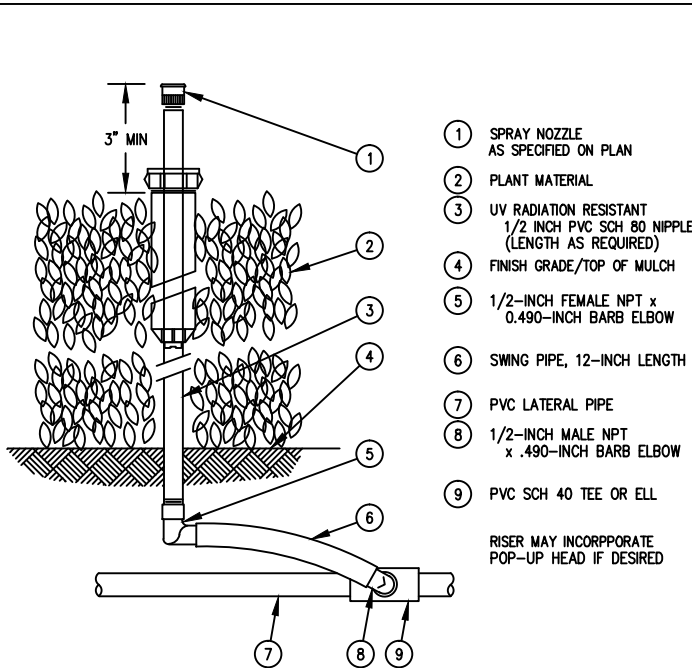
MAIN LINE: SCH 40 PVC WITH SCH 80 PVC FITTINGS
AND THRUST BLOCKS AT STRESS POINTS. SIZE PER PLAN.

IRRIGATION NOTES

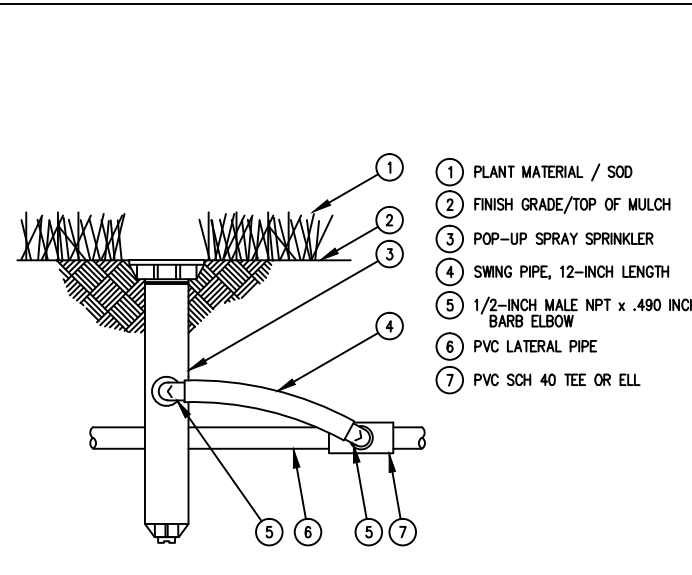
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
6. THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
7. ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
8. SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
9. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2" PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
10. CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
11. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
12. ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETOH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
13. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER. ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
14. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
15. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP MIN.
16. PROVIDE BUBBLERS FOR ALL NEW TREES AND PALMS.
17. RUST CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).
18. THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.
19. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.



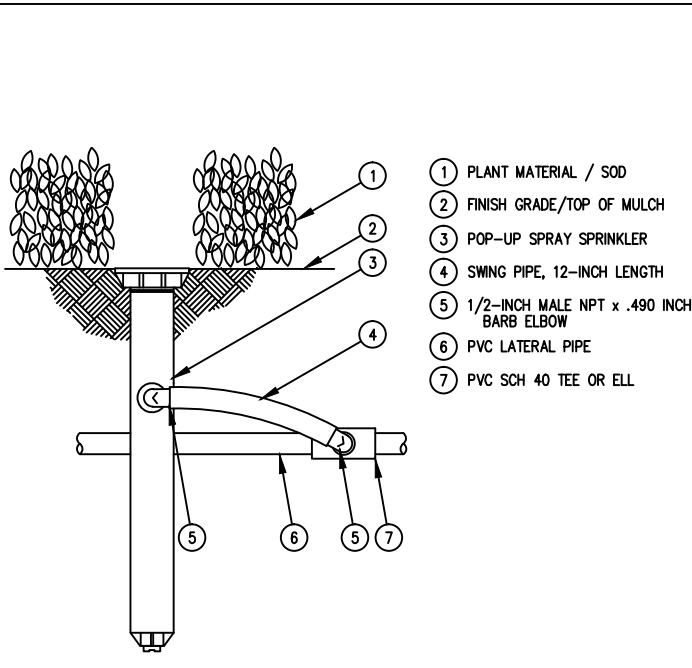
ROTOR POP-UP SPRINKLER



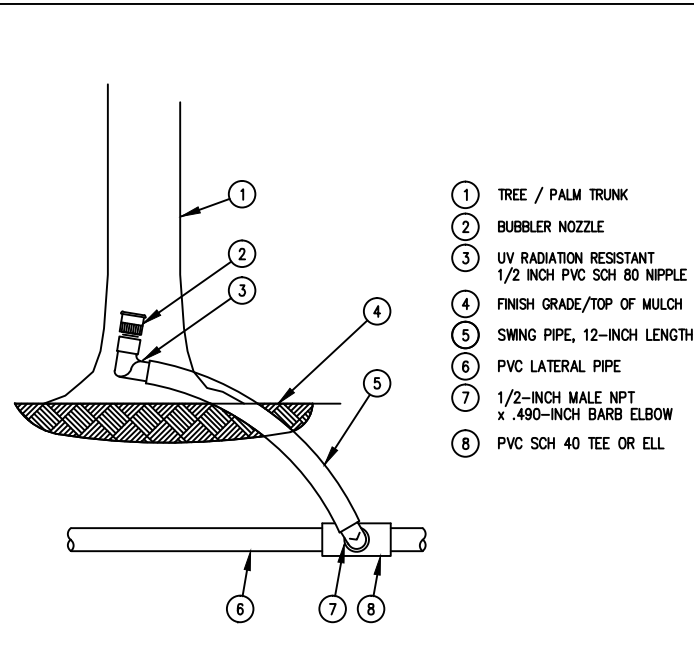
SHRUB RISER



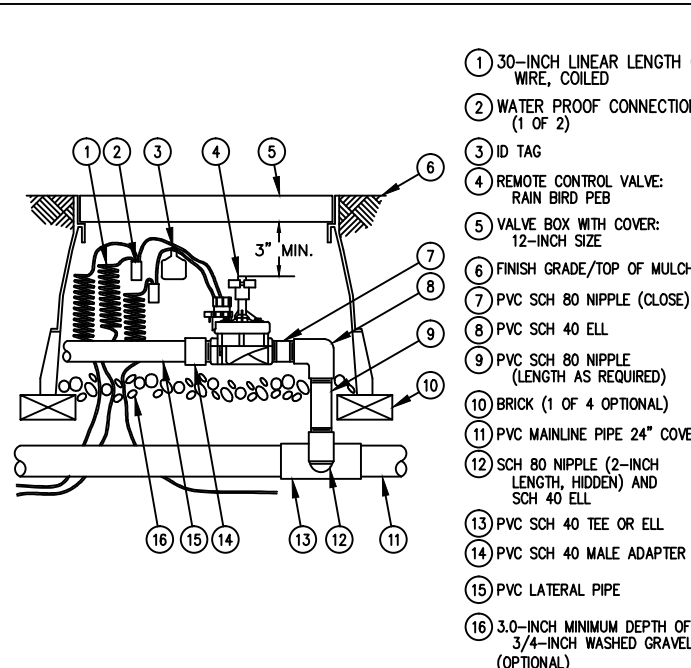
6" POP-UP SPRAY SPRINKLER



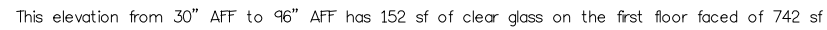
12" POP-UP SPRAY SPRINKLER



SHRUB RISER



1	OLD CHICAGO BRICK	16	ACCENT COLOR: SW 6105 (DIVINE WHITE)=C1	31	DECORATIVE PRECAST COLUMN
2	PRECAST LOGO	17	BODY COLOR: SW 6106 (KILIM BEIGE)=C2	32	PRECAST CORNER MOLDING
3	LOW BRICK WALL	18	BASE COLOR: SW 6108 (LATTIE)=C3	33	SIGN PEDIMENT
4	IRON FENCING	19	ACCENT COLOR: SW 6134 (NETSUKE)=C4	34	
5	CANOPY	20	ACCENT COLOR: SW 6379 (JERSEY CREAM)=C5	35	
6	METAL HOOD OVER DOORS PAINT TO MATCH ADJACENT	21	ALL ROOF TOP EQUIPMENT WILL BE SCREENED FROM VIEW FOR A MIN. DISTANCE OF 600 FEET.	36	
7	HOLLOW METAL DOOR & FRAME	22	INTERNAL ROOF DRAIN	37	
8	STOREFRONT IMPACT DOOR	23	ALL SIGNS SHALL BE DESIGNED IN ACCORD WITH CITY OF DANIA BEACH CODE	38	
9	BUILDING ADDRESS TO BE MIN. 6" HIGH LETTERS	24	ALL EQUIPMENT ATTACHED TO THE BUILDING WALLS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR	39	
10	SINGLE HUNG IMPACT WINDOW	25	PRECAST KONE	40	
11	FIXED IMPACT WINDOW	26	PRECAST WALL CAP	41	
12	IMPACT GARAGE DOOR	27	PRECAST WALL RELIEF	42	
13	DECORATIVE PRECAST HEADER & SILL	28	PRECAST ROOF DECORATIVE FINIAL	43	
14	WOVEN CHAINLINK GATES	29	PRECAST DENTAL MOLDING	44	
15	PAINT ALL GRILLES AND VENTS TO MATCH ADJACENT SURFACE, TYP.	30	PRECAST CORNER ROOF DECORATIVE FINIAL	45	



TO THE BEST OF OUR KNOWLEDGE, THE PLANS & SPECIFICATIONS CONTAINED HEREIN ARE A TRUE AND CORRECT STATEMENT OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.

ART AND ARCHITECTURE, INC.
 648 SE 4th Ave. #200
 Dania Beach, FL 33024
 TEL: (305) 501-5000 FAX: 305-401-4850
www.artandarchitecture.com

Remodel of
500 East Dania Beach Blvd
Dania Beach, FLORIDA

(SEAL)

clear

DATE: 6.6.19

DRAWN BY: **URBANCK**

CHECKED BY: **URBANCK**

DATE: **6.6.19**

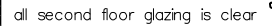
PROJECT NUMBER: **A1030**

SHEET NUMBER: **A1030**

SHEET: **A.03**

clear

REGISTRATIONS
 COLORADO: C-0044
 FLORIDA: 100000000
 ILLINOIS: 000000000
 NEW YORK: 000000000
 PENNSYLVANIA: 000000000
 VIRGINIA: 000000000
 WISCONSIN: 000000000



SOUTH ELEVATION

SCOPE OF WORK

- 1

2

3

4

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- 16

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44

45
- OLD CHICAGO BRICK

PRECAST LOGO

LOW BRICK WALL

IRON FENCING

CANOPY

METAL HOOD OVER DOORS PAINT TO MATCH ADJACENT

HOLLOW METAL DOOR & FRAME

STOREFRONT IMPACT DOOR

BUILDING ADDRESS TO BE MIN. 6" HIGH LETTERS

SINGLE HUNG IMPACT WINDOW

FIXED IMPACT WINDOW

IMPACT GARAGE DOOR

DECORATIVE PRECAST HEADER & SILL

WOVEN CHAINLINK GATES

PAINT ALL GRILLES AND VENTS TO MATCH ADJACENT SURFACE, TYP.

ACCENT COLOR: SW 6105 (DIVINE WHITE)=C1

BODY COLOR: SW 6106 (MILN BEIGE)=C2

BASE COLOR: SW 6108 (LATTIE)=C3

ACCENT COLOR: SW 6134 (NETSUKE)=C4

ACCENT COLOR: SW 6379 (JERSEY CREAM)=C5

ALL ROOF TOP EQUIPMENT WILL BE SCREENED FROM VIEW FOR A MIN. DISTANCE OF 600 FEET.

INTERNAL ROOF DRAIN

ALL SIGNS SHALL BE DESIGNED IN ACCORD WITH CITY OF DANIA BEACH CODE

ALL EQUIPMENT ATTACHED TO THE BUILDING WALLS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR

PRECAST KORME

PRECAST WALL CAP

PRECAST WALL RELIEF

PRECAST ROOF DECORATIVE FINIAL

PRECAST DENTAIL MOLDING

PRECAST CORNER ROOF DECORATIVE FINIAL

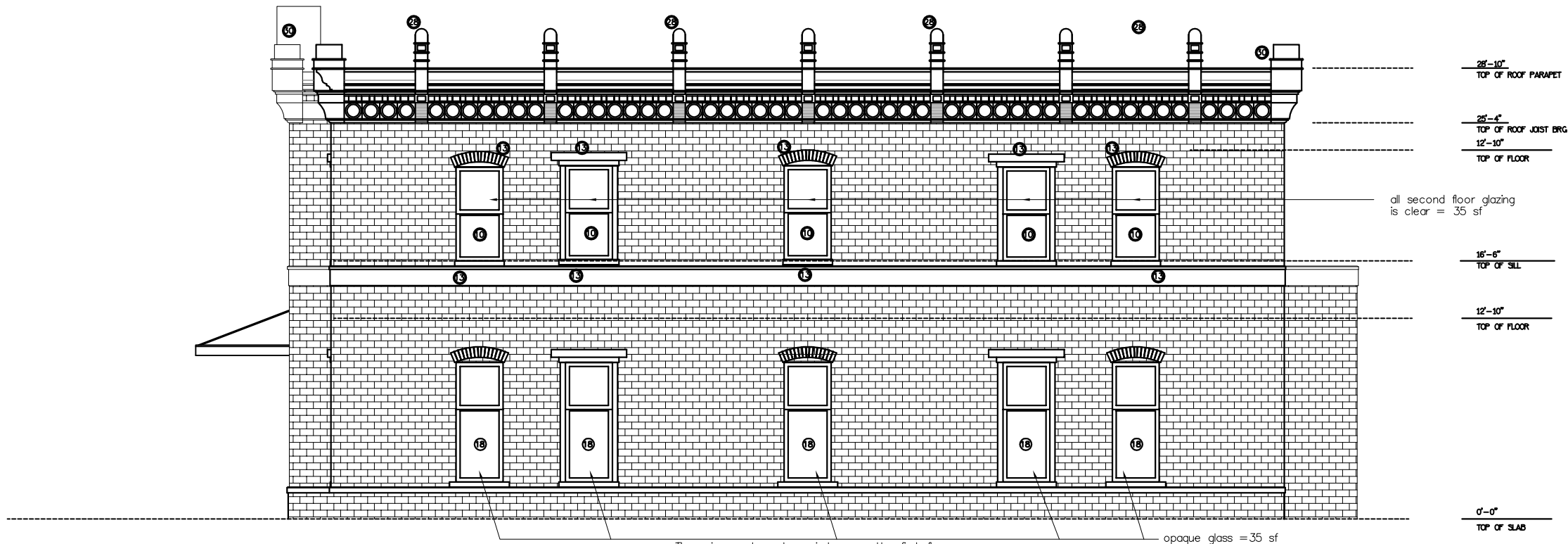
DECORATIVE PRECAST COLUMN

PRECAST CROWN MOULDING

SIGN PEDIMENT



DANIA BEACH BOULEVARD ELEVATION



5TH STREET ELEVATION

TO THE BEST OF OUR KNOWLEDGE, THE PLANS & SPECIFICATIONS SHOWN HEREIN COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODES, ORDINANCES, AND STANDARDS OF THE CITY OF DANIA BEACH, FLORIDA.

ART AND ARCHITECTURE, Inc.

648 SW 10th Ave, Suite 200
Dania Beach, FL 33019
(954) 944-4444 FAX (954) 944-4444
design@artandarchitecture.com

Remodel of
500 East Dania Beach Blvd
Dania Beach, FLORIDA

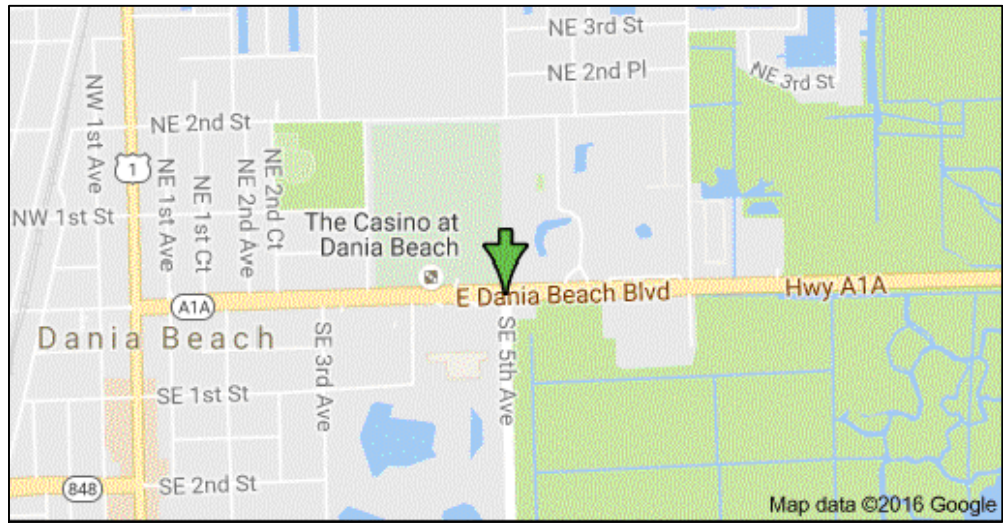
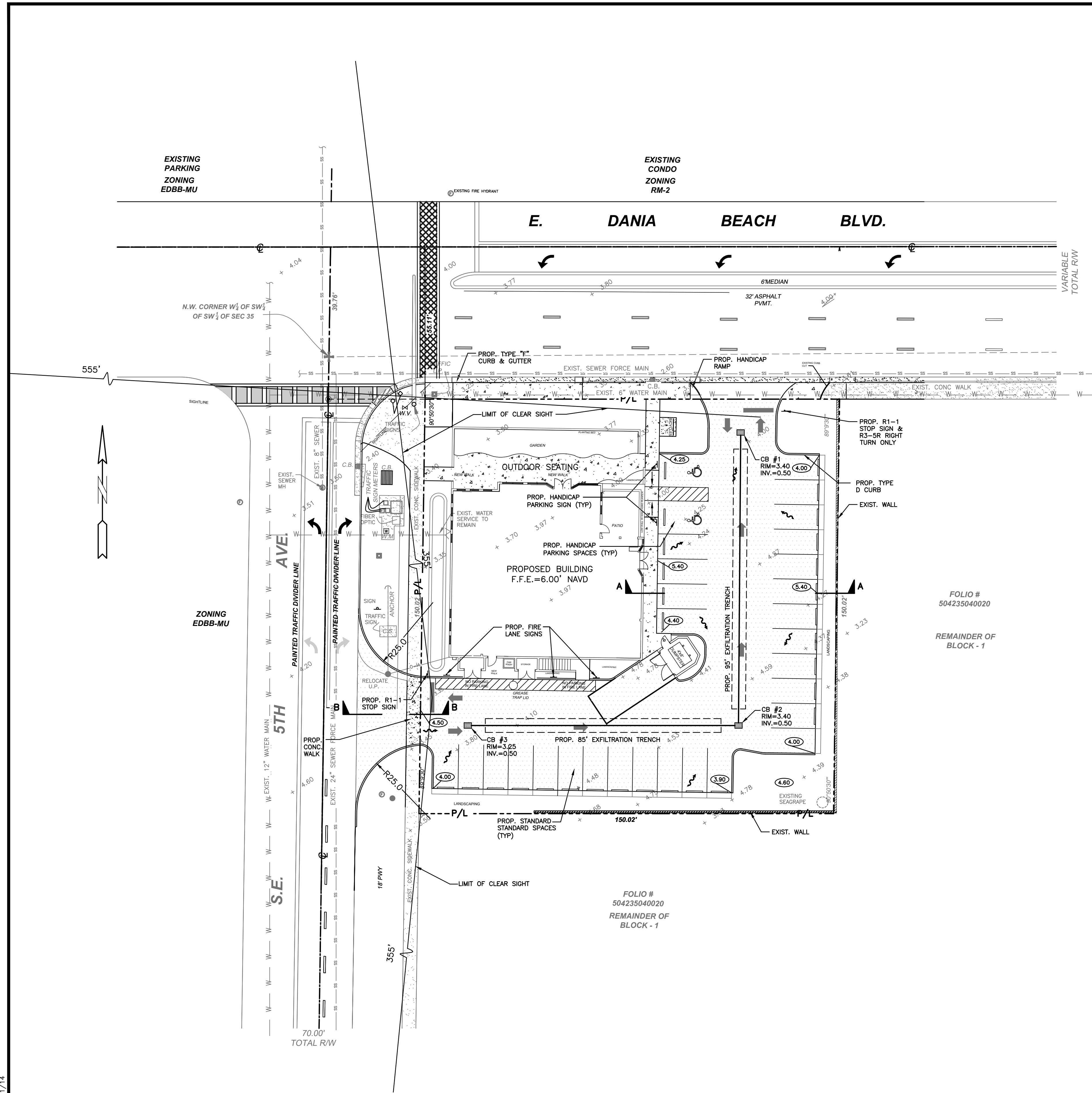
STATE OF FLORIDA • J. FORMER
ARCHITECT • REGISTERED PROFESSIONAL
(SEAL)

REGISTRATIONS
FLORIDA ARCHITECTURE BOARD
FLORIDA BOARD OF ARCHITECTS
FLORIDA BOARD OF INTERIORS
FLORIDA BOARD OF LANDSCAPE ARCHITECTS
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
FLORIDA BOARD OF PROFESSIONAL SURVEYORS
FLORIDA BOARD OF PROFESSIONAL GEODETIC SURVEYORS
FLORIDA BOARD OF PROFESSIONAL LANDSCAPE ARCHITECTS
FLORIDA BOARD OF PROFESSIONAL PLANNERS
FLORIDA BOARD OF PROFESSIONAL PHOTOGRAPHERS
FLORIDA BOARD OF PROFESSIONAL SCULPTORS
FLORIDA BOARD OF PROFESSIONAL THEATRICAL DESIGNERS
FLORIDA BOARD OF PROFESSIONAL VISUAL ARTISTS

DATE: 6.6.16
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]

PROJECT NUMBER: A000
DRAWING NUMBER: A000
SHEET: A.02 of

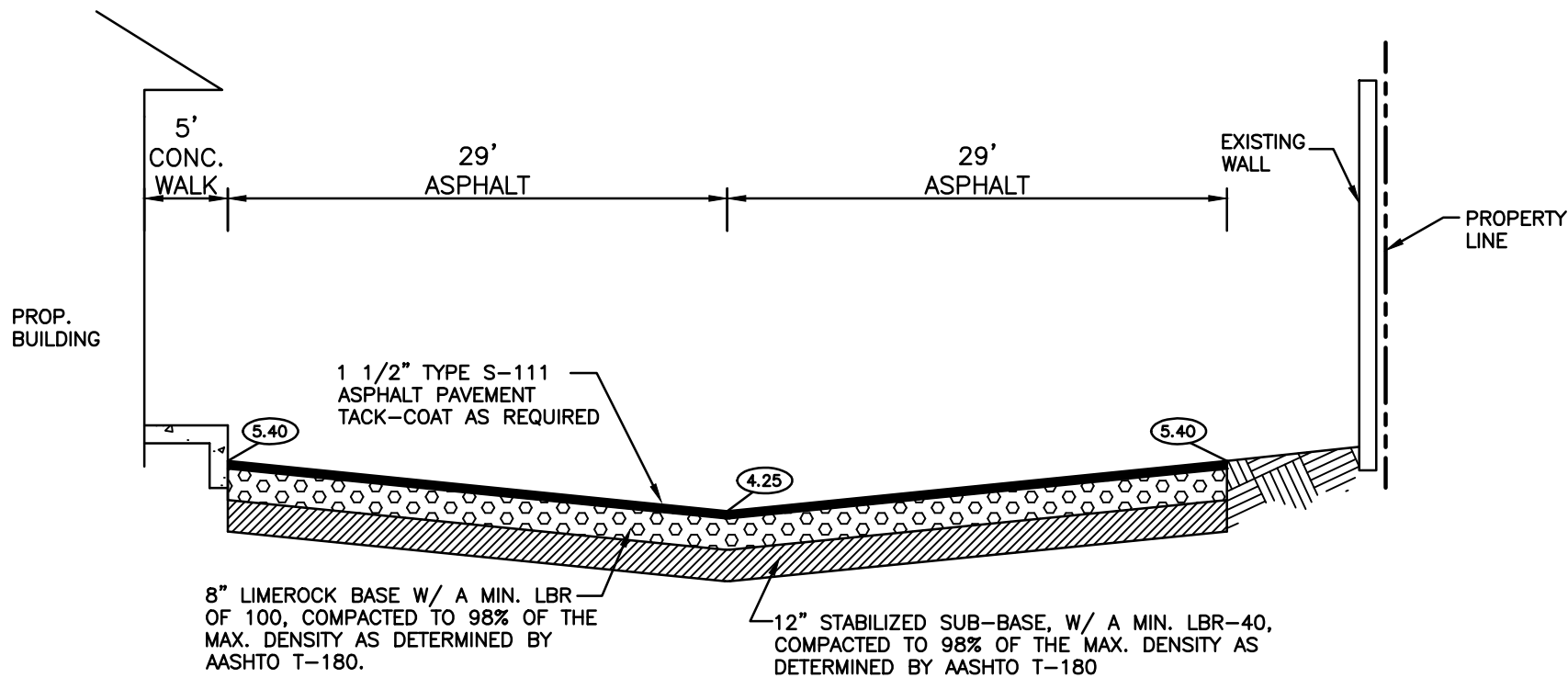
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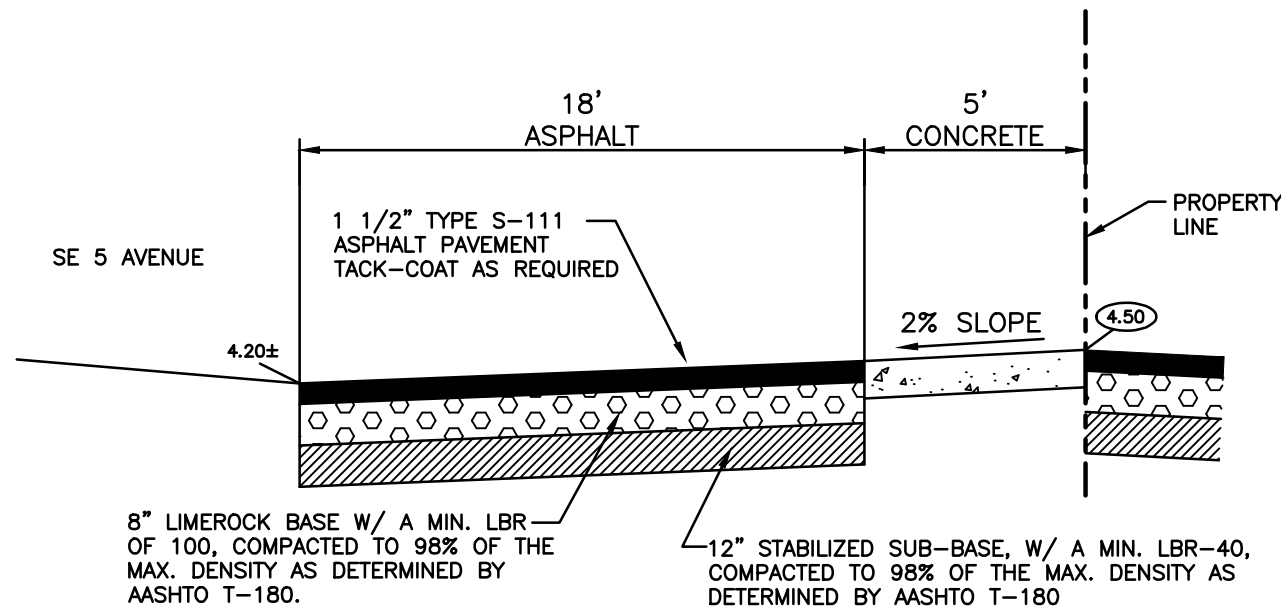
LOCATION MAP
NOT TO SCALE

SECTION 03, TOWNSHIP 51, RANGE 42

ELEVATIONS ARE REFERENCED TO NAVD 1988
BASE FLOOD ELEVATION IS 5' NAVD



SECTION A-A
N.T.S.



