MINUTES OF VIRTUAL REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, APRIL 27, 2021 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

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

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

Mayor James moved out of the regular order of the agenda to take up item 3.3, then returned to item 3.1.

3.1 Brief County update by Broward County Commissioner Tim Ryan

County Commissioner Ryan spoke of the garage loan program which came up at a recent County Commission meeting. He noted the County approved an extension of this loan from 20 years to 30 years and the loan amount was decreased. He feels the loan amount will be further reduced to make it a loan to grant. He also spoke about County vaccination sites for COVID-19 and noted they are offering at-home vaccinations. He said a coastal link update will be given later this week regarding commuter rail and gave an update on the 9-1-1 emergency communications system. He also gave an update on recent airport enplanement numbers.

3.2 Presentation on Summer Job Program by Latema King, CareerSource Broward

Mayor James introduced Ms. King and noted she was available for questions.

Vice-Mayor Salvino questioned whether the children would be Dania Beach residents, what kind of jobs would be offered, whether we have secured businesses in our City to take them on, and if college students could be included, as well.

Ms. King noted her program is for 16 to 18 years of age only and the children would be Dania Beach residents. She explained the basic jobs that the youth normally do, such as clerical, camp counselor aids, and childcare assistants. She noted they are trying to match the youth to their career choice and place them in proximity to where they live, if possible.

Commissioner Davis noted her concern is that this is a $3,000 per child expense, although she supports the program. She is trying to justify spending $21,000 for just seven children. She questioned the follow-up and services provided by CareerSource, and additional benefits of the program.

Ms. King explained a breakdown of costs was provided and children are evaluated for employability skills. Low-income families are targeted, and she addressed the services provided to the youth during the program, which includes worksite monitors. A successful student will have hard and soft skills at the end of the program.

Commissioner Davis asked if the youth must demonstrate they have been impacted by the pandemic.

Mayor James noted that it would be the City re-cooping funds back if they found this to be true.

Vice-Mayor Salvino noted we are having summer camps in the City and questioned how the program qualifies the individual as low income. Additionally, he questioned the dependability of 16–18-year-olds showing up and the role of the worksite monitor.

Ms. King addressed Vice-Mayor Salvino's concerns. This is an opportunity for the youth to learn and sometimes it may end in termination.

Vice-Mayor Salvino noted his concern that the City receive a refund if a youth does not work out for the full eight weeks.

Ms. King explained most of the money her program receives from the funders go directly to the youth. Funds not utilized go back to the City.

Commissioner Lewellen asked if there is a way that the program would be able to identify those affected by COVID and questioned the minimum wage.

Ms. King explained they do not normally identify this, but if the City would like a survey done, that could be utilized. All the youth in the program receive minimum wage.

Mayor James noted we would still need to do a contract and asked Finance Director DiPaolo whether we could seek the reimbursement.

Commissioner Davis emphasized that her program has a specific attendance requirement and questioned how strong Ms. King emphasizes this in her program.

Ms. King reviewed the questions asked up front to the youth regarding their availability to attend. The youth are informed they cannot miss more than three days, and each are taken on a case-by-case basis. They make it clear the jobs are real jobs and the employers are expecting the youth to show up and do their best job.

Mayor James confirmed seven youth were left out due to funding and she was bringing this to the Commission for funding. She felt if this works out as a pilot program, we could do a match for a summer program. She addressed the importance of this program and is looking for Commission support.

Vice-Mayor Salvino said he is concerned about dependability and he would like to see that the jobs are in Dania Beach. He is concerned with accountability.

Mayor James addressed Vice-Mayor Salvino's concern and noted if they do not show up, we do not have to pay for that. We are not financially responsible for students who do not work out.

Commissioner Odman felt Ms. King clearly knows how to run this program and provide for the accountability of the youth; she supports this program.

Commissioner Davis asked if the seven left out have been interviewed by Ms. King or would have to go through the process.

Mayor James noted as soon as school ends, the program will begin, so there is time for these seven youth to begin the program, and she does not know how far those already chosen for the program have gotten.

Vice-Mayor Salvino motioned to approve funding of $21,000 from Commission contingency for the additional seven children for the Summer Job Program; seconded by Mayor James. The motion carried on the following 5-0 Roll Call vote:

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

3.3 Mobility Study presentation by Dr. Fred Bloetscher, FAU, and Kimley-Horn

Stewart Robertson, Kimley-Horn, gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Commissioner Davis asked how many residents participated in the survey and whether trollies were considered in this study.

Mr. Robertson said there were 37 participants and there is potential for trollies, although those were not specifically included in the study.

Commissioner Odman questioned how cities can significantly increase their walkability and bike-ability in a state that is car-centric. She would also like to look at other modes of mobility, not only walking and biking.

Mr. Robertson explained how many cities are beginning to make a difference with a nice mix of uses conducive to walking and biking.

Commissioner Lewellen questioned the number of participants in the survey and if they were representative of the different areas of the City.

Mr. Robertson responded the participants were representative of the different areas of the City.

3.4 Introduction of new Human Resources Specialist and key HR Initiatives by Linda Gonzalez, Director of Human Resources

Human Resources Director Gonzalez introduced Yeni Flores Ortiz, HR Specialist.

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

Eleanor Norena, Director of Community Development, gave a brief overview of the Special Event request and noted the application did not meet the requirements of approval and the department is recommending denial.

Mayor James noted Mr. Green is in his 80s and has had this stand for many years where the property owner has given permission. She did not know this request would be coming to the Commission.

Community Development Director Norena addressed the departmental review and noted it does not meet City code.

Commissioner Odman motioned to approve allowing the applicant to have a fruit and vegetable stand at the location indicated. The motion failed for lack of a second.

Commissioner Lewellen questioned where Mr. Green gets the vegetables from.

Mayor James thought he gets them from Miami.

Commissioner Davis confirmed it does not meet the City's code for special events.

Vice-Mayor Salvino asked if this is a recurring event.

Mayor James said he has been there every weekend for the last 30 years.

Vice-Mayor Salvino noted every business must pay the BTR and there are also food regulation rules at play. He questioned why Mr. Green cannot obtain a BTR.

Mayor James addressed the items provided that the City asked for. She did not know this would be denied by staff.

Vice-Mayor Salvino suggested we look in to why it got denied and assist him further. If someone complained, they would question how he is he still operating.

Community Development Director Norena addressed the reasons staff is recommending denial.

Commissioner Davis said she would like to see us support him in getting him up to Code.

Community Development Director Norena reviewed the letter of support, which is half of the requirement, and noted he is not on developed property and does not have a BTR.

City Attorney Ansbro confirmed he does not meet the requirement of being on developed property.

Vice-Mayor Salvino questioned why he could not use an under-sized lot owned by the CRA and then get a BTR.

Mayor James noted we break our rules all the time when someone comes for a variance.

Commissioner Lewellen said she is concerned about setting a precedent and asked if we could do something with him and the PATCH.

City Attorney Ansbro explained this would be a way for him to meet the Code.

Mayor James said the Commission makes allowances all the time.

Further discussion ensued.

City Attorney Ansbro noted the item could be continued to allow the applicant time to meet the Code requirements.

Commissioner Odman motioned to approve the Special Event request for a recurring Fruit & Vegetable Stand; seconded by Mayor James. The motion failed on the following 2-3 Roll Call vote:

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

4. Proclamations

4.1 Global Love Day - Mayor James

Mayor James read the proclamation for Global Love Day.

5. Citizen Comments

There were no comments at this meeting.

6. Public Safety Reports

Captain Sergio Pellecer, BSO District Fire Chief, thanked staff for the work on the bid and grant to harden Station 1. He addressed the commitment to service for all our residents, including those who suffer mental health issues. He also addressed the bicycle safety program and reported on call statistics and our ISO rating. The Commission wished Chief Pellecer a happy birthday.

Captain Daniel Marks, BSO Chief of Police, reported on recent criminal activity in the City and on food distribution to residents. He noted a painting event for children with Autism was held on April 17th. He reported on the apprehension of the Goya graffiti suspect, the Traffic Enforcement Unit, and the Homeless Outreach Team. Operation Medicine Cabinet had to be postponed and they will be scheduling a shredding event.

7. Consent Agenda

7.1 Minutes:
Approve Minutes of April 13, 2021 Virtual City Commission Meeting
Approve Minutes of April 15, 2021 Virtual Strategic Plan Session

7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #2021-054

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

7.4 RESOLUTION #2021-055

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

7.5 RESOLUTION #2021-056

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

7.6 RESOLUTION #2021-057

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

Ordinances (Titles read by City Attorney)

7.7 ORDINANCE #2021-015

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

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

8. Bids and Requests for Proposals

8.1 RESOLUTION #2021-058

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

City Attorney Ansbro read the title of Resolution #2021-058.

Vice-Mayor Salvino motioned to adopt Resolution #2021-058; seconded by Commissioner Lewellen. The motion carried unanimously.

9. Public Hearings and Site Plans

9.1 ORDINANCE #2021-016

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

City Attorney Ansbro read the title of Ordinance #2021-016 and Resolution #2021-059 as they relate to the same property. He advised the items were quasi-judicial hearings and swore-in those who would speak as they came forward. He asked the Commission to disclose any communication they had on these matters.

Corinne Lajoie, Assistant Director of Community Development, gave a presentation on the vacation, site plan, design exception and variances requests.

Vice-Mayor Salvino said he was under the impression there would be no docks on the waterway because of the SFWMD and questioned the crossing over Old Griffin Road. He also questioned whether there could be boat work done at the docks.

Assistant Director of Community Development Lajoie explained the applicant would have to get approval of SFWMD for the docks and addressed the pedestrian crossing over Old Griffin Road. She noted prohibiting boat repairs could be added as a condition of approval.

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

Mayor James felt we should mandate that construction trucks cannot use roadways other than Old Griffin Road.

Commissioner Lewellen motioned to adopt Ordinance #2021-016, on first reading; seconded by Vice-Mayor Salvino. The motion carried on the following 5-0 Roll Call vote:

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

9.2 RESOLUTION #2021-059 ***Amended***

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

Commissioner Lewellen motioned to adopt Resolution #2021-059, as amended, to add conditions prohibiting boat repairs on the docks and limiting construction truck traffic to Old Griffin Road; seconded by Vice-Mayor Salvino. The motion carried on the following 5-0 Roll Call vote:

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

9.3 RESOLUTION #2021-060 ***Amended***

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE FOLLOWING REQUESTS FOR SITE PLAN (SP-38-08MOD2), TWO VARIANCES (VA-005-20 AND VA-006-20), SPECIAL EXCEPTION (SE-008-20), AND PUBLIC ART WAIVER (OT-024-21) APPROVAL, AS SUBMITTED BY BRAUSER MAIMONIDES ACADEMY, FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A" ("PROPERTY"), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Ansbro read the title of Resolution #2021-060 and Resolution #2021-061 as they relate to the same property. He advised the items were quasi-judicial hearings and swore-in those who would speak as they came forward. He asked the Commission to disclose any communication they had on these matters.

Richard Lorber, Planning & Zoning Manager, gave an overview of the site plan, variances, special exception, public art waiver, and delegation requests.

Attorney Dennis Mele, representing the applicant, gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Vice-Mayor Salvino questioned staggering of the pick-ups and computer system; his concern is the staging area heading from the south to the north, heading into the school. He asked if they would be allowed to come from the north to the south and whether there would be backups on the other side of the street as well. He felt traffic should come from one direction and not be

allowed to back up in both directions. He opposed the art waiver and felt the $35,000 should be included; $17,500 worth of art should be at the school and $17,500 should be located along 40th Avenue.

Attorney Mele addressed Vice-Mayor Salvino's concern; they would remove striping and lengthen the turn lane, not allowing blocking in both directions.

Commissioner Lewellen noted she likes this new plan as she thinks it will help with the road. She has not heard anything from the neighbors. She is happy about the other improvements, but she favors the full art in public places contribution, however it may be configured.

Attorney Mele explained they are a 501(3)c and asked for the waiver, but they would not allow the project to fail because of it.

Commissioner Odman noted when the Art in Public Places ordinance was crafted, this was the kind of situation that allowed the ability of public art on the property. We went back and forth on it a lot but did realize the importance. She would like to see the partial payment into the fund and artwork on the site. She added there is certain criteria for public art.

Corinne Lajoie, Assistant Director of Community Development, said the applicant could choose the 50/50; however, we have an art plan that we are in the process of creating with our consultant, so the Commission could identify or prioritize public art for this area. When they choose to put art onsite themselves, there are criteria being developed that they must meet as well as the maintenance of the art.

Commissioner Davis noted she was impressed with the project. She agrees the full amount of the public art fee should be contributed.

Attorney Mele explained one of the things they worry about at this location is security; they try to be low-key and not draw attention to themselves from the public. They are not saying it is $35,000 and they do not want to do anything.

Mayor James noted she spoke with Attorney Mele and missed the 500 going to 900; although they discussed stacking, she felt the traffic on 40th Avenue will be adversely impacted.

Attorney Mele explained vehicle stacking is increasing to 118%; the parents will be coming from the south. The parents understand if they are going to drive their students to school, they must follow the rules. There will be a better traffic situation after this improvement than there is now.

Mayor James opened the Public Hearings.

Marjorie Bernal, 5170 SW 40th Avenue, Unit 9E, commented her window on the north faces the academy and she is glad to hear her questions answered. She noted her concern for the lack of landscaping and would like to see it done as soon as possible. She felt the traffic has improved and spoke about a project that was built nearby toward Stirling Road, and is concerned about 40th Avenue. It is not about the academy, but about 40th Avenue.

Assistant Director of Community Development Lajoie noted property owners within 450 feet were mailed notices for the apartment project Ms. Bernal mentioned; it has been extended to 1,000 feet. She added any improvements to 40th Avenue would be under the jurisdiction of the MPO.

Attorney Mele addressed the landscaping timeline.

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

Vice-Mayor Salvino felt we should collect the $35,000 public art fee; if the school wants to put art on the site, then they could pay half the fee into the art fund.

Attorney Mele confirmed they would like to do $17,000 of art onsite.

A brief discussion was held.

Assistant Director of Community Development Lajoie clarified that the Commission would only need to deny the public art waiver request in the motion to adopt the resolution, so there would be choices available to the applicant regarding fulfilling the public art requirement.

Vice-Mayor Salvino motioned to adopt Resolution #2021-060, as amended, to deny the public art waiver request; seconded by Commissioner Davis. The motion carried on the following 5-0 Roll Call vote:

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

9.4 RESOLUTION #2021-061

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

Commissioner Lewellen motioned to adopt Resolution #2021-061; seconded by Vice-Mayor Salvino. The motion carried unanimously.

9.5 RESOLUTION #2021-027 ***Amended***

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPEAL REQUEST FOR APPLICATIONS SP-007-20 (SITE PLAN) AND VA-078-20 (VARIANCE) SUBMITTED BY B&B

INVESTMENT SOLUTIONS LLC, OWNER OF 3321 SW 44TH STREET, DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from February 23, 2021 & March 23, 2021)*** *(Community Development)*

City Attorney Ansbro read the title of Resolution #2021-027 and advised the item was a quasi-judicial hearing and swore-in those who would speak as they came forward. He asked the Commission to disclose any communication they had on this matter.

Corinne Lajoie, Assistant Director of Community Development, gave a presentation on the appeal request for site plan and variance applications.

Attorney Jeremy Shir, representing Palms by the Water, gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Mayor James said she received an email that some of the residents in the neighborhood were left out of the agreement that was signed by only four. She is not happy about what she has heard, particularly that the City would be sued if the item is denied.

Attorney Shir noted those residents who would be most affected were included and no threats of litigation were made.

Mayor James said it is possible to accommodate the entire community.

Commissioner Davis noted two neighbors initially against the project contacted her and told her they are satisfied with the agreement reached.

Commissioner Lewellen commented the two sets of residents on either side of this project, and the most impacted, have indicated they are happy with the agreement.

Commissioner Odman noted she was in support of this project and had encouraged Attorney Shir to meet with the residents, which was accomplished. From the information she has, most of the people are happy, so she is supportive.

Mayor James opened the Public Hearing.

Barbara Ringstad, 3341 SW 44th Street, commented she was initially against the project, but is now in support of it. No one was left out.

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

Vice-Mayor Salvino motioned to adopt Resolution #2021-027, as amended, to add the letter from the applicant with neighbors' signatures identifying agreed upon conditions; seconded by Commissioner Lewellen. The motion carried on the following 4-1 Roll Call vote:

Commissioner Davis	**Yes**	**Vice-Mayor Salvino**	**Yes**

Commissioner Lewellen	**Yes**	**Mayor James**	**No**
Commissioner Odman	**Yes**		

10. Discussion and Possible Action

10.1 Covid update - Commissioner Odman

Commissioner Odman said this arose as discussion about resuming in-person Commission meetings. She noted Broward County is at 600 cases per day, down from 800 cases two weeks ago. There have been significant decreases and no alarming increases. We can now vaccinate up to 10,000 people per day, but it does not mean people are going to go get vaccinated. She does not have numbers specific for Dania Beach as to how many people have been vaccinated. Fort Lauderdale and Hollywood are doing hybrid meetings; Fort Lauderdale has two commissioners on the dais and the other ones are at home. Hollywood is doing similarly. Allowing the public to come in is going to be a challenge as you would want to maintain six feet distance. The advisement of the CDC is still no indoor meeting. She recommends if Commissioners want to do in-person meetings, that is fine, but it should be limited to Commission and staff. She would not recommend allowing the public in as it would violate the CDC recommendation. You could look at the fire capacity and determine the base amount of people.

City Attorney Ansbro said he does not recommend allowing presenters and denying the public; we should not bar them. He encouraged allowing the public to attend with limitations. He clarified the City decided despite the AG opinion, that we were not going to put our people at risk, and we would continue to do this virtually. If we choose to do a hybrid, we do not necessarily have to have the three electeds here in person, under the current CDC provisions.

Mayor James noted she is ready to go back to in-person and have the public with limitations and maybe presenters and staff virtually.

Commissioner Lewellen said the numbers seem to be getting better; the CDC is making more frequent recommendations and lifting restrictions. She felt we should wait until the next meeting to discuss it and perhaps return to in-person at the last meeting in May. At that point, more people will be vaccinated; she does not want a super spreader event.

Vice-Mayor Salvino felt we should probably wait; he cannot take spending four hours in a mask.

Commissioner Davis said she would not like to breathe through a mask for four of five hours, so she would like to wait. If the management team feels they can provide a safe environment with the public, then she is ready, but felt we should wait.

Mayor James suggested waiting another month and the City Manager bring back a plan to facilitate meeting in-person with public attendance.

The Commission agreed.

10.2 Utilities delinquency update - Frank DiPaolo, Director of Finance

Finance Director DiPaolo gave an update on delinquent utility accounts and noted they have skyrocketed since we stopped shut offs due to Covid. There may be mechanisms out there for assistance. Finance would like to begin sending out delinquent notices and include information on any assistance available. We need to stop the bleeding and then reverse the trend. We do not have a date to start shutting off service but want to begin having a conversation.

Mayor James asked if money we are receiving could be put toward delinquencies.

Finance Director DiPaolo said yes, community assistance funding can be utilized for impacts of Covid to assist those delinquencies. We would just have to come up with a program and a criterion.

