

AGENDA
DANIA BEACH CITY COMMISSION
HYBRID REGULAR MEETING
TUESDAY, SEPTEMBER 27, 2022 - 7:00 PM

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

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

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

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.

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

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

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

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

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

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS, SPECIAL EVENT APPROVALS, AND FINAL BUDGET PUBLIC HEARINGS

- 1. Advertising Dania Beach presentation – Commissioner Davis

2. RESOLUTION NO. 2022-150 PUBLIC HEARING

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2022-2023 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

3. RESOLUTION NO. 2022-151 PUBLIC HEARING

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING ITS FINAL ANNUAL BUDGET FOR THE FISCAL YEAR 2022-2023; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

4. PROCLAMATIONS

1. Cybersecurity Awareness Month - Mayor James

5. CITIZEN COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (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: None
2. Travel Requests: None
3. RESOLUTION NO. 2022-152

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RENEWAL OF THE COMPREHENSIVE

PROPERTY & CASUALTY INSURANCE PROGRAM FOR THE CITY THROUGH RISK MANAGEMENT ASSOCIATES, INC., A WHOLLY OWNED SUBSIDIARY OF BROWN & BROWN, INC., WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, WHICH INSURANCE PACKAGE SHALL INCLUDE COVERAGE FOR PROPERTY, CRIME, GENERAL LIABILITY (INCLUDING EMPLOYEE BENEFITS LIABILITY AND DEADLY WEAPON), AUTOMOBILE LIABILITY AND PHYSICAL DAMAGE, PUBLIC OFFICIALS LIABILITY, (INCLUDING EMPLOYMENT PRACTICES AND CYBER/PRIVACY LIABILITY), WORKERS' COMPENSATION, POLLUTION, MARINA DOCKS PROPERTY INSURANCE, STORAGE TANK, FPL GENERAL LIABILITY, POLICE SUBSTATION CONTRACT LIABILITY, ARTS & SEAFOOD EVENT, NATIONAL FLOOD INSURANCE PROGRAM ("NFIP"), PUBLIC SERVICES WORK BOAT (HULL) INSURANCE, SPORTS TEAMS INSURANCE, FOR A COMBINED ANNUAL PREMIUM AMOUNT OF ONE MILLION, THREE HUNDRED SIXTY FIVE THOUSAND, THREE HUNDRED THREE DOLLARS (\$1,365,303.00) FOR COVERAGE BEGINNING OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Human Resources)*

4. RESOLUTION NO. 2022-153

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT AN AGREEMENT FOR THE CITY'S MEDICARE SUPPLEMENTAL INSURANCE COVERAGE PROCURED BY THE GEHRING GROUP, AS BROKER OF RECORD FOR THE CITY OF DANIA BEACH, WITH UNITED HEALTHCARE, FOR INSURANCE COVERAGE BEGINNING JANUARY 1, 2023 THROUGH DECEMBER 31, 2023, FOR MEDICARE ELIGIBLE RETIRED EMPLOYEES AND THEIR MEDICARE ELIGIBLE DEPENDENTS THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Human Resources)*

5. RESOLUTION NO. 2022-154

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF DANIA BEACH, FLORIDA, AND THE BROWARD COUNTY SHERIFF'S OFFICE FOR POLICE SERVICES DATED OCTOBER 1, 2020; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT FOR SUCH SERVICES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

8. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2022-155

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID (“ITB”) NO. 22-027, ENTITLED, “FRANK C. “TOOTIE” ADLER PARK IMPROVEMENTS” TO CONENGINEERS BUILDERS, LLC, IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED THIRTY-SEVEN THOUSAND NINETY DOLLARS AND THIRTY-FOUR CENTS (\$837,090.34) PLUS FIFTY THOUSAND DOLLARS (\$50,000.00) IN CONTINGENCY FUNDS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks & Recreation)*