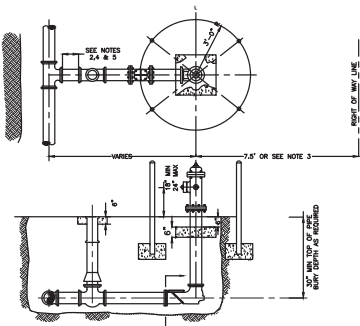
SECTION B-B
N.T.S.

- | | | | |
|--|-----------------------|--|-----------------------------------|
| | PROPOSED CONCRETE | | EXISTING CONCRETE SIDEWALK |
| | PROPOSED ASPHALT | | EXISTING PIPING AND APPURTENANCES |
| | PROPOSED ELEVATION | | EXISTING BACKFLOW PREVENTOR |
| | PROPOSED PIPING | | EXISTING CATCH BASIN |
| | PROPOSED CATCH BASIN | | EXISTING CLEANOUT |
| | PROPOSED FIRE HYDRANT | | EXISTING ELEVATION |
| | | | EXISTING GAS METER |
| | | | EXISTING GREASE TRAP |
| | | | EXISTING CONCRETE LIGHT POLE |
| | | | EXISTING MANHOLE (AS DESIGNATED) |
| | | | EXISTING MONITORING WELL |
| | | | EXISTING SIGN (AS INDICATED) |
| | | | EXISTING VALVE BOX |
| | | | EXISTING WATER METER |
| | | | EXISTING WOOD POWER POLE |
| | | | EXISTING FENCE |

PAVING, GRADING AND DRAINAGE

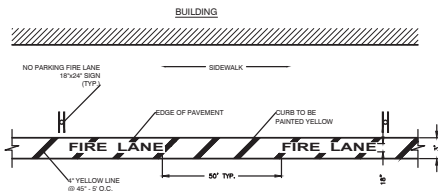
SCALE: 1"=20'

FINAL APPROVAL		FLA. LIC. ENG. NO. 41831	
DRAWN BY: NKW	SCALE: 1"=20'	DESIGNED BY: SCH	DATE: 09/29/16
HOLLAND ENGINEERING INC. civil engineers		CHECKED BY: SCH	FIELD BOOK: N.A.
3900 HOLLYWOOD BLVD, STE. 303 - HOLLYWOOD - FL - 33021		SUSAN C. HOLLAND, PE License no. 41831	
(844)367-0371, (844)367-0372 Fax		CA 7325	
NO.	DATE	BY	CHK'D
REVISIONS			
DESCRIPTION			
PAVING, GRADING AND DRAINAGE FOR 500 EAST DANIA BEACH			
500 EAST DANIA BEACH DANIA BEACH, FL			
NO. OF SHEETS: 3			
SHEET NO.: C-1			
CAD FILE NO. 16-51			



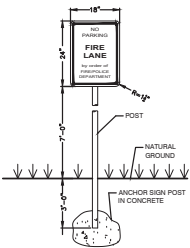
1. HYDRANT COATED WITH YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FOOT AND CITY REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 30 FEET 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 OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

FIRE HYDRANT INSTALLATION
N.T.S



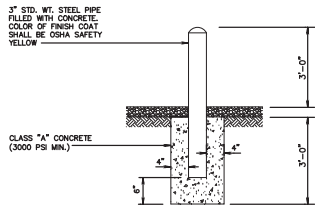
NOTES:
1. ALL PAVEMENT MARKING SHALL BE OF THERMOPLASTIC PAINT.

FIRE LANE STRIPING DETAIL
N.T.S

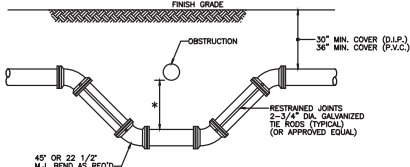


- NOTES:
1. "NO PARKING FIRE LANE BY ORDER OF FIRE/POLICE DEPARTMENT" SIGN AT MAX 7'0\"/>
 2. SIGN TO BE POSTED 7' ABOVE FINISHED GRADE ON 8\"/>

FIRE LANE DETAIL
N.T.S

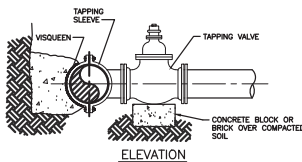
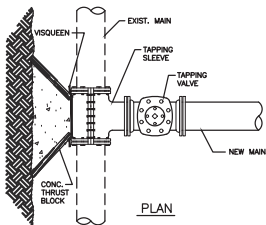


TYPICAL BOLLARD DETAIL
N.T.S



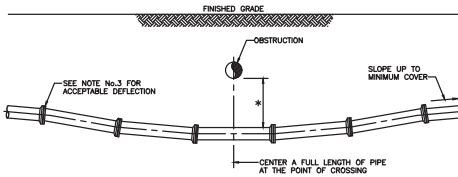
- NOTES:
1. (1) 18\"/>
 2. COAT THE ROADS WITH A COAL TAR ENAMEL AFTER ASSEMBLY (2 COATS MINIMUM).
 3. TIE RODS MAY BE OMITTED WHEN OTHER APPROVED METHODS OF RESTRAINING ARE UTILIZED.

UTILITY CROSSING (FITTING TYPE) DETAIL
N.T.S



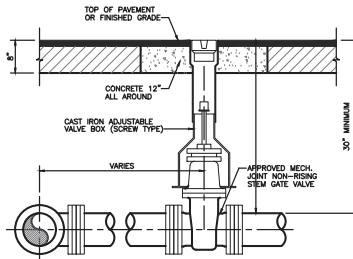
- NOTES:
1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
 2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN
N.T.S



- NOTES:
1. (1) 18\"/>
 2. THE DEFLECTION TYPE CROSSING SHALL BE USED WHENEVER POSSIBLE. ONLY UNDER SPECIFIC ORDERS BY THE ENGINEER SHALL THE FITTING TYPE CROSSING BE ALLOWED.
 3. CONSTRUCT CROSSING USING 75% OF MANUFACTURES MAXIMUM JOINT DEFLECTION (UNIFORM).

UTILITY CROSSING (DEFLECTION TYPE) DETAIL
N.T.S



TYPICAL VALVE SETTING DETAIL
N.T.S

CIVIL DETAILS
FOR
500 EAST DANIA BEACH
500 EAST DANIA BEACH
DANIA BEACH, FL

NO. OF SHEETS: 3

SHEET NO.: C-3

CAD FILE NO.
16-51

REVISIONS		DESCRIPTION			
NO.	DATE	BY	CHK'D		



HOLLAND ENGINEERING INC.
civil engineers
3600 HOLLYWOOD BLVD. STE. 303 - HOLLYWOOD - FL - 33021
(954)367-0371 • (954)367-0372 Fax

SUSAN C. HOLLAND, PE
License no. 41831

CA 7325

DRAWN BY: NKW	SCALE: NTS	FINAL APPROVAL
DESIGNED BY: SCH	DATE: 09/29/16	FLA. REG. ENG. NO. 41831
CHECKED BY: SCH	FIELD BOOK: N.A.	

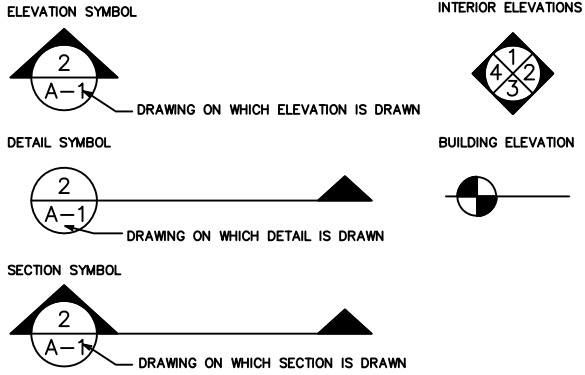
CIVIL DETAILS
NTS

ABBREVIATIONS

AB	ANCHOR BOLT	FP	SC	FIREPROOF SELF-CLOSING	PORC	PORCELAIN
AC	AIR CONDITIONING	FT		FOOT-FEET	PREC	PRECAST
ACT	ACOUSTIC TILE	FTG		FOOTING	PREFAB	PREFABRICATED
ACOUS	ACOUSTICAL	FUT		FUTURE	PROJ	PROJECT
AD	AREA DRAIN	FURR		FURRING	PSF	POUNDS PER SQUARE FOOT
ADH	ADHESIVE	GA		GAGE, GAUGE	PSI	POUNDS PER SQUARE INCH
ADJ	ADJUSTABLE	GALV		GALVANIZED	PT	POINT
AFF	ABOVE FINISH FLOOR	GB		GRAB BAR	PRTR	PRESSURE TREATED
AG	ABOVE GRADE	GFI		GROUND FAULT INDICATOR	PTD	PAPER TOWEL DISPENSER
AGGR	AGGREGATE	GL		GLASS	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM	GR		GRADE	PVMT	PAVEMENT
AP	ACCESS PANEL	GYP OR GWB		GYPSUM WALL BOARD	QT	QUARRY TILE
APPROX	APPROXIMATE	HB		HOSE BIBB	QTR	QUARTER
ARCH	ARCHITECTURAL, ARCHITECT	HCP		HANDICAP	QTY	QUANTITY
ASPH	ASPHALT	HCPP		HANDICAP PARKING	R	RISER, RADIUS
AUTO	AUTOMATIC	HDW		HARDWARE	RA	RETURN AIR
BBD	BULLETIN BOARD	HDWD		HARDWOOD	RD	ROOF DRAIN
BD	BOARD	HGT		HEIGHT	REF	REFRIGERATOR
BET	BETWEEN	HK		HOOK	REQD	REQUIRED
BITUM	BITUMINOUS	HM		HOLLOW METAL	REINF	REINFORCE-REINFORCING
BL	BUILDING LINE	HOR		HORIZONTAL	RES	RESILIENT
BLDG	BUILDING	HP		HIGH POINT	RET	RETURN
BLK	BLOCK	HR		HOUR	REV	REVERSE, REVISION
BLKG	BLOCKING	HVAC		HEATING/VENTILATING/ AIR CONDITIONING	RGD	RIGID
BM	BENCH MARK				RH	RIGHT HAND
BOTT	BOTTOM	HW		HOT WATER	RM	ROOM
BRG	BEARING	ID		INSIDE DIAMETER	RO	ROUGH OPENING
BRK	BRICK	IN		INCH	RS	RUBBER SADDLE
BTWN	BETWEEN	INCAND		INCANDESCENT	R/W	RIGHT OF WAY
C TO C	CENTER TO CENTER	INCL		INCLUDE	SA	SUPPLY AIR
CAB	CABINET	INFO		INFORMATION	SC	SOLID CORE
CAP	CAPACITY	INSUL		INSULATE-INSULATION	SCHED	SCHEDULE
CB	CATCH BASIN	INT		INTERIOR	SD	SOAP DISPENSER
CEIL/CLG	CEILING	INTERM		INTERMEDIATE	SEP	SEPARATE
CEM	CEMENT	INVT		INVERT	SECT	SECTION
CER	CERAMIC	JAN		JANITOR	SH	SHelf
CFLG	COUNTERFLASHING	JT		JOINT	SHT	SHEET
CLG	CEILING	KIT		KITCHEN	SIM	SIMILAR
CLO	CLOSET	KO		KNOCKOUT	SND	SANITARY NAPKIN DISPOSAL
CLR	CLEAR-CLEARANCE	LAM		LAMINATED	SNV	SANITARY NAPKIN VENDER
CKBD	CHALKBOARD	LAV		LAVATORY	SP	STANDPIPE
CMU	CONCRETE MASONRY UNIT	LB		POUND	SPEC	SPECIFICATION
COL	COLUMN	LG		LENGTH	SPKR	SPEAKER
CONC	CONCRETE	LH		LEFT HAND	SQ	SQUARE
CONSTR	CONSTRUCTION	LIN		LINEAR	SS	SERVICE SINK
CONT	CONTINUOUS-CONTINUED	LL		LIVE LOAD	S STL	STAINLESS STEEL
CONTR	CONTRACTOR	LP		LOW POINT	STD	STANDARD
CT	CERAMIC TILE	LT		LIGHT	STL	STEEL
CTJT	CONTROL JOINT	LVR		LOUVER	STOR	STORAGE
CTR	CENTER	MACH		MACHINE	STRUCT	STRUCTURAL
CVB	COVERED VINYL BASE	MATL		MATERIAL	SUB	SUBSTITUTE
CW	COLD WATER	MAX		MAXIMUM	SURF	SURFACE
DBL ACT	DOUBLE ACTING	MECH		MECHANICAL	SUSP	SUSPEND-SUSPENDED
DEG	(°) DEGREE	MEMB		MEMBRANE	SVB	STRAIGHT VINYL BASE
DEPT	DEPARTMENT	MET		METAL	SWBD	SWITCHBOARD
DET	DETAIL	MTL		METAL	SYS	SYSTEM
DF	DRINKING FOUNTAIN	MEZZ		MEZZANINE	T	TREAD
DIA	DIAMETER	MF		METAL FURRED	TBD	TACKBOARD
DIM	DIMENSION	MFC		METAL FURRING CHANNEL	T & G	TONGUE & GROOVE
DIV	DIVISION	MFR		MANUFACTURER	TEL	TELEPHONE
DN	DOWN	MH		MANHOLE	TER	TERRAZZO
DR	DOOR	MIN		MINIMUM	THK	THICK-THICKNESS
DS	DOWNSPOUT	MIR		MIRROR	TPH	TOILET PAPER HOLDER
DWG	DRAWING	MISC		MISCELLANEOUS	TO STL	TOP OF STEEL
EA	EACH	ML		METAL LATH	TOF	TOP OF FOOTING
EL	ELEVATION	MLF		METAL LATH FURRING	TOI	TOILET
ELEC	ELECTRICAL-ELECTRIC	MO		MASONRY OPENING	TOS	TOP OF SLAB
ELEV	ELEVATOR	MR		MOISTURE RESISTANT	TOW	TOP OF WALL
EMER	EMERGENCY	MS		MARBLE SADDLE	TOT	TOTAL
EQ	EQUAL	NAT		NATURAL	TRANS	TRANSFORMER
EQUIP	EQUIPMENT	NIC		NOT IN CONTRACT	TWD	TISSUE WASTE DISPOSAL
EQUIV	EQUIVALENT	NO		NUMBER	TYP	TYPICAL
ESC	ESCALATOR	NOM		NOMINAL	UC	UNDERCUT
EST	ESTIMATE	NTS		NOT TO SCALE	UGND	UNDERGROUND
EW	EACH WAY	OA		OVERALL, OUTSIDE AIR	UL	UNDERWRITERS LABS, INC.
EWC	ELECTRIC WATER COOLER	OC		ON CENTER	UNO	UNLESS NOTED OTHERWISE
EXC	EXCAVATE	OD		OUTSIDE DIAMETER	UNFIN	UNFINISHED
EXH	EXHAUST	OFF		OFFICE	UON	UNLESS OTHERWISE NOTED
EXIST	EXISTING	OPG		OPENING	UR	URINAL
EXP. JT.	EXPANSION JOINT	OPP		OPPOSITE	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR-EXTERNAL	ORIG		ORIGINAL	VERT	VERTICAL
FA	FIRE ALARM	OVHD		OVERHEAD	VEST	VESTIBULE
FD	FLOOR DRAIN	PART		PARTITION	VIF	VERIFY IN FIELD
FDN	FOUNDATION	PCC		PRECAST CONCRETE	VJT	VEE JOINT
FE	FIRE EXTINGUISHER	PE		PERMANENT	VOL	VOLUME
FEC	FIRE EXTINGUISHER CABINET	PERM		PAPER HOLDER	VS	VERSUS
FH	FIRE HYDRANT	PH		POURED IN PLACE CONCRETE	WVC	VINYL WALL COVERING
FHC	FIRE HOSE CABINET	PIC		PLATE	W	WITH
FHR	FIRE HOSE RACK	PL		PROPERTY LINE	WC	WOOD CLOSET
FIG	FIGURE	P/L		PLASTIC LAMINATE	WD	WOOD
FIN	FINISH	P LAM		PLASTER	WH	WATER HEATER
FIX	FLASHING	PLAS		PLYWOOD	WM	WIRE MESH
FLG	FLOOR	PLYWD		PAINT	W/O	WITHOUT
FLR	FLOOR	PNT		POLISHED	WP	WATERPROOF
FLUOR	FLUORESCENT	POL			WS	WEATHER STRIPPING
FPRF/FPRFG	FIREPROOF/FIREPROOFING				WWF	WEIGHT
					YD	WELDED WIRE FABRIC YARD

SYMBOLS

@	AT	#	NUMBER
L	ANGLE	⊥	PERPENDICULAR
C	CHANNEL		PARALLEL
⊕	CENTER LINE	⌞	PLATE
⊙	DIAMETER		
A	WINDOW TYPE (LETTER)		
1	EQUIPMENT (NUMBER) OR CASEWORK TYPE		
△	REVISION-AFTER AWARD (NUMBER)		
1	DOOR NUMBER		
A	COLUMN DESIGNATION (NUMBER-LETTER)		



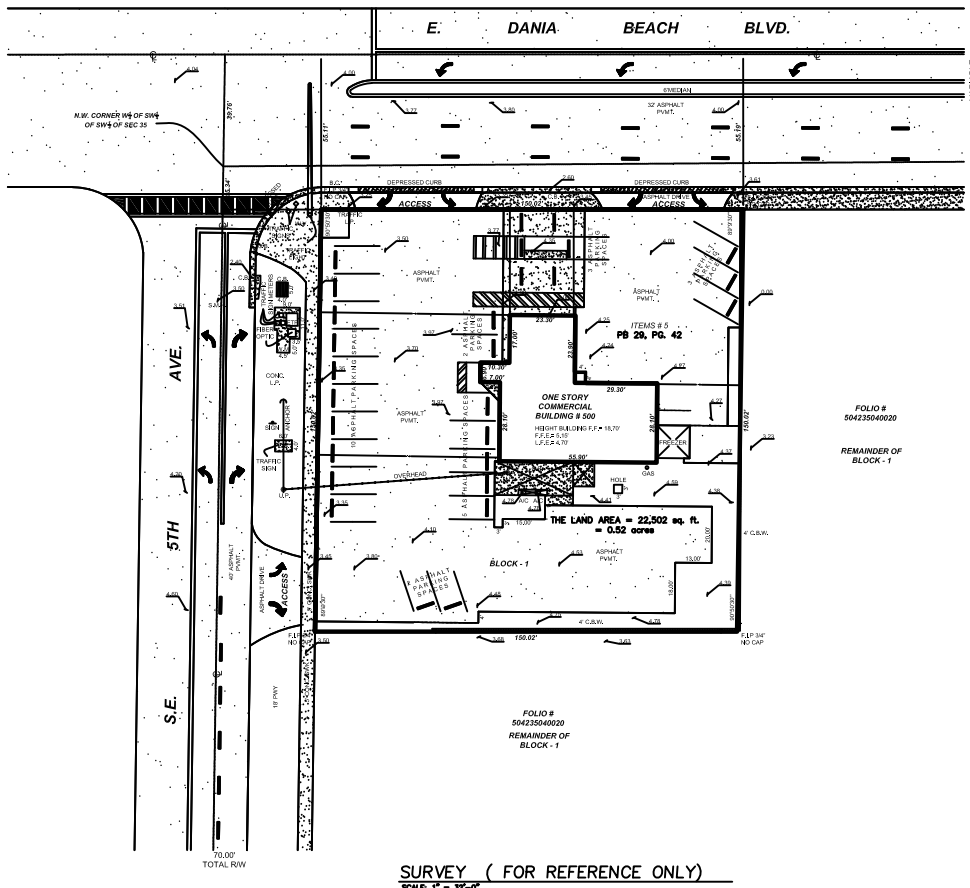
INDEX OF DRAWINGS

COVER SHEET	-	ARCH 001
INDEX SHEET	INDEX	ARCH 002
SITE PLAN	SP.1	ARCH 003
FIRST & SECOND FLOOR PLAN	A.01	ARCH 004
ELEVATIONS - NORTH & EAST	A.02	ARCH 005
ELEVATIONS - SOUTH AND WEST	A.03	ARCH 006
LANDSCAPING PLAN	L-1	LAND 001
IRRIGATION PLAN	IR-1	LAND 002
CIVIL	C-1	CIVIL 001
CIVIL	C-2	CIVIL 002
CIVIL	C-3	CIVIL 003

Civil Engineering Plans prepared by: Holland Engineering
Landscaping Plan Prepared by: Michael Phillips, Landscape Architect
Irrigation Plan Prepared by: Michael Phillips, Landscape Architect
Survey Prepared by:

NOTES

SURVEY



TO THE BEST OF OUR KNOWLEDGE, THE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE LIFE, SAFETY, HEALTH AND WELFARE REQUIREMENTS OF THE STATE STATUTE AND LOCAL ORDINANCES.

ADT AND ARCHITECTURE, INC.
449 S.E. 10th Ave., Suite 200
Dania Beach, FL 33017
TEL: (954) 601-6000 FAX: (954) 401-4888
design@adtandarchitecture.com

Remodel of
500 DANIA BEACH LLC
500 East Dania Beach Blvd
Dania Beach, Florida

STATE OF FLORIDA
COUNTY OF DADE
RECORDS & ADMINISTRATION
RECEIVED
JUL 1 11 2011
RECORDS & ADMINISTRATION
RECEIVED
JUL 1 11 2011

PROJECT NUMBER: AL008
DRAWING NUMBER: ARCH002
INDEX
SHEET
DATE: 5.17
DRAWN BY: URBANK
CHECKED BY: [Signature]
DATE: [Blank]
E-FILE # ARCH 002

Statement of Interest in Property and Authorization to File Petitions

500 DANIA BEACH, LLC certifies that it is the Owner of the subject property located 500 East Dania Beach Boulevard, which is general located on the southeast corner of East Dania Beach Boulevard and SE 5th Avenue (Folio #5042 3504 0010) in the City of Dania Beach and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County and State of Florida and in the approval, permitting and development of the proposed commercial development, and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed commercial development located within the City of Dania Beach and Broward County.