Mayor James wondered if we come up with a program that we pay 50% of the delinquent bill and put them on a payment plan whether that would not work, and account holders still would not pay.

Finance Director DiPaolo responded they have surveyed other cities; some are sending out delinquent notices as well as some have begun water shut offs. It is not a one size fits all approach; we must do what is best for or City and that takes engagement with our customers with what their situation is and why they cannot make payment. We would then have a better understanding of how to solve this problem.

Mayor James questioned if we put a program criterion together, tiered with reward, and recommending the resident pays half up front, whether we could match using a program's funds.

Finance Director DiPaolo replied yes.

Mayor James noted she is okay with delinquent notices if we are not shutting service off.

Commissioner Lewellen felt we need to find out what the residents can pay before we offer to pay. It is better to send out something and see what the response is.

Mayor James said some residents would not be able to pay half; placing them on a payment plan until they can pay their responsibility could be a requirement before receiving any help.

The Commission consensus was to move forward with sending out delinquency notices.

11. Commission Comments

11.1 Commissioner Davis

Commissioner Davis thanked everyone for the huge success Earth Week was, and for supporting her Pristine Beach cleanup.

11.2 Commissioner Lewellen

Commissioner Lewellen commented on the amazing Earth Week we had.

11.3 Commissioner Odman

Commissioner Odman noted she needed a date for the ribbon cutting of the mermaid tail selfie station; June 1st, 2nd, or 3rd, from 5:00 p.m. – 7:00 p.m.

Discussion ensued.

The Commission agreed to June 3rd for the ribbon cutting.

Commissioner Odman commented the deployment of the mermaids in the water will be in early July, and on that same day, there will be a beach clean-up. 30 days after, sometime in August, they will do the monitoring of the mermaids; that day, elected officials will be able to go into the water.

11.4 Vice-Mayor Salvino

Vice-Mayor Salvino noted he talked to City Manager Garcia about a street cleanup on Old Griffin Road and commented on the Earth Week activities.

11.5 Mayor James

Mayor James asked when we are going to do the oak trees for the other cemetery and about an update on the mausoleum. We want to make sure our cemeteries are trimmed and nice as loved ones visit them on holidays. She congratulated Commissioner Davis on the beach cleanup.

Mayor James commented about the fruit stand request and noted there are other vendors everywhere. She is going to see what the others are doing because they have been there for years. She questioned whether we need to amend the code to allow some flexibility because there are various panhandlers around our City.

Mayor James thanked the Commission and staff for the flower arrangements sent during her recovery.

12. Appointments

12.1 Airport Advisory Board

12.2 Creative Arts Council Advisory Board

12.3 Education Advisory Board

12.4 General Employees Pension Board

12.5 Green Advisory Board

12.6 Marine Advisory Board

12.7 Parks, Recreation and Community Affairs Advisory Board

There were no appointments at this meeting.

13. Administrative Reports

13.1 City Manager

City Manager Garcia reported a vaccination site would be set up at St. Ruth Missionary Baptist Church on May 11th and May 24th; we are working all avenues to get the word out and more information is forthcoming.

City Manager Garcia also reported the Dania Beach Grill decorative signage wrap has been completed and there will be additional signage added on the beach to inform the residents of the forthcoming developments.

City Manager Garcia advised we would be working on Westlawn Cemetery during May, with a ribbon cutting scheduled in June. Last Wednesday, a meeting was held with FDOT regarding their conveyance to the City of the 1.4-acre parcel. There is a moratorium on new speed humps as we are working to bring them all into compliance.

City Manager Garcia noted Vice-Mayor Salvino had a great idea, which was to order the Slow – Children at Play signs, Tony the turtle, to slow traffic down when kids are out playing. This is in addition to traffic calming efforts to keep our City safer.

City Manager Garcia reported we are working on the Executive Assistant position for the City Commission and the Parks Master Plan workshop would be held on May 18th at I.T. Parker.

City Manager Garcia noted May is mom's month and we are working on after-school programing. She congratulated the City Commission for completing the Strategic Plan; it will be brought back in June for adoption.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

Tuesday, May 11, 2021 - 5:30 p.m.	CRA Board Meeting
Tuesday, May 11, 2021 - 7:00 p.m.	City Commission Meeting
Thursday, May 13, 2021 - 4:30 p.m.	CRA Board Workshop
Tuesday, May 18, 2021 - 5:00 p.m.	Parks Master Plan Workshop
Tuesday, May 25, 2021 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 11:28 p.m.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

CITY OF DANIA BEACH

TAMARA JAMES
MAYOR

Approved: May 11, 2021

April 27, 2021

Welcome to Broward's First City

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Dania Beach Mobility Study

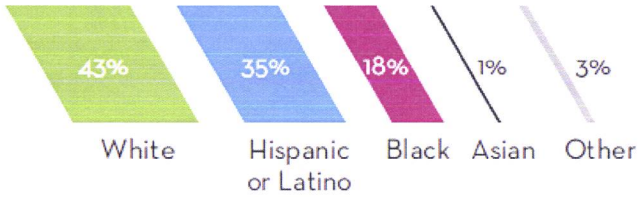
Dania Beach Commission Meeting

#3.3

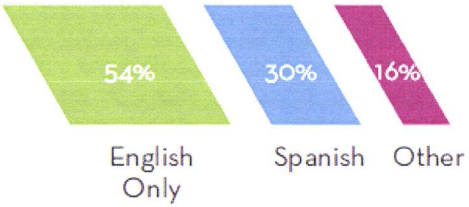
Background

OUR COMMUNITY

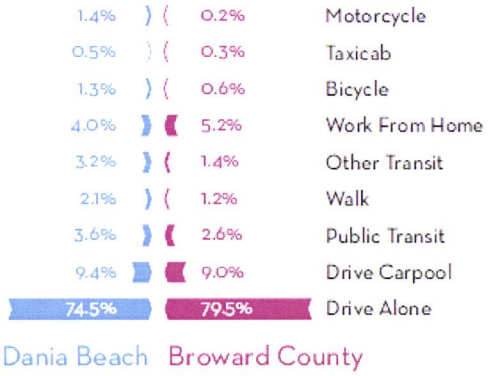
Race/Ethnicity



Language Spoken at Home

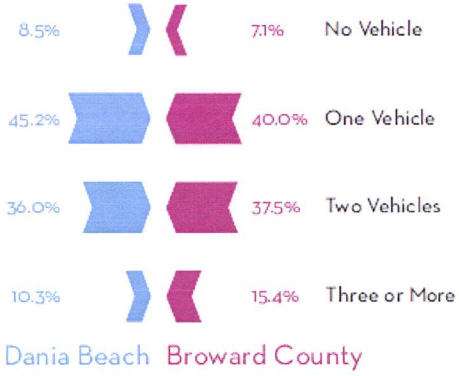


Mode of Travel to Work



Vehicles Available

Per Occupied Housing Unit



Median Age

40.1
Years

Total Population

32,008
People

Sex

51.31
Female

48.69
Male

Median Household Income

$59,547
Broward County, FL

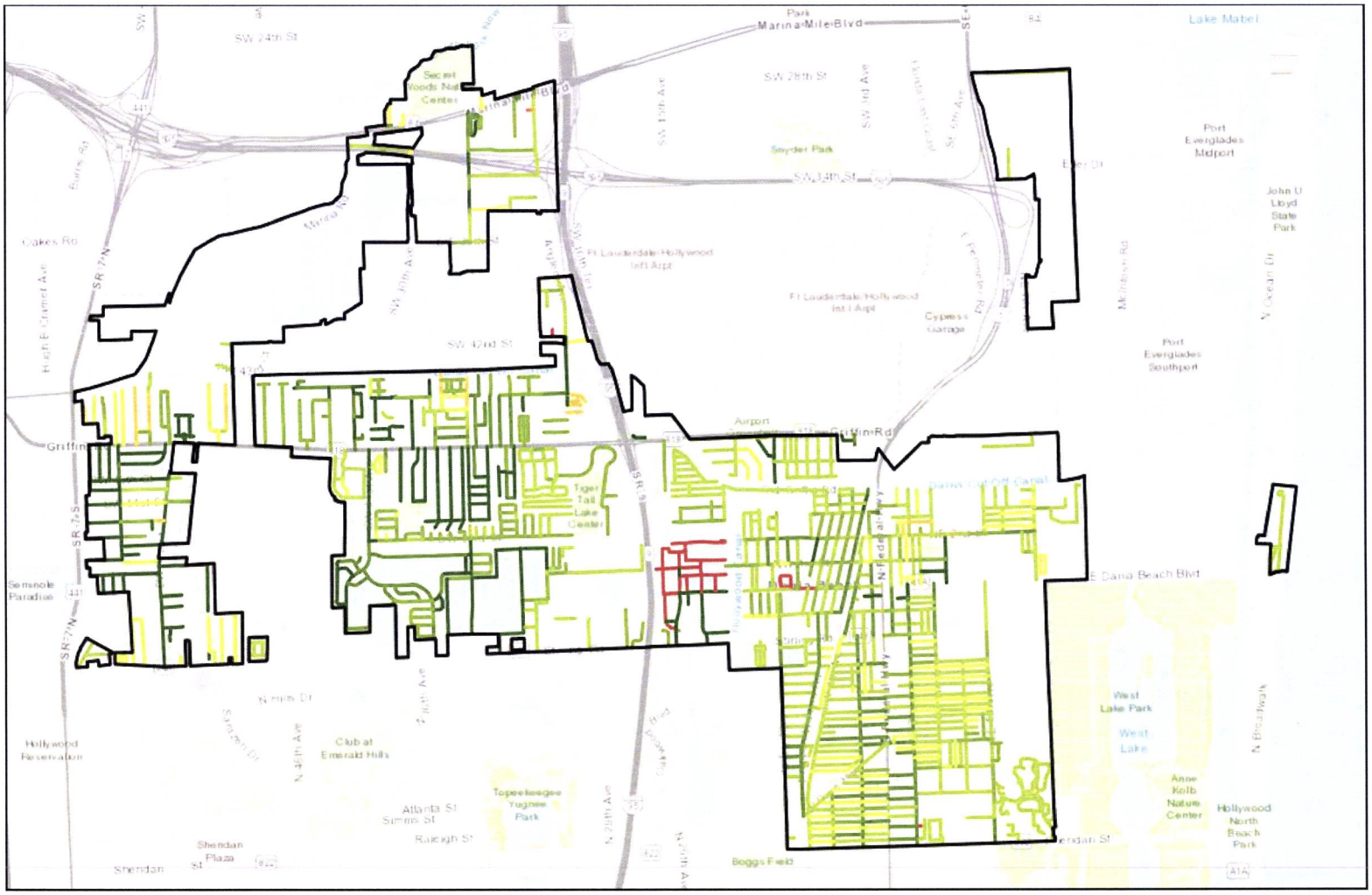
$47,135
Dania Beach, FL

Households Below Poverty Level

12.84%
Broward County, FL

16.74%
Dania Beach, FL

Pavement Assessment



Legend

FTC Rating

- 1 - Failed (Total Reconstruction)
- 2 - Very Poor (Surface Deficiencies)
- 3 - Poor (Needs Patch Prior to Overlay)
- 4 - Fair (50% Block Cracking)
- 5 - Fair (50% with Raveling)
- 6 - Good (Sound, Need Seal Coat)
- 7 - Good (First Signs of Aging)
- 8 - Very Good (Little or No Maintenance)
- 9 - Excellent (Recent Overlay)
- 10 - Excellent (New Construction)
- Dania Boundary

Pavement Assessment
City of Dania Beach

N

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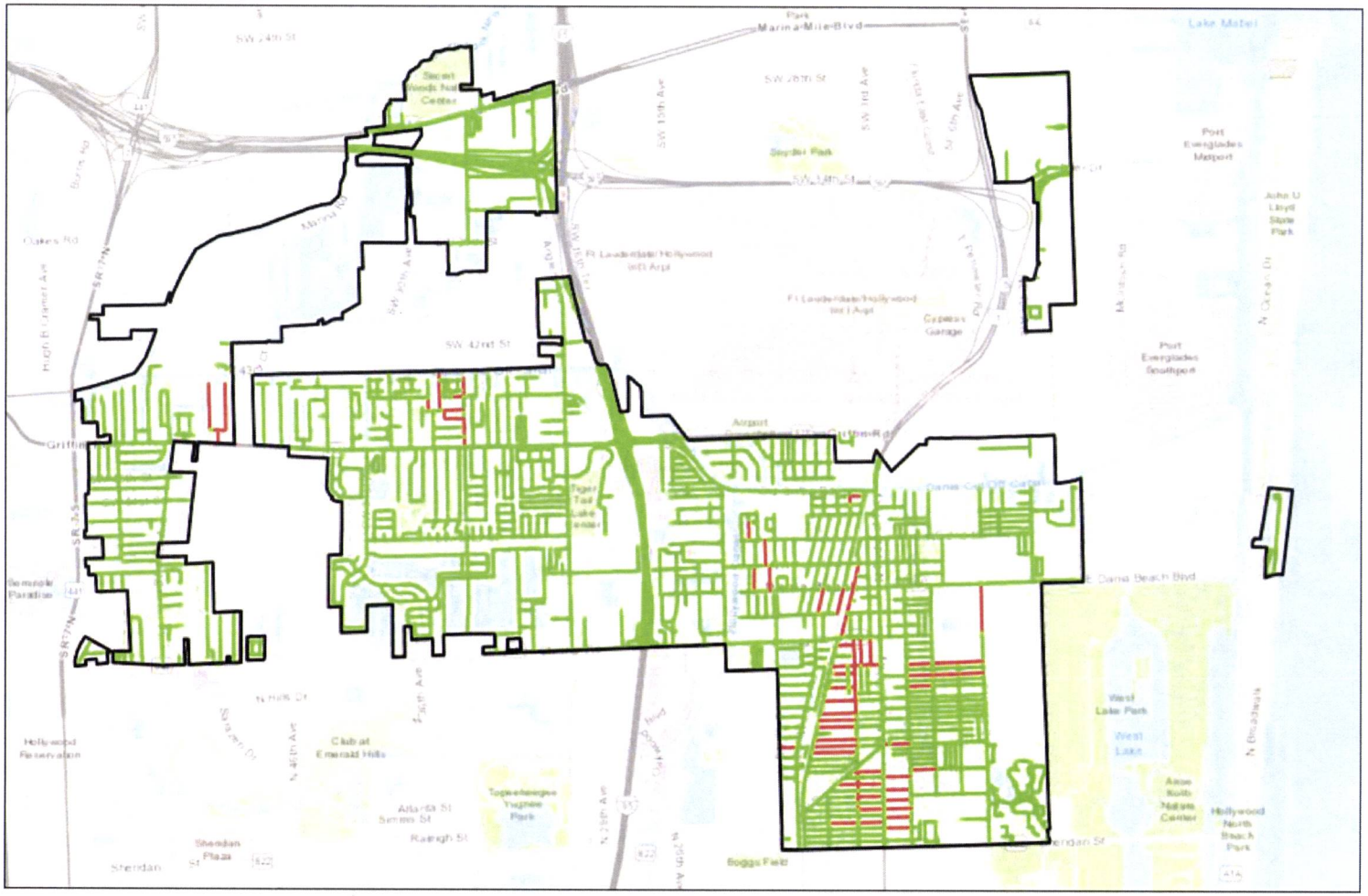

Legend

Excess Asphalt

- Dania Boundary
- No
- Yes

Pavement Assessment
City of Dania Beach

N

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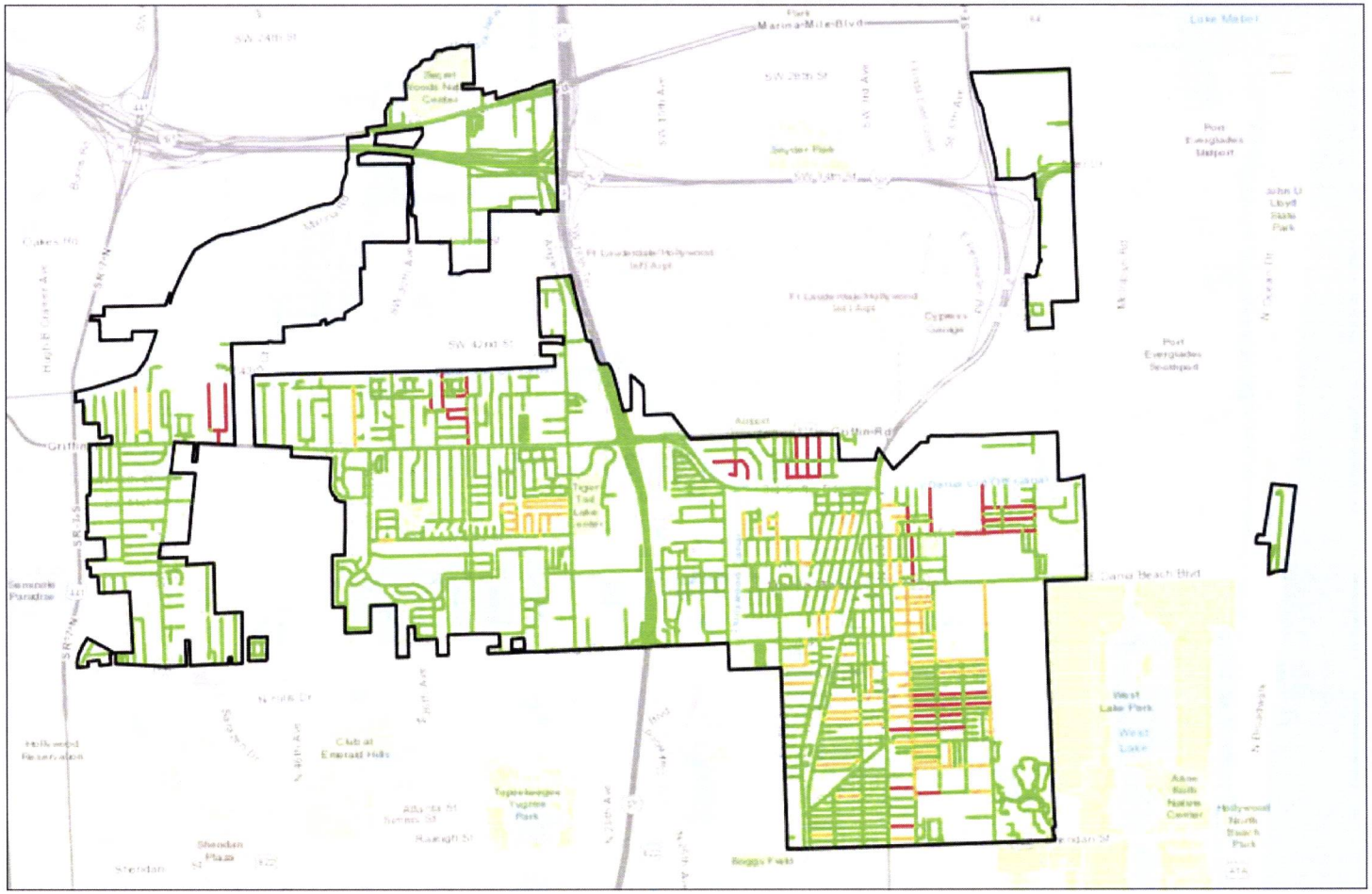