BONITA ROBINSON-SHAW

Print Name

[Signature]

Signature

10570 NBAY RD

Address

SUNNY ISLES, FL 33160

City/State/Zip

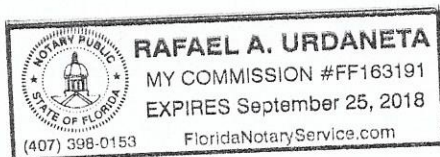
305-502-3368

Phone

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 02 day of May, 2017, by Bonita Sue Robinson-Shaw an individual, who is personally known to me or who has produced FLD R152-077-61761-a as identification and who did take an oath.



NOTARY PUBLIC:

Sign: [Signature]

Print: Rafael A. Urdaneta

My Commission Expires: Sept. 25/2018



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

October 14, 2016

Engineering Comments

SP-99-16 Hollywood Manor

AOR: Art and Architecture, Inc.

CEOR: Holland Engineering, Inc.

1. Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable. Needs signoff from Broward County for right of way dedication.
2. Provide traffic study per attached guideline.
3. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year , 25-year and 100-year, 24 hour and 72 hour flood stage elevations. How is volumetric issues addressed? Pre and post drainage calculations are provided.
4. Show current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. Elevation in NAVD. The BFE is indicated on plan sheet C-1. The FFE is 1 foot above the BFE.
5. Perimeter grading shall meet 25-year storm event.
The post development 25 year stage is lower than the pre-devel. stage.
6. Show all utility and drainage easements on site plan, if any.
Per the survey there are no known utility or drainage easements.
7. On SE 5th Avenue, driveway width must be 24" minimum (edge of pavement to edge of pavement) with a curb return of 25'. The driveway is 24' wide with a 25' radius.
8. Show anticipated vehicles per day for each driveway connection.
9. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Acknowledged.
10. Show sight distance analysis using FDOT Index No. 546 at all points of egress. Must be reflected on landscape drawings as well. The sight distance is shown on C-1.

11. Proposed main entrance on East Dania Beach Boulevard shall comply with the FDOT Index 515 and in compliance with recommendations of the FDOT's Driveway Information Guide. Provide copy of FDOT Driveway Connection Permit. The entrance on East Dania Beach Blvd. will comply with FDOT Index 515 and a FDOT permit will be obtained.
12. Provide sections and details of at-grade driveways and at-grade parking areas. Sections are provided on sheet C-1.
13. Provide water demand estimates per AWWA M22 for preliminary sizing of water meter. Water demand estimates are provided on C-2.
14. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format. Demonstrate that recreation and open space level of service standard is met.
15. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Antoine Johnson, Public Services Department to make an appointment, phone number 954-924- 6808 ext. 3882, email: apollard@daniabeachfl.gov A meeting will be scheduled before permit plans are finalized and submitted to City.
16. Provide profile for proposed sanitary extension and how it's proposed to be tied in to existing system.
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.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

Carrie, Anne-Christine

From: Stephen Urbanek <sjuarchitect@yahoo.com>
Sent: Wednesday, May 03, 2017 5:45 AM
To: Carrie, Anne-Christine; J. V.
Subject: 500 DANIA BEACH BLVD LLC
Attachments: A1638A.01 1st 2nd Site Line 5.3.pdf; A1638SP1 5.3.pdf

Enclosed please find corrected Site Plan and Floor Plan drawings reflecting the revised customer service area and retail area
Steve

Carrie, Anne-Christine

From: Mcguire, David <DMCGUIRE@broward.org>
Sent: Tuesday, May 02, 2017 11:47 AM
To: 'john vaughan'; Carrie, Anne-Christine; 'miaferrier@ci.dania-beach.fl.us'
Subject: RE: 500 e. dania beach blvd dania beach Fl

John,

Pursuant to our phone conversation, the Broward County Trafficway map indicates that the subject parcel, 500 East Dania Beach Boulevard, is a 110-foot wide arterial roadway. The subject parcel should provide 55 feet from the centerline of Dania Beach Boulevard to the northern property line.

As this is a State of Florida jurisdictional roadway, any dedication should be made to the State of Florida through the Florida Department of Transportation(FDOT).

The survey provided to the City of Dania should indicate the width of the existing right-of-way.

If I may be of further assistance, please contact me via this email address or any of the information listed below.

Regards and Best Wishes,

DAVID (DG) MCGUIRE, RLA

Manager, Plat Section

Highway Construction and Engineering Division

1 N University Dr, Box B300,

Plantation, FL 33324

Phone: 954-577-4602

dmcguire@broward.org



From: john vaughan [<mailto:art-arch@bellsouth.net>]
Sent: Tuesday, May 02, 2017 10:57 AM
To: Mcguire, David <DMCGUIRE@broward.org>
Subject: Re: 500 e. dania beach blvd dania beach Fl

ACarrie@daniabeachfl.gov & miaferrier@ci.dania-beach.fl.us

Sent from my iPhone

On May 2, 2017, at 8:47 AM, McGuire, David <DMCGUIRE@broward.org> wrote:

John,

Please provide the email address for the person(s) at Dania making this request.

If I may be of further assistance, please contact me via this email address or any of the information listed below.

Regards and Best Wishes,

DAVID (DG) MCGUIRE, RLA

Manager, Plat Section

Highway Construction and Engineering Division

1 N University Dr, Box B300,

Plantation, FL 33324

Phone: 954-577-4602

dmcguire@broward.org



From: jv [<mailto:art-arch@bellsouth.net>]

Sent: Monday, May 01, 2017 5:04 PM

To: McGuire, David <DMCGUIRE@broward.org>

Subject: 500 e. dania beach blvd dania beach Fl

Per our discussion please explain or respond if there is need for additional dedicated ROW on 500 e. Dania Beach Blvd

Thank you in advance

John Vaughan

Art & Architecture, Inc

561 346 7547

art-arch@bellsouth.net

Please copy ACarrie@daniabeachfl.gov & miaferrier@ci.dania-beach.fl.us

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Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, May 02, 2017 3:53 PM
To: Carrie, Anne-Christine
Subject: FW: 500 East Dania Beach Blvd - Cross-Access Waiver

This is the request to waive the Cross Access.

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

From: Christina Bilenki [<mailto:cbilenki@dmbblaw.com>]
Sent: Tuesday, May 02, 2017 2:15 PM
To: LaFerrier, Marc; Lajoie, Corinne
Cc: Bonita@miamijuce.com; design@artandarchitecture.info
Subject: 500 East Dania Beach Blvd - Cross-Access Waiver

Good afternoon Marc & Corinne,

Thank you again for meeting with us earlier regarding the remaining comments for the 500 East Dania Beach Blvd Project. As discussed, Section 306-10(C) of the City's land development code requires parking lot connectivity in the CRA form-based districts. This subsection also allows for a waiver of this requirement when it is unlikely that an abutting property will accommodate future rear yard parking. As the abutting property will be accessible from the right-of-way to the south, the Ponce de Leon alley to the east and SE 5th Avenue to the west, and as it will likely be developed with some form of parking garage based, it is unlikely that the abutting property will accommodate rear yard parking. As you know, this form of cross-access connectivity is better suited for larger style commercial developments along major commercial corridors, which is not the case with this +/- .51 acre parcel. As such, we are respectfully requesting the City waive this requirement.

Thank you,

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmbblaw.com



The information contained in this email is confidential and privileged, and is intended only for the use of the individual(s) to whom it was addressed. The contents of this email may be protected from disclosure and dissemination by local,

Carrie, Anne-Christine

From: Navarro, Ronnie
Sent: Monday, May 01, 2017 9:10 AM
To: Carrie, Anne-Christine; Stephen Urbanek; Susan C. Holland; j v
Cc: Lajoie, Corinne
Subject: RE: Outstanding Comments for Hollywood Manor

Hi Anne-Christine,

The only remaining item that I have is for the civil engineer of record (CEOR), Holland Engineering, to verify from the County regarding any need for right of way dedication. The CEOR is working on this. Please retain this item as a condition for the site plan approval.

Thank you

Ronnie S. Navarro, PE

Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Carrie, Anne-Christine
Sent: Friday, April 28, 2017 1:47 PM
To: Stephen Urbanek; Susan C. Holland; j v
Cc: Lajoie, Corinne; Navarro, Ronnie
Subject: RE: Outstanding Comments for Hollywood Manor

Good afternoon:

In response to your e-mail below, I have Ronnie's approval of your traffic study and I the remaining civil comments were added to the resolution as conditions of approval. The 2 revised plans that were e-mail are fine but please note that the other plans in my set will need to be updated prior to permit issuance.

In reference to the ROW, I have not yet received any approvals.

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"



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

From: Stephen Urbanek [<mailto:sjuarchitect@yahoo.com>]
Sent: Friday, April 28, 2017 1:33 PM
To: Carrie, Anne-Christine
Subject: Re: Outstanding Comments for Hollywood Manor

Anne Christine

Susan Holland and I have placed calls to the BC Trafficways dept. Mr. McQuire 9545774602, is out of the office until May 1, Louis is covering for him 9545774598 but he is not in the office at this time. Susan obtained a name Frank Guiliani who is also out of office until May 1. I will keep calling Louis. Susan Holland -Civil Engr did get through to Mr. Navarro who told her the only comment that needed resolution was the Trafficways letter all the rest of the comments were "signed off" with an email sent to you by him.

I shall persevere.

Steve

From: "Carrie, Anne-Christine" <ACarrie@daniabeachfl.gov>
To: Stephen Urbanek <sjuarchitect@yahoo.com>; j v <design@artandarchitecture.info>; John Kim <jkim@langan.com>
Cc: "Lajoie, Corinne" <cchurch@daniabeachfl.gov>; "Navarro, Ronnie" <rnavarro@daniabeachfl.gov>
Sent: Friday, April 28, 2017 9:55 AM
Subject: Outstanding Comments for Miami Juice/Hollywood Manor

Good morning:

As indicated in the DRC packages and telephone conversations, it is the applicant's responsibility to address the outstanding comments of all disciplines. Please see the below correspondence from the City Engineer regarding the outstanding Civil comments. The item in red must be addressed prior to public hearing.

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

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From: Navarro, Ronnie
Sent: Friday, April 28, 2017 9:39 AM
To: Carrie, Anne-Christine; Lajoie, Corinne
Cc: Kaine, Brad; Pollard, Antoine; John Kim
Subject: RE: Traffic Study for Miami Juice/Hollywood Manor

No, that was NOT addressed.

Ronnie S. Navarro, PE
Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Carrie, Anne-Christine
Sent: Friday, April 28, 2017 9:39 AM
To: Navarro, Ronnie; Lajoie, Corinne
Cc: Kaine, Brad; Pollard, Antoine; John Kim
Subject: RE: Traffic Study for Miami Juice/Hollywood Manor

Thank you Ronnie:

Was the following Tier 1 comment (in red) addressed by the applicant ?

1. Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable. Needs signoff from Broward County for right of way dedication. (ENGINEERING)

Below the remaining comments which may be conditions of approval:

2. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year , 25-year and 100-year, 24 hour and 72 hour flood stage elevations. How is volumetric issues addressed? (ENGINEERING)
3. Show current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. Elevation in NAVD. (ENGINEERING)
4. Show all utility and drainage easements on site plan, if any. (ENGINEERING)
5. Show anticipated vehicles per day for each driveway connection. (ENGINEERING)
6. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. (ENGINEERING)
7. Show sight distance analysis using FDOT Index No. 546 at all points of egress. Must be reflected on landscape drawings as well. (ENGINEERING)

8. Proposed main entrance on East Dania Beach Boulevard shall comply with the FDOT Index 515 and in compliance with recommendations of the FDOT's Driveway Information Guide. Provide copy of FDOT Driveway Connection Permit. (ENGINEERING)
9. Provide sections and details of at-grade driveways and at-grade parking areas. (ENGINEERING)
10. Provide water demand estimates per AWWA M22 for preliminary sizing of water meter. (ENGINEERING)
11. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Antoine Johnson, Public Services Department to make an appointment, phone number 954-924- 6808 ext. 3882, email: apollard@daniabeachfl.gov (ENGINEERING)
12. Provide profile for proposed sanitary extension and how it's proposed to be tied in to existing system. (ENGINEERING)
13. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal. (ENGINEERING)
14. For ease of review, please reply to each line comment and reference drawings or backup documents provided. (ENGINEERING)

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

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From: Navarro, Ronnie

Sent: Friday, April 28, 2017 9:32 AM

To: Carrie, Anne-Christine; Lajoie, Corinne

Cc: Kaine, Brad; Pollard, Antoine; John Kim

Subject: RE: Traffic Study for Miami Juice/Hollywood Manor

Hi Anne-Christine,

This is to confirm that the traffic study conducted by John Kim, PE of Langan Engineering and Environmental Services, Inc. for the above cited-subject project has been substantially completed and accepted.

Ronnie S. Navarro, PE

Deputy Director | City Engineer

Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Carrie, Anne-Christine
Sent: Thursday, April 27, 2017 4:15 PM
To: Navarro, Ronnie
Cc: Lajoie, Corinne
Subject: Traffic Study for Miami Juice/Hollywood Manor

For SP-99-16

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"



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

Good morning:

Please find attached the comments for the Development Review Committee (DRC). As a reminder, we will be meeting **Thursday, March 30th at 9:00 A.M. in the NW Conference Room of the Dania Beach City Hall.**

Please confirm your attendance.

Thank you,

Macee Wray

Macee Wray

Administrative Specialist I

Community Development

ART AND ARCHITECTURE, Inc.

54B S.E. 6th Avenue
Delray Beach, Florida 33483
Tel. # (561) 501-5995 Fax. # (561) 404-4858
Email: design@artandarchitecture.info
Registered Florida Corporation # AA26001159

April 28, 2017

Dania Beach Planning and Zoning

Building Department
Dania, Florida
Attn. Chief Zoning Official

Re: Plan Revue # SP 99-16-1 Hollywood Manor
500 Dania Beach LLC
500 E Dania Beach Boulevard
Dania Beach, Florida

Dear Chief:

Enclosed please find (1) electronic file of the Site Plan A1638SP1 and First Floor Plan A1638 A01 in PDF format and 11"x17" size. We have the following responses to questions and determinations made via telephone on 4.27.17 and 4.28.17 as follows

1. Revised Walk-in "Maze" to Dumpster
2. Revised Loading space from 10'x20' to 12'x25'
3. Cross Access Easement. Owner will comply with the decision made by the Commissioners. We will need a location for the easement in order to complete necessary paperwork.
4. CSA Table on Sheet SP1 has been revised to eliminate the following areas previously assigned to the CSU.
 - A. Removed Outside Customer Seating area on the North side of the Building and replaced with a Garden.
 - B. Removed the Patio Dining Area and replaced with a sidewalk and Landscaping.
 - C. Revised Pervious/Impervious calculation
 - D. Customer Service Area has been redefined to include all seating areas, waiting areas, front and back bar areas and circulation. CSU square footage has been recalculated at 60 sq. ft. per person.
5. Provided letter for the Request for a Waiver for not providing Cluster Palms in terminal Islands.

All of the above information and this cover letter are being sent to you via email. Hard copies and a revised cd-rom can be furnished in a pdf file (except check). Please do not hesitate to call me if you have any questions regarding this information. My cell phone number is 954 224 0757

Sincerely,

Stephen J. Urbanek
Reg. Florida Architect #13909

cc. 500 Dania Beach LLC
Holland Engineering
Patricia Hart
Langan Engr.

Attachments: Drawing A1638SP1 dated 4.28.17
 Drawing A1638A01 dated 4.28.17
 Request for Waiver for Requirement to provide (3) Cluster Palms

Under separate cover: A check for \$500.00 for the Waiver

ART AND ARCHITECTURE, Inc.

54B S.E. 6th Avenue

Delray Beach, Florida 33483

Tel. # (561) 501-5995 Fax. # (561) 404-4858

Email: design@artandarchitecture.info

Registered Florida Corporation # AA26001159

April 6, 2017

Dania Beach Planning and Zoning

Building Department

Dania, Florida

Attn. Chief Zoning Official

Re: Plan Revue # SP 99-16-1 Hollywood Manor

500 Dania Beach LLC

500 E Dania Beach Boulevard

Dania Beach, Florida

d.b.a. Miami Juice

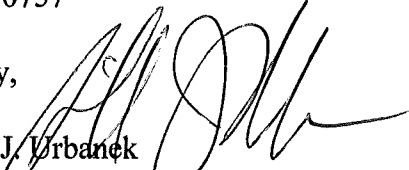
Dear Chief:

Enclosed please find (1) 24"x36" Set of Plans – Signed and Sealed and (10 copies of 11"x17" Plans and (1) set of Plan Review Comments Dated 10/27/2016 with Comments submitted separately as follows:

1. Review Comments dated 10/26/16 with responses dated 4-6-17 for each of the following disciplines: Architectural, Engineering, Landscaping and Traffic Engineering issues.
2. Separate Review Comments and Responses for certain Civil Engineering comments provided by Holland Engineering
3. Separate Review Comments and Responses for Traffic Study
 - A. Traffic Comments Page 19 thru 28 pertinent to the 10/26/16 Dania Report with responses.
 - B. Traffic Analysis Report dated 3/13/17
 - C. RAC Traffic Mitigation Fee Letter
4. Requests for Variances and Checks for \$ 7,400.00

All of the above are furnished on a CD_ROM (except check). Please do not hesitate to call me if you have any questions regarding this information. My cell phone number is 954 224 0757

Sincerely,


Stephen J. Urbanek
Reg. Florida Architect #13909

ART AND ARCHITECTURE, Inc.

54 B SE 6th Ave

Delray Beach, Florida 33483

Tel. 561 -346-7547

Email: Art-Arch@bellsouth.net

Architect corporation #: AA26001159



April 7, 2017

City of Dania Beach
Community development Department
Dania Beach, Florida

Re: Hollywood Manor,
DRC
SP-99-16

Request for Waiver #1

FILE COPY

Dear DRC Committee:

500 Dania Beach Boulevard LLC requests variance for the following items.

1. The Request that we are putting forth maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

A. Per Section 510-30(H). There is a requirement that the building Elevations facing the streets comply with Arterial Commercial Design Standards by having clear glass windows that must be installed on the Street elevations of the building at a ht from 30" to 96" AFG. This amount of glazing must be 35% of the Primary elevation and 15% of the Secondary elevation. Because of the layout of the kitchen, freezer, cooler and bathrooms the 5th Street elevation can have no viewing windows on the first floor. Mitigating circumstances are as follows:

1. We understand that the purpose of this code is to provide natural lighting into the building. The customer service spaces are two story height, so we have glass on both the first and second floor of the building to let natural light into the building. For the Dania Beach Boulevard Elevation, we have provided first floor glazing from 12" AFG to 120" AFG but still do not meet the requirements, as our building is two stories high, which skews the equation, we have provided 7 clear glass and opaque windows on the second floor totaling 49 s.f. to the facade. The customer service spaces are two story height, so we have glass on both the first and second floor of the building to let natural light into the building. The total of glazing provided amounts to 33.6%. The code requires 35%.

2. On the East Elevation of the Customer Service Area, we are providing glazing from 12" AFG to 120" AFG, however this elevation is not the Secondary Elevation as it does not face a street. The elevation is into a two story Customer Service space so natural light is let into the building. There is no glazing requirement for this façade, but we have provided 20.4% glazing on the first floor and 4% glazing into the upper part of the two story customer service area.

3. On the Fifth Street Elevation, the Required Secondary elevation, we have provided Faux windows on the first floor and clear glass windows on the Second Floor. The total glazing area is 50 sf. The total of glazing provided on this façade is 4%. The code requires 15%. This design is representative of early 20th century architecture, which is the theme of this building.

4. There are no windows on the first floor of the South Elevation. The second floor is partially set back from the first floor. The second floor of the Customer Service Area wall is set back from the lower one story kitchen. This high wall which is part of the customer service area has windows that will allow natural light in from the South. There is no glazing requirement for this façade, but we have provided 4% glazing into the upper part of the two story customer service area.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

A. The building will be compatible with the Dania downtown area and a restaurant will be consistent with existing land uses and will not be a detriment to the area.

3. The 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.

A. The building design of this structure is that of buildings constructed in the early 19th century. Window placement on the sides of buildings were limited to double hung style windows and tall entry facades. We are replicating the design, which is in keeping with some of the older Dania downtown structures. We believe the style of this building is consistent with, and in furtherance of, the goals, objectives and policies of the Adopted Comprehensive Plan.

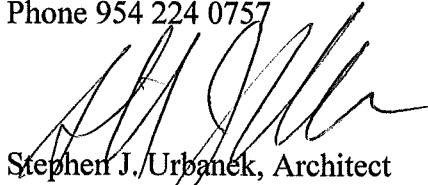
4. The plight of the petitioner is due to unique circumstances of the property, or petitioner, which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome:

A. The themed design of the building is consistent to existing Dania Beach 19th century structures. The code requirement to have 35% and 15% of the facade in glass cannot be attained because of the height of the building verses its width. One of the intentions of having glass on retail buildings, bars and restaurants' storefronts was to allow local law enforcement a view inside the building. Our façade facing Dania Beach Blvd meets that

criteria. The 5th street façade is another matter. For the kitchen to function and interact with the customer service area and the loading and trash removal areas. All of the west side of the building became storage, freezer, cooler and restroom areas. Windows into these areas would serve no purpose. We have tried to mitigate this code requirement by adding double hung windows in the first and second story elevations. However the first floor elevation will have opaque glass in them. All windows will be impact resistant.

B. To the best of the Petitioners knowledge, the submission of this variance request does not impede the health, safety or welfare of the general community.

The Total Cost of this Waiver #1 is \$ 500.00. Thank you for your consideration in reviewing our Requests for Waiver. If you have any questions regarding the information put forth please do not hesitate to contact our office at 561 501 5995 or Stephen J. Urbanek, Architect, Cell Phone 954 224 0757



Stephen J. Urbanek, Architect
Florida Registered Architect # AR000013909

ART AND ARCHITECTURE, Inc.54 B SE 6th Ave

Delray Beach, Florida 33483

Tel. 561 -346-7547

Email: Art-Arch@bellsouth.net

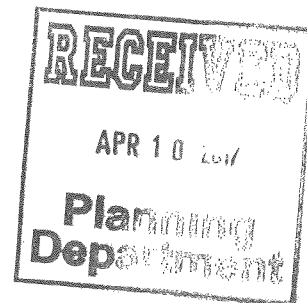
Architect corporation #: AA26001159

VA-38-17

April 7, 2017

City of Dania Beach
Community development Department
Dania Beach, Florida

Re: Hollywood Manor,
DRC
SP-99-16

**Request for Variance #1**

Dear DRC Committee:

FILE COPY

500 Dania Beach Boulevard LLC requests variance for the following items.

Art and Architecture, Inc. has reviewed Section 625-40 Variances.

1. The Requests that we are putting forth maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

A. The vehicle stop bar is located inside the property line, this provides a 20 foot setback provides stacking space for one car inside the property line and not interfering with any vehicles that want to back out of the first car space. From the stopped position of the vehicle, the driver's seat would be located approximately about 10' in from the edge of the Property Line From that position the driver has a 250 foot site line to view oncoming traffic. As the vehicle proceeds into Dania Beach Boulevard, it must traverse 6 feet of sidewalk and 2 feet of road gutter to enter into the first driving lane of Dania Beach Boulevard. This additional distance provides unencumbered view of oncoming traffic for the vehicle to make the right hand turn which is the only turning option available from this driveway.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

A. The Variance that we are requesting is otherwise compatible with the surrounding land uses.

B. The request for the 20 foot variance in lieu of the 25 foot requirement does not impede the sightlines of the car leaving the site as the driver has a 250' view of oncoming traffic from the stop bar; as the driver crosses the sidewalk his sight line

expands to 400 feet distance. Which would be the same sightline whether the dimension was 25' or 20'. There would be no detriment to the community as the driving pattern to exit the site remains the same

C. The first car space is setback 20 feet from the Property Line. Car spaces are 18' deep. The 20 foot setback allows 2 feet clearance for the car in the first space to back out without impeding a vehicle stopped at the stop bar wanting to exit the parking lot.

3. The 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.

A. We have provided trees and plantings in the terminal islands on both sides of the egress drive that conform to the landscaping requirement set forth for terminal islands that would be the required 25 foot depth. We believe this 20 foot setback variance is consistent with, and in furtherance of, the goals, objectives and policies of the Adopted Comprehensive Plan,

4. 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:

A. The existing property contains an existing structure that was a bar/restaurant. The owner could have reopened that structure in its original form. The previous structure was a gas station. The site had three egress/ingress access points. To reconfigure the structure to follow Current city and FDOT requirements the owner is incurring tremendous unforeseen costs to make a viable business on this site. The rejection of the First Submittal of this project has resulted in a total redesign of this property. As a result of the redesign to conform to FDOT and city ordinances, regulations and the like, the new proposal is for a site that will accommodate 30 car spaces as opposed to the 32 spaces proposed in the First Submittal. This 20' variance is requested so that 2 more parking spaces, located in the Northeast egress driveway area, would not be lost, reducing the total spaces to 28 cars. The rejection of this Variance would severely hinder the owners' use of this site and present a lost business opportunity to the city. Discussing with staff, there was consensus that this variance had merit.

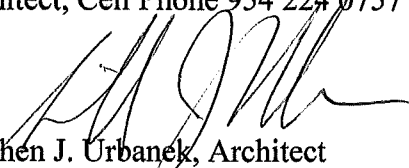
5. The variance presented is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

A. The 20 foot setback in lieu of the required 25' setback is the minimum distance that the petitioner requires to accommodate the proposed 2 cars spaces and allow for a 2 foot clearance between cars backing out of the first spaces and the car stopped at the stopped bar. In a worst case scenario, the 2' clear space could be reduced further, since a car at the stop bar is a temporary position and most cars are less than 18' long.

B. The petitioner is providing the same amount of landscaping for the 20' deep island as would be provided for the 25' island.

C. To the best of the Petitioners knowledge, the submission of this variance request does not impede the health, safety or welfare of the general community.

The Total Cost of this Variance Requests is \$ 2,300.00. Thank you for your consideration in reviewing our Requests for Variances. If you have any questions regarding the information put forth please do not hesitate to contact our office at 561 501 5995 or Stephen J. Urbanek, Architect, Cell Phone 954 224 0757



Stephen J. Urbanek, Architect
Florida Registered Architect # AR000013909

ART AND ARCHITECTURE, Inc.54 B SE 6th Ave

Delray Beach, Florida 33483

Tel. 561 -346-7547

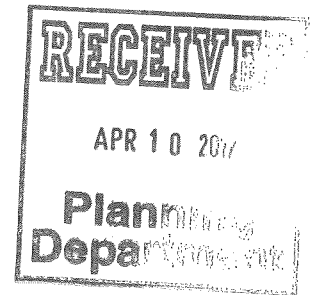
Email: Art-Arch@bellsouth.net

Architect corporation #: AA26001159

April 7, 2017

City of Dania Beach
 Community development Department
 Dania Beach, Florida

Re: Hollywood Manor,
 DRC
 SP-99-16

**Request for Variance #2**

Dear DRC Committee:

500 Dania Beach Boulevard LLC requests variance for the following items.

1. The Requests that we are putting forth maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

A. Per Section 275-170. There is a requirement to provide adequate screening around the dumpster area. The landscaping requirement specifies a minimum ht of hedge to be 30". In order to provide for an interior dumpster area that makes for easy access and egress for the sanitation truck and a short distance for the kitchen crew to load the dumpster, the Site plan utilizes the diagonal design dumpster pickup area to accommodate the trucks ability to pickup trash onsite, without backing into street traffic and to accommodate the internal turning radius for fire trucks that may have entered into the site from Dania Beach Boulevard. The constraints of available land for the screening of the dumpster area has resulted in the Request for a Variance for the amount and type of landscaping elements required and the dimensional constraints imposed the geometrical shape of the planting area.. Our site plan mitigates these circumstances as follows:

1. We are providing 30" ht. hedge material and ferns to infill the space between the driveway curbing and the dumpster enclosure wall.
- 2 We are intending to cover the three sides of the dumpster enclosure wall with a wire mesh system to support clinging vines to grow upon and use the wire frame for support. The use of the vines will soften the appearance of the enclosure, while the hedges will give a 3-D depth of field appearance.
3. Per Section 510-40 our site plan will provide a 3 palms with a ht. of 13' to be planted on the NE planting bed on the back and side of the dumpster walls.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

A. The vines, hedges and ferns in coordination with the vertical tree elements create a specialty planting area that will present a cohesive experience, compatible to the intent of the ordinance.

3. The 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.

A. The proposed vines and hedge screening of the Dumpster effectively screens the dumpster on three sides as required by the Ordinance. There is sufficient ground area to accommodate the planting of the 3 palms as specified in Sec510-41

4. 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:

A. The property has been designed to accommodate FDOT access, sanitation truck access and egress and fire truck turning radius. To accommodate all three of these institutional requirements as well as parking lot requirements the island was left with a deficiency in its dimensional requirements to accommodate full size trees and required land area for terminal islands. Enlarging the island to accommodate the Section 275-170 requirements would lose one parking space, which would be detrimental to this project.

5. The variance presented is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

A. Relocating the dumpster area to another location on the site would cause traffic congestion between the truck and vehicles. In its present proposed location the truck has easy and direct entrance to the trash area without hindering movement of parked vehicles or vehicles traversing the site. All sanitation truck activities are relegated to the interior of the site. The kitchen staff has easy access to the dumpster area without moving trash containers across the parking lot. This dumpster arrangement provides the least disruption to health safety and welfare concerns to the staff and the community.

The Total Cost of the Variance Request #2 is \$ 2,300.00. Thank you for your consideration in reviewing our Requests for Variances. If you have any questions regarding the information put forth please do not hesitate to contact our office at 561 501 5995 or Stephen J. Urbanek, Architect, Cell Phone 954 224 0757.

Stephen J. Urbanek, Architect
Florida Registered Architect # AR000013909

ART AND ARCHITECTURE, Inc.

54 B SE 6th Ave

Delray Beach, Florida 33483

Tel. 561 -346-7547

Email: Art-Arch@bellsouth.net

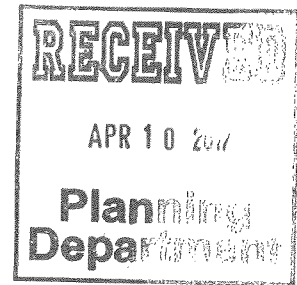
Architect corporation #: AA26001159

April 7, 2017

City of Dania Beach
Community development Department
Dania Beach, Florida

Re: Hollywood Manor,
DRC
SP-99-16

VA-39-17



Request for Variance #3

Dear DRC Committee:

500 Dania Beach Boulevard LLC requests variance for the following items.

1. The Requests that we are putting forth maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

A. Per Section 275-100(B). There is a requirement for a table listing VUA and the percentage of dedicated landscaping. Our Landscape site plan addresses the provision of the Table. However our site plan cannot meet the 10' perimeter Buffer area landscaping required on the East and South Property lines. Relief from the 10' wide landscape buffer has been granted by the City to other parcels in the past through mitigation. Mitigating circumstances are as follows:

1. Currently there is a 4' ht concrete block wall that straddles the property lines. The wall is in disrepair. Our Site Plan proposes to repair and/or reconstruct the affected components of the wall. The wall will be stuccoed and painted to soften its harsh appearance.

2. Our Site Plan proposes to provide a strip of landscaping approximately 5' to 7' along the interior of the wall, in lieu of the 10' requirement. The Site Plan also provides that a 2' wide strip of asphalt pavement not be placed under the front portion of the vehicle parking spaces, abutting the landscape Buffer. This additional green strip will decrease the impervious areas from a 3' to 5' deficiency to a 1' to 3' deficiency of impervious area. Wheel stops will prevent the vehicle tires from encroaching over the grass strip.

3. To further mitigate the lost perimeter square footage our Site Plan proposes to add 4 vertical shrubs with a 12'-16' ht and 10' spread between the Purple Tabs on the East Property line.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

A. The Variance that we are requesting is otherwise compatible with the surrounding land uses.

B. The request for the variance from 10' wide perimeter landscape buffer strip to 5' to 7' wide strip of landscaping will not be detrimental to the health, safety and welfare of the community. The site has 25% pervious area which is sufficient to meet 100 year flood plain requirements. The landscape buffer here is a skewed approximately 2' from North to South. Rather than following the property line with our parking lot we have used the 2' to 5' distance to provide a 7' wide to 10 wide buffer.

3. The 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.

A. We have provided additional trees and plantings in the remaining 5' to 7' perimeter landscape buffer areas. We are unaware of any other encumbrances that this buffer variance would be inconsistent with, and in furtherance of, the goals, objectives and policies of the Adopted Comprehensive Plan.

4. 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:

A. Due to restraint imposed by FDOT the ingress/egress driveway place in the Northeast corner of the site dictated how the parking lot and driveway systems had to be arranged. In addition to this the east and south property lines are not in a 90 degree axis. This caused the landscaping buffer to be a skewed. To maximize the buffer strip, we did not run the parking lot parallel with the property line, this gave us the additional 3' to 5' of buffer area allowing as to ask for the minimum of relief from the Section 275-100(B). To comply with the full requirement of the code, the building would need to be smaller which would severely impact the customer service area required by the petitioner to make this a viable project.

5. The variance presented is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

A. As put forth in Comment 4 above, This request is for the least amount of landscape area to be mitigated. The loss of the 3' to 5' of landscape buffer has not affected the amount of trees and shrubs that were required to meet the code. In fact we have added landscape elements to mitigate the loss of grass. The existing perimeter wall also provides some sound barrier and privacy to any future neighbor, although at this time there is no zoning changes to allow such neighbors to the South or East.

The Total Cost of Variance #3 Request is \$ 2,300.00. Thank you for your consideration in reviewing our Requests for Variances. If you have any questions regarding the information put forth please do not hesitate to contact our office at 561 501 5995 or Stephen J. Urbanek, Architect, Cell Phone 954 224 0757



Stephen J. Urbanek, Architect

Florida Registered Architect # AR000013909



FILE COPY



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER**

To: Design@artandarchitecture.info

From: mwrap@daniabeachfl.gov

Date: 10/27/2016

Revised Comments for 4/6/17 Submittal by LANGAN Traffic Analysis

Re: Hollywood Manor

PZ#: SP-99-16 – 1st Review

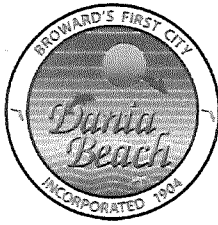
Dear Applicant:

Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, October 27th will be at 10:30 AM.

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

**cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov**



Note:

This analysis is required for all proposed new site developments and shall be submitted with the project application form (below). Traffic Impact Study shall be based on the Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the FDOT Transportation Site Impact Handbook, 2014; FDOT Quality/Level of Service Handbook, 2013; the Broward County Comprehensive Plan – Transportation Element, 2014; the City of Dania Beach Land Development Code and other related published literatures.

Exclusion: Single/Multi- Family Home (up to 4 dwelling units only)

CHECKLIST THRESHOLD LEVELS OF ANALYSIS

Project Traffic Levels	Sections to Complete
I. Less than 10 peak-hour trips generated	1 and 2 only
II. 11 to 49 peak-hour trips generated	1, 2, 4, and 5 only
III. More than 50 peak-hour trips generated	All sections

1. PROJECT DESCRIPTION

- a. Location (vicinity map and site plan)
- b. Type and size of development (number of residential units and/or square footage of building)
- c. Phasing and timing of development
- d. Horizon year (year of completion and full occupancy/build-out)
- e. Proposed access locations (including proposed sight distance at egress locations)

2. TRIP GENERATION

Sources of information shall be the current edition of the Institute of Transportation Engineers (ITE) Trip Generation manual (8th or 9th editions) and the ITE Trip Generation Handbook, 2014, unless otherwise approved by the City. Single-family detached housing will be assigned one PM peak-hour trip per dwelling.

- a. Average Daily Traffic (ADT)
- b. PM peak-hour trips (AM, noon or school peak may also apply as directed by the City)
- c. Assumptions and methodology for internal, link-diverted or passby trips, if applicable to

the site.

3. TRIP DISTRIBUTION

- a. Prepare graphic showing project trip distribution percentages and assignment
- b. For developments that generate over 50 peak-hour trips, the City reserves the right to require a trip distribution determination.

4. SITE CIRCULATION AND PARKING

5. SITE ACCESS AND SAFETY

- a. Sight distance requirements and adequacy, required
- b. Level of service analysis, required
- c. Channelization warrants, if required
- d. Vehicle storage/queuing analysis, if required
- e. Traffic control warrants, if required
- f. Accident summary (only required for access to State and County Roads)

6. TRAFFIC VOLUMES

- a. Future ADT and peak-hour with and without project traffic
- b. Annual background traffic growth factor and source

7. LEVELS OF SERVICE ANALYSIS

Analysis shall be based on current edition of Transportation Research Board's Highway Capacity Manual and related software, or methods to be approved by City.

- a. Arterial/arterial intersections impacted by 50 or more peak-hour trips
- b. Existing and future conditions with and without project
- c. Other City-planned developments must be factored into the Level of Service (LOS) calculations
- d. Attach LOS calculation sheets
- e. Note any assumptions/variations to standard analysis default values and justification

8. MITIGATION RECOMMENDATIONS

State recommended measures to mitigate project specific traffic impacts.

- a. Improvements to non-arterial streets fronting on the project
- b. Access improvements
- c. Other

9. REPORT REQUIREMENTS

Levels 1 and 2 – Fill-in appropriate information in the Traffic Impact Analysis Worksheet

Level 3 – Full TIA Report required.

- a. Provide three copies of traffic analysis report (outline of report will be determined during Methodology Meeting).
- b. Traffic analysis reports to be prepared by a firm or individual with experience in traffic engineering/transportation planning and affiliated with ITE.
- c. Traffic reports shall be signed and sealed by a registered Professional Engineer in the State of Florida.

City of Dania Beach
TRAFFIC IMPACT ANALYSIS WORK SHEET

Name of Proposed Project: 500 E. Dania Beach Boulevard

Owner/Applicant:

Bonita Robinson

Name

18570 N Bay Road

Street/Mailing Address

Sunny Isles Beach, FL 33160

City

State

Zip

Telephone: (305) 502-3363

Traffic Engineer who prepared the Traffic Impact Analysis:

Langan Engineering and Environmental Services, Inc.

Firm Name

John P. Kim, P.E./954-320-2116

Contact Name/Telephone

1. PROJECT DESCRIPTION

a. Street address (if known): 500 E. Dania Beach Boulevard

b. Location:

See Traffic Study

(attach a vicinity map and site plan)

c. Specify existing land use: Commercial within the RAC

d. Specify proposed type and size of development: 4,190 Sq. Ft. Restaurant

e. When will the project begin construction and when will it be completed?

f. Define proposed access locations: One driveway each on Dania Beach Blvd. and SW 5th Avenue

g. Define proposed sight distance at site egress locations: See plans

2. TRIP GENERATION

a. Existing Site Trip Generation Table:

ITE Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT
932	165	8	5

b. Proposed Project Trip Generation Table:

ITE Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT
932	304	16	7

c. Net New Project Trip Generation Table:

ITE Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT
932	139	8 In 2 Out	

- d. State assumptions and methodology for internal, link-diverted or passby trips: Pass by based on 9th Edition ITE pass by rate for sit down restaurants (see traffic study)

3. TRIP DISTRIBUTION

Prepare and attach a graphic showing project trip distribution percentages and assignments.

See traffic study

4. SITE ACCESS ROADWAY/DRIVEWAYS AND SAFETY

- a. Have sight distance requirements at egress location been met

- b. Intersection Level of Service Analysis:

- Existing Conditions

LOS **not applicable** Delays _____

- Year of Opening

LOS **not applicable** Delays _____

- Five Years Beyond Change of Land Use

LOS **not applicable** Delays _____

(Intersections to be evaluated shall be determined by the City)

- c. Describe channelization warrants:

not applicable

- d. Vehicle Storage/Queuing Analysis *(calculate 50% and 95% queuing lengths)*:

	<u>50%</u>	<u>95%</u>
- Existing Conditions	_____	_____
- Year of Opening	_____	_____
- Five Years Beyond	_____	_____
Change of Land Use	_____	_____

- e. If appropriate, state stop sign and signal warrants:

not applicable

- f. Summarize local accident history:

not applicable

5. TRAFFIC VOLUMES

- a. Describe existing ADT and peak-hour counts, including turning movements, on street adjacent to and directly impacted by the project.

See traffic study

- b. Describe the estimated ADT and peak-hour counts, including turning movements, the year the project is fully open (with and without project traffic).

See traffic study

- c. Describe the estimated ADT and peak-hour counts, including turning movements, five years after the project has been fully open (with and without project traffic).

See traffic study

- d. State annual background traffic growth factor and source:

3% - See traffic study

6. LEVEL OF SERVICE ANALYSIS

Summarize Level of Service Analysis below and attach supporting LOS analysis documentation. Provide the following documentation for each arterial street or arterial intersection impacted by ten or more peak-hour trips. Other City-planned developments must also be factored into the LOS calculations.

Existing LOS:

Existing Condition: **Dania Beach Blvd. LOS C**

Year of Opening LOS:

With Project: **Dania Beach Blvd. LOS C**

Project Name & Number:**DRC Meeting Date:**

ADDRESS: 500 East Dania Beach Boulevard

Zoning designation = GTWY-MU

FLU designation = RAC

REVIEW: Anne-Christine Carrie, Planner (954) 924-6805 X 3654 – 1st Review

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. Submit project narrative including level of service for the restaurant (full service, or take-out), type of retail, live entertainment if applicable).
3. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated number of peak trips.
(1) Traffic Study shows this project will generate 12 AM and 10 net new peak-hour trips.
4. VOLUNTARY MOBILITY PROGRAM: Per Section 295: This project may be eligible to participate in the Mobility Program in lieu of providing a traffic study.
(1) A traffic study has been provided.
5. IMPACT FEES: Impact fees that will be required for the project are included in this document and were also e-mailed to design@artandarchitecture.info.
6. SIGNS: Provide copy of all signs for compliance review.
7. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. Provide proof of application submittal to the FAA/BCAD.
8. PARKING: Per Sec. 306-10 (A) Access hierarchy for the CRA form-based districts for rear yard parking.
 - (1) Vehicular access to off-street parking and loading facilities shall be from a rear alley or its equivalent via cross-access parking aisles or driveways between properties.
 - (2) In the absence of an alley or its equivalent rear yard access, access shall be provided from a corner (secondary) side street.
9. PARKING: Identify CSA area according to the following: Outdoor patio, first floor CSA, Second floor CSA.
10. PARKING: Per Sec. 265-50, the following parking ratios apply for CRA uses.
 - a). 1290 sf of CSA for a restaurant proposed. At 1:60 sf, 22 spaces are required
 - b). Retail 872 sf proposed. At 1:300, 3 spaces are required
 - c). Office 25 sf proposed. At 1:300, 1 space is requiredTotal required, 26; Provided 31. Revise site data to reflect required spaces per Sec. 265-50.
11. LOADING: Per Article 270, Indicate loading space dimensions on plans.
12. LOADING: Loading space is to provide safe and convenient egress and ingress per Sec. 270-50 A. Revise plans
13. USE: Indicate the proposed uses for the site.
14. Per Sec. 110-200, a 500' separation between outdoor restaurant seating and residentially used land is required. This code provision must be addressed through redesign or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. This must be addressed with the next submittal.
15. Indicate number of bicycle parking spaces provided per Section 265-51.
16. ROOFTOP MECHANICAL EQUIPMENT: Indicate location, height and proposed screening of rooftop mechanical equipment per Sec. 220-60. Provide line of sight drawing on plans.
17. Principal Arterial Commercial Design Standards: Per Sec. 510-30 (H) provide window and door coverage calculation.
18. Per Sec. 510-30 (I), provide colored building elevations.
19. Per Sec. 510-30 (L), Heating, ventilation and air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from view or located so that such items are not visible from the designated arterial, adjacent residential properties or intersecting streets.

20. Per Sec. 510-40 (A), palm clusters are required at the ends of landscape buffers. The palm clusters shall consist of three (3) palms with a minimum height of thirteen (13) feet. See landscape comments. Provide line of sight detail.
21. Provide details for perimeter wall.
22. Per Sec. 510-40 (B) The use of landscape accents, such as planters and window boxes, shall be incorporated into the overall landscape design of the building and the site.
23. Per Section 525-20 (H), rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, gardens, outdoor cafes, etc.
24. Per Sec. 525-20 (H) Roof surfaces not allocated to human activity should be finished with a surface material that does not affect the quality of views from surrounding buildings or site lines from taller buildings should be directed away from unsightly rooftops.
25. COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if additional fees are incurred.
26. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
(1) See RAC calculation letter prepared by the traffic engineer.
27. Must provide latest revised set of plans on disk prior to going to public hearing.
28. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650) to schedule a pre-application meeting.

2 November 2016; **Revised: 13 March 2017**

Mr. Ronnie Navarro, P.E.
Public Works Director
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

Re: 500 E. Dania Beach Boulevard Traffic Impact Analysis
Dania Beach, Florida
Langan Project No.: 330023601

Dear Mr. Navarro:

Langan Engineering & Environmental Services, Inc. prepared this traffic impact analysis for the redevelopment of an existing restaurant at 500 East Dania Beach Boulevard, Dania Beach, Florida. The project is a proposed 4,190 square foot high-turnover restaurant on a 0.5-acre site (folio 504235-04-0010) and is expected to be built-out by 2018. This letter report includes trip generation calculations, traffic data and a capacity analysis of State Road A1A (Dania Beach Boulevard). The net-new vehicle trips generated by the proposed restaurant are not expected to have a significant impact on Dania Beach Boulevard or cause it to exceed Level of Service (LOS) D. **Figure 1** below is an aerial photograph of the site.



Figure 1 – Site Aerial Photograph

Trip Generation Analysis

The proposed development will replace a 2,276 square-foot high-turnover restaurant. This project is expected to generate 304 daily, 26 AM peak hour and 23 PM peak-hour-vehicle trips. The amount of additional traffic that will be generated by this development, after discounting the trips for the existing restaurant, are 139 daily, 12 AM peak hour and 10 PM net-new peak-hour trips. We prepared daily and peak-hour vehicle trip estimates for the project using equations from the 9th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. ITE pass-by trip reductions were applied to the existing and proposed land uses to account for drivers that stop at the site on their way to another destination. The trip generation estimates for the proposed land use are summarized in **Table 1**. The trip generation analysis and data are included in **Attachment A**.

Table 1 - Net New Trip Generation Estimates

USE	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Existing								
High Turnover Restaurant	2,276 SF	165	8	6	14	8	5	13
Proposed								
High Turnover Restaurant	4,190 SF	304	15	11	26	16	7	23
Net Difference	1,914 SF	139	7	5	12	8	2	10

Roadway Capacity Analysis

The project will have one driveway connection to Dania Beach Boulevard and one to SE 5th Avenue. Dania Beach Boulevard is a six-lane divided state arterial roadway with a posted speed limit of 40 mph. The majority of traffic is expected to use Dania Beach Boulevard to access the site. A copy of the site plan is included in **Attachment B**. We used traffic data that was collected at the intersection of Gulfstream Road and Dania Beach Boulevard on November 1, 2016 to analyze the peak-hour capacity of Dania Beach Boulevard.

A peak season adjustment factor from the Florida Department of Transportation was applied to convert the data into peak-season data and applied a three percent growth rate to develop 2018 background traffic volumes. Although the historical growth rate on Dania Beach Boulevard is less than one percent, we applied a three percent compound growth rate to account for any approved but un-built projects. We also included traffic from the Dania Beach Residences project that was recently approved by the city. The traffic data used to develop the 2018 volumes is included in **Attachment C**.

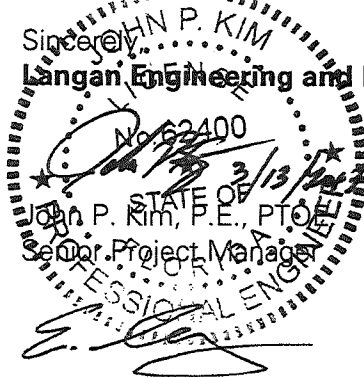
The vehicle trips that will be generated by the proposed restaurant were added to the 2018 background volumes to develop total 2018 total traffic volumes. We presumed a 70 percent west and 30 percent east directional distribution from the site. We did not assign traffic to SE 5th Avenue to provide a conservative analysis for Dania Beach Boulevard. **Table 2** summarizes the results of the analysis and indicates that Dania Beach Boulevard will operate at LOS C in 2018 with this project's impacts. The net-new peak-hour trips generated by this development (12 AM; 10 PM) are less than one-half percent of the capacity of Dania Beach Boulevard and should therefore be considered insignificant because it is less than one percent.