Legend

Base Failure

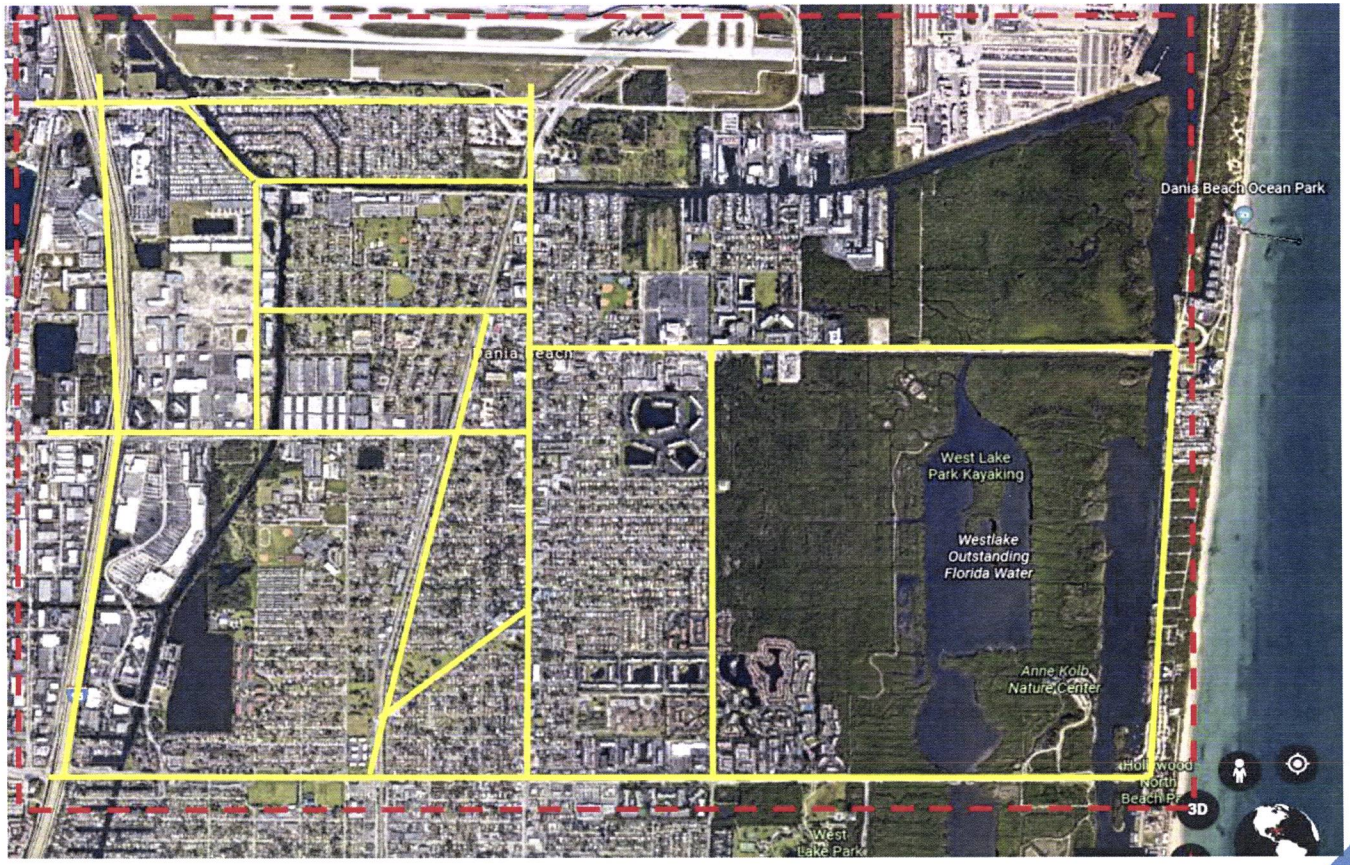
- Good
- Moderate Base Failure
- Total Base Failure

Dania Boundary

Pavement Assessment
City of Dania Beach

Traffic Model

Existing Road Network



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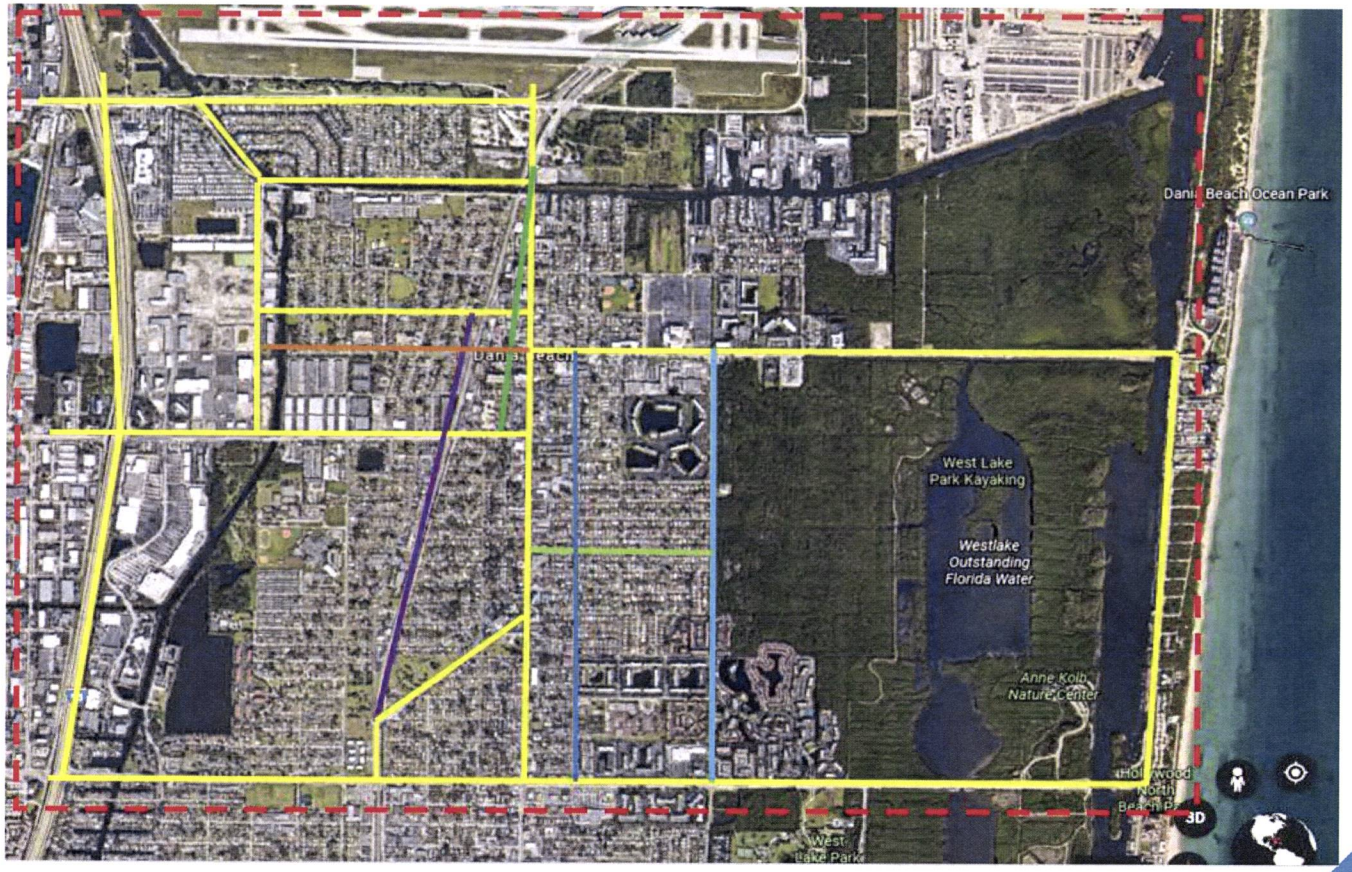
Proposed Road Network

- Proposed changes to the roads (highlighted in blue, green and purple)
- Other roads (highlighted in yellow)



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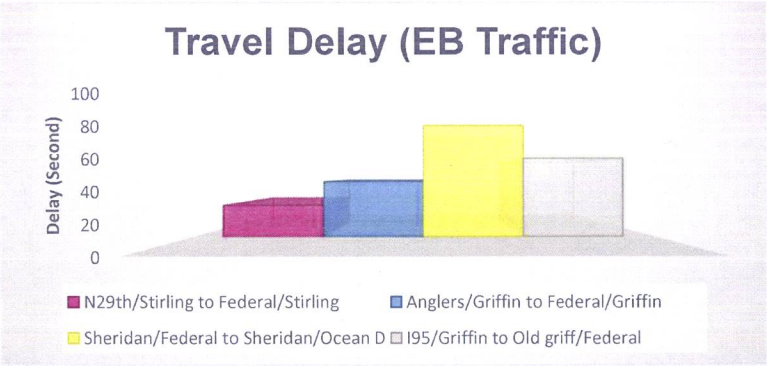
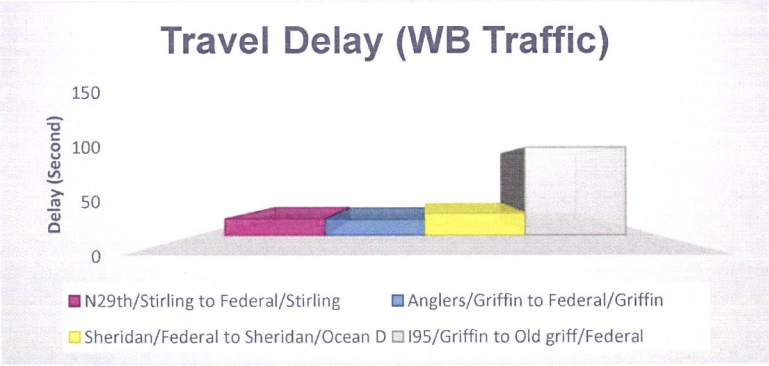
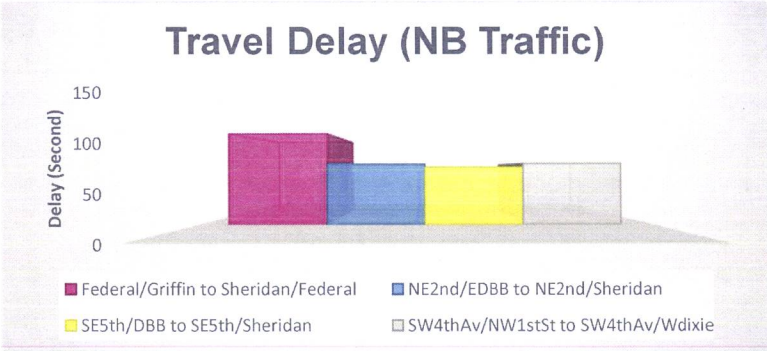
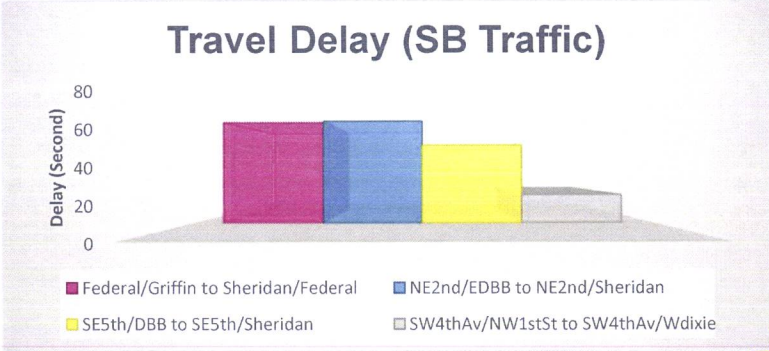
Traffic Study Results









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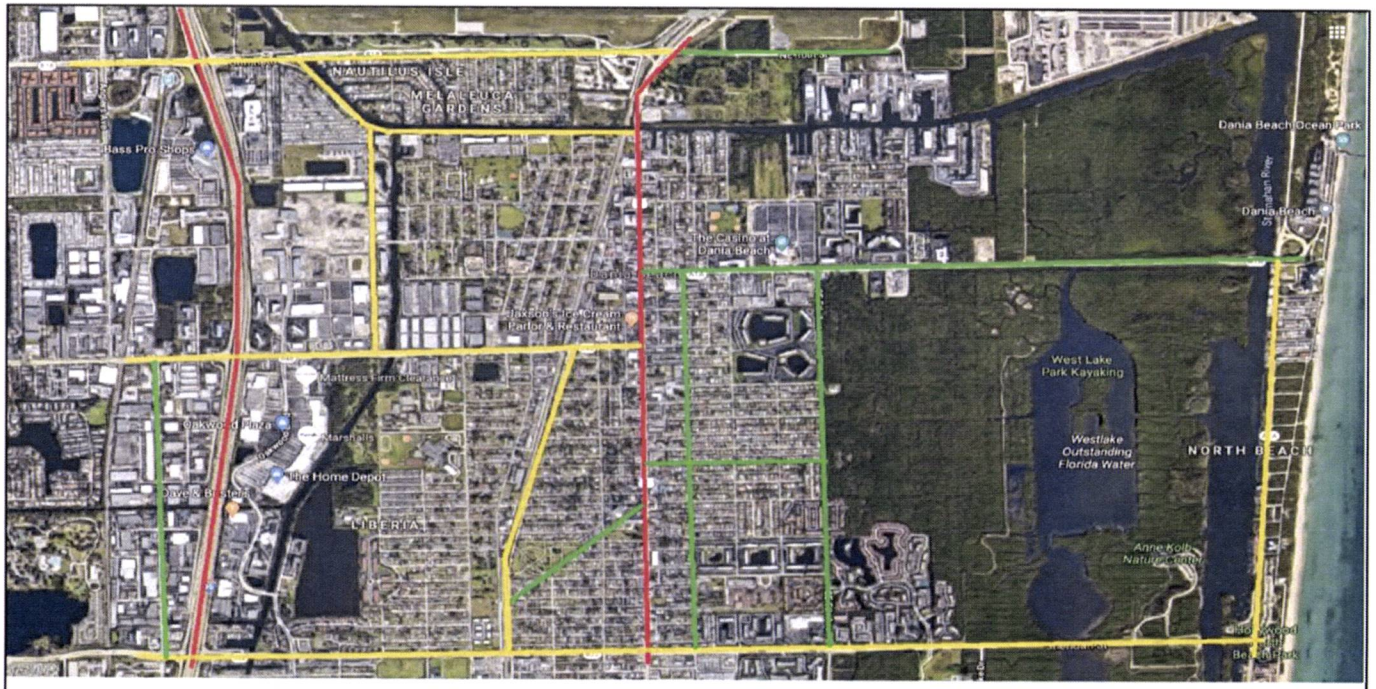
Different Levels of Congestion in Road Network



Legend

- Moderate Congestion
- Heavy Congestion
- Light Congestion

Different Levels of Congestion in Road Network

N

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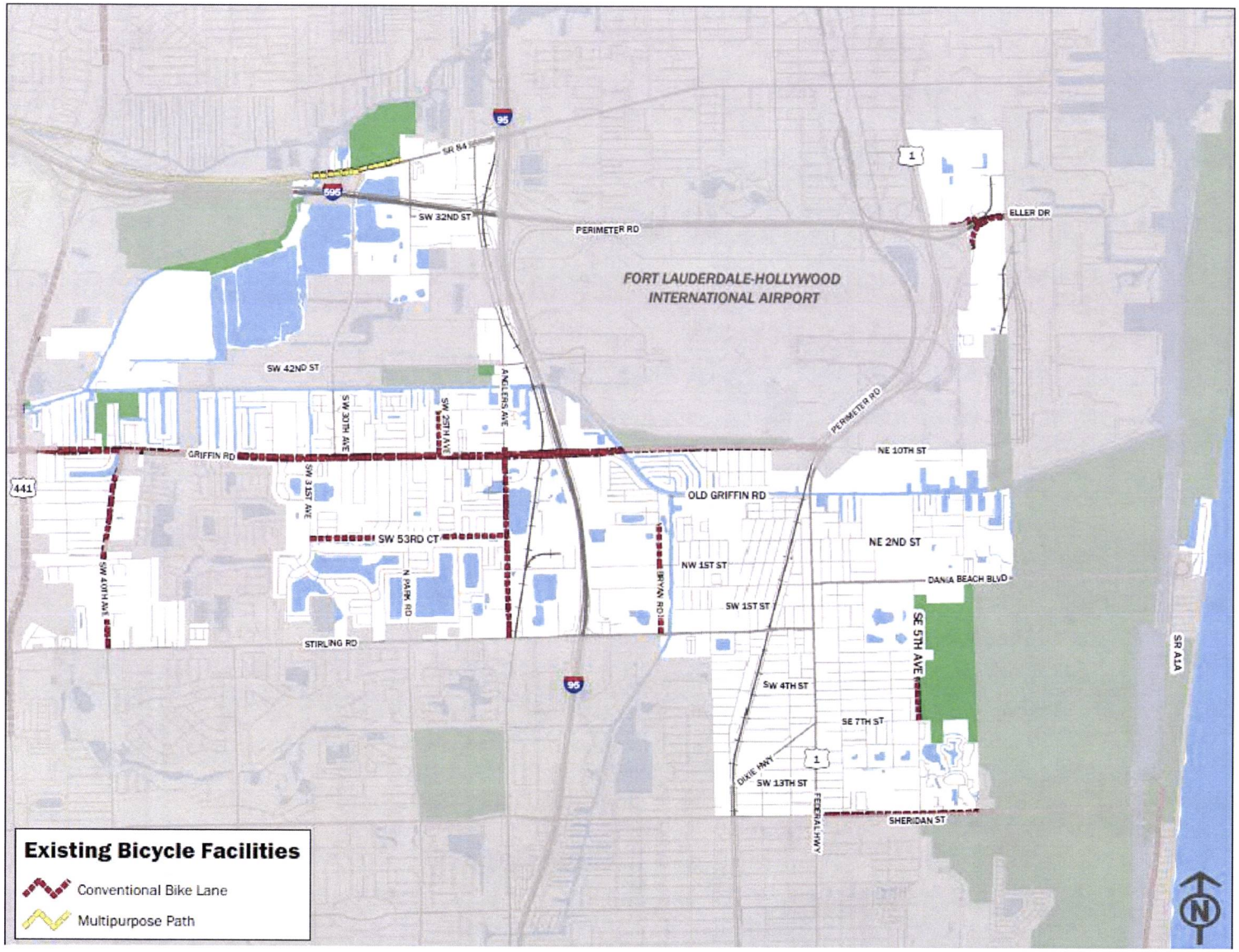
Mobility Analysis