Table 2 - 2018 Build Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	Lanes	LOS Capacity	Peak Hour	2016 Volume	2018 Background Volume	Dania Beach Residences	Project Trips	2018 Total Traffic	2018 LOS	Meets Capacity
Dania Beach Blvd.	S. Federal Highway	SE 5th Avenue	6	5,080	AM	842	893	92	18	1,003	C	Yes
				5,080	PM	1,142	1,212	106	16	1,334	C	Yes
	SE 5th Avenue	N. Ocean Dr.	6	5,080	AM	842	893	92	8	993	C	Yes
				5,080	PM	1,142	1,212	106	7	1,325	C	Yes

Conclusion

Langan prepared a trip generation and roadway capacity analysis for a 4,190 square foot high-turnover restaurant that will replace an existing high-turnover restaurant. The analysis shows the net-new peak-hour trips generated by this project, after discounting the existing restaurant trips, would have an insignificant impact to Dania Beach Boulevard. Without discounting the existing restaurant, Dania Beach Boulevard is expected to operate at LOS C with the project's impacts in 2018. Please contact me at (786) 264-7226 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.
John P. Kim, P.E., PTOE
Senior Project Manager

Eric Schwarz, P.E., LEED AP
Principal/Vice President

JPK:jpk

Attachments:

- Attachment A – Trip Generation Data
- Attachment B – Site Plan
- Attachment C – Traffic Data

Florida Certificate of Authorization No. 6601

1\\langan.com\data\FTL\data6\330023601\Engineering Data\Traffic\Report Materials\2017-03-13\2017-03-13 500 E Dania Beach Blvd Traffic Analysis.docx

ATTACHMENT A
TRIP GENERATION ANALYSIS TABLE

ATTACHMENT A - TRIP GENERATION ANALYSIS

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		Pass-by		Net New Trips		
						In	Out	Trips	%	In	Out	Total
<u>Existing Use</u> High Turnover Restaurant	932	2,276 SF	T = 127.15 (X)	50%	50%	145	144	124	43%	83	82	165
<u>Proposed Use</u> High Turnover Restaurant	932	4,190 SF	T = 127.15 (X)	50%	50%	267	266	229	43%	152	152	304
Net Increase						122	122	105	0	69	70	139

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		Pass-by		Net New Trips		
						In	Out	Trips	%	In	Out	Total
<u>Existing Use</u> High Turnover Restaurant	932	2,276 SF	T = 10.81 (X)	55%	45%	14	11	11	43%	8	6	14
<u>Proposed Use</u> High Turnover Restaurant	932	4,190 SF	T = 10.81 (X)	55%	45%	25	20	19	43%	15	11	26
Net Difference						11	9	8		7	5	12

AFTERNOON PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		Pass-by		Net New Trips		
						In	Out	Trips	%	In	Out	Total
<u>Existing Use</u> High Turnover Restaurant	932	2,276 SF	T = 9.85 (X)	60%	40%	13	9	9	43%	8	5	13
<u>Proposed Use</u> High Turnover Restaurant	932	4,190 SF	T = 9.85 (X)	60%	40%	25	16	18	43%	16	7	23
Net Difference						12	7	9		8	2	10

* Based on Institute of Transportation Engineers 9th Edition Trip Generation

High-Turnover (Sit-Down) Restaurant (932)

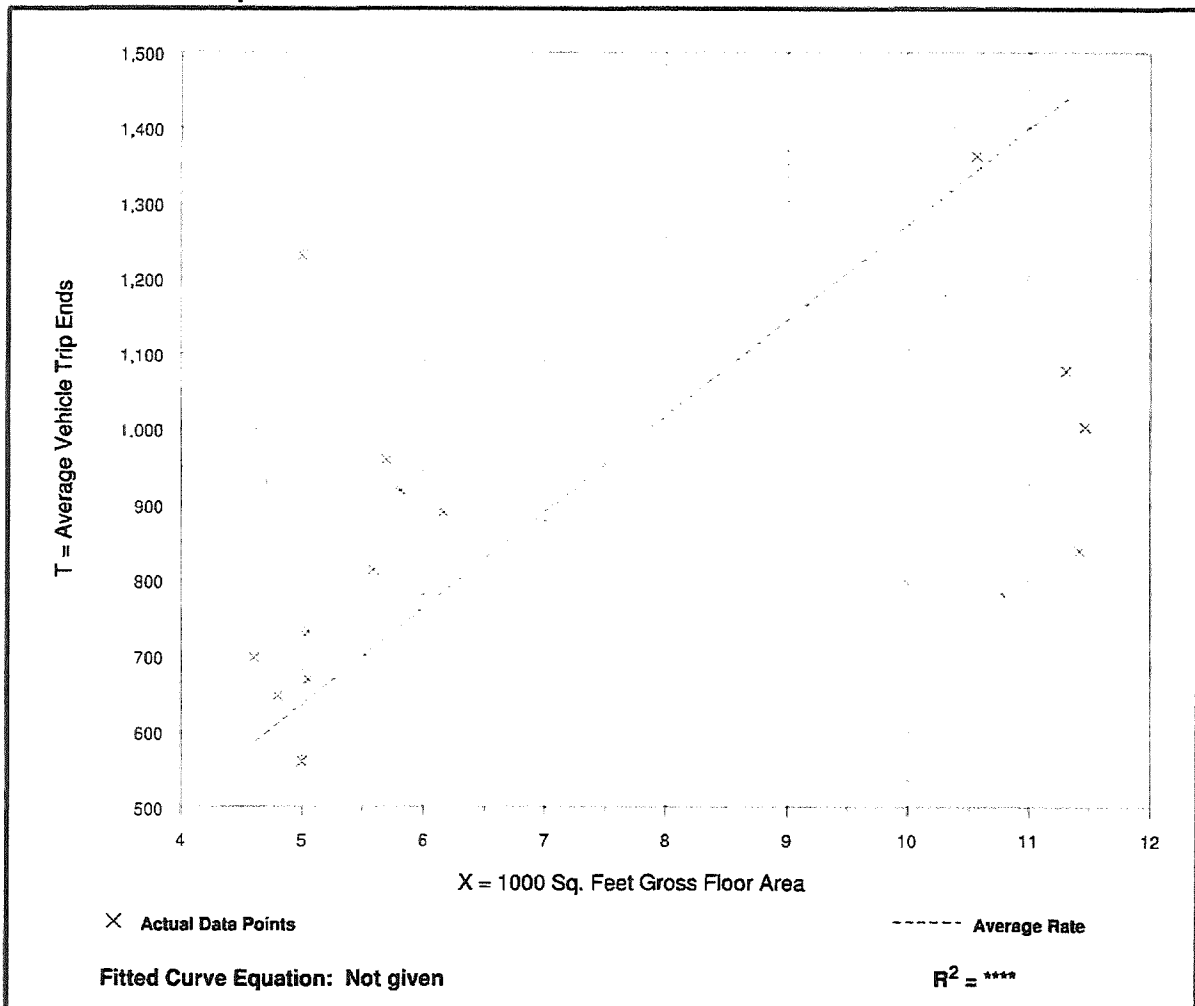
Average Vehicle Trip Ends vs: 1000 Sq.-Feet Gross Floor Area
On a: Weekday

Number of Studies: 14
Average 1000 Sq. Feet GFA: 7
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
127.15	73.51 - 246.00	41.77

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

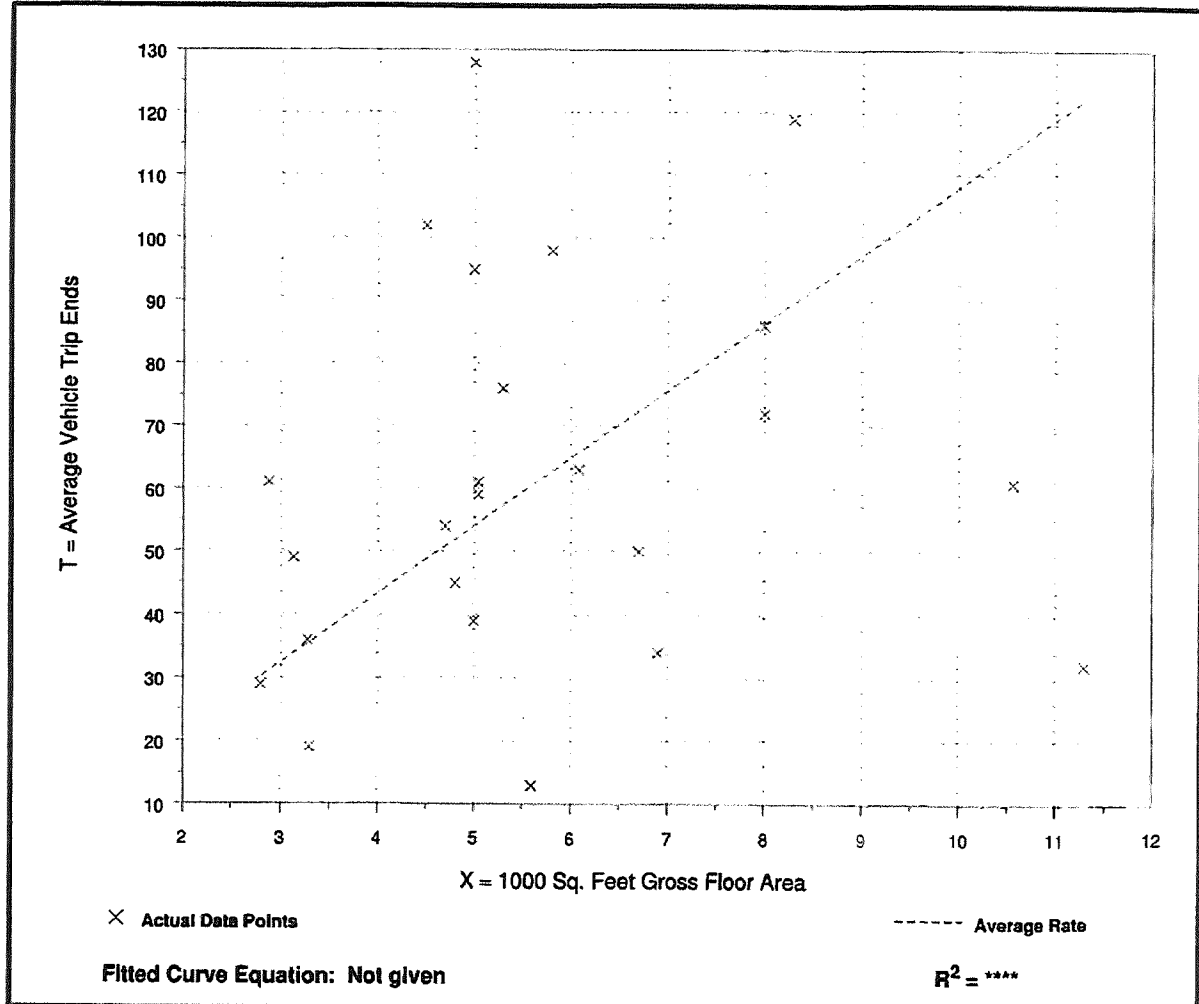
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 24
Average 1000 Sq. Feet GFA: 6
Directional Distribution: 55% entering, 45% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
10.81	2.32 - 25.60	6.59

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

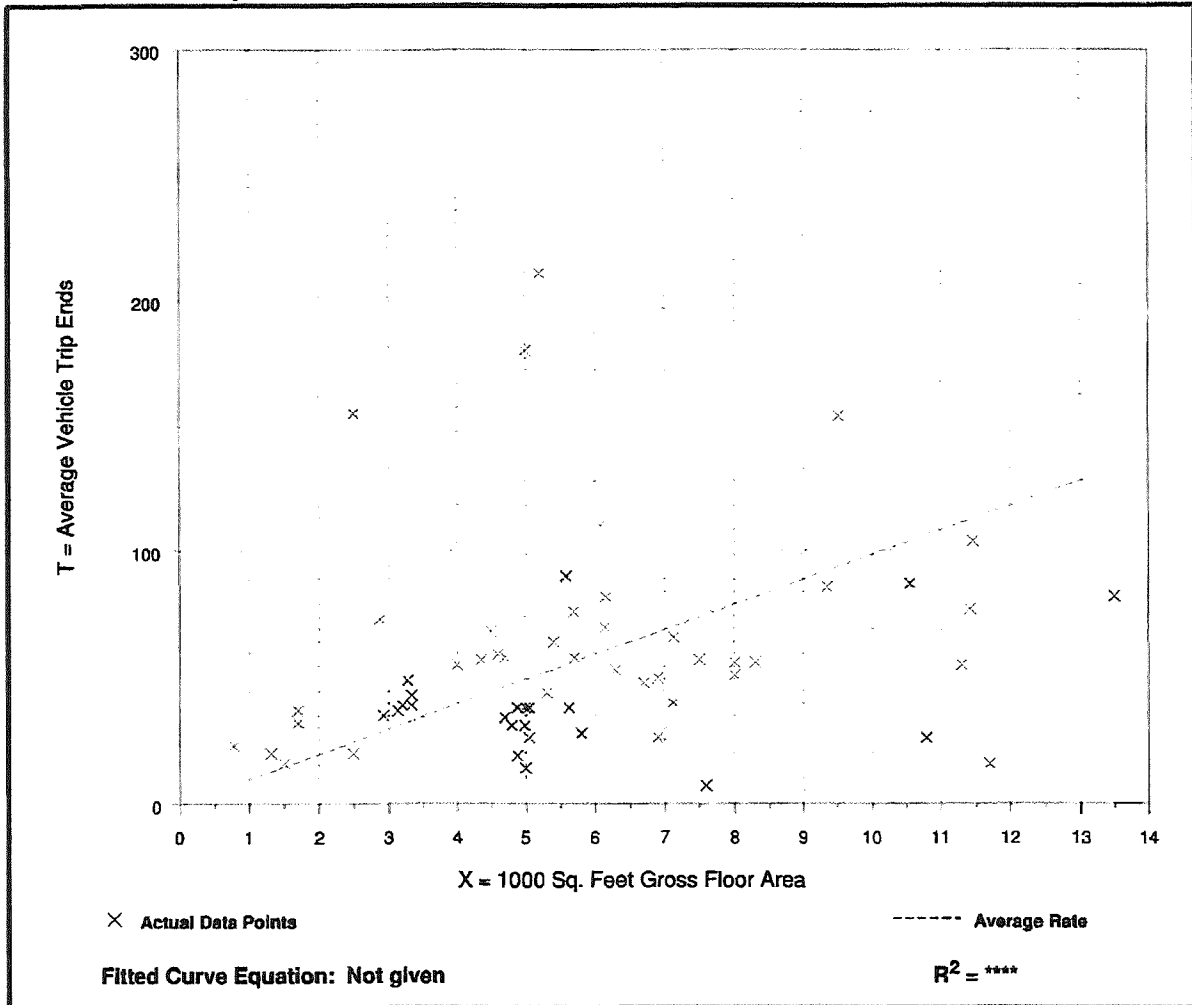
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 60
Average 1000 Sq. Feet GFA: 6
Directional Distribution: 60% entering, 40% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
9.85	0.92 - 62.00	8.54

Data Plot and Equation



ATTACHMENT B
SITE PLAN

ATTACHMENT C
TRAFFIC DATA

DANIA BEACH BOULEVARD & GULFSTREAM ROAD
DANIA BEACH, FLORIDA
COUNTED BY: JOHN FLOOD
NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

Site Code : 00160237
Start Date: 11/01/16
File I.D. : DANIGULF
Page : 1

ALL VEHICLES

GULFSTREAM ROAD From North					E DANIA BEACH BLVD From East				DRIVEWAY From South				E DANIA BEACH BLVD From West							
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 11/01/16 -----																				
07:00	0	2	1	8	0	0	63	1	0	0	0	0	1	9	42	0	127			
07:15	0	1	0	11	0	0	93	2	0	0	0	0	1	9	42	0	159			
07:30	0	1	0	12	0	0	97	3	0	0	0	0	1	16	62	0	192			
07:45	0	8	0	12	0	0	110	6	0	0	0	0	1	20	61	0	218			
Hr Total	0	12	1	43	0	0	363	12	0	0	0	0	4	54	207	0	696			
08:00	0	4	0	9	1	0	88	5	0	0	0	0	2	12	57	0	178			
08:15	0	10	0	14	0	0	113	5	0	0	0	0	1	14	85	0	242			
08:30	0	3	0	11	0	0	92	3	0	0	0	0	1	14	76	0	200			
08:45	0	7	0	7	0	0	98	4	0	1	0	0	1	14	106	1	239			
Hr Total	0	24	0	41	1	0	391	17	0	1	0	0	5	54	324	1	859			
----- * BREAK * -----																				
16:00	0	4	0	17	0	0	109	2	0	0	0	0	2	15	65	0	214			
16:15	0	9	0	15	0	0	132	2	0	0	0	0	1	16	78	0	253			
16:30	0	9	0	23	0	0	125	4	0	0	0	0	7	11	94	0	273			
16:45	0	7	0	20	0	0	141	4	0	0	0	0	3	12	80	0	267			
Hr Total	0	29	0	75	0	0	507	12	0	0	0	0	13	54	317	0	1007			
17:00	0	14	0	22	0	0	124	5	0	0	0	0	9	13	90	0	277			
17:15	0	10	0	25	0	0	150	3	0	0	0	0	7	12	105	0	312			
17:30	0	9	0	19	1	0	133	5	0	0	0	0	4	16	104	0	291			
17:45	0	13	0	16	0	0	133	2	0	0	0	0	7	11	109	0	291			
Hr Total	0	46	0	82	1	0	540	15	0	0	0	0	27	52	408	0	1171			

TOTAL	0	111	1	241	2	0	1801	56	0	1	0	0	49	214	1256	1	3733			

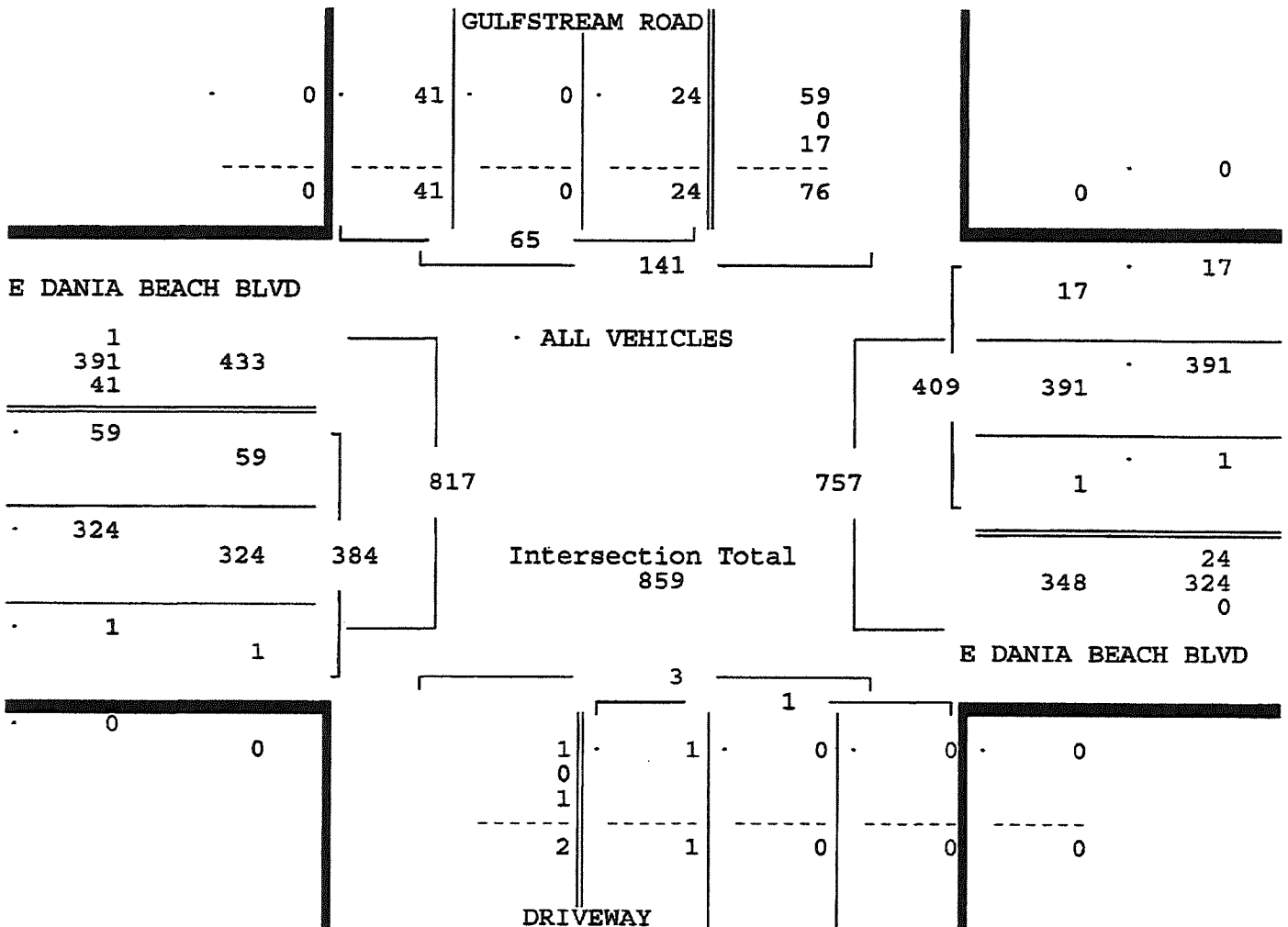
DANIA BEACH BOULEVARD & GULFSTREAM ROAD
 DANIA BEACH, FLORIDA
 COUNTED BY: JOHN FLOOD
 NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00160237
 Start Date: 11/01/16
 File I.D. : DANIGULF
 Page : 2

ALL VEHICLES

GULFSTREAM ROAD				E DANIA BEACH BLVD				DRIVEWAY				E DANIA BEACH BLVD							
From North				From East				From South				From West							
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total		
Date 11/01/16																			
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 11/01/16																			
Peak start 08:00				08:00				08:00				08:00							
Volume	0	24	0	41	1	0	391	17	0	1	0	0	5	54	324	1			
Percent	0%	37%	0%	63%	0%	0%	96%	4%	0%	100%	0%	0%	1%	14%	84%	0%			
Pk total	65				409				1				384						
Highest	08:15				08:15				08:45				08:45						
Volume	0	10	0	14	0	0	113	5	0	1	0	0	1	14	106	1			
Hi total	24				118				1				122						
PHF	.68				.87				.25				.79						



DANIA BEACH BOULEVARD & GULFSTREAM ROAD
 DANIA BEACH, FLORIDA
 COUNTED BY: JOHN FLOOD
 NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
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Site Code : 00160237
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 Page : 3

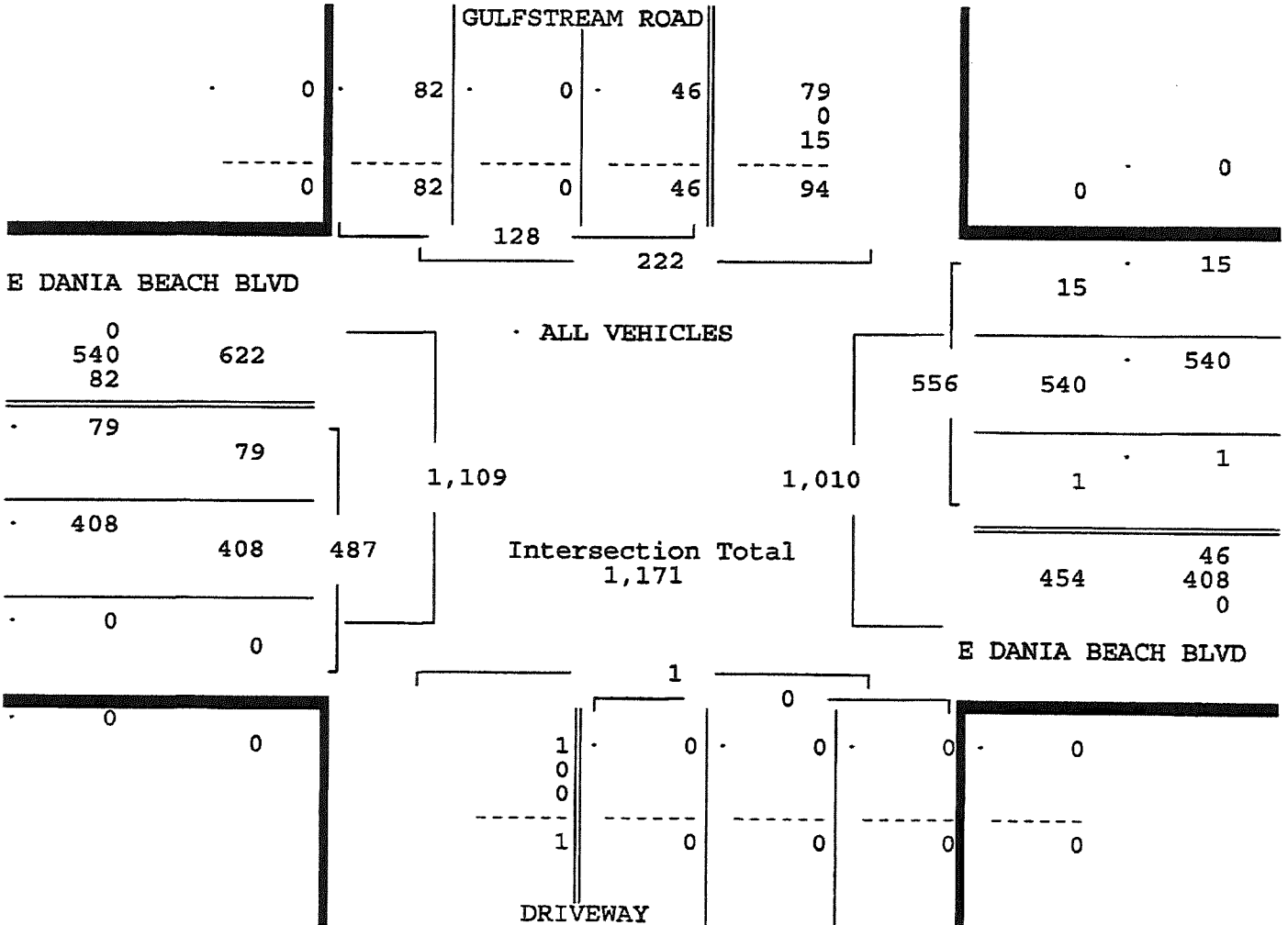
ALL VEHICLES

GULFSTREAM ROAD From North				E DANIA BEACH BLVD From East				DRIVEWAY From South				E DANIA BEACH BLVD From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 11/01/16

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 11/01/16

Peak start 17:00					17:00				17:00				17:00			
Volume	0	46	0	82	1	0	540	15	0	0	0	0	27	52	408	0
Percent	0%	36%	0%	64%	0%	0%	97%	3%	0%	0%	0%	0%	6%	11%	84%	0%
Pk total	128					556					0					487
Highest 17:00					17:15				07:00				17:45			
Volume	0	14	0	22	0	0	150	3	0	0	0	0	7	11	109	0
Hi total	36					153					0					127
PHF	.89					.91					.0					.96