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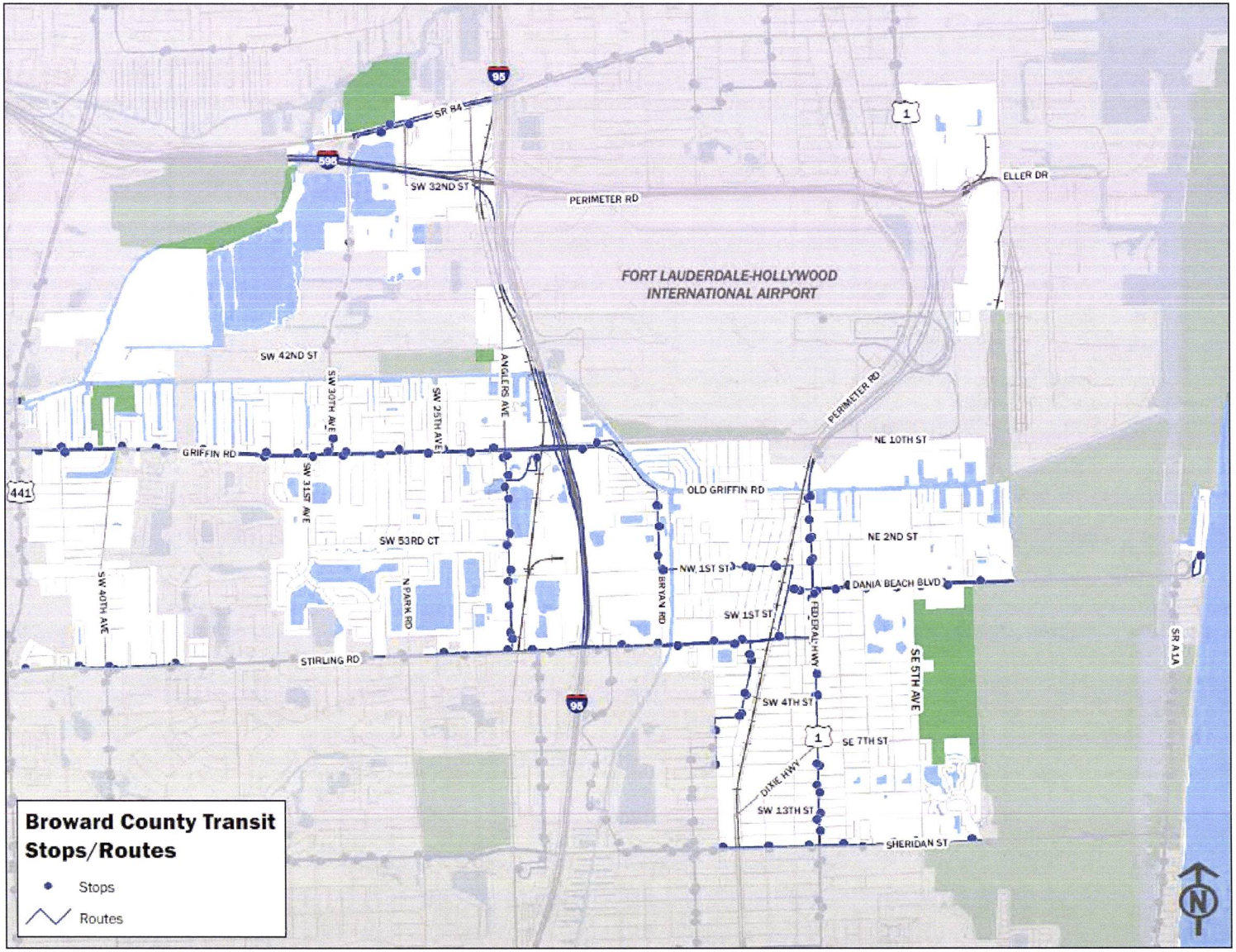

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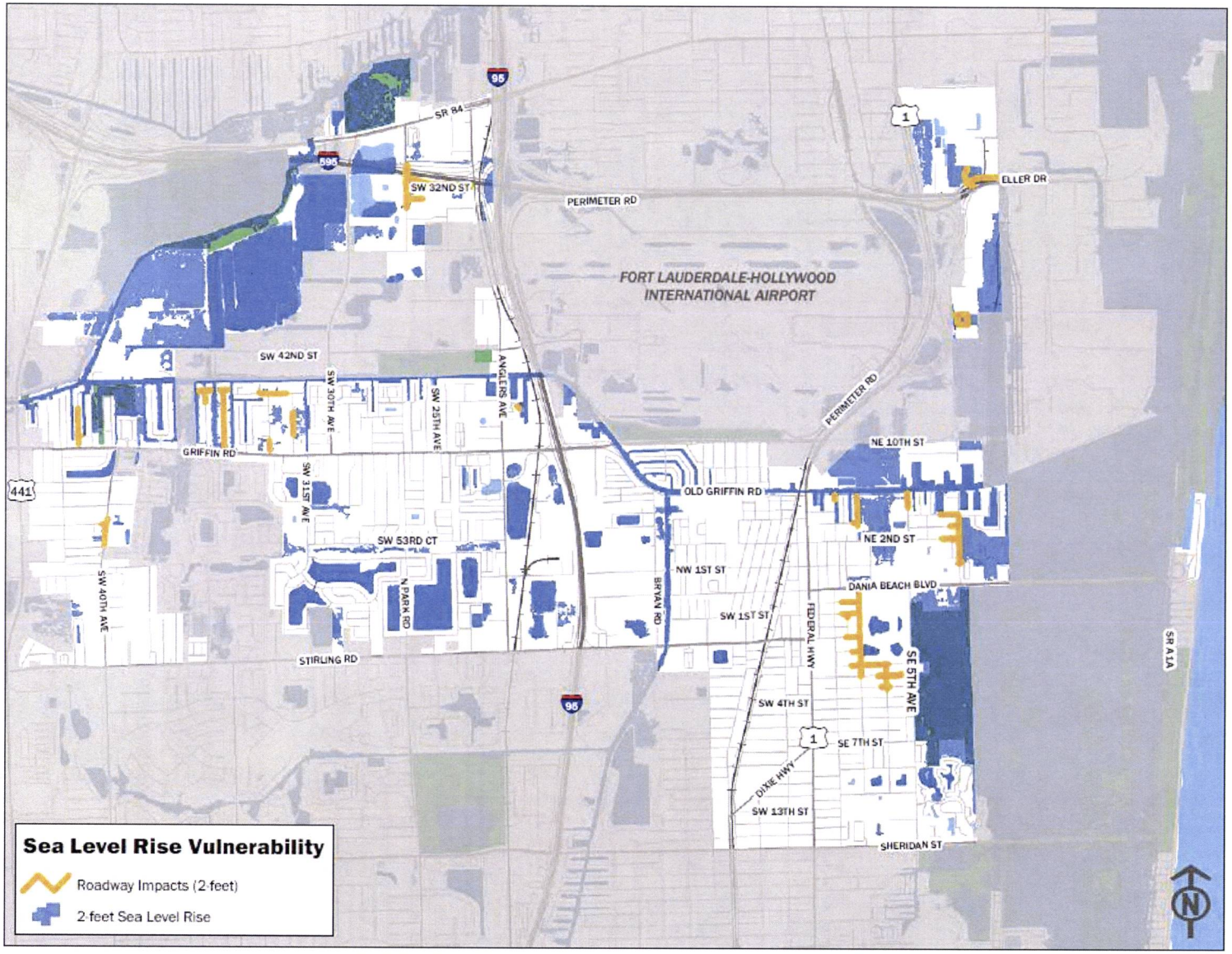

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Public Engagement Process

Virtual Meetings

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

One-on-One Commissioner Meetings

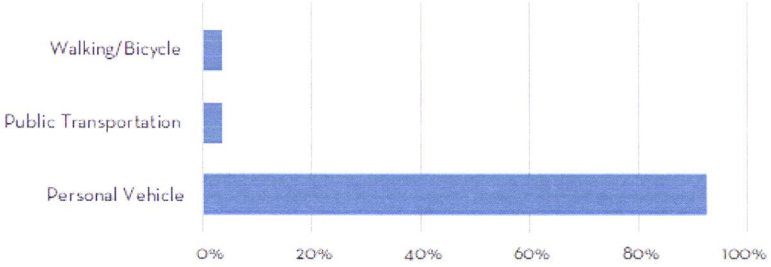
- December 4, 2020
- December 7, 2020
- December 9, 2020
- December 14, 2020

Open House

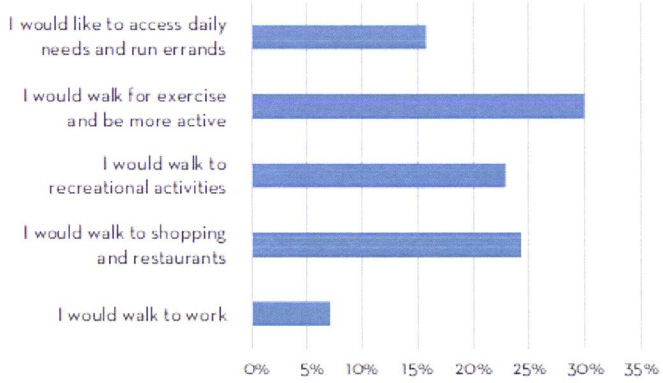
- February 1, 2021 at 2 pm and 6 pm

Mobility Survey

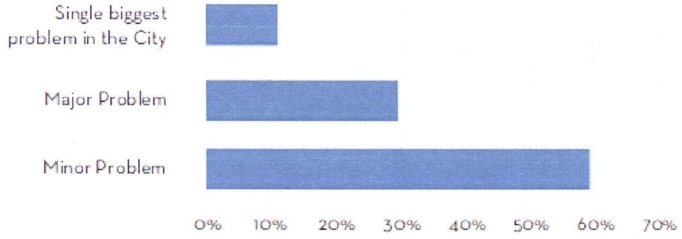
Primary transportation method?



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



Thoughts on traffic congestion.



Improvements that would encourage people to walk in Dania Beach.

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

Improvements that would encourage people to bike in Dania Beach.

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

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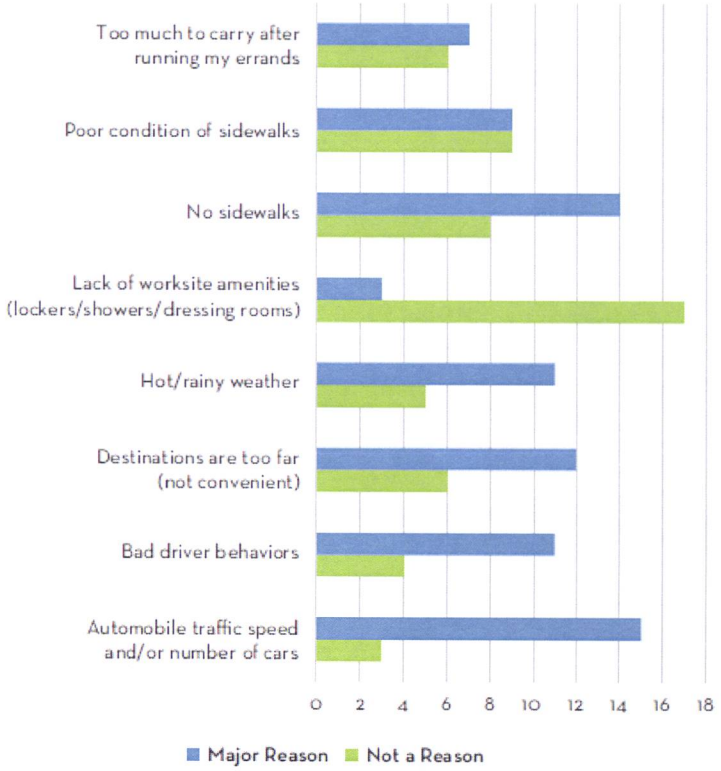
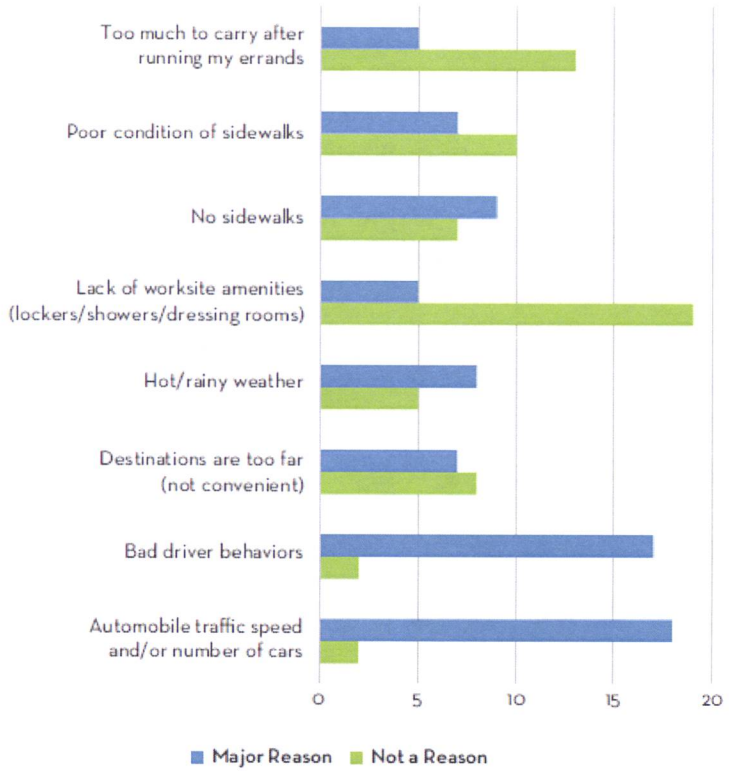
Mobility Survey

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



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



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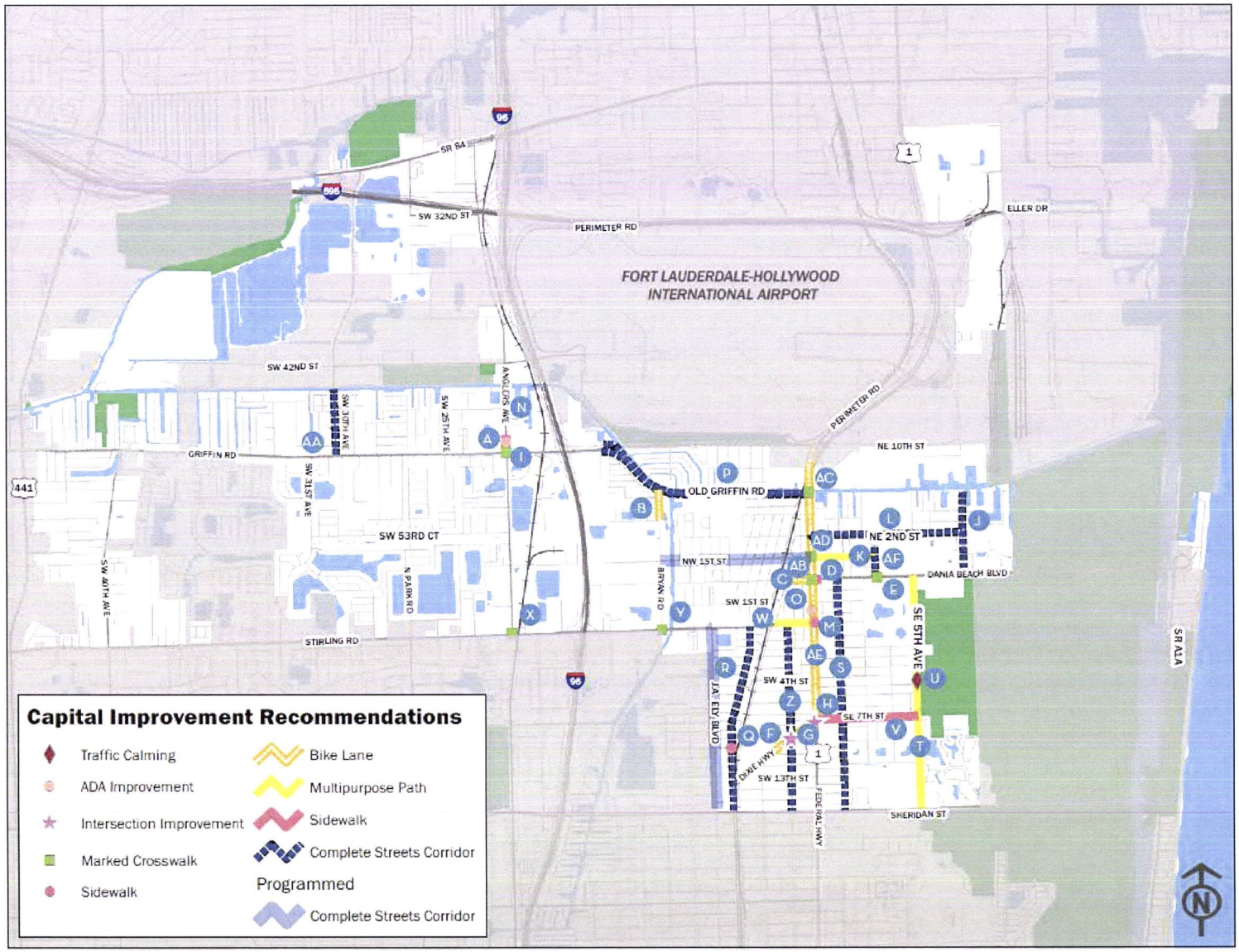
Capital Improvement Recommendations

Toolkit

Sidewalk
Bike Lanes
Crosswalk
Multipurpose Path
Sharrows
Dynamic Speed Feedback Signs
Speed Humps
Pedestrian Lighting
Streets Trees/Landscaping
25
YOUR SPEED
27


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

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

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Questions?
Thank you!
Chevron
ANGLERS AVE
DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Bike Lanes

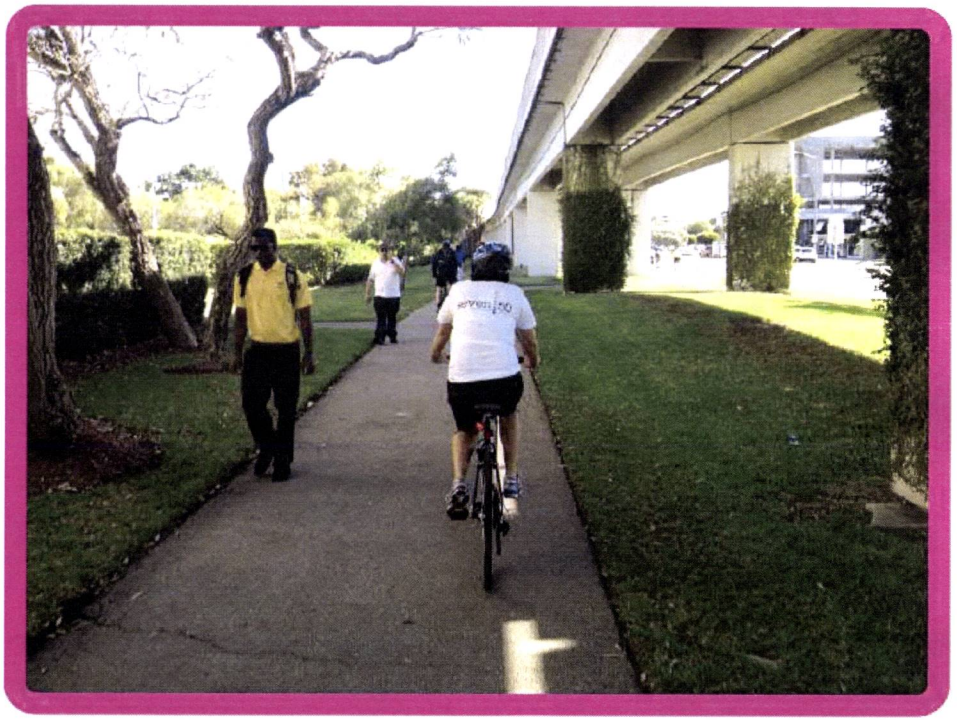
- A portion of a roadway that has been designated through pavement markings and striping for exclusive or preferential use by bicyclists, typically 4 or 5 feet wide
- Route, way-finding signage, and pavement markings to guide bicyclists and raise driver awareness at key locations
- Can be enhanced by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

Sidewalk

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

Multipurpose Path

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



Sharrows

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

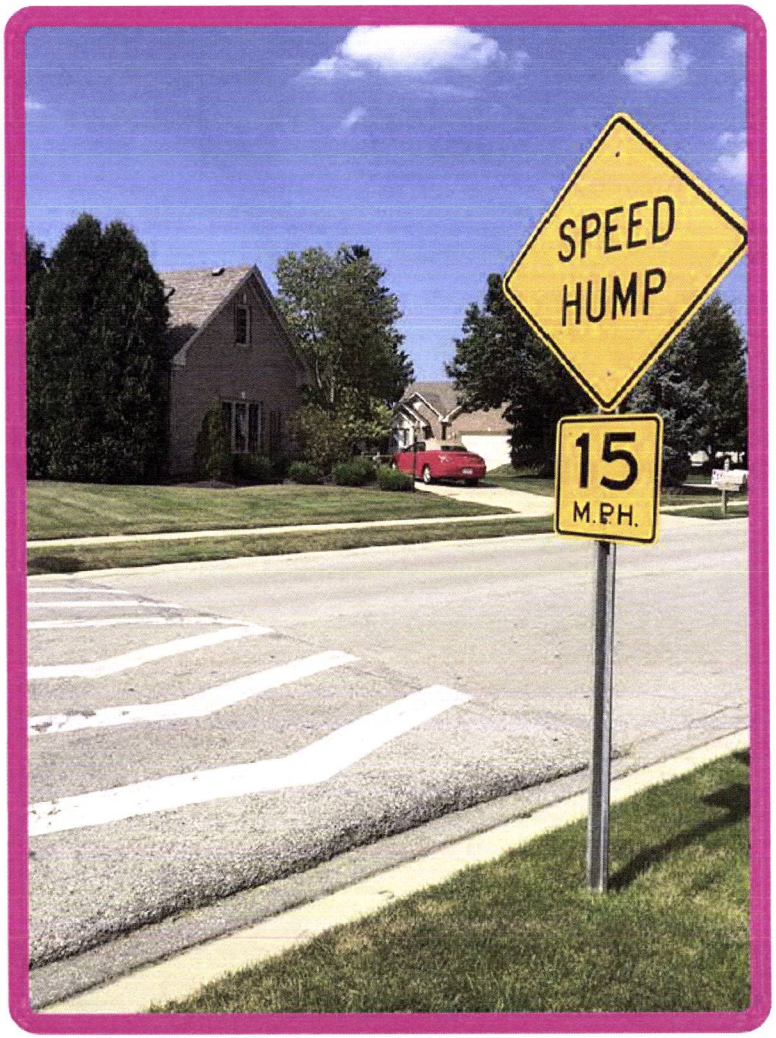
Crosswalk

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

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

Speed Humps

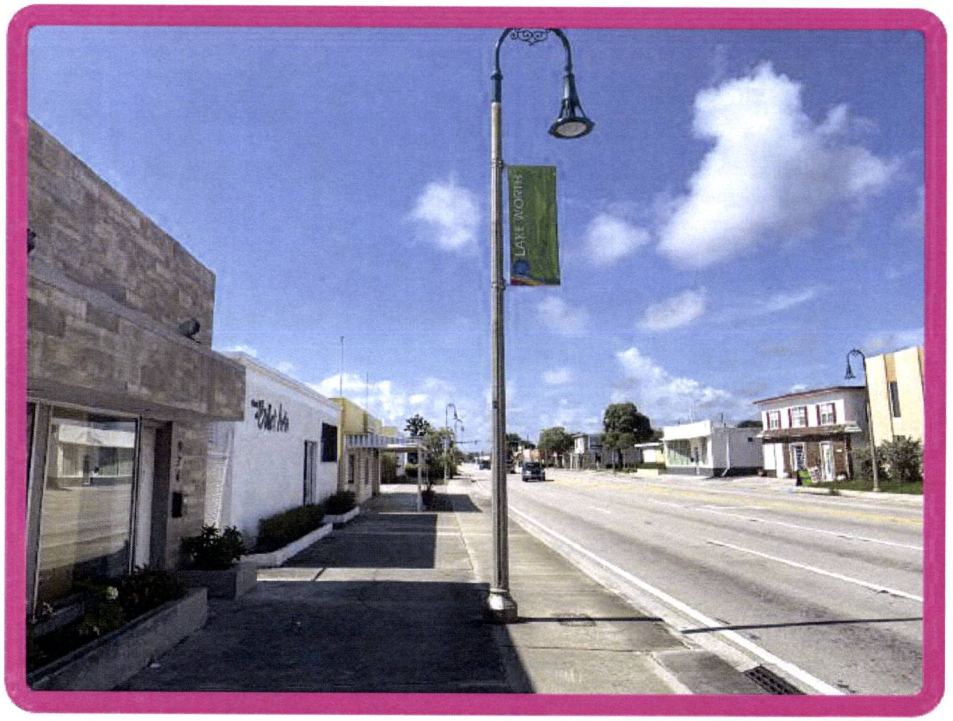
- Vertical deflections to enhance the street environment for non-motorist
- Creates a general rocking sensation in a car passing over it at the posted speed limit
- Reduce vehicle speeds and improve safety for pedestrians and cyclists
- Promote both traffic safety and traffic flow



Source: Google

Pedestrian Lighting

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

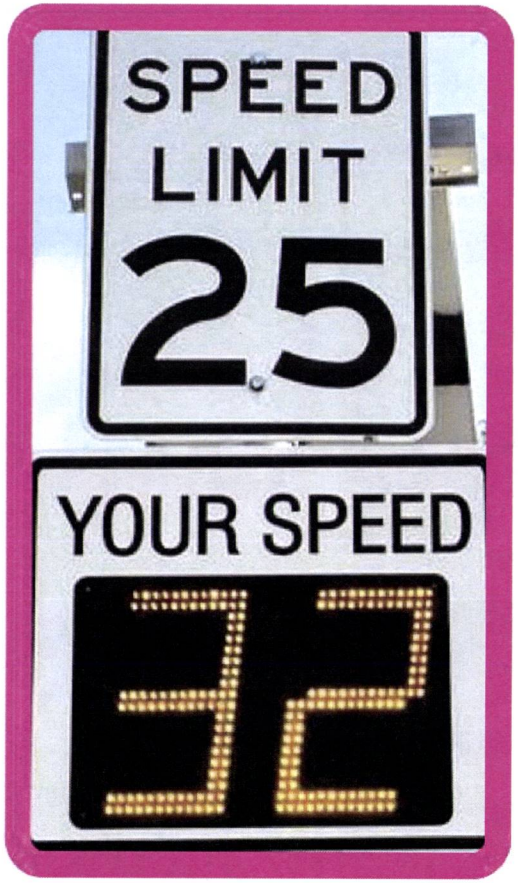


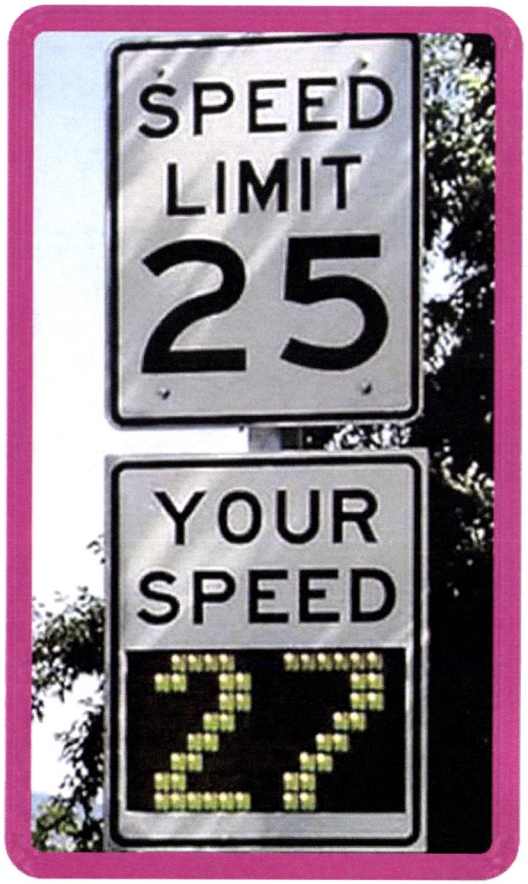
Streets Trees/Landscaping

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

Dynamic Speed Feedback Signs

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





Source: Google

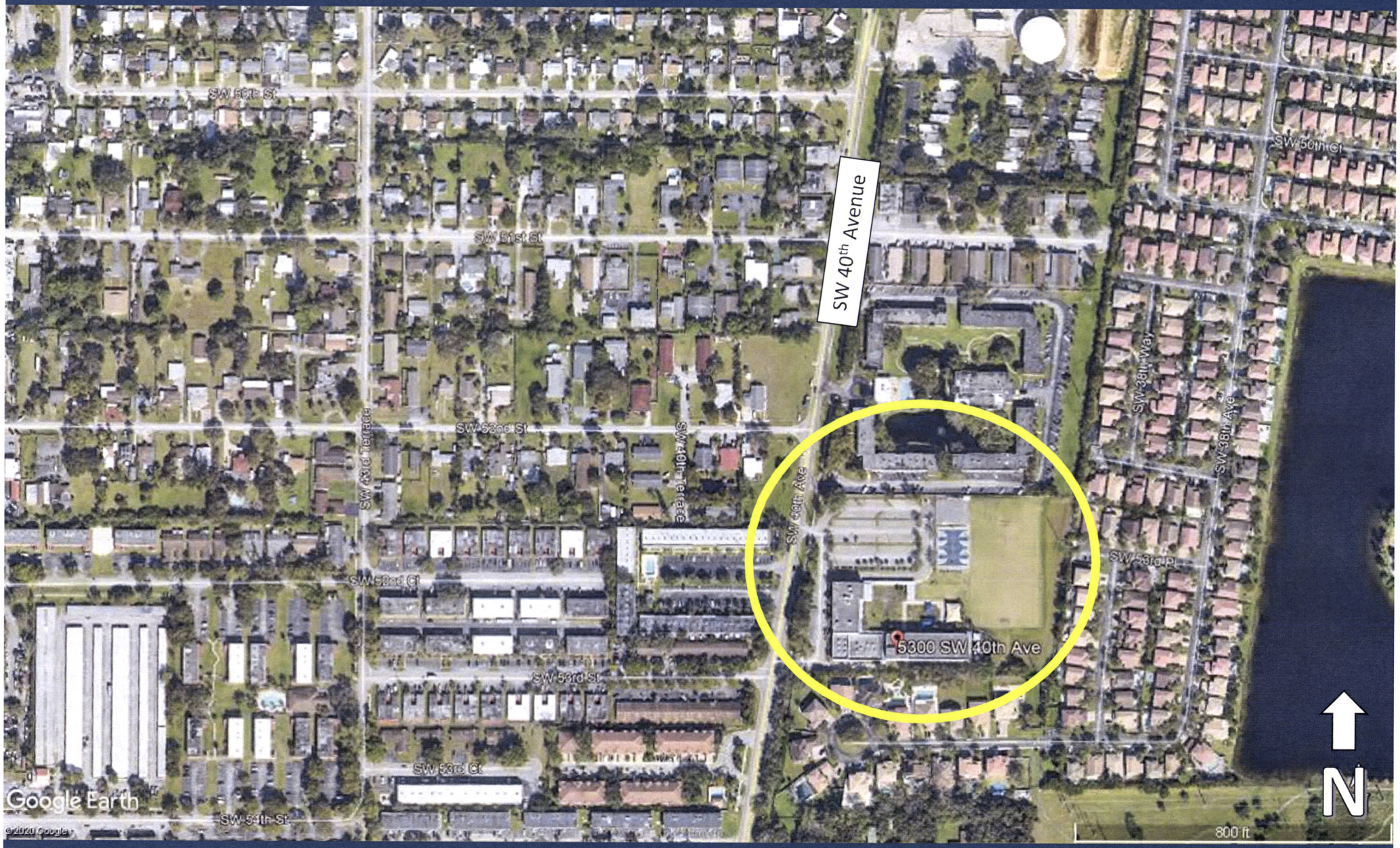
Brauser Maimonides Academy

Site Plan, Special Exception, Variance, Plat Amendments, Public Art Waiver

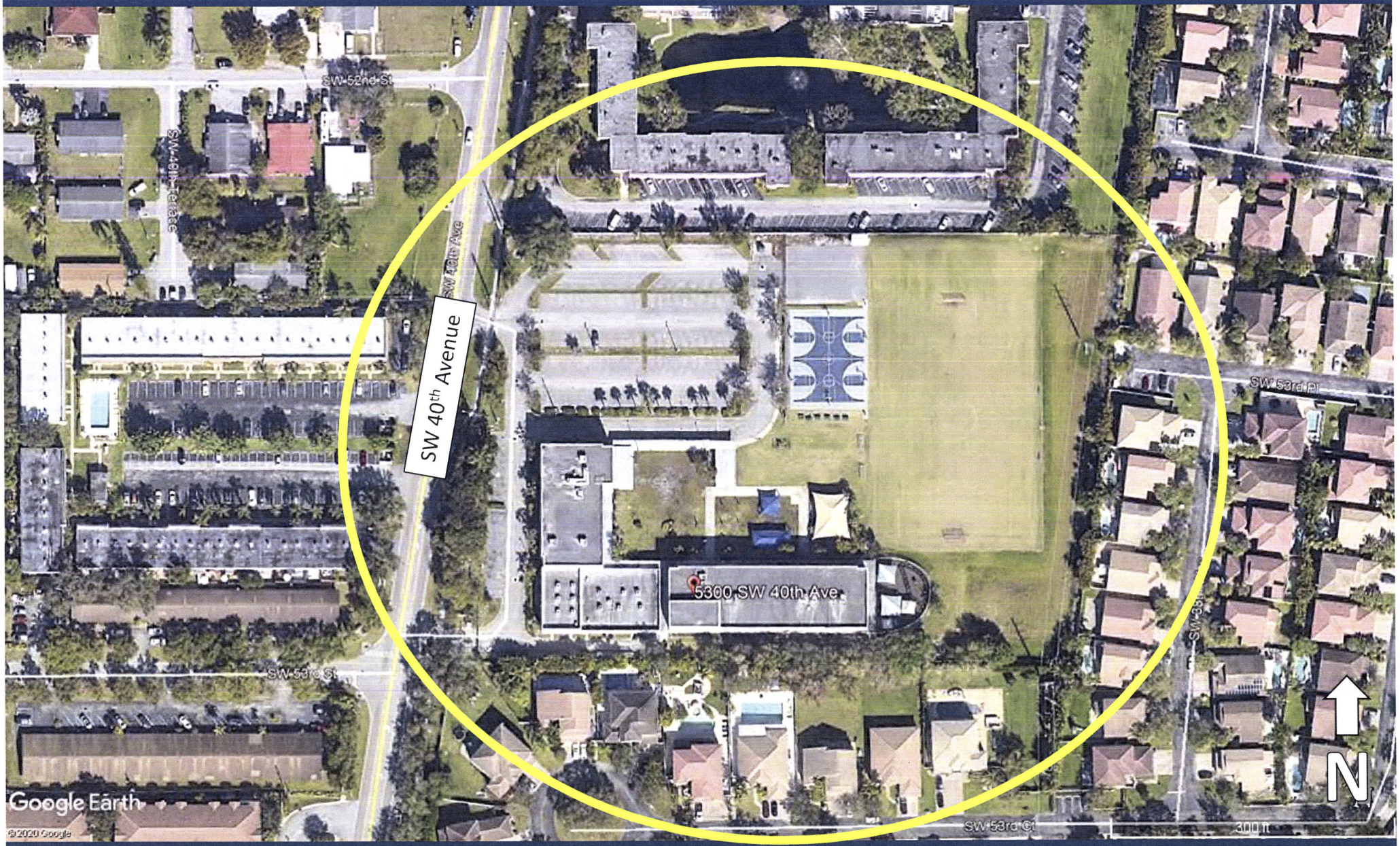
Dania Beach City Commission
April 27, 2021