2015 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8600 EAST-A1A TO US1

WEEK	DATES	SF	MOCF: 0.91 PSCF
1	01/01/2015 - 01/03/2015	0.96	1.05
2	01/04/2015 - 01/10/2015	0.95	1.04
* 3	01/11/2015 - 01/17/2015	0.94	1.03
* 4	01/18/2015 - 01/24/2015	0.94	1.03
* 5	01/25/2015 - 01/31/2015	0.93	1.02
* 6	02/01/2015 - 02/07/2015	0.93	1.02
* 7	02/08/2015 - 02/14/2015	0.92	1.01
* 8	02/15/2015 - 02/21/2015	0.91	1.00
* 9	02/22/2015 - 02/28/2015	0.89	0.98
*10	03/01/2015 - 03/07/2015	0.88	0.97
*11	03/08/2015 - 03/14/2015	0.87	0.96
*12	03/15/2015 - 03/21/2015	0.89	0.98
*13	03/22/2015 - 03/28/2015	0.90	0.99
*14	03/29/2015 - 04/04/2015	0.92	1.01
*15	04/05/2015 - 04/11/2015	0.94	1.03
16	04/12/2015 - 04/18/2015	0.95	1.04
17	04/19/2015 - 04/25/2015	0.97	1.07
18	04/26/2015 - 05/02/2015	0.98	1.08
19	05/03/2015 - 05/09/2015	1.00	1.10
20	05/10/2015 - 05/16/2015	1.01	1.11
21	05/17/2015 - 05/23/2015	1.03	1.13
22	05/24/2015 - 05/30/2015	1.05	1.15
23	05/31/2015 - 06/06/2015	1.07	1.18
24	06/07/2015 - 06/13/2015	1.09	1.20
25	06/14/2015 - 06/20/2015	1.08	1.19
26	06/21/2015 - 06/27/2015	1.08	1.19
27	06/28/2015 - 07/04/2015	1.07	1.18
28	07/05/2015 - 07/11/2015	1.06	1.16
29	07/12/2015 - 07/18/2015	1.07	1.18
30	07/19/2015 - 07/25/2015	1.07	1.18
31	07/26/2015 - 08/01/2015	1.08	1.19
32	08/02/2015 - 08/08/2015	1.09	1.20
33	08/09/2015 - 08/15/2015	1.09	1.20
34	08/16/2015 - 08/22/2015	1.10	1.21
35	08/23/2015 - 08/29/2015	1.12	1.23
36	08/30/2015 - 09/05/2015	1.13	1.24
37	09/06/2015 - 09/12/2015	1.14	1.25
38	09/13/2015 - 09/19/2015	1.12	1.23
39	09/20/2015 - 09/26/2015	1.11	1.22
40	09/27/2015 - 10/03/2015	1.09	1.20
41	10/04/2015 - 10/10/2015	1.08	1.19
42	10/11/2015 - 10/17/2015	1.07	1.18
43	10/18/2015 - 10/24/2015	1.06	1.16
44	10/25/2015 - 10/31/2015	1.04	1.14
45	11/01/2015 - 11/07/2015	1.03	1.13
46	11/08/2015 - 11/14/2015	1.02	1.12
47	11/15/2015 - 11/21/2015	1.01	1.11
48	11/22/2015 - 11/28/2015	0.99	1.09
49	11/29/2015 - 12/05/2015	0.98	1.08
50	12/06/2015 - 12/12/2015	0.96	1.05
51	12/13/2015 - 12/19/2015	0.96	1.05
52	12/20/2015 - 12/26/2015	0.95	1.04
53	12/27/2015 - 12/31/2015	0.94	1.03

* PEAK SEASON

03-MAR-2016 11:19:08

830UPD

4_8600_PKSEASON.TXT

13 March 2017

Bonita Robinson
500 Dania Beach, LLC
18570 N Bay Road
Sunny Isles Beach, FL 33160

**Re: RAC Transportation Mitigation Impact Fee
500 E. Dania Beach Boulevard
Dania Beach, Florida
Langan Project No.: 330023601**

Dear Ms. Robinson:

Langan Engineering and Environmental Services, Inc. prepared a traffic impact analysis for the redevelopment of an existing restaurant. The project is located at 500 East Dania Beach Boulevard, Dania Beach, Florida and consists of a 4,190 square-foot high-turnover restaurant. It will replace an existing 2,276 restaurant. The project is within the Regional Activity Center (RAC) and is expected to be built out by 2018. The city approved the traffic study for the project but has requested an analysis that calculates the amount of RAC transportation mitigation impact fee for the project based on Resolution No. 2014-049. This letter summarizes the calculation of the fee.

The resolution requires developments within the RAC to pay a transportation mitigation impact fee of \$21.26 per P.M. peak-hour trip. The project is expected to generate 10 net new PM peak-hour trips which yields a mitigation impact fee of \$212.60. A copy of the trip generation table from the traffic study is attached. If you have any questions regarding the information contained herein, please do not hesitate to contact me at (954) 320-2116.

Sincerely,
Langan Engineering and Environmental Services, Inc.

John P. Kim, P.E., PTQE
Professional Engineer – License No. 62400
Florida Certificate of Authorization No. 6601



Eric Schwarz, P.E., LEED AP
Principal/Vice President

JPK:jpk
Attachment

\\Langan.com\data\FTL\data\330023601\Office Data\Correspondence\Langan\2017-03-13 RAC Traffic Mitigation Fee.docx

ATTACHMENT - TRIP GENERATION ANALYSIS
500 E. DANIA BEACH BOULEVARD

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		Pass-by		Net New Trips		
						In	Out	Trips	%	In	Out	Total
<u>Existing Use</u>												
High Turnover Restaurant	932	2,276 SF	T = 127.15 (X)	50%	50%	145	144	289	43%	83	82	165
<u>Proposed Use</u>												
High Turnover Restaurant	932	4,190 SF	T = 127.15 (X)	50%	50%	267	266	533	43%	152	152	304
Net Increase						122	122	244	0	69	70	139

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		Pass-by		Net New Trips		
						In	Out	Trips	%	In	Out	Total
<u>Existing Use</u>												
High Turnover Restaurant	932	2,276 SF	T = 10.81 (X)	55%	45%	14	11	25	43%	8	6	14
<u>Proposed Use</u>												
High Turnover Restaurant	932	4,190 SF	T = 10.81 (X)	55%	45%	25	20	45	43%	15	11	26
Net Difference						11	9	20		7	5	12

AFTERNOON PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		Pass-by		Net New Trips		
						In	Out	Trips	%	In	Out	Total
<u>Existing Use</u>												
High Turnover Restaurant	932	2,276 SF	T = 9.85 (X)	60%	40%	13	9	22	43%	8	5	13
<u>Proposed Use</u>												
High Turnover Restaurant	932	4,190 SF	T = 9.85 (X)	60%	40%	25	16	41	43%	16	7	23
Net Difference						12	7	19		8	2	10

*Based on Institute of Transportation Engineers 9th Edition Trip Generation



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: Design@artandarchitecture.info

From: mwrap@daniabeachfl.gov

Date: 10/27/2016

Revised comments for 4/6/17 Submission

ARCHITECTURAL CIVIL ENGINEERING & LANDSCAPING & IRRIGATION

Traffic Study under separate Cover

Re: Hollywood Manor

PZ#: SP-99-16 – 1st Review

Dear Applicant:

Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, October 27th will be at 10:30 AM.

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

*cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: October 10, 2016

PZ Log No: SP-99-16

Project: Hollywood Manor 1st Review

Comments Due: October 20, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ D Complies with code as submitted.
- ☐ D Comments to be addressed & plans resubmitted prior to public hearing .
- ☐ D Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Hollywood Manor 1st Review

PZ Log No: SP-99-16

Plan Reviewer: LANDSCAPE

Please log your time spent on reviewing the plans.

Time spent: 1.5 hr

Overtime: _____

Rate per hour:- \$100.00

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

Landscape Plan Review: Hollywood Manor

PZ Log Number: SP-99-16 Review Number: 1

Reviewer: Daniel Parobok Date: October 12, 2016



The following comments are based on a review of the plans and responses dated 10/10/2016, and submitted to the City on October 10th, 2016, for the property located at 225 Dania Beach Boulevard, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. According to aerial imagery, there are existing trees on site and within 25 feet of the property line. Please provide an existing tree survey and survey table per Sec. 275-80. The existing trees on the adjoining properties are Brazilian Peppers and other exotics. The existing trees on our site are shown on Sheet LP-1
2. On sheet LP-1, 28 trees are listed; however, the plans only depict 27. It appears that one *Bursera simaruba* 14' is missing from the landscape plan. Please correct. Corrected
3. Please provide a table listing total VUA and percentage of VUA dedicated to landscaping per Sec. 275-100(B). Please note that this requirement is exclusive of perimeter buffer requirements. Provided on LP-1
4. Wheel stops on the west side of the site do not meet the two-foot minimum setback as required per Sec. 275-100(B). Site Plan has been revised
5. Terminal island parking peninsulas do not meet Sec 275-100(D) requirements. SP.01 has been revised
6. Please consider changing the *Bursera simaruba* to a different native tree species. There is an overabundance of this species within the City of Dania Beach and have been observed to have poor performance during storm events and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Daniel Parobok for additional species suggestions. Plan revised to have only two Gumbo Limbo.

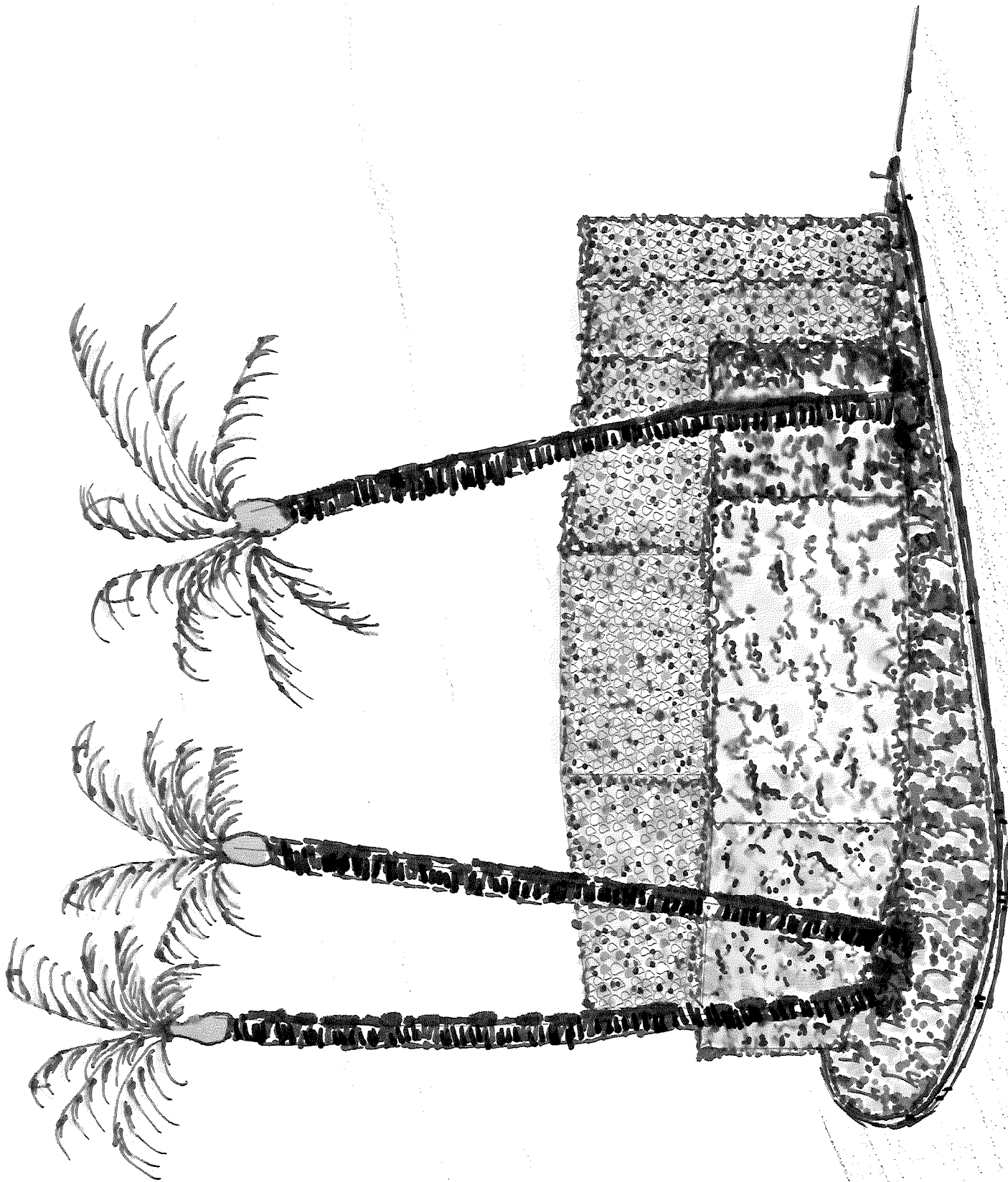
Additional Revisions:

- A. Tree Values have been added to Plan
- B. Three solitaire Palms have been added to Dumpster Planting Area
- C. East/South Property Line: To mitigate loss of landscaping buffer, *Ligustrum* trees have been added between the flowering trees and an additional Buttonwood has been added to the row along the South Property line

Informational notes:

- i. Please provide a point-by-point response to each of the above comments.
- ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. A PDF copy must be submitted via CD or email in order to receive final acceptance.

END OF COMMENTS



DUMPSTER ENCLOSURE



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: October 10, 2016

PZ Log No: SP-99-16

Project: Hollywood Manor 1st Review

Comments Due: October 20, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ D Complies with code as submitted.
☒ X Comments to be addressed & plans resubmitted prior to public hearing.
☐ D Denied.

Fire - S. Brown
Department

10.22.16
Date

22,502 ϕ



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Hollywood Manor 1st Review

PZ Log No: SP-99-16

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 2

Overtime: /

Rate per hour: /

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



BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District

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



SITE PLAN REVIEW COMMENTS

Date: 10/22/16 Site Plan No.: SP-99-16 Time Required For Review: 2

Project: Hollywood Manor (1st Reivew) Sq. Feet: 22,502

Plan Reviewer: Sean Brown, Battalion Chief / Plans Examiner

☐ Approved As Submitted ☐ Denied ☐ Approved With Conditions
☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

Tier 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated) Complied See SP.01
 - b. Drive Aisle widths (demonstrated) Complied See Sp.01
2. Water Supply Information as follows:
 - a. Re-locate the proposed fire hydrant location to within 3 ft. of the roadside curb. Complied See C2
 - b. Dimensions of the three nearest adjacent hydrants to the project site Complied See C2
 - c. Are you planning to provide Fire Sprinklers for this project? No

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

- a. **Fire Hydrant Flow Test** Completed by Sprinklermatic (Craig)
- b. **Building Construction Type** – there is a conflict between the plans on Sheet SP.01 in the Building Information Legend and the Fire Flow Demand Calculations. Please correct both to reflect the true building construction type. Calc's have been corrected
- c. **Fire Flow Demand Calculations** – There is a conflict between the plans (Sheet SP.01 Building Information Legend) and the fire flow demand calculations. SP.01 indicates building construction Type as Va while the calculations indicate Type II (222). In addition, the fire flow area on the calculations indicate only the ground floor square footage being calculated. NFPA 1:18.4.4.1 requires either all floors or the three largest consecutive floors be included for the purposes of calculating the demand, depending on the building construction type. Please resolve/correct both conflicts and have the licensed engineer sign and seal the revised calculations. Have been corrected
- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) Provided
- 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). Provided

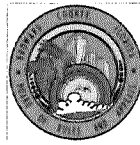
Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

- 4. **Additional Fire Department Access Information as follows:**
 - a. Fire Lane locations and striping detail (demonstrated) See C2
 - b. "NO PARKING" sign locations and sign details demonstrated
- 5. A detail sheet accompanying the Civil Plans with the following details: See C3
 - 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. Underground Gate Valve Detail (where applicable)
- 6. **Address Detail** See Elevation Sht 6" ht letters
- 7. **Minimum Radio Signal Strength for Fire Department Communications** – See details on page 4.
Added note on SP-1 for Contactor to comply with NFPA Requirements

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org. If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

**Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004**



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. Will include in Notes on SP.01

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. Will include in Notes on SP.01

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. Will include in Notes on SP.01

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:

Will include in Notes on SP.01

- 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 See Elevations

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. Will Comply

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] Will Comply

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] Will Comply

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] Will Comply

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ. Will Comply

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED SP.01

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] Will Comply

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. Will Comply
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road Will Comply
- 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] Will Comply

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. Will Comply

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] N/A

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access

[1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060) Will Comply

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] SP.01

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. N/A

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] N/A

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] N/A
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings.
[1:18.2.3.2.1] N/A

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] N/A

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2] N/A

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] N/A

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*] N/A

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] Will Comply SP.01
- 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.

Will Comply SP.01

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] Will Comply SP.01

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] Will Comply SP.01

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.3] Will Comply SP.01

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] Will Comply SP.01

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ] Will Comply SP.01

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] Will Comply SP.01

STANDPIPE SYSTEMS REQUIRED Will Comply SP.01

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 Will Comply SP.01

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 Will Comply SP.01

- 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] Will Comply SP.01

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook) N/A

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] Will Comply

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS. Will Comply

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED Will Comply

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" Will Comply

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 N/A

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 Provided by Sprinklomatic (Craig) Contract 4-5-17

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. Will Comply

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): Will Comply

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.) Will Comply

Broward County Amendments to the Florida Fire Prevention Code Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required N/A

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.



Holland Engineering, Inc.
3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

February 22, 2017

FIRE FLOW CALCULATIONS
FOR MANUAL SUPPRESSION EFFORTS
FOR
500 East Dania Beach Blvd, Dania Beach

These calculations are for a two story restaurant/retail building, with a total square footage of 5,299 SF. The building will not have fire sprinklers.

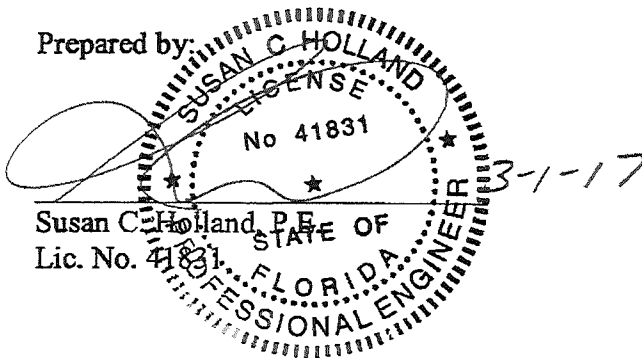
Fire Flow Area = 5,299 SF

Based on Type II (000) construction. Per NFPA 18.4 Fire Flow Requirements, the fire flow required is as follows:

Per Table 18.4.5.1.2, the fire flow requirement is 1,500 gpm for 2 hours.

Fire flow required for manual suppression = 1,500 gpm

Prepared by:



Susan C. Holland, P.E.
Lic. No. 41831



4740 Davis Road • Davie, Florida 33314
954-327-3686 Phone • www.sprinklermatic.net
CC# 56072300012005 EF#20000922

March 27, 2017

Steve Urbanek
Art and Architecture, Inc.
54B SE 6th Avenue
Delray Beach, FL

Re: Miami Juice - Dania Beach Flow Test
500 East Dania Beach Blvd.
Dania Beach, FL

Dear Steve:

We have reviewed the location and city requirements and propose the following:

Sprinklermatic will provide a 24 hour flow test in accordance with NFPA and the Local Authority Having Jurisdiction. We will provide the equipment and digital monitors in place and return after 24 hours to retrieve equipment and readings. Local Fire Dept. to witness test.

Items Excluded:

- ❖ Any work other than Flow Test
- ❖ Design of Sprinkler System under this contract
- ❖ Installation of the sprinkler system under this contract

TERMS:

Contract price for the above permitted fire sprinkler plan is \$1,500.00 (One Thousand Five Hundred Dollars and 00/100). Contract is substantially equivalent to AIA terms. Upon execution, it constitutes a binding purchase order. Please sign and return to signify acceptance and retain a copy for your files, or furnish your contract. This proposal is valid for 45 days from the above date.

Signature of Acceptance

Print Name and Date

Sincerely,

Robin Collier
President

STEPHEN J. URBANEK 4/5/17

ARCHITECT AR 13909



**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: 2-22-17
Application #: _____
Name of Project/Development: 500 Dania Beach LLC
Address of Project/Development: 500 E. Dania Beach Blvd., Dania Beach
Owner/Agent: John Vaughan
Design Professional of Record: Susan C. Holland
Water Purveyor: City of Dania Beach
Water Purveyor Address: 100 W. Dania Beach Blvd., Dania Beach

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

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

Signature - Owner/Agent/Occupant: _____

3-7-17
Date

Signature - Design Professional of Record: _____

3-1-17
Date



Holland Engineering, Inc.

3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

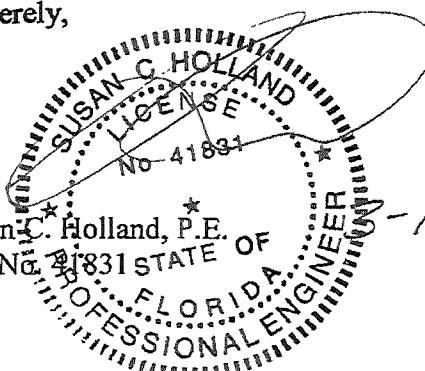
February 22, 2017

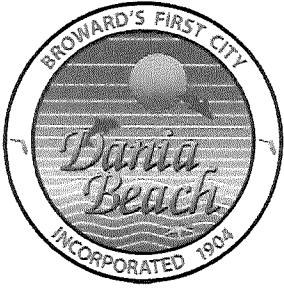
RE: 500 Dania Beach LLC
500 E. Dania Beach Blvd., Dania Beach

The proposed water main sizing, fire hydrant spacing, and fire hydrant locations, for the 500 Dania Beach LLC project, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Please let me know if additional information is required.

Sincerely,


Susan C. Holland, P.E.
Lic. No. 41831
6-1-17



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

October 14, 2016

Engineering Comments

SP-99-16 Hollywood Manor

AOR: Art and Architecture, Inc.

CEOR: Holland Engineering, Inc.

1. Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable. Needs signoff from Broward County for right of way dedication. Acknowledged
2. Provide traffic study per attached guideline. See attached Traffic Report prepared by Langar
3. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations. How is volumetric issues addressed? Provided
4. Show current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. Elevation in NAVD. BFE on C-1 FFE is 1'-0" above BFE
5. Perimeter grading shall meet 25-year storm event. The post dev. 25 yr stage is lower than the pre dev. stage
6. Show all utility and drainage easements on site plan, if any. Per Survey there are no known utility or drainage easements
7. On SE 5th Avenue, driveway width must be 24" minimum (edge of pavement to edge of pavement) with a curb return of 25'. Driveway complies
8. Show anticipated vehicles per day for each driveway connection. See Traffic Report
9. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Acknowledged
10. Show sight distance analysis using FDOT Index No. 546 at all points of egress. Must be reflected on landscape drawings as well. SP.01

11. Proposed main entrance on East Dania Beach Boulevard shall comply with the FDOT Index 515 and in compliance with recommendations of the FDOT's Driveway Information Guide. Provide copy of FDOT Driveway Connection Permit. The entrance on East Dania Bch Blvd will comply with FCOT Index 515 and a FDOT permit will be obtained
12. Provide sections and details of at-grade driveways and at-grade parking areas. See C-1
13. Provide water demand estimates per AWWA M22 for preliminary sizing of water meter. See C-2
14. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format. Demonstrate that recreation and open space level of service standard is met. A meeting will be scheduled before permit plans are finalized and submitted to the city.
15. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Antoine Johnson, Public Services Department to make an appointment, phone number 954-924- 6808 ext. 3882, email: apollard@daniabeachfl.gov Acknowledged
16. Provide profile for proposed sanitary extension and how it's proposed to be tied in to existing system. Will comply
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. Will provide

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

500 Dania Beach LLC
500 E. Dania Beach Blvd.
Dania Beach, FL
Post-Development
HEI Project 16-51
Preliminary Drainage Calculations

2/22/17

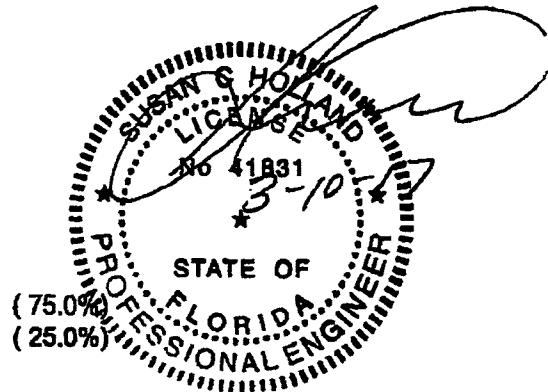
Prepared by Susan C Holland, P.E.
Lic. No. 41831

Elevations are referenced to NAVD 1988

General Information

Total Project Area =	0.52 Acres
Paved Area =	0.29 Acres
Building Area =	0.10 Acres
Lake Area =	0.00 Acres
Recreation Area =	0.00 Acres
Pervious Area =	0.13 Acres
Total Impervious Area =	0.39 Acres
Total Pervious Area (TPA) =	0.13 Acres

Proposed Min. Floor Elevation =	6.00'
Proposed Min. Crown of Road =	NA
Proposed Average Finished Grade =	4.00'
Lake Control Stage =	0.00'
Flood Criteria (Dade County only) =	0.00'
October Water Table =	0.50'
(Wet season water table)	
Credit (Dade County only) =	0.00"
Discharge Off-site =	



Storm Event Information

Retention for water quality
2.50 "

Finished Floor Elevation
100 year 3 day event = 18.35 "
100 Year 1 day event = 13.50 "

Perimeter Grade Elevation
25 year 1 day event = 10.80 "
25 year 3 day event = 14.68 "

Road Crown
10 year 1 day event = 8.00 "

500 Dania Beach LLC
302 North Federal ighway
Dania Beach, FL
Post Development

2/22/2017

Exfiltration Trench Data

Trench Length = 150.00 '
Trench Width = 6.00 '
Trench Depth = 3.00 '
Pipe Diameter = 1.25 '
K = 0.00026

Exfiltration Trench Length

storm event = 2.50 "

H2 (depth to water table) = 2.90 '

Du (non-saturated trench depth) = 1.50 '

Ds (saturated trench depth) = 1.50 '

C Factor

Pervious = 0.6
Impervious = 0.9
Weighted C Factor = 0.83
$$\frac{(0.13) \times (0.60) + (0.39) \times (0.90)}{0.52} = 0.83$$

500 Dania Beach LLC
302 North Federal Highway
Dania Beach, FL
Post Development

2/22/2017

SCS Curve Number

Elevations are referenced to NAVD 1988

Design Water Table Elevation = 0.5 '
Average Finished Grade = 4.00
Average Depth Water Table = 3.50

Compacted Water Storage - (CWS) = 5.40 "
(Flatwoods soil - Interpolated)

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.06 AC-FT

Soil Storage (S) = 1.35 "

SCS Curve Number (CN) = 88.11

Cumulative Soil Moisture Storage
S.F.W.M.D Vol. IV,
pg C-III-3, figure C-III-1

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

Stage / Storage*Area of Developed Site Grading = 0.42 Acres*

Stage	0.42 AC		Total
	Surface Stor.	Trench	
	Linear Stor.	Storage	
	Elev. 3.4'-5'		
0.50'	0.00 AC-FT	0.14 AC-FT	0.14 AC-FT
1.00'	0.00 AC-FT	0.14 AC-FT	0.14 AC-FT
2.00'	0.00 AC-FT	0.14 AC-FT	0.14 AC-FT
3.00'	0.00 AC-FT	0.14 AC-FT	0.14 AC-FT
4.00'	0.13 AC-FT	0.14 AC-FT	0.27 AC-FT
5.00'	0.34 AC-FT	0.14 AC-FT	0.48 AC-FT
6.00'	0.76 AC-FT	0.14 AC-FT	0.90 AC-FT

500 Dania Beach LLC
302 North Federal Highway
Dania Beach, FL

2/22/2017

Post Development Elevations are referenced to NAVD 1988

Finished Floor Elevation

$$100 \text{ Year} - 1 \text{ Day Event} = 13.50 "$$

(from SFWMD Manual)

$$100 \text{ year} - 3 \text{ day event} = 13.50 " \times (1.359) = 18.35 "$$

$$Q = \frac{[18.35 - 0.20 (1.35)]^2}{18.35 + 0.80 (1.35)} = 16.82 "$$

$$16.82 " - 0.00 " (\text{Dade Co. Credit}) = 16.82 "$$

$$\text{Volume} = \frac{16.82 " (0.52)}{12 \text{ in/ft}} = 0.73 \text{ AC-FT}$$

$$\text{Corresponding Stage} = 5.61 '$$

$$\text{Set Finished Floor at Elevation} = 6.00 '$$

Post development finished floor elevation is LOWER to the pre development finished floor elevation.