#9.3.9.4

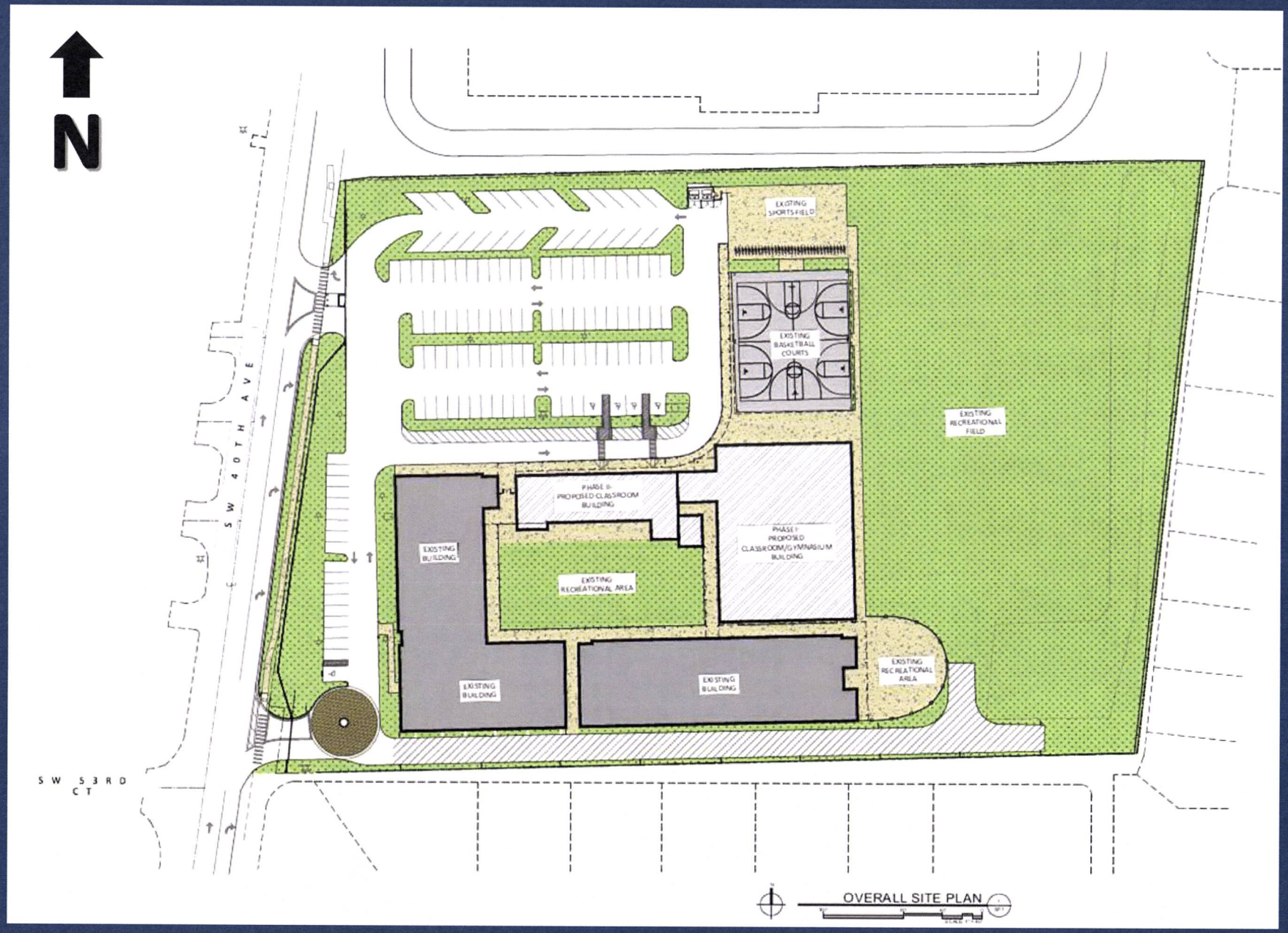
Location Map



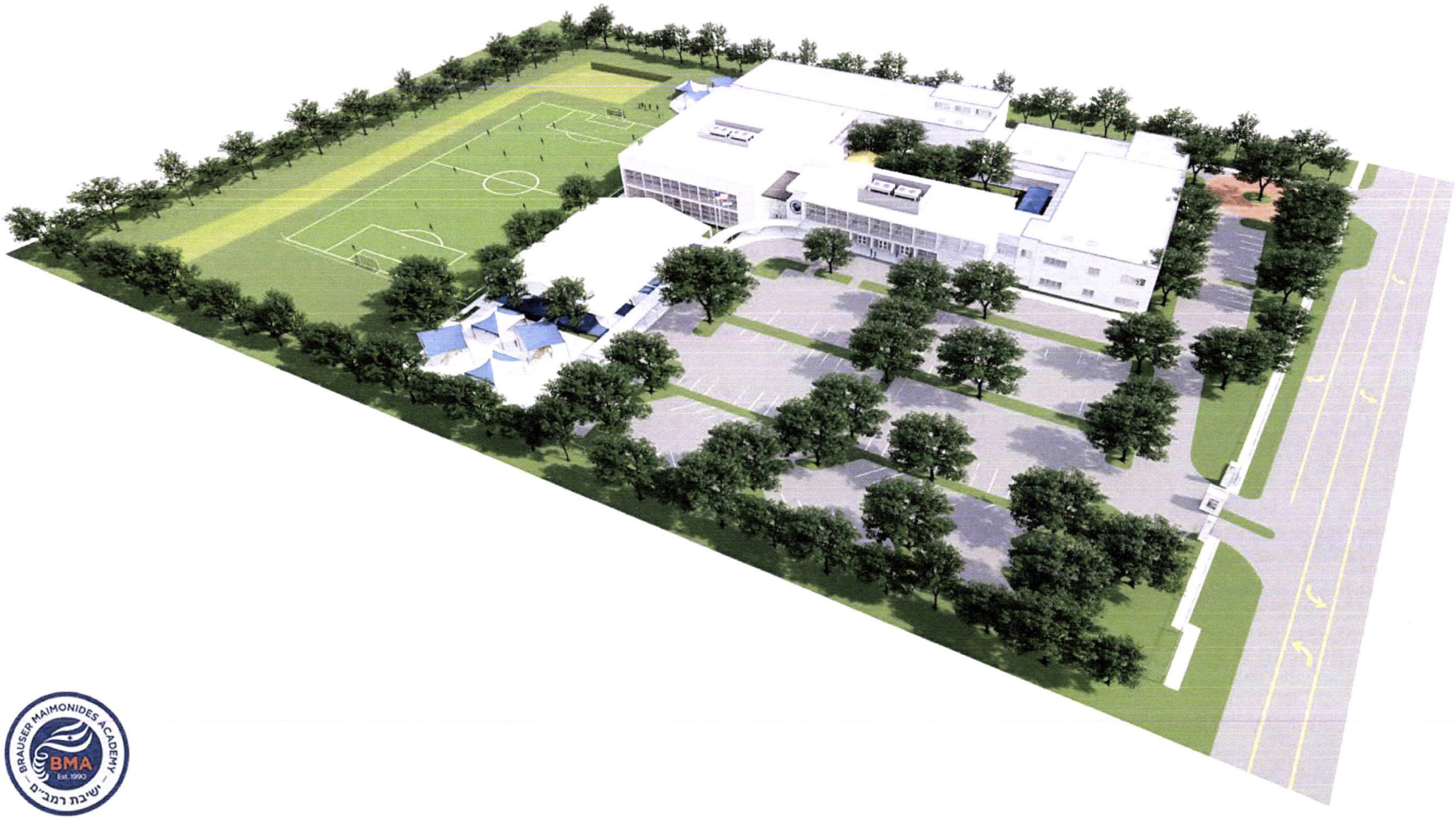
Aerial


SW 52nd St
SW 48th Terrace
SW 40th Ave
SW 40th Avenue
5300 SW 40th Ave
SW 53rd St
SW 53rd Pl
SW 53rd Ct
300 ft
N
Google Earth
©2020 Google

Site Plan


N
SW 40TH AVE
SW 53RD CT
EXISTING SPORTS FIELD
EXISTING BASKETBALL COURTS
EXISTING RECREATIONAL FIELD
PHASE II PROPOSED CLASSROOM BUILDING
PHASE I PROPOSED CLASSROOM/GYMNASIUM BUILDING
EXISTING BUILDING
EXISTING RECREATIONAL AREA
EXISTING BUILDING
EXISTING BUILDING
EXISTING RECREATIONAL AREA
OVERALL SITE PLAN

Rendering



N

Special Exception

- The Applicant currently operates a private religious day school known as the Brauser Maimonides Shalom Academy at the Subject Property.

- Requesting a site plan modification to allow for the addition of a new two-story structure totaling 33,672 square feet of enclosed floor area positioned to create a central courtyard area on the site. The new structure will include a kitchen, multipurpose lunchroom, gymnasium, and additional classrooms.

- Special exception approval is required to allow for the continued operation of the proposed use of an academic school on the Subject Property.

- Pursuant to Section 105-20 of the City Land Development Code (the "Code"), the "academic schools" use is permitted as a special exception use in the RM-1 and RS-6000 zoning districts.

Variance

Building Height

Section 205-10 Code Requirement:	Proposed:
25' ft. Max Height	28' ft. Max Height
	The Applicant is proposing a two-story structure with a maximum height of 28 feet from the building slab to the tie beam of the second story and a basketball court cover with a maximum height of 28 feet. Applicant is requesting relief for three (3) feet of building height.

Variance

Wall Height

Section 235-30 Code Requirement:

4' ft. Max Wall Height in RS-Zoning

6' ft. Max Wall Height in RM-Zoning

"Walls in the front yard are not permitted to exceed four (4) feet in the RS zoning districts or six (6) feet in other zoning districts such as the RM-1 district"

Proposed:

8' ft. Wall Height Along Front Property Boundary

Applicant is requesting relief for four (4) feet of wall height on the southern portion of the Subject Property and two (2) feet of wall height relief on the northern portion of the site to allow a masonry wall of eight (8) feet along the front property boundary.

Plat Note Amendment

Existing Plat Note:

85,000 square feet of school use (10,810 square feet of Pre-K; 17,546 square feet of elementary school; and 56,644 square feet of secondary school).

Proposed Plat Note:

99,000 square feet of private school use.

NVAL Amendment

Existing:

A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is restricted to OUT only.

A 50-foot opening located at the south plat limits. This opening is restricted to IN only.

Proposed:

A 50-foot opening with centerline located approximately 90 feet south of the north plat limits. This opening is <u>restricted to right turns only.</u>

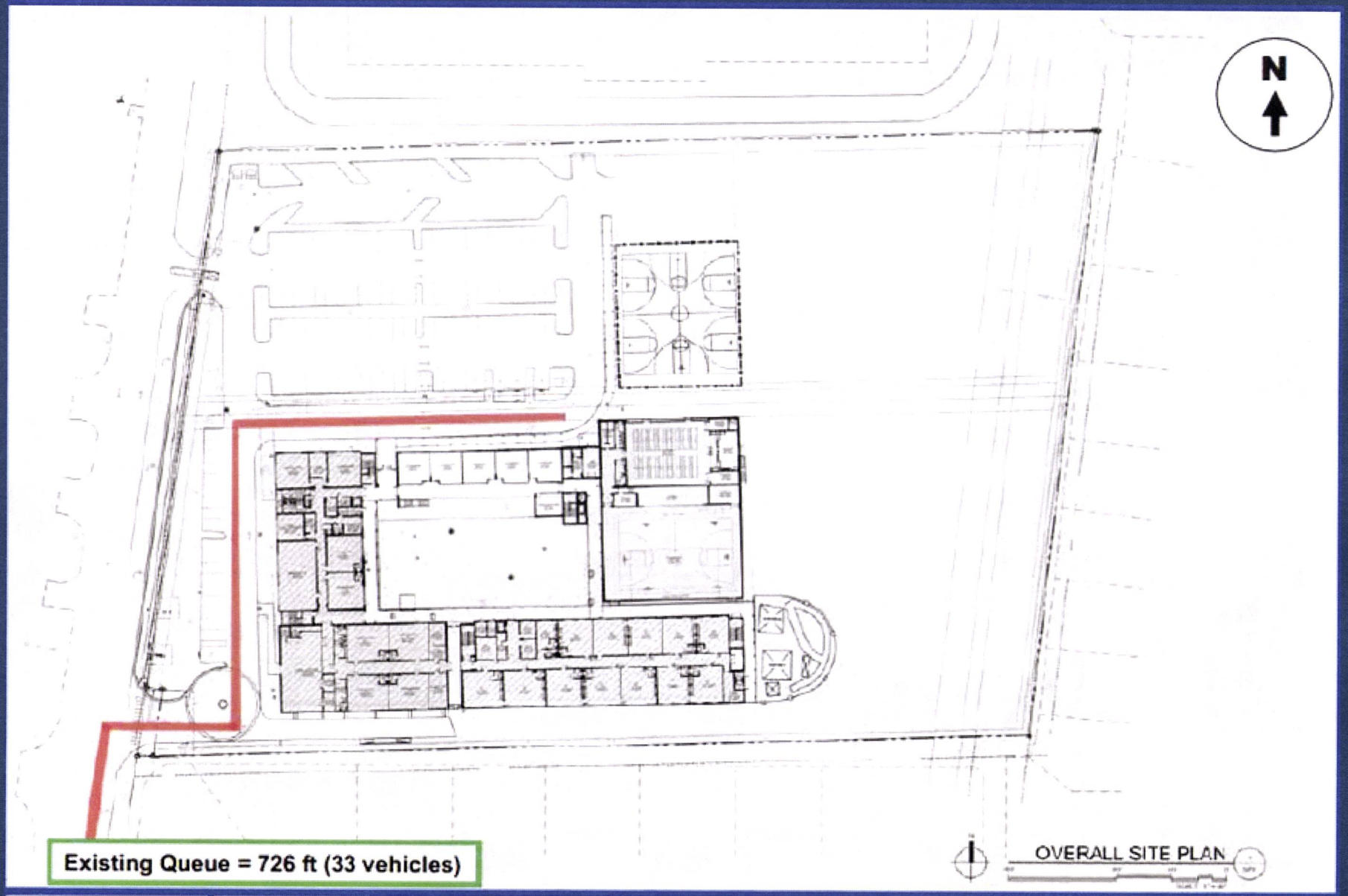
A 50-foot opening located at the south plat limits. This opening is <u>restricted to right turns in only and emergency use only.</u>

Public Art Waiver Request

- Applicant is requesting a waiver from the public art requirement in Article 811 of the City of Dania Beach Land Development Code.

- Current application approvals will allow Maimonides-Shalom Academy, Inc. to expand its operation to serve the increasing demand for private religious education in the community.

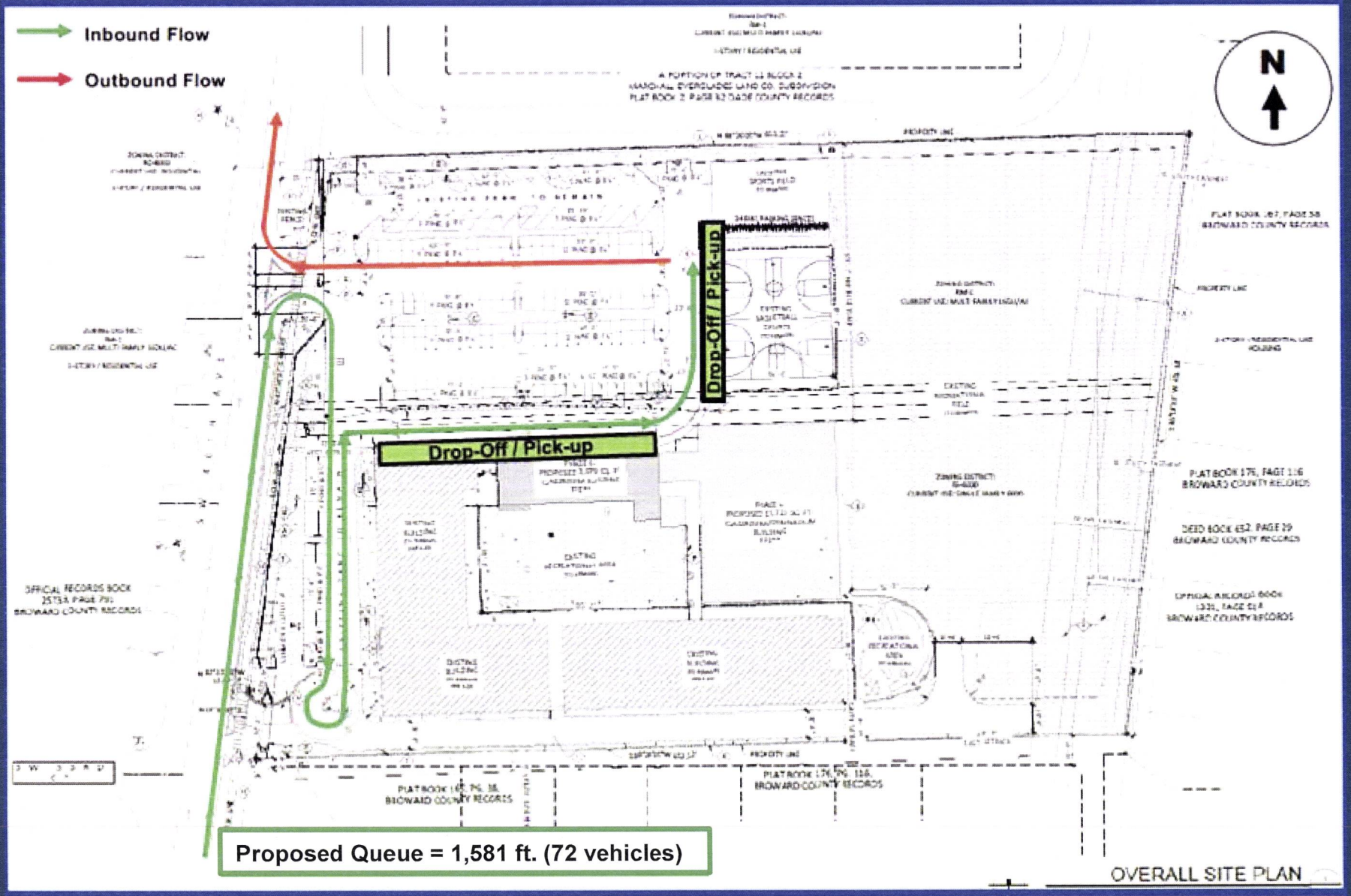
- While Maimonides-Shalom Academy, Inc. recognizes the importance of public art in the community, it is also important to allocate its available funds toward the educational needs of the community. Therefore, we are requesting a waiver of the public art requirement association with the proposed expansion.



Traf Tech
ENGINEERING, INC.

TRAFFIC OPERATIONS PLAN

FIGURE 7
Brauser Maimonides Academy
Dania Beach, Florida



Traf Tech
ENGINEERING, INC.