Perimeter Grade Elevation

$$25 \text{ Year} - 1 \text{ Day Event} = 10.80 "$$

(from SFWMD Manual)

$$25 - \text{year} - 3 \text{ day event} = 10.80 " \times (1.359) = 14.68 "$$

$$Q = \frac{[14.68 - 0.20 (1.35)]^2}{14.68 + 0.80 (1.35)} = 13.17 "$$

$$13.17 " - 0.00 " (\text{Dade Co. Credit}) = 13.17 "$$

$$\text{Volume} = \frac{13.17 " (0.52)}{12 \text{ in/ft}} = 0.57 \text{ AC-FT}$$

$$\text{Corresponding Stage} = 5.21 '$$

Post development perimeter elevation is LOWER than pre development perimeter elevation.

Crown of Road Elevation

$$\begin{aligned} & \text{10 year - 1 Day Event} = 8.00'' \\ Q = & \frac{[8.00 - 0.20 + 0.80 + (1.35)^2]}{8.00 + 0.80 + (1.35)} = 6.58'' \\ & 6.58'' - 0.00'' \text{ (Dade Co. Credit)} = 6.58'' \end{aligned}$$

$$\text{Volume} = \frac{6.58''}{12 \text{ in/ft}} (0.52) = 0.29 \text{ AC-FT}$$

$$\text{Corresponding Stage} = 4.1'$$

Exfilt Trench Lenght

500 Dania Beach LLC
302 North Federal Highway
Dania Beach, FL
Post Development

7/28/2016

Exfiltration Trench Length

C Pervious = 0.60
C Impervious = 0.90

Weighted C Factor = 0.83

storm event = 2.50
Trench width = 6.00
H2 (depth to water table) = 2.90

Du (non-saturated trench depth) = 1.50

Ds (saturated trench depth) = 1.50

Total volume to be exfiltrated = 1.71 AC-IN (0.14 AC-FT)

$$L = \frac{1.82}{0.00026 \times [(2.9 \times 6) + (2 \times 2.9 \times 1.5) - (1.5)^2 + (2 \times 2.9 \times 1.5)] + [(0.000139 \times 6 \times 1.5]}$$

$$L = 176.03'$$

180 LF of exfiltration trench provided.

500 Dania Beach LLC
500 E. Dania Beach Blvd.
Dania Beach, FL
Pre-Development
HEI Project 16-51
Preliminary Drainage Calculations

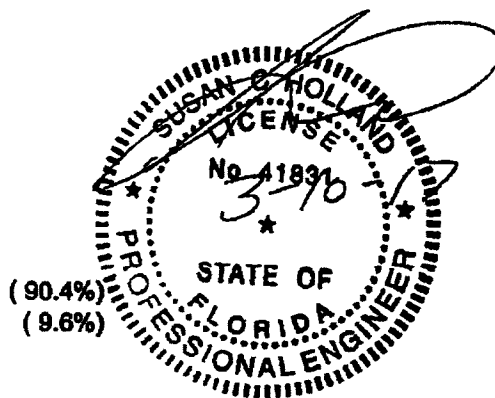
2/22/17

Prepared by Susan C Holland, P.E.
Lic. No. 41831

Elevations are referenced to NAVD 1988

General Information

Total Project Area =	0.52 Acres
Paved Area =	0.42 Acres
Building Area =	0.05 Acres
Lake Area =	0.00 Acres
Recreation Area =	0.00 Acres
Pervious Area =	0.05 Acres
Total Impervious Area =	0.47 Acres
Total Pervious Area (TPA) =	0.05 Acres
Existing Min. Floor Elevation =	4.70 '
Proposed Min. Crown of Road =	NA
Proposed Average Finished Grade =	3.70 '
Lake Control Stage =	0.00 '
Flood Criteria (Dade County only) =	0.00 '
October Water Table =	0.50 '
(Wet season water table)	
Credit (Dade County only) =	0.00 "
Discharge Off-site =	



Storm Event Information

Retention for water quality

2.50 "

Finished Floor Elevation

100 year 3 day event = 18.35 "

100 Year 1 day event = 13.50 "

Perimeter Grade Elevation

25 year 1 day event = 10.80 "

25 year 3 day event = 14.68 "

500 Dania Beach LLC
302 North Federal Highway
Dania Beach, FL
Pre Development

2/22/2017

SCS Curve Number

Elevations are referenced to NAVD 1988

Design Water Table Elevation = 0.5 '
Average Finished Grade = 4.00
Average Depth Water Table = 3.50

Compacted Water Storage - (CWS) = 5.40 "
(Flatwoods soil - interpolated)

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.02 AC-FT

Soil Storage (S) = 0.52 "

SCS Curve Number (CN) = 95.06

Cumulative Soil Moisture Storage
S.F.W.M.D Vol. IV,
pg C-III-3, figure C-III-1

DWT=Depth to Water Table
NAS=Natural Available Storage
DAS=Developed Available Storage

DWT	NAS	DAS
1.0 '	0.60 "	0.45 "
2.0 '	2.50 "	1.88 "
3.0 '	5.40 "	4.05 "
4.0 '	9.00 "	6.75 "

500 Dania Beach LLC
302 North Federal Highway
Dania Beach, FL
Pre Development

2/22/2017

Elevations are referenced to NAVD 1988

Stage / Storage

Area of Developed Site Grading = 0.47 Acres

Stage	0.47 AC Surface Stor. Linear Stor. Elev. 3.7'-4.5'	Trench Storage	Total
	Elev. 3.7'-4.5'		
0.50'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
1.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00'	0.07 AC-FT	0.00 AC-FT	0.07 AC-FT
5.00'	0.43 AC-FT	0.00 AC-FT	0.43 AC-FT
6.00'	0.90 AC-FT	0.00 AC-FT	0.90 AC-FT

500 Dania Beach LLC
302 North Federal Highway
Dania Beach, FL
Pre Development

2/22/2017

Elevations are referenced to NAVD 1988

Finished Floor Elevation

100 Year - 1 Day Event = 13.50 "

(from SFWMD Manual)

100 year - 3 day event = 13.50 " x (1.359) = 18.35 "

$$Q = \frac{[18.35 \quad - 0.20 \quad (0.52)]^2}{18.35 \quad + 0.80 \quad (0.52)} = 17.74 "$$

$$17.74 " \quad - 0.00 " \text{ (Dade Co. Credit) } = \underline{17.74 "}$$

$$\text{Volume} = \frac{17.74 "}{12 \text{ in/ft}} (0.52) = 0.77 \text{ AC-FT}$$

Corresponding Stage = 5.78 '

Perimeter Grade Elevation

25 Year - 1 Day Event = 10.80 "

(from SFWMD Manual)

25 - year - 3 day event = 10.80 " x (1.359) = 14.68 "

$$Q = \frac{[14.68 \quad - 0.20 \quad (0.52)]^2}{14.68 \quad + 0.80 \quad (0.52)} = 14.07 "$$

$$14.07 " \quad - 0.00 " \text{ (Dade Co. Credit) } = 14.07 "$$

$$\text{Volume} = \frac{14.07 "}{12 \text{ in/ft}} (0.52) = 0.61 \text{ AC-FT}$$

Corresponding Stage = 5.40 '



See attached Traffic Report prepared by Langar

Note:

This analysis is required for all proposed new site developments and shall be submitted with the project application form (below). Traffic Impact Study shall be based on the Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the FDOT Transportation Site Impact Handbook, 2014; FDOT Quality/Level of Service Handbook, 2013; the Broward County Comprehensive Plan – Transportation Element, 2014; the City of Dania Beach Land Development Code and other related published literatures.

Exclusion: Single/Multi- Family Home (up to 4 dwelling units only)

CHECKLIST THRESHOLD LEVELS OF ANALYSIS

Project Traffic Levels	Sections to Complete
I. Less than 10 peak-hour trips generated	1 and 2 only
II. 11 to 49 peak-hour trips generated	1, 2, 4, and 5 only
III. More than 50 peak-hour trips generated	All sections

1. PROJECT DESCRIPTION

- a. Location (vicinity map and site plan)
- b. Type and size of development (number of residential units and/or square footage of building)
- c. Phasing and timing of development
- d. Horizon year (year of completion and full occupancy/build-out)
- e. Proposed access locations (including proposed sight distance at egress locations)

2. TRIP GENERATION

Sources of information shall be the current edition of the Institute of Transportation Engineers (ITE) Trip Generation manual (8th or 9th editions) and the ITE Trip Generation Handbook, 2014, unless otherwise approved by the City. Single-family detached housing will be assigned one PM peak-hour trip per dwelling.

- a. Average Daily Traffic (ADT)
- b. PM peak-hour trips (AM, noon or school peak may also apply as directed by the City)
- c. Assumptions and methodology for internal, link-diverted or passby trips, if applicable to

the site.

3. TRIP DISTRIBUTION

- a. Prepare graphic showing project trip distribution percentages and assignment
- b. For developments that generate over 50 peak-hour trips, the City reserves the right to require a trip distribution determination.

4. SITE CIRCULATION AND PARKING

5. SITE ACCESS AND SAFETY

- a. Sight distance requirements and adequacy, required
- b. Level of service analysis, required
- c. Channelization warrants, if required
- d. Vehicle storage/queuing analysis, if required
- e. Traffic control warrants, if required
- f. Accident summary (only required for access to State and County Roads)

6. TRAFFIC VOLUMES

- a. Future ADT and peak-hour with and without project traffic
- b. Annual background traffic growth factor and source

7. LEVELS OF SERVICE ANALYSIS

Analysis shall be based on current edition of Transportation Research Board's Highway Capacity Manual and related software, or methods to be approved by City.

- a. Arterial/arterial intersections impacted by 50 or more peak-hour trips
- b. Existing and future conditions with and without project
- c. Other City-planned developments must be factored into the Level of Service (LOS) calculations
- d. Attach LOS calculation sheets
- e. Note any assumptions/variations to standard analysis default values and justification

8. MITIGATION RECOMMENDATIONS

State recommended measures to mitigate project specific traffic impacts.

- a. Improvements to non-arterial streets fronting on the project
- b. Access improvements
- c. Other

9. REPORT REQUIREMENTS

Levels 1 and 2 – Fill-in appropriate information in the Traffic Impact Analysis Worksheet

Level 3 – Full TIA Report required.

- a. Provide three copies of traffic analysis report (outline of report will be determined during Methodology Meeting).
- b. Traffic analysis reports to be prepared by a firm or individual with experience in traffic engineering/transportation planning and affiliated with ITE.
- c. Traffic reports shall be signed and sealed by a registered Professional Engineer in the State of Florida.

City of Dania Beach
TRAFFIC IMPACT ANALYSIS WORK SHEET

Name of Proposed Project: _____

Owner/Applicant:

Name

Street/Mailing Address

City State Zip

Telephone: _____

Traffic Engineer who prepared the Traffic Impact Analysis:

Firm Name

Contact Name/Telephone

1. PROJECT DESCRIPTION

a. Street address (*if known*): _____

b. Location: ____

_____ (attach a vicinity map and site
plan)

c. Specify existing land use: _____

d. Specify proposed type and size of development: _____

e. When will the project begin construction and when will it be completed? _____

f. Define proposed access locations: _____

g. Define proposed sight distance at site egress locations: _____

2. TRIP GENERATION

a. Existing Site Trip Generation Table:

ITE Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

b. Proposed Project Trip Generation Table:

ITE Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

c. Net New Project Trip Generation Table:

ITE Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

d. State assumptions and methodology for internal, link-diverted or passby trips: _____

3. TRIP DISTRIBUTION

Prepare and attach a graphic showing project trip distribution percentages and assignments.

4. SITE ACCESS ROADWAY/DRIVEWAYS AND SAFETY

- a. Have sight distance requirements at egress location been met

- b. Intersection Level of Service Analysis:

- Existing Conditions

LOS _____ Delays _____

- Year of Opening

LOS _____ Delays _____

- Five Years Beyond Change of Land Use

LOS _____ Delays _____

(Intersections to be evaluated shall be determined by the City)

- c. Describe channelization warrants:

- d. Vehicle Storage/Queuing Analysis *(calculate 50% and 95% queuing lengths)*:

	<u>50%</u>	<u>95%</u>
- Existing Conditions	_____	_____
- Year of Opening	_____	_____
- Five Years Beyond	_____	_____
Change of Land Use	_____	_____

- e. If appropriate, state stop sign and signal warrants:

- f. Summarize local accident history:

5. TRAFFIC VOLUMES

- a. Describe existing ADT and peak-hour counts, including turning movements, on street adjacent to and directly impacted by the project.

- b. Describe the estimated ADT and peak-hour counts, including turning movements, the year the project is fully open (with and without project traffic).

- c. Describe the estimated ADT and peak-hour counts, including turning movements, five years after the project has been fully open (with and without project traffic).

- d. State annual background traffic growth factor and source:

6. LEVEL OF SERVICE ANALYSIS

Summarize Level of Service Analysis below and attach supporting LOS analysis documentation. Provide the following documentation for each arterial street or arterial intersection impacted by ten or more peak-hour trips. Other City-planned developments must also be factored into the LOS calculations.

Existing LOS:

Existing Condition: _____

Year of Opening LOS:

With Project: _____

Project Name & Number: Hollywood Manor SP-99-16

DRC Meeting Date: 10-27-16

ADDRESS: 500 East Dania Beach Boulevard

Zoning designation = GTWY-MU

FLU designation = RAC

REVIEW: Anne-Christine Carrie, Planner (954) 924-6805 X 3654 – 1st Review

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below. Acknowledged
2. Submit project narrative including level of service for the restaurant (full service, or take-out), type of retail, live entertainment if applicable). Building will house a Full Service Restaurant with movable tables and chairs. Building will also house an ancillary retail food consisting of fresh produce, packaged products and frozen foods. A sit down bar/counter service area is incorporated into the customer service area. A patio is provided for outdoor eating and an over- flow seating area is provided in the front of the building, consisting of fixed concrete bench seating and umbrella tables. There is a commercial kitchen, storage areas, freezers and coolers. First floor sanitary facilities will be provided for handicapped accessibility. On the mezzanine level will be two private offices and storage space. Two exits shall be provided.
3. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated number of peaktrips. Traffic report prepared by Langar is attached.
4. **VOLUNTARY MOBILITY PROGRAM:** Per Section 295: This project may be eligible to participate in the Mobility Program in lieu of providing a traffic study. N/A
5. **IMPACT FEES:** Impact fees that will be required for the project are included in this document and were also e-mailed to design@artandarchitecture.info. Acknowledged
6. **SIGNS:** Provide copy of all signs for compliance review. Will Comply under separate sign package submittal
7. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. Provide proof of application submittal to the FAA/BCAD. Contact was made with AHJ, no feedback has been received as of 3.13.17
8. **PARKING:** Per Sec. 306-10 (A) Access hierarchy for the CRA form-based districts for rear yard parking. No rear yard parking
 - (1) Vehicular access to off-street parking and loading facilities shall be from a rear alley or its equivalent via cross-access parking aisles or driveways between properties.
 - (2) In the absence of an alley or its equivalent rear yard access, access shall be provided from a corner (secondary) side street.
- **PARKING:** Identify CSA area according to the following: Outdoor patio, first floor CSA, Second floor CSA. See SP-01 and A.01 for limits of First Floor and Patio CSA. No CSA on second floor
9. **PARKING:** Per Sec. 265-50, the following parking ratios apply for CRA uses.
Revised SF see Sht SP.01
 - a). 1,368 sf of CSA for a restaurant proposed. At 1:60 sf, 22.8 spaces are required
 - b). Retail 653 sf proposed. At 1:300, 2.17 spaces are required
 - c). Office 300 sf proposed. At 1:300, 1.00 space is required
 - d.) Outside Waiting 600 sf proposed. At 1:300 2.00 spaces required
 - e.) Inside Waiting/Circulation 500 sf proposed At 1:300 1.66 spaces requiredTotal required, 29.64; Provided 30. Revise site data to reflect required spaces per Sec. 265-50.
10. **LOADING:** Per Article 270, Indicate loading space dimensions on plans. Temporary loading is accomplished by parking in the area marked for the Fire Lane during off hours.
11. **LOADING:** Loading space is to provide safe and convenient egress and ingress per Sec. 270-50 A. Loading space described in Comment 10 is adjacent to the kitchen area of the building.
12. **USE:** Indicate the proposed uses for the site. So indicated in Comment 2 above
13. Per Sec. 110-200, a 500' separation between outdoor restaurant seating and residentially used land is required. This code provision must be addressed through redesign or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. This must be addressed with the

next submittal. We will discuss all variances at the next submittal.

14. Indicate number of bicycle parking spaces provided per Section 265-51. See SP.01
15. ROOFTOP MECHANICAL EQUIPMENT: Indicate location, height and proposed screening of rooftop mechanical equipment per Sec. 220-60. Provide line of sight drawing on plans. A three foot ht parapet is provided to screen all eq on high roof. The kitchen equipment is located on the one story portion of the roof with a 3 ft ht parapet and is hidden from the street by the two story portion of the building
16. Principal Arterial Commercial Design Standards: Per Sec. 510-30 (H) provide window and door coverage calculation. See Variance
17. Per Sec. 510-30 (I), provide colored building elevations. Will provide for DRC Meeting
18. Per Sec. 510-30 (L), Heating, ventilation and air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from view or located so that such items are not visible from the designated arterial, adjacent residential properties or intersecting streets. See comment # 15 . See Sht SP1 for sightline diagram

19. Per Sec. 510-40 (A), palm clusters are required at the ends of landscape buffers. The palm clusters shall consist of three (3) palms with a minimum height of thirteen (13) feet. See landscape comments. Provide line of sight detail. See Landscape comment 5
20. Provide details for perimeter wall. SP.01
21. Per Sec. 510-40 (B) The use of landscape accents, such as planters and window boxes, shall be incorporated into the overall landscape design of the building and the site. Planting beds provided
22. Per Section 525-20 (H), rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, gardens, outdoor cafes, etc. No CSA On Roof
23. Per Sec. 525-20 (H) Roof surfaces not allocated to human activity should be finished with a surface material that does not affect the quality of views from surrounding buildings or site lines from taller buildings should be directed way from unsightly rooftops. Acknowledged note on SP1
24. COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred. Acknowledged
25. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hourtrip. See Traffic Study prepared by Lagran
26. Must provide latest revised set of plans on disk prior to going to public hearing. Will comply
27. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach. Owner will Comply

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment. Acknowledged
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process. Acknowledged
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans. See Comment 4 Page 17
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting. Acknowledged



CITY OF DANIA BEACH IMPACT FEES SCHEDULE

According to the adopted City Ordinances and Resolutions listed below, all new development is subject to City and County impact fees. These fees help pay for the construction or expansion of roads, mass transit, schools and parks that are needed as a result of the development's "impact". These fees are assessed when construction plans are submitted for approval and included in your building permit invoice. Below is a schedule of City and County impact fees. Auxiliary impact fees may be charged by the County, please contact one of the planners with Broward County Development Management (954-357-6666) to request an impact/concurrency fee estimate.

	<u>Fee</u>
Recreation and Open Space:	
Single Family/Townhouse	\$1,825 per unit
Multi-Family	\$1,364 per unit
Mobile	\$1,140 per unit
Traffic Mitigation: (RAC only)	\$21.26 per PM peak hour trip
Administrative:	\$.16 per sq.ft.
Police:	\$.184 per sq.ft.
Fire:	\$.389 per sq.ft

For any questions regarding water & sewer impact fees, please contact the Public Services Division at 954-924-3740.

City Ordinances and Resolutions

Water & Sewer Impact Fees - Resolution 2012-002, Ordinance 2011-035
 Administrative, Police & Fire - Resolution 2005-150, Ordinance 2005-017
 Recreation and Open Space - Resolution 2014-071
 Traffic Mitigation - Resolution 2014-049

H:\Community Development Work Folder\General\fo.-ms\DB IMPACT FEES SCHEDULE--Revised 7/13/2016

NOTICE

All permit applications for **NEW CONSTRUCTION or IMPROVEMENTS THAT INCREASE WATER/ SEWER DEMAND (Water Meter installations)**

Ordinance 2011-035 adopted by the City Commission on November 22, 2011 sets the provisions for the **COLLECTION of Water and Sewer IMPACT and TAPPING FEES for all new construction and improvements to properties that increase water and sewer demand** (specifically water meter installations, upgrades or sewer line installations and upgrades). The Ordinance requires that these fees be collected at the time of or prior to Permit Issuance.

In addition, Resolution 2012-002 adopted by the City Commission on January 10, 2012 set the rates for the Water and Sewer Impact and Tapping Fees along with other utility rates concerning the city's Water and Sewer system.

The following are rates for Tap and Impact fees based on meter size (Resolution 2012-002).

WATER TAP FEES

Per City Code Section 27-22(a) Water Meter Size	TAP FEE DUE
5/8" Tap	\$1,450.00
1" Tap	\$1,550.00
1 1/2" Irrigation Line	\$1,650.00
1 1/2" Tap	\$1,650.00
2" Irrigation Line	\$1,750.00
2" Tap	\$1,750.00
3" or higher	Contact Public Services

SEWER TAP FEES

Per City Code Section 27-47 Based on Water Meter Size	IMPACT FEE DUE
5/8" Tap	\$1,935.00
1" Tap	\$2,135.00
1 1/2" Tap	\$2,335.00
2" Tap	\$2,335.00

WATER AND SEWER IMPACT FEES

Per City Code Section 27-205 Based on Water Meter Size	Water Impact Fee	Sewer Impact Fee
5/8" Meter	\$1,557.00	\$ 725.00
1" Meter	\$ 3,893.00	\$ 1,813.00
1 1/2" Meter	\$7,785.00	\$ 3,625.00
2" Meter	\$12,456.00	\$ 5,800.00
3" Meter	\$24,912.00	\$11,600.00
4" Meter	\$38,925.00	\$18,125.00
6" Meter	\$77,850.00	\$36,250.00
LARGER THAN 6"	Contact Public Services Department	

NOTE: When upsizing an existing meter, the net increase for Impact fees will be charged.

Ex. 5/8" to 1"

Water = \$3,893 - \$1,557

Sewer = \$1,813 - \$ 725

Additional questions please refer to the above referenced Ordinance and Resolutions or call the Public Services Division to discuss your Water and Sewer Plans at 954-924-3740.

Without Project: _____

Five Years After Opening LOS:

With Project: _____

Without Project: _____

Note any assumptions/variations to standard analysis default values and justifications: _____

7. MITIGATION RECOMMENDATIONS

State recommended measures to mitigate project specific traffic impacts.