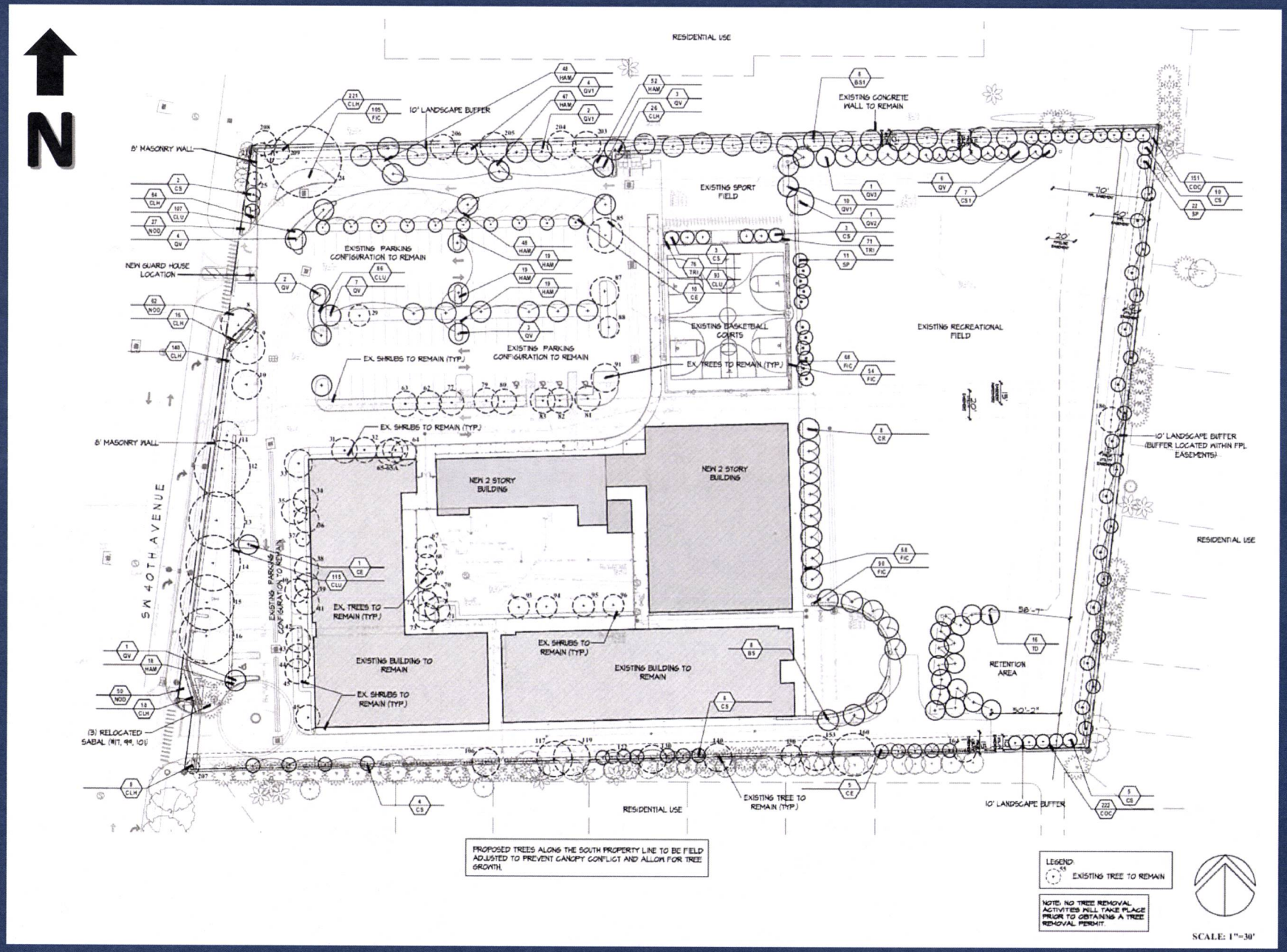
TRAFFIC OPERATIONS PLAN

FIGURE 8
Brauser Maimonides Academy
Dania Beach, Florida

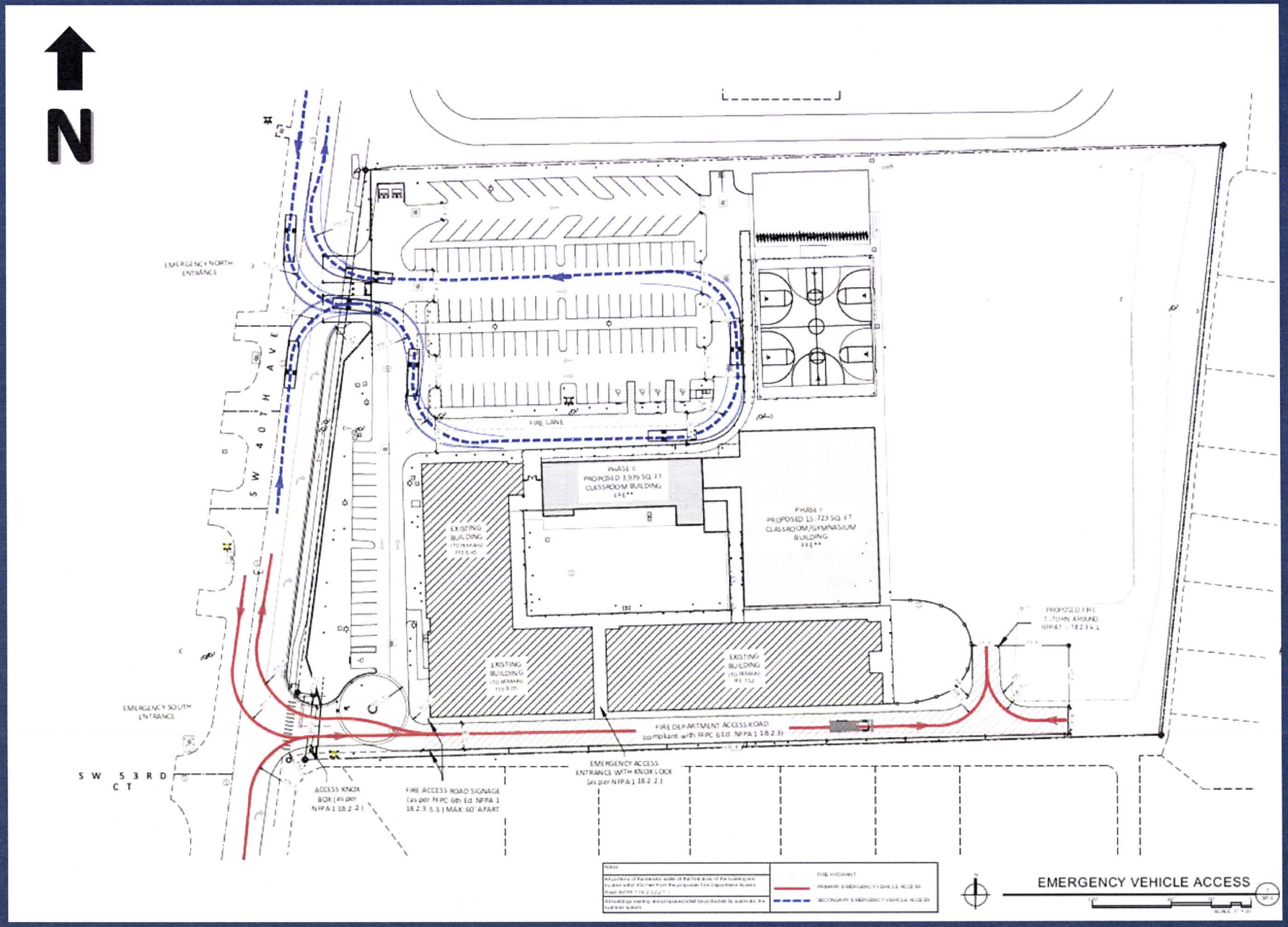
Brauser Maimonides Academy
Temporarily closed
N

Thank You

Landscape Plan



Emergency Vehicle Access



Trip Generation Comparison

TABLE 1 Trip Generation Comparison Analysis Existing and Proposed Student Population				
		Number of Trips		
Land Use	**Size**	**Daily**	**AM Peak**	**PM Peak**
EXISTING SCHOOL POPULATION				
School	569 students	2,340	518	148
School	950 students	3,906	865	247
Difference	+381 students	+1,566	+347	+99

Source: ITE Trip Generation Manual (10th Edition)

#9.3 & 9.4

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

REQUEST TO ADDRESS CITY COMMISSION AT REGULAR OR SPECIAL VIRTUAL MEETINGS

The City is required by state law to keep minutes of City Commission meetings. To properly identify persons who address the City Commission in those minutes, the City requests that this form be completed and provided to the City Clerk, before the meeting begins.

DATE OF COMMISSION MEETING: April 27, 2021

PRINT NAME: Marjorie Bernal

ADDRESS: 5170 SW 40th Ave., Unit 9E, Dania Beach, FL 33314

PHONE NO. (Optional): 954-937-9357

PLEASE CHECK ONE OR BOTH OF THE BOXES BELOW:

1) ☐ ____ CITIZEN COMMENTS:

Comments by Dania Beach citizens or interested parties that are not part of the regular printed 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 immediately 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.

PLEASE BRIEFLY DESCRIBE THE SUBJECT MATTER OF YOUR COMMENT:

_____

_____

2) ☑ ____ PUBLIC HEARINGS – ITEM #? 9.3 & 9.4 (AS PRINTED ON AGENDA)

PLEASE NOTE: IF YOU WISH TO SPEAK ON AN ITEM THAT PERTAINS TO A "ZONING" TYPE OF MATTER (FOR EXAMPLE, A SITE PLAN, VARIANCE, SPECIAL EXCEPTION OR SIMILAR TYPE OF ITEM KNOWN AS A "QUASI-JUDICIAL" MATTER, YOU ARE SUBJECT TO BEING ASKED TO SWEAR OR AFFIRM THAT YOU WILL BE TRUTHFUL AS TO YOUR COMMENTS OR TESTIMONY. YOU MAY ALSO BE SUBJECT TO QUESTIONS ASKED OF YOU BY AN APPLICANT OR AN APPLICANT'S REPRESENTATIVE OR ATTORNEY WHICH RELATE TO THE ITEM.

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

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS ($250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

eSigned via SeamlessDocs.com
Marjorie Bernal
Key: 29baa7c44b2020cd70542d9df8711b41

04/27/2021

#9.3 & 9.4
DID NOT SPEAK

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

REQUEST TO ADDRESS CITY COMMISSION AT REGULAR OR SPECIAL VIRTUAL MEETINGS

The City is required by state law to keep minutes of City Commission meetings. To properly identify persons who address the City Commission in those minutes, the City requests that this form be completed and provided to the City Clerk, before the meeting begins.

DATE OF COMMISSION MEETING: April 20, 2021

PRINT NAME: Rolando LLanes

ADDRESS: 8323 NW 12th St Suite 106 Doral, Fl 33126

PHONE NO. (Optional): 305.593.9959

PLEASE CHECK ONE OR BOTH OF THE BOXES BELOW:

1) ☐ ____ CITIZEN COMMENTS:

Comments by Dania Beach citizens or interested parties that are not part of the regular printed 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 immediately 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.

PLEASE BRIEFLY DESCRIBE THE SUBJECT MATTER OF YOUR COMMENT:

Registering to answer questions on behalf of Brauser Maimonides Academy.

2) ☑ ____ PUBLIC HEARINGS – ITEM #9.3 & 9.4 (AS PRINTED ON AGENDA)

PLEASE NOTE: IF YOU WISH TO SPEAK ON AN ITEM THAT PERTAINS TO A "ZONING" TYPE OF MATTER (FOR EXAMPLE, A SITE PLAN, VARIANCE, SPECIAL EXCEPTION OR SIMILAR TYPE OF ITEM KNOWN AS A "QUASI-JUDICIAL" MATTER, YOU ARE SUBJECT TO BEING ASKED TO SWEAR OR AFFIRM THAT YOU WILL BE TRUTHFUL AS TO YOUR COMMENTS OR TESTIMONY. YOU MAY ALSO BE SUBJECT TO QUESTIONS ASKED OF YOU BY AN APPLICANT OR AN APPLICANT'S REPRESENTATIVE OR ATTORNEY WHICH RELATE TO THE ITEM.

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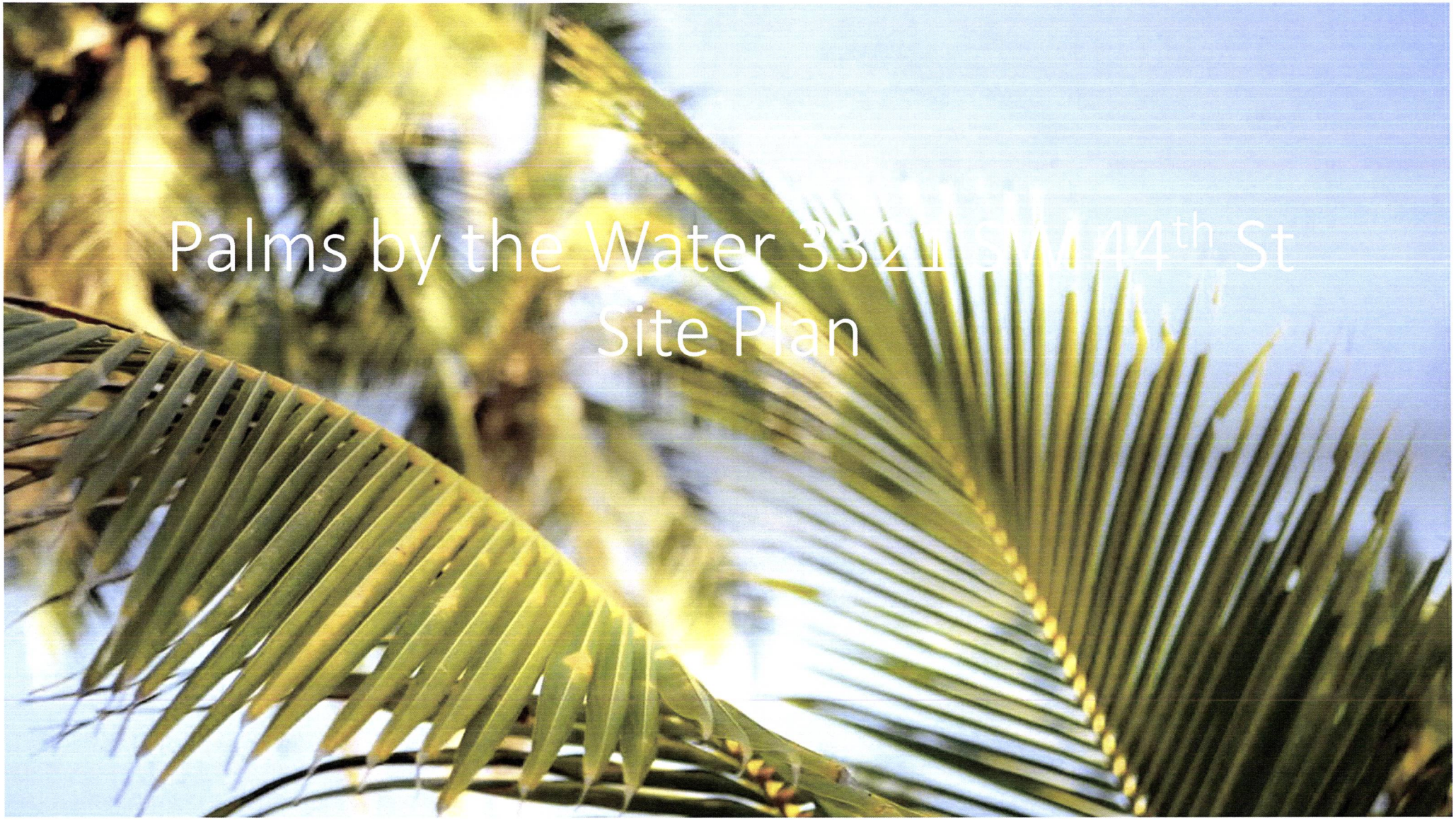
eSigned via SeamlessDocs.com
Rolando LLanes
Key: 29baa7e44b2020cd70542d9df871b71

04/26/2021



Palms by the Water 3321 SW 44th St
Site Plan

#95

Agreement with Neighbors

Jeremy B. Shir, Esq.
Attorney at Law
Phone: (954) 364-6028 Fax: (954) 985-4176
jshir@beckerlawyers.com

Becker & Poliakoff
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

Becker

April 20, 2021

Mr. & Mrs. Philip Andescavage,
Mr. Ted McCumber & Ms. Barbara Ringstad

Re: ***Mrs. Samantha Andescavage, Mr. Philip Andescavage, Ms. Barbara Ringstad & Mr. Ted McCumber ("Adjacent neighbors") Agreement with Palms by the Water 2021 LLC ("Palms by the Water") re: multiple site design, landscape, & elevation modifications at property located at 3321 SW 44 St., Dania Beach, FL***

Dear Mr. & Mrs. Andescavage, Mr. McCumber, & Ms. Ringstad:

It has been a pleasure communicating with you over the last few months. Understanding that this is an emotional and draining process, I commend you for having maintained a positive, friendly & honest demeanor with Joe & Stephan of Palms by the Water. Below, please find a summary of the extensive changes Palms by the Water is agreeing to, based on the feedback and information we have received from you that will make the project more compatible with the neighborhood and mitigate any potential concerns you may have with the project. After multiple meetings, ongoing dialogue, review of various plans, and consideration of the future of our community and neighborhood, the parties agree as follows, premised upon City approval:

1. <u>Palms by the Water obligations</u>.

a. **<u>Revisions to Site Plan</u>:** Palms by the Water has diligently strived to meet the neighbor's concerns and as such, agrees to the following revisions to the Site Plan:

I. The height of the buffer wall was raised to 6 feet starting at the point of new elevation (it will be graded first and then the wall will go in above the new elevation) and it will be precast concrete (initially it was a 4 foot fence, then a 4 foot wall, now a 6 foot wall). Adjacent neighbors will have authority over style and color of wall (with PALMS BY THE WATER's consent); the perimeter buffer wall of the Monterra community was offered by adjacent neighbors as best design option. The perimeter buffer wall will run the whole length of the property, up to the sea wall.

II. The 5 units in the rear were combined into one building in order to add an additional 5 feet of setback to the east side setback for a total of 15 feet

III. In the front of the property, Units 3 and 4 have added 5 feet of setback so the total setback has been raised from 15 feet to 20 feet.

IV. 2 additional parking spaces were added.

V. The wall on the east property line has been shifted 2 feet into the interior of the project boundaries.

VI. Units 1-4 have removed the rooftop decks that were previously included.

VII. The elevations also show the addition of a 6 foot wall at the end of the roof deck, and a 6 foot wall at the end of the balcony, for both of the end units in the rear building; walls to be constructed of same material as that used for the townhouses.

VIII. Modification of elevations to show that rooftop decks will only be for half of the rooftop, not the entire portion. Confirmation and condition of approval that the wall in the balcony and on the roof will be constructed from the same material as the house.

IX. Exterior surface color of the townhomes will be reviewed and good-faith efforts to come to agreement will take place prior to building permit. Joe & Stefan prefer a grey color that is compatible with the neighborhood.

X. Removal of 3 light poles on the Luminaire Schedule that are on the East side of the property.

b. **Revisions to Landscape Plan:**

I. The landscape plans shows all the trees that will remain on the property, as well as the addition of 4 trees on the area that was going to be a sidewalk, but will now be for drainage and the sidewalk trees.

II. Addition on landscape plan of 12 foot tall areca trees running entire length of perimeter adjacent to Barbara & Ted's property up and until the existing trees, as well as running the length of the building fronting 44th Street. Barbara will relay to Palms by the Water whether she would like an additional tree(s) between her house & townhouse building 1.

III. The SW 44th Street buffer planting consists of 4 Simpson stopper trees in the swale plus 2 Simpson's Stopper, 2 Veitchia palms, 4 Live oak, an existing gumbo limbo, existing black olive, existing Strangler Fig and a proposed Jamaican Caper continuous hedge which can grow to over 6' in height within the property. No additional areca palms are needed or recommended in this streetscape buffer.

IV. Modification of landscape plan of Trees #5 and #15 adjacent to Sam and Philip which are currently Royal Palms to be transported from front of property to rear. Instead, it will be Dahoon Holly (Ilex Cassine). This is a native tree that can help with privacy. The tree alternatives will be planted in a manner that actually provides visual blockage, in coordination with the City & Sam & Philip.

V. Modification of landscape plans replacing the Bridal Veil trees (as they succumb easily to storms) with Black Ironwood, a more resilient species.

VI. Addition on landscape plan of 6 foot tall Simpson's Stopper trees on Eastern perimeter. Simpson's Stopper trees will also replace the Fakahatchee grass on the northern and southern portions of the Eastern perimeter, per the revised landscape plans.

c. **Additional Modifications/Voluntary Conditions of Approval**

I. Palms by the Water agrees that there will be a Homeowners' Association formed and short-term rentals (defined as 6 months or less) will be prohibited.

II. The existing house on the site will be tented and/or other measures to mitigate will be taken during demolition.

III. Good-faith industry standard measures to mitigate dust & debris during demolition will be taken.

IV. Existing chain link fence on the east side of the property will be removed.

V. Units facing adjacent neighbors' properties will have frosted glass on the bathroom windows.

VI. Beehive on the property will be removed. Urban Beekeepers can assist.

VII. Palms by the Water will confirm with civil engineer that there will be 3 drains on the swale due to the drainage issues. If 3 drains are not required for drainage purposes, Palms by the Water will obtain a written explanation from the Civil Engineer re: this issue. Per comments from the Civil Engineer, the drainage onsite will be self-contained and the design capacity is 14 inches of rain over the entire property. If/when it would reach its capacity, the overflow will drain into the canal via the drainage easement. Another way of explaining it is that the on-site drainage system will be designed to hold 25-year, 3-day storm event runoff without discharging spillage outside the property limits. The stormwater runoff will be contained on-site in drainage retention areas. If you were to compare the existing condition of the site and the post improvements condition of the project's drainage runoff, the post improvements condition will have less impact on the surrounding areas than the existing condition. If there are any issues with drainage, Palms by the Water agrees to work in good faith with neighbors to remedy them.