8. REPORT REQUIREMENTS

Level III

- Provide three copies of traffic analysis report
- Traffic analysis reports to be prepared by a firm or individual with experience in traffic engineering/transportation planning and affiliated with ITE
- Traffic reports shall be signed and stamped by registered Professional Engineer in the State of Florida

Carrie, Anne-Christine

From: Daniel Parobok <Daniel.Parobok@metriceng.com>
Sent: Friday, April 21, 2017 2:38 PM
To: Carrie, Anne-Christine
Subject: RE: Hollywood Manor conditions of approval

Below is the final remaining comment:

Per Sec. 275-100, a minimum of 20 percent of the total vehicular use area (exclusive of perimeter buffer requirements) must be dedicated to landscaping. Currently this requirement is not being met. Provide a minimum of 20 percent of VUA landscaping or an approved variance for this requirement.

Thank you,

Daniel Parobok
Arborist/Environmental Scientist



13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext 102
Cell: (786) 498-6859
daniel.parobok@metriceng.com
www.metriceng.com

From: Carrie, Anne-Christine [<mailto:ACarrie@daniabeachfl.gov>]
Sent: Friday, April 21, 2017 10:36 AM
To: Navarro, Ronnie; Norena, Eleanor; Daniel Parobok; Sean Brown; Bach, Rachel
Cc: J. V.; Stephen Urbanek; Lajoie, Corinne; Wray, Macee
Subject: Hollywood Manor conditions of approval

Good morning:

I am preparing my staff report for the Hollywood Manor/Miami Juice Site Plan (SP-99-16) on 500 E Dania Beach Blvd.
Please send me your final comments for the item.

Thanks

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"



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

Attention: The information contained in this E-mail message is privileged and confidential information intended only for the use of the individual(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply E-mail and destroy all copies of the original message. Thank you.

Statement of Interest in Property and Authorization to File Petitions

500 DANIA BEACH, LLC certifies that it is the Owner of the subject property located 500 East Dania Beach Boulevard, which is general located on the southeast corner of East Dania Beach Boulevard and SE 5th Avenue (Folio #5042 3504 0010) in the City of Dania Beach and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County and State of Florida and in the approval, permitting and development of the proposed commercial development, and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed commercial development located within the City of Dania Beach and Broward County.

BONITA ROBINSON-SHAW

Print Name

[Signature]

Signature

10570 NBAY RD

Address

SUNNY ISLES, FL 33460

City/State/Zip

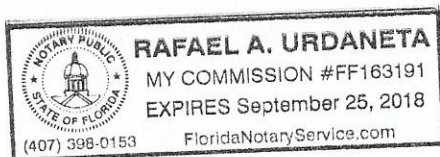
305-502-3368

Phone

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 02 day of May, 2017, by Bonita Sue Robinson-Shaw an individual, who is personally known to me or who has produced FLD R152-077-61761-a as identification and who did take an oath.



NOTARY PUBLIC:

Sign: [Signature]

Print: Rafael A. Urdaneta

My Commission Expires: Sept. 25/2018



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

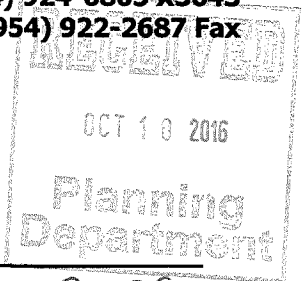
Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: _____



THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL 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: 500 E. Dania Beach Blvd

Lot(s): _____ Block: 1 Subdivision: Hollywood Manors

Recorded Plat Name: Hollywood Manor Block 1 Amended

Folio Number(s): 504235040010 Legal Description: Blk 1 Amended 29-428 Blk 1

Applicant/Consultant/Legal Representative (circle one) ART AND ARCHITECTURE, INC.

Address of Applicant: 54 B SE 6TH AVE , Delray Beach, Florida 33483

Business Telephone: 561 501 5995 Home: 561 346 7547 Fax: 561 404 4858

E-mail address: Design@artandarchitecture.info

Name of Property Owner: 500 Dania Beach LLC

Address of Property Owner: 18570 north bay road, Sunny Isles 33160

Business Telephone: 305-502 3363 Home: _____ Fax: _____

Explanation of Request: Site Plan Approval

*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: N/A Gross Acreage: .5165 Prop. Square Footage: 3,979

Existing Use: English Pub Proposed Use: Juice/Produce Bar

Is property owned individually, by a corporation, association, or a joint venture? CORPORATION 500 PANAMA BEACH, LLC

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

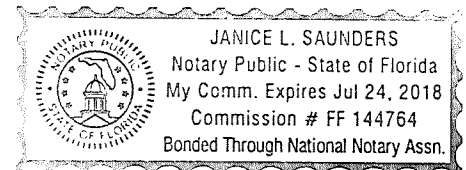
BEFORE ME THIS 19th DAY OF September, 2016

By:

Bonita Robinson
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Jan Saunders
(Signature of Notary Public – State of FL)



Personally known _____ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

***ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax



Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

VA-038-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 500 E. DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: AMENDED W 150' OF N 150' PR29 P42 BROW CTY

Recorded Plat Name: HOLLYWOOD MANOR

Folio Number(s): 504235040010 Legal Description: _____

(Applicant) Consultant/Legal Representative (circle one) BONITA ROBINSON SHOKI

Address of Applicant: 18570 N. BAY RD SUNNY ISLES BEACH, FL 33160

Business Telephone: 305 502 3363 Home: _____ Fax: _____

E-mail address: BONITA@MIAMIJUICE.COM

Name of Property Owner: 500 DANIA BEACH LLC

Address of Property Owner: 18570 N. BAY RD SUNNY ISLES BEACH, FL 33160

Business Telephone: 305 502 3363 Home: _____ Fax: _____

Explanation of Request: 265.110 (C)(6) 20' SETBACK IN LIEU OF 25'
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: RESTAURANT Proposed Use: RESTAURANT

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 6 DAY OF April, 2017

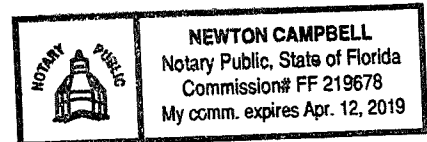
By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA)



Personally known _____ or Produced Identification ✓

Type of identification produced: _____ or Drivers License R152077617010

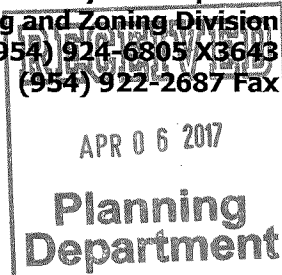
***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

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BEFORE PROCESSING OCCURS.***



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax



Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

VA-39-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 500 E DANIA BEACH BLVD

Lot(s): _____ Block: 1 Subdivision: AMENDED PB29 P42 BROW CTY

Recorded Plat Name: HOLLYWOOD MANORS

Folio Number(s): 504235040010 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BONITA ROBINSON SHOKI

Address of Applicant: 18570 N. BAY RD SUNNY ISLES BEACH, FL 33160

Business Telephone: 305.502.3363 Home: _____ Fax: _____

E-mail address: BONITA@LIMAHJUICE.COM

Name of Property Owner: 500 DANIA BEACH LLC

Address of Property Owner: 18570 N. BAY RD SUNNY ISLES BEACH, FL 33160

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: ~~275-100(B)~~ VARIANCE FOR VALU CRITERIA
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: RESTAURANT Proposed Use: RESTAURANT

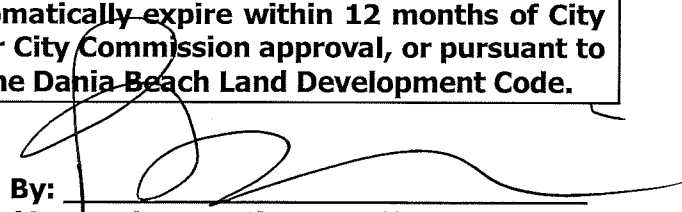
Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

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

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: 
(Owner / Agent signature*)

BEFORE ME THIS 6 DAY OF April, 2017

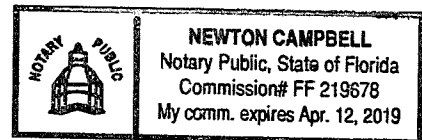
By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 

(Signature of Notary Public – State of FLORIDA)



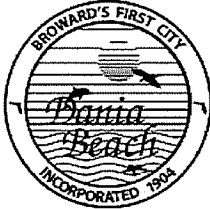
Personally known _____ or Produced Identification ☒

Type of identification produced: _____ or Drivers License R132077617010

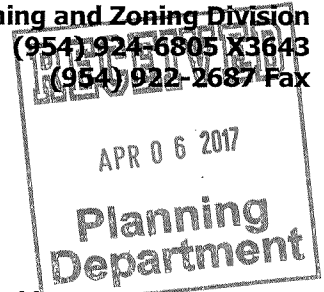
***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

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BEFORE PROCESSING OCCURS.***



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



Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

VA-037-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 500 E DANIA BEACH BLVD

Lot(s): _____ Block: 1 Subdivision: AMENDED WEST 150' OF N 150' PB 29 P 42 BROW CTY

Recorded Plat Name: HOLLYWOOD MANOR

Folio Number(s): 504235040010 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BONITA ROBINSON SHOKI

Address of Applicant: 18570 N BAY RD SUNNY ISLES BEACH FL 33160

Business Telephone: 3055023313 Home: _____ Fax: _____

E-mail address: BONITA@MIAMIJUICE.COM

Name of Property Owner: BACK SHOKI 500 DANIA BEACH LLC

Address of Property Owner: 18570 N. BAY RD. SUNNY ISLES BEACH, FL 33160

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: 275-170 LANDSCAPING AROUND DUMPSTER
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: RESTAURANT Proposed Use: RESTAURANT

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 6 DAY OF April, 2017

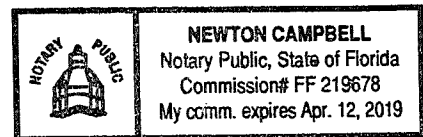
By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA)



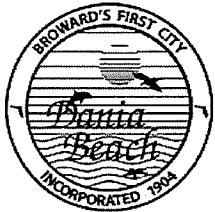
Personally known _____ or Produced Identification ✓

Type of identification produced: _____ or Drivers License 2152077617010

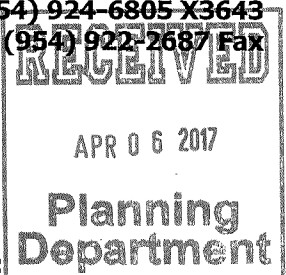
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BEFORE PROCESSING OCCURS.***



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax



Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

OT-40-17

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 500 E DANIA BEACH BLVD

Lot(s): _____ Block: 1 Subdivision: AMENDED W150' OF N150' PB29 P42 BROW CITY

Recorded Plat Name: HOLLYWOOD MANOR

Folio Number(s): 504 235 040010 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) BONITA ROBINSON SHOKI

Address of Applicant: 18570 N. BAY RD SUNNY ISLES BEACH, FL 33160

Business Telephone: 305-500-3363 Home: _____ Fax: _____

E-mail address: BONITA@MIAJUICE.COM

Name of Property Owner: 500 DANIA BEACH LLC

Address of Property Owner: 18570 N BAY RD SUNNY ISLES BEACH, FL

Business Telephone: 305-500-3363 Home: _____ Fax: _____ 33160

Explanation of Request: 510-30(H) RELIEF FROM % GLASS & TYPE OF GLASS.
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: RESTAURANT Proposed Use: RESTAURANT

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

AUTHORIZED REPRESENTATIVE

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

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 06 DAY OF April, 2017

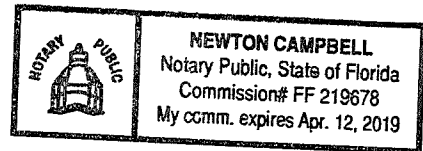
By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA)



Personally known _____ or Produced Identification ✓

Type of identification produced: _____ or Drivers License R152077617010

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

***ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required. Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f Plus an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required. Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

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SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 250.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

PAYMENT DATE

04/10/2017

COLLECTION STATION

City Hall Window 1

RECEIVED FROM500 DANIA BEACH
(HOLLYWOOD MANOR)**DESCRIPTION**

VA-37-17/VA-38-17/VA-39-17/OT-40-17

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004**BATCH NO.**

2017-07000571

RECEIPT NO.

2017-00027384

CASHIER

fincashier1

PAYMENT CODE	RECEIPT DESCRIPTION		TRANSACTION AMOUNT
PSP	Appl Review - Standard 500 E DANIA BEACH BONITA ROBINSON		\$900.00
Payments:	Type	Detail	Amount
	Check	1030	\$900.00
Total Amount:			\$900.00

Customer Copy

Customer Copy

PAYMENT DATE

04/07/2017

COLLECTION STATION

City Hall Window 1

RECEIVED FROM500 E DANIA BEACH BLVD
(HOLLYWOOD MANOR)**City of Dania Beach**
100 W. Dania Beach Blvd.
Dania Beach, FL 33004**BATCH NO.**
2017-07000565**RECEIPT NO.**
2017-00027168**CASHIER**
fincashier1**DESCRIPTION**

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PSP	Appl Review - Standard VA-37-17/VA-38-17/VA-39-17 500 E DANIA BEACH BLVD BONITA ROBINSON SHOKI	\$6,500.00						
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Check</td><td>1029</td><td>\$6,500.00</td></tr></table>	Type	Detail	Amount	Check	1029	\$6,500.00	
Type	Detail	Amount						
Check	1029	\$6,500.00						
Total Amount:		\$6,500.00						

Customer Copy

PAYMENT DATE
10/10/2016
COLLECTION STATION
City Hall Window 1
RECEIVED FROM
ART AND ARCHITECHURE
(HOLLYWOOD MANOR)

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

BATCH NO.
2017-01000023
RECEIPT NO.
2017-00000970
CASHIER
fincashier1

DESCRIPTION
54B SE 6 AVE DELRAY BEACH

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PLP	Appl Review - Exeptional/Large	\$1,379.58
CR	Cost Recovery Misc SP-99-16 600 E DANIA BEACH BLVD	\$4,000.00
Payments:	Type	Amount
	Check 1639	\$5,379.58
Total Amount:		\$5,379.58

Date: April 25, 2017

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

From: Robert Baldwin, City Manager

Re: General Budget Discussion - Fiscal Year 2017/2018

Preparing the budget is a major responsibility and time-consuming undertaking. We are currently working on the proposed budget for FY2017-2018. To assist us with our analyses, I would appreciate the Commission giving me some very general guidance.

REVENUES

In the past, the City Commission has been reluctant to raise property taxes. You have preferred we make adjustments to user-based fees when possible. To continue our current services, establishment of new user fees and incremental increases in user fees will ensure less reliance on property taxes. Likewise, annual incremental increases in user-fees avoid large, unpalatable increases in any one year.

In what revenue categories is the Commission willing to consider increases?

1. Ad Valorem Millage

Ad Valorem millage is the primary source of revenue for the City. Our millage was 5.99 mills in the current year. The millage cap is currently 10 mills.

Is the City Commission willing to entertain an increase in the ad valorem millage?

2. Fire Assessment

The Commission agreed to increase fire assessment rates annually to pay for escalating pension obligations. We are currently undertaking a Fire Assessment Study to prepare recommendations for the City Commission.

3. Parking

- Parking Fees (currently \$2/hour)
- Residential Parking Passes (Seniors: \$25 per year, Year-round Resident: \$45, Seasonal Residents: \$75)
- Parking Fines (currently \$40)

4. Recreation

- Facility Rentals
- Swimming Pool Fees
- Field Rental Fees
- Summer Program Fees
- Gym Membership Fees

5. Public Services

- Water (no increase is recommended.)
- Solid Waste Collection (increasing per new contract. Estimate \$2.50 per year).
- Solid Waste Franchise Fee (Commercial: 15%; Residential: None)
- Storm Water Fee (residential \$40/year. No increase recommended until study).
- Cemetery Fees

6. Borrowing/General Obligation Bond

If the City Commission wishes to borrow money to fund new capital improvements, you may wish to consider a General Obligation Bond to be voted on by the voters at an upcoming municipal election. The taxpayers would consider the projects being proposed and vote to raise their own taxes to pay for the desired improvements. Voter approved debt is currently .2464 mills.

EXPENDITURES

In which departments does the Commission contemplate significant changes, cuts or increases?

1. Commission/Administration

- Maintain Sufficient Hurricane Reserve (at least \$8 million)
- Donation Policy and Procedures
- Commission Compensation
- Branding/Marketing

2. City Attorney Department

- Jai Alai Litigation

3. Finance Department

- Possible improvements phone system/phone answering capabilities.

4. Public Services/Utilities/Engineering

- Additional Holiday Decorations (\$100,000)
- Street Resurfacing (at least \$250,000)
- SE Drainage Phase II
- Taylor Lane Roadway Improvement
- FDOT TAP Grant
- Downtown Street Assessment
- East Dania Beach Blvd. Transportation Enhancement Project
- Alleyway Repaving Program
- Lift Station Rehab
- Water Pressure Improvements in Melaleuca Gardens
- Beach Electrical Line Burial/Relocation and South Bathroom Renovation
- Welcome sign Federal Highway

5. Fire Rescue

The Commission funded from the General Fund five (5) new paramedic positions at Station #1 previously funded from a Federal SAFER grant and Reserve. The Commission indicated you would like to maintain these positions for Station #1, if possible, for next fiscal year. The Fire Administration would like us to fund four (4) additional paramedics to provide a 3-personnel medical unit at Station #17. BSO has applied for a new SAFER Grant. Additionally, the Administration was requested to conduct discussions with other Fire Service providers to ascertain other options.

- Fund incremental replacement of all Fire Rescue radios
- Fire-Rescue Consulting Study to Plan for Future-Growth Service Levels
- Analysis of Automatic Aid Agreements/Requirements

6. Parks and Recreation/Marina

- Purchase of the old Olsen Middle School site (est. \$800,000)
- Olsen Middle School Field Installation (\$200,000)
- Frost Park Ballfield Rehabilitation (\$183,000 includes grading, drainage, irrigation and realignment)
- Parks and Recreation Facilities Master Plan
- Fund Athletic Director and take over sports programs (e.g., PAL, Dania Bears)
- Increase Recreational Programming
- Rebuild Dugouts at Frost Park
- Open Recreation Facilities on Mondays

7. Police

The Commission added two deputy positions and indicated a desire to fund additional deputies, if possible. We are looking at Federal grant opportunities.

- Four (4) additional deputies
- Moving Police Station to City Hall (\$650,000)
- Police Body Cameras maintenance
- Fund incremental replacement of all Police radios
- Purchase of Convenience Stores/Property Purchases

8. Capital Improvement Program-Other

- Oasis Project (\$200,000)
- City Hall Exterior Improvements and Paint
- City Hall Air Conditioning, Additional/ADA Bathrooms, Office Renovations
- Commission Chambers Audio Visual Upgrades
- Commission Chambers Dais Security Upgrades
- Oasis Phase II – Building Single Family Residence
- Purchase of Properties – Mildred Jones Park

9. Fund Balance/Reserve

Maintain amount set by Commission Policy (25% General Fund Operating Budget)

10. Pension Obligations

- Create Pension Reserve (\$2 million)
- Fire Pension (\$6.1 million, increase of \$1.2 million)
- Police Pension (\$500,000)
- General Employees (\$1.5 million)

11. Outsourcing

A potential source of cost-savings is in outsourcing services. This approach to government services should be evaluated in line with the potential challenges being imposed on us by the State of Florida and the economy. In what areas, would you consider outsourcing, either by privatization or governmental contracting/regionalization of municipal services? (e.g., cemeteries, water utility, code compliance, building, administrative departments, etc.)

12. CRA

- Arts and Seafood Festival

- PATCH
- Economic Development

Because time is of the essence and staff is minimal, we do not want to spend unnecessary time evaluating revenue and expense options that the Commission is not willing to entertain. I would appreciate as much feedback from the Commission as possible prior to the submittal of the City Manager's Proposed 2017/2018 Annual Operating Budget, and we will have a more detailed budget overview in June when our property values are provided by the Broward County Property Appraiser. Your counsel is very important to this process. Major, last-minute policy modifications increase the complexity of the budgetary process for both staff and the Commission.

Commission direction is requested. #

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, May 04, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Douglas Hasty 4908 Schooner Drive Fort Lauderdale, FL 33312-5212 305-632-1994 – Cell 305-348-2459 – Work douglashasty@gmail.com	January 24, 2017	November 2016 through November 2018	James
Ryan Stone 501 E. Dania Beach Boulevard Unit 1H Dania Beach, FL 33004 727-418-3232 m.ryanstone24@gmail.com	January 10, 2017	November 2016 through November 2018	James
Karen Harrington 4641 SW 30 th Way Dania Beach, FL 33312 954-445-0390 rickeyswingstwo@aol.com	January 24, 2017	November 2016 through November 2018	James
Chris Christianson 5815 SW 39 th Way Dania Beach, FL 33312-6254 954-444-8393 cchristianson2006@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino
Dean Harley 606 NW 8 th Street Dania Beach, FL 33004-2320 513-652-5140 धारley@broward.org	January 24, 2017	November 2016 through November 2018	Salvino
Richard Ramcharitar 4620 SW 42 nd Terrace Dania Beach, FL 33314 786-423-1646 786-423-1906 fllqsc@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, May 04, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2016 through November 2018	Harris
Micheline Peacock 60 Cat Cay Court Dania Beach, FL 33004 954-929-0775 954-309-6931 – Cell peacockm60@comcast.net	March 14, 2017	November 2016 through November 2018	Harris
		November 2016 through November 2018	Harris
Randy Wright 4391 SW 34 th Lane Ft. Lauderdale, FL 33312 954-983-6920 rcwpaw@juno.com	November 21, 2016	November 2016 through November 2018	Brandimarte
Gary Luedtke 4461 SW 34 Drive Fort Lauderdale, FL 33312-5513 gluedtke@gmail.com	January 10, 2017	November 2016 through November 2018	Brandimarte
		November 2016 through November 2018	Brandimarte
Keith Roberts 4417 SW 27 th Terrace Dania Beach, FL 33312 954-309-5555 bkars2020@aol.com	November 21, 2016	November 2016 through November 2018	Grace

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, May 04, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Bruce Hannover 617 NE 2nd Place Dania Beach, FL 33004 954-920-3563 bruceh8552@aol.com	November 21, 2016	November 2016 through November 2018	Grace
Oswaldo "Rick" Romero 75 Gulfstream Road, Unit #106B Dania Beach, FL 33004 305-962-4114 786-206-0040 – Work rromerofinance@gmail.com	November 21, 2016	November 2016 through November 2018	Grace

GENERAL EMPLOYEES PENSION BOARD MEMBERSHIP

Wednesday, March 29, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Dorothy D. Olive 315 SE 4 th Street Dania Beach, FL 33004 954-925-0191 deedso57@bellsouth.net	March 14, 2017	June 22, 2016 through June 22, 2018	Commission Appointment
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954-927-7161 954-478-0653 luis@stagedrightevents.com	March 22, 2016	March 22, 2015 through March 22, 2017	Commission Appointment
		November 2016 through November 2018	Commission Representative
Leo Williams 8761 NW 10 th Street Pembroke Pines, FL 33024 954-651-5031 leosupt@aol.com	September 30, 2015	June 21, 2015 through June 21, 2018	Employee Elected
Jose Urtecho 5050 SW 29 th Avenue Dania Beach, FL 33312 954-651-5039 jurtecho@ci.dania-beach.fl.us	July 22, 2016	June 21, 2016 through June 21, 2019	Employee Elected

**NUISANCE ABATEMENT BOARD
MEMBERSHIP
Thursday, May 04, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
	May 9, 2017	May 9, 2017 through	Brandimarte
	May 9, 2017	May 9, 2017 through	Grace
	May 9, 2017	May 9, 2017 through	Salvino
	May 9, 2017	May 9, 2017 through	Harris
	May 9, 2017	May 9, 2017 through	James
	May 9, 2017	May 9, 2017 through	Alternate
	May 9, 2017	May 9, 2017 through	Alternate

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Wednesday, March 29, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Carolyn Jones 722 SW 3 rd Street Dania Beach, FL 33004 954-920-0727 (H) 754-323-3033 (W)	March 16, 2015	March 2015 through March 2019	9 th Member Selected by Board Secretary
David Nuby, Jr. 401 SW 12 Avenue P.O. Box 1214 Dania Beach, FL 33004 954-275-2579 754-321-2320 Work davidnuby@aol.com	March 10, 2015	March 2015 through March 2019	Commission Appointment
Rae Sandler 810 NW 7 th Avenue Dania Beach, FL 33004 954-649-0396 raesandler@bellsouth.net	March 10, 2015	March 2015 through March 2019	Commission Appointment
Roger Handevitd 206 SE 3 rd Place Dania Beach, FL 33004 954-258-9915	March 10, 2015	March 2015 through March 2019	Commission Appointment
		March 2015 through March 2019	Commission Representative
Todd Lleras 8001 NW 125 Terrace Parkland, FL 33076 954-274-8333 Cell 954-775-0769 Home tlлерas@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee
Todd Neal 500 SW Siesta Way Stuart, FL 34994 772-341-4704 Cell tneal44@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Wednesday, March 29, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Larry Rogers 100 W. Dania Beach Boulevard Dania Beach, FL 33004 954-926-2400	March 16, 2015	March 2015 through March 2019	Police Department Employee
Richard Tarrant 9213 Arborwood Circle Davie, FL 33328 Cfa110205@comcast.net	March 16, 2015	March 2015 through March 2019	Police Department Employee