VIII. RE: access to the two foot drainage easement adjacent to Sam & Philip: either remove one or both of the access points, and/or add a solid gate or door from the lift station/interior of property, subject to City approval. Replacement of grass with mulch, subject to City approval.

IX. Timing: Upon approval of this Agreement, Palms by the Water will proceed in good faith and expeditiously to make the aforementioned revisions to the site plan, elevations & landscape plans and obtain approval from the City to do so; Palms by the Water will thereafter request that any remaining conditions be added as Conditions of Approval.

2. **Adjacent neighbors' obligations.**

a. Adjacent neighbors agree that Palms by the Water has endeavored to work with and address your concerns, as well as making substantial design modifications to meet said concerns.

b. Mr. & Mrs. Andescavage, Mr. McCumber, & Ms. Ringstad agree to the broad proposition that "goalposts cannot continually be moved"; i.e. the parties have been

meeting and discussing the project for approximately a year – if there are new concerns that have arisen, adjacent neighbors agree to expeditiously bring it forward to the attention of Palms by the Water so that Palms by the Water can address said concerns. c. ~~While understanding that they would prefer that the project not be built~~, adjacent neighbors give credit to the good-faith efforts of the applicant and agree in principle not to oppose the project at City Commission, in recognition of all the efforts undertaken by applicant.

Sincerely,

Jeremy Shir

PALMS BY THE WATER:
& B&G Investments Solutions, LLC

By: _____

Mr. Tzfania Bensaadon, Managing Member

Date: 4/24/2021

By: _____

Mr. Yoav Benjo, Managing Member
3341 SW 44 St.

Date: 4-24-2021

ADJACENT NEIGHBORS:

By: _____

Mr. & Mrs. Andescavage, 3301 SW 44 St.

Date: 4/24/21

By: _____

Mr. McCumber & Ms. Ringstad,

Date: 4/24/21

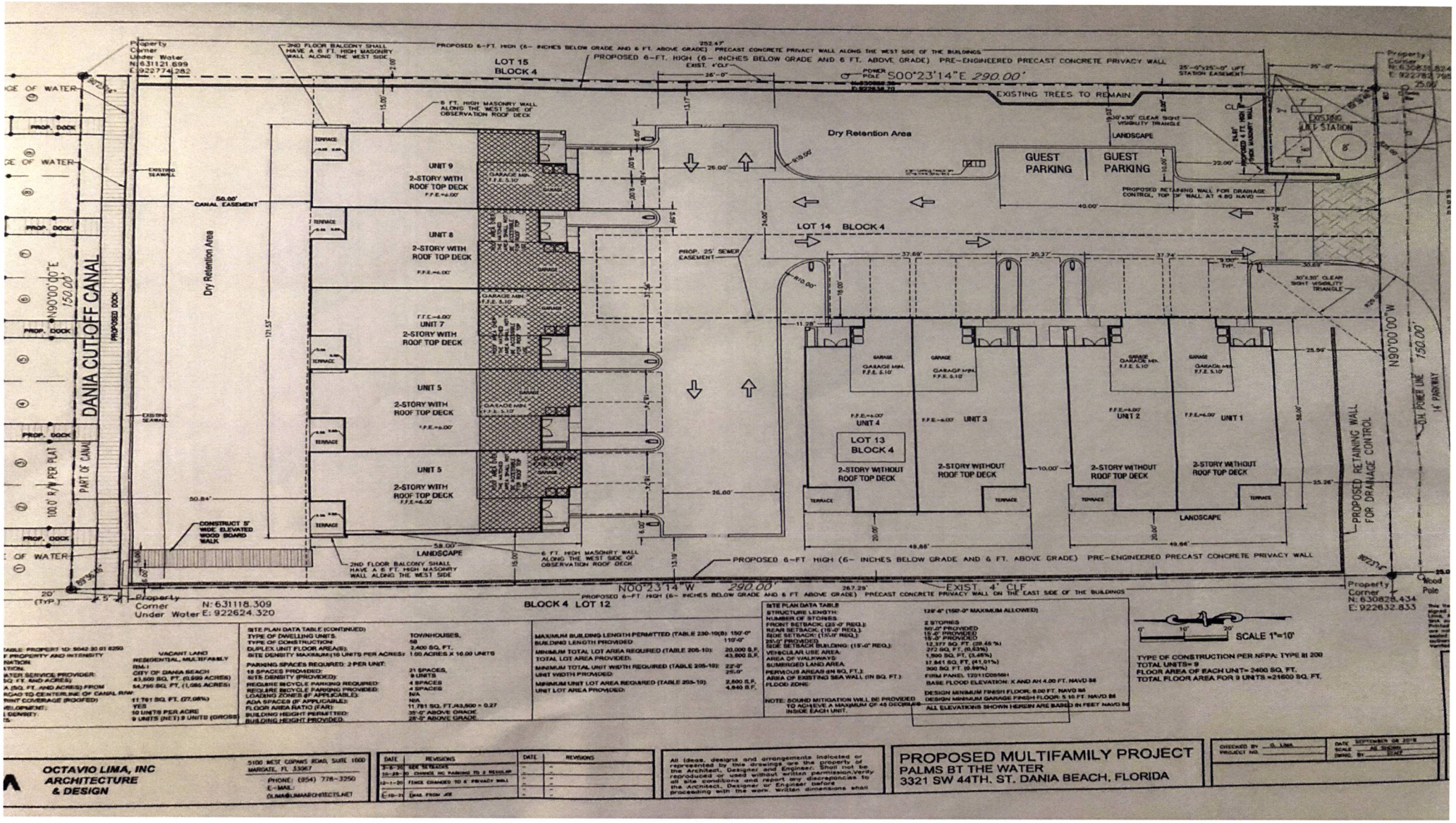


TABLE: PROPERTY ID: 5042 30 01 0250	
F PROPERTY AND INTENSITY	
NATION:	
ATION:	
WATER SERVICE PROVIDER:	CITY OF DANIA BEACH
SQ. FT. AND ACRES):	43,500 SQ. FT. (0.999 ACRES)
A (SQ. FT. AND ACRES) FROM	54,756 SQ. FT. (1.086 ACRES)
ROAD TO CENTERLINE OF CANAL RAW	
RINT COVERAGE (ROOFED)	11,781 SQ. FT. (27.08%)
ELOPMENT:	YES
L DENSITY:	50 UNITS PER ACRE
S:	9 UNITS (NET) 9 UNITS (GROSS)

SITE PLAN DATA TABLE (CONTINUED)	
TYPE OF DWELLING UNITS:	TOWNHOUSES.
TYPE OF CONSTRUCTION:	58
DUPLEX UNIT FLOOR AREA(S):	2,400 SQ. FT.
SITE DENSITY MAXIMUM (10 UNITS PER ACRES):	1.00 ACRES X 10.00 UNITS
PARKING SPACES REQUIRED: 2 PER UNIT:	
18 SPACES PROVIDED:	21 SPACES.
SITE DENSITY (PROVIDED):	9 UNITS
REQUIRE BICYCLE PARKING REQUIRED:	4 SPACES
REQUIRE BICYCLE PARKING PROVIDED:	4 SPACES
LOADING ZONES (IF APPLICABLE):	N/A
ADA SPACES (IF APPLICABLE):	N/A
FLOOR AREA RATIO (FAR):	11,781 SQ. FT./43,500 = 0.27
BUILDING HEIGHT PERMITTED:	35'-0" ABOVE GRADE
BUILDING HEIGHT PROVIDED:	28'-9" ABOVE GRADE

MAXIMUM BUILDING LENGTH PERMITTED (TABLE 230-10(B):	150'-0"
BUILDING LENGTH PROVIDED:	110'-0"
MINIMUM TOTAL LOT AREA REQUIRED (TABLE 205-10):	20,000 S.F.
TOTAL LOT AREA PROVIDED:	43,500 S.F.
MINIMUM TOTAL UNIT WIDTH REQUIRED (TABLE 205-10):	22'-0"
UNIT WIDTH PROVIDED:	25'-0"
MINIMUM UNIT LOT AREA REQUIRED (TABLE 205-10):	2,500 S.F.
UNIT LOT AREA PROVIDED:	4,840 S.F.

SITE PLAN DATA TABLE	
STRUCTURE LENGTH:	128'-6" (150'-0" MAXIMUM ALLOWED)
NUMBER OF STORIES:	2 STORIES
FRONT SETBACK: (20'-0" REQ.):	50'-0" PROVIDED
REAR SETBACK: (15'-0" REQ.):	15'-0" PROVIDED
SIDE SETBACK: (15'-0" REQ.):	15'-0" PROVIDED
25'-0" PROVIDED	12,377 SQ. FT. (28.45 %)
SIDE SETBACK BUILDING: (15'-0" REQ.):	272 SQ. FT. (0.63%)
VEHICULAR USE AREA:	1,900 SQ. FT. (3.49%)
AREA OF WALKWAYS:	17,841 SQ. FT. (41.01%)
SUMERGED LAND AREA	300 SQ. FT. (0.99%)
PERVIOUS AREAS (IN SQ. FT.):	FIRM PANEL 12011C0556H
AREA OF EXISTING SEA WALL (IN SQ. FT.):	BASE FLOOD ELEVATION: X AND AH 4.00 FT. NAVD 88
FLOOD ZONE:	DESIGN MINIMUM FINISH FLOOR: 6.00 FT. NAVD 88
	DESIGN MINIMUM GARAGE FINISH FLOOR: 5.10 FT. NAVD 88
NOTE: SOUND MITIGATION WILL BE PROVIDED TO ACHIEVE A MAXIMUM OF 45 DECIBLES INSIDE EACH UNIT.	ALL ELEVATIONS SHOWN HEREIN ARE BASED IN FEET NAVD 88

TYPE OF CONSTRUCTION PER NFPA: TYPE III 200
TOTAL UNITS= 9
FLOOR AREA OF EACH UNIT= 2400 SQ. FT.
TOTAL FLOOR AREA FOR 9 UNITS =21600 SQ. FT.

OCTAVIO LIMA, INC
ARCHITECTURE & DESIGN

5100 WEST COPANS ROAD, SUITE 1000
MARGATE, FL 33067

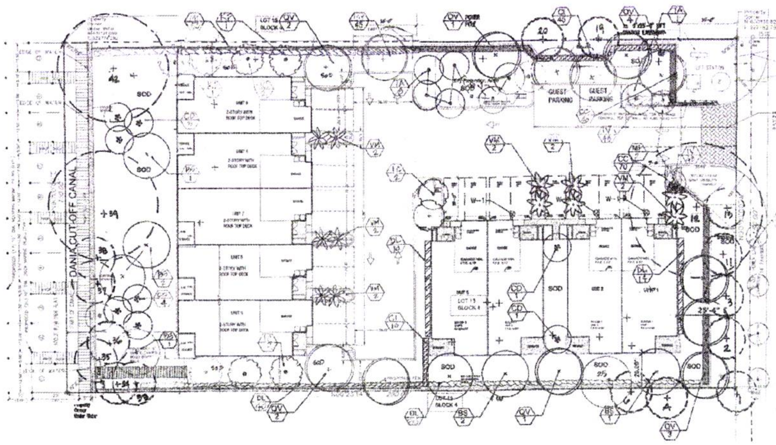
PHONE: (954) 778-3250
E-MAIL:
OLIMA@LIMAARCHITECTS.NET

DATE	REVISIONS	DATE	REVISIONS
3-6-20	SEE SE REMARK	-	-
10-28-20	CHANGE NO PARKING TO 2 REGULAR	-	-
12-1-20	FENCE CHANGES TO 6' PRIVACY WALL	-	-
-	-	-	-
2-10-21	DRAI FROM JOE	-	-

All ideas, designs and arrangements indicated or represented by this drawings are the property of the Architect, Designer and Engineer. Shall not be reproduced or used without written permission. Verify all site conditions and report any discrepancies to the Architect, Designer or Engineer before proceeding with the work. Written dimensions shall

PROPOSED MULTIFAMILY PROJECT
PALMS BT THE WATER
3321 SW 44TH. ST. DANIA BEACH, FLORIDA

CHECKED BY: O. LIMA
PROJECT NO.:
DATE: SEPTEMBER 08 2018
SCALE: AS SHOWN
DWNG. BY: STAFF



Legend

Existing trees to remain (see sheet TD-1)

Proposed Tree

Proposed Palm

Transplanted Palm

Plant List

Sym	Qty	Botanical / Common Name	Size	Native	Drought tolerance	Type	Category
Trees/ Palms							
IC	7	Ilex cassine/ Dahoon Holly	12' Ht. x 4' Spr., 2" cal.	Yes	High	Intermediate	2
KF	7	Krugiodendron ferreum/ Black Ironwood	12' Ht x 4' Spr, 2" cal	Yes	High	Intermediate	2
CD	9	Coccoloba diversifolia/ Pigeon Plum	12' Ht x 5' Spr, 2" cal	Yes	High	Intermediate	2
MF	6	Myrcianthes fragrans / Simpson's Stopper	10' Ht. x 5' Spr., 2" cal.	Yes	High	Small	3
VM	12	Veitchia montgomeryana / Montgomery Palm	14'-16' OA Ht., Single Trunk	No	Medium	Palm	3
BS	7	Bursera simaruba/ Gumbo Limbo	15' Ht x 5' Spr, 3" cal	Yes	High	Shade	1
TA	9	Taxodium distichum/ Bald Cypress	14' Ht x 5' Spr, 3" cal	Yes	High	Shade	1
QV	15	Quercus virginiana/ Live Oak	16' Ht. x 5' Spr., 3" cal.	Yes	High	Shade	1
Shrubs/Groundcovers							
DL	106	Dypsis lutescens/ Areca Palm	12' Ht, full to base	No	Medium	Palm	
CC	110	Capparis cynophallophora/ Jamaican Caper	24" x 24", 24" O.C.	Yes	High	Shrub	
CI	56	Chrysobalanus icaco / Cocoplum	18" x 24", 24" O.C.	Yes	Medium	Shrub	
IV	86	Ilex vomitoria 'Stokes Dwarf'/ Dwarf Ilex	10" x 10", 18" O.C.	Yes	High	Shrub	
MT	85	Myrcianthes fragrans / Simpson's Stopper	6' Ht, full to base	Yes	High	Shrub	
Sod		St. Augustine					
Mulch		Shredded Melaleuca or Eucalyptus					

Landscape Code Requirements

Site Area = 43,500 sf (1 AC)

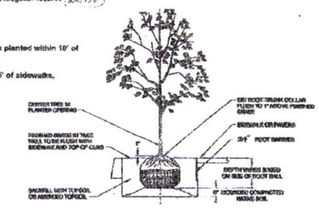
Description	Application	Calculation	Qty. Required	Qty. Provided
Sec 275-90 VUA Buffer Trees	1 tree/ 40 LF			
East		180 / 40 LF	5	5
West		50 / 40 LF	2	2
Sec 275-100 VUA Interior Landsc.	20%	12,280 sf (.20)	2456 sf	2527 sf (20.5%)
2 end parking island	2 trees		4	4
Sec 275-130 Perimeter Buffer Trees				
SW 44th Street	1 tree/ 30 LF	150/ 30LF	5	5
East Perimeter	1 tree/ 40 LF	110/ 40 LF	3	3
West Perimeter	1 tree/ 40 LF	240/ 40 LF	6	8
Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	18,391 sf/ 3000 sf	7	7
Non vehicular open space shrubs	6/ 3000 sf	18,381 sf/ 3000sf (6)	37	428
Sec 275-60				
Native Trees	50%	58(.50)	29	46
Native Shrubs	50%	489 (.50)	245	306
Sec 271-190				
Shade/ Canopy Trees	40% min	32 (.40)	13	17 + 4 existing
Intermediate Trees	30% max	32 (.30)	10	6
Small Trees	10% max	32 (.10)	4	3
Palms	20% max	32 (.20)	7	8 (+ 6 in addition to code)

Mitigation Trees 8 Cat 1A = 4600 sf
9 Cat 1B = 2700 sf
3 Cat 2 = 450 sf

Total mitigation provided 7150 sf
Total mitigation required 5045.75 sf

Note: Provide a root barrier for any new trees planted within 10' of sidewalk, paving or retaining wall.

Prune roots of existing trees that are within 5' of sidewalks, paving or retaining walls.



Root Barrier Detail

NTS

Note: A root barrier system shall be installed where a tree or palm is planted within 10' of a paved surface or infrastructure. Minimum requirements:
1. Panel 0.085 thick polypropylene
2. Zipper join system
3. Rounded edges
4. 24" depth
5. Anti-lift pads

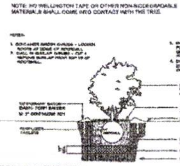
Landscape Notes

1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-6421 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
6. Tree relocations:
   a. Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation
   b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

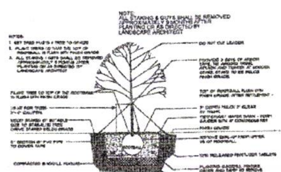
Caliper	Minimum Root Ball Diameter
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
> 8	12 inches per inch of trunk diameter

   Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
   c. A temporary irrigation system shall be provided during and for the first 40 days after root pruning.
7. All planting must follow planting specifications and details shown on the plan.
8. Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
9. All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
10. All sizes shown for plant material are to be considered minimums.
11. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence
12. All new plant material shall be warranted by the landscape contractor for a minimum period of one year.
    The warrantee period shall begin after acceptance of the plants by the City Arborist.
13. All plant beds to be treated with pre-emergent herbicide prior to planting.
14. All tree and palm staking and support shall be removed one year after installation.
15. No fertilizer shall be applied to newly planted trees and palms.
16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
17. Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
18. All wire guys and/or fabric straps shall be flagged with florescent colored tape.
19. Mulching:
    a. All landscape areas not covered by sod shall be covered by a minimum 3-inch layer of mulch.
    b. A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.
    c. Cypress mulch shall not be used.
20. All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
21. All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.

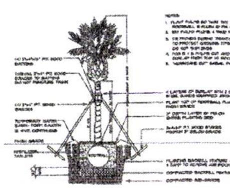
NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



PALM PLANTING DETAIL

NOTES:
1. SOD AND IRRIGATE TO EDGE OF ROAD.
2. TREE REMOVAL PERMIT IS REQUIRED BY CITY PRIOR TO REMOVAL OF ANY TREES ON SITE.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROPRIATE SHRUB MATERIAL.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

Scale: 1" =20'-00"

0' 10' 20' 40' 60'

North

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Landscape Architecture
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Lic. No. #LA0000952

Florida Consulting Engineers, Inc.
Certificate of Authorization No. 5810
134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432
PHONE: (561) 353-1152
E-MAIL: ZJ@FLCENGINEERS.COM

DATE	REVISIONS
10/30 2018	Site Plan and Planting Revisions K.M.
1/11/19	-
4/8/19	-

DATE	REVISIONS	
		12/10/2020
2/4/2020	-	4/8/2021
6-6-2020	BUILDING REVISION	
4/16/2020		

DATE AUGUST 28, 2018
SCALE AS SHOWN
DWNG. BY K.M.
CHECKED BY K.M.
PROJECT NO.

PROPOSED MULTIFAMILY PROJECT
B & B INVESTMENTS SOLUTIONS
DANIA BEACH, FLORIDA

LANDSCAPE PLAN

SHEET NUMBER
L-1

Example of style of precast buffer wall (this is from Monterra community)