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2022-027

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES RELATING TO THE POLICE AND FIREFIGHTERS RETIREMENT SYSTEM; AMENDING CHAPTER 18, ENTITLED “PENSION AND RETIREMENT”, AT ARTICLE IV, ENTITLED “POLICE AND FIREMEN”, AT SECTION 18-42, ENTITLED “BENEFIT AMOUNTS AND ELIGIBILITY”, TO PROVIDE FOR AN ADDITIONAL POLICE AND FIREFIGHTERS RETIREMENT BENEFIT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Finance)*

2. ORDINANCE NO. 2022-028

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 2, ENTITLED “ADMINISTRATION,” TO AMEND SECTION 2-10, ENTITLED “MONETARY THRESHOLDS FOR CERTAIN PURCHASES AND PAYMENT DISBURSEMENT AUTHORIZATIONS” TO INCREASE THE MONETARY THRESHOLD FROM TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) TO FIFTY THOUSAND DOLLARS (\$50,000.00); ALSO, AMENDING SECTION 2-17, ENTITLED “ADVANCE CITY COMMISSION APPROVAL OF CAPITAL PROJECTS AND PURCHASES INVOLVING BIDDING”, TO INCREASE THE CAPITAL PROJECTS APPROVAL THRESHOLD FROM TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) TO FIFTY THOUSAND DOLLARS (\$50,000.00) AND THE PROCESS FOR PROCURING SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Finance)*

3. ORDINANCE NO. 2022-029

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 22, ENTITLED “STREETS AND SIDEWALKS”, AT SECTION 22-5, ENTITLED “PAVEMENT, IMPROVEMENT AND USE OF SWALE AREAS”; AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”, AT ARTICLE 415 ENTITLED “SIDEWALKS AND SWALES” TO UPDATE ALLOWABLE SWALE TREATMENTS; AND AMENDING ARTICLE 725, ENTITLED “DEFINITIONS”, AT SECTION 725-30 ENTITLED “TERMS DEFINED” TO INCLUDE FLORIDA FRIENDLY LANDSCAPING AND XERISCAPE; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**
(Community Development)

4. ORDINANCE NO. 2022-030

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-069-22) SUBMITTED BY THE PROPERTY OWNER, THE CITY OF DANIA BEACH, FOR THE PROPERTY GENERALLY LOCATED AT 100 NW 8TH AVENUE BETWEEN NW 2 STREET AND NW 1 STREET RESPECTIVELY, WHICH RIGHT OF WAY IS CONTAINED WITHIN THE PLAT OF WEST MOORLAND, RECORDED IN PLAT BOOK 19, PAGE 8, OF THE PUBLIC RECORDS BOOK FOR BROWARD COUNTY, WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS “NORTHWEST 10TH AVENUE,” 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)*

5. RESOLUTION NO. 2022-156

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-015-18MOD), SUBMITTED BY BCD DANIA OAKS LLC, FOR THE PROPERTY LOCATED AT 5461 - 5525 SW 40th AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

6. RESOLUTION NO. 2022-157

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING VARIANCE (VA-072-22) AND SITE PLAN (SP-034-22), SUBMITTED BY FIRST DANIA BEACH, LLC, FOR PROPERTY LOCATED AT

101-117 SW 1 STREET, 105, 111, 119, 125-127 SW 1 COURT, 110, 118, 124, 126 PARK AVENUE EAST 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)*

10. DISCUSSION AND POSSIBLE ACTION

11. COMMISSION COMMENTS

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

12. APPOINTMENTS

13. ADMINISTRATIVE REPORTS

1. City Manager
2. City Attorney
Use of City and CRA logos at 25 N Federal Highway CRA office
3. City Clerk - Reminders

Tuesday, October 11, 2022 - 5:30 p.m.
Tuesday, October 11, 2022 - 7:00 p.m.
Tuesday, October 25, 2022 - 7:00 p.m.

CRA Board Meeting
City Commission Meeting
City Commission Meeting

14. ADJOURNMENT

**CITY OF DANIA BEACH CITY COMMISSION MEETING
SEPTEMBER 27, 2022 at 7:00 PM
PUBLIC MEETING AND PUBLIC COMMENTS PROCEDURE**

The City of Dania Beach City Commission will be conducting a “Hybrid” City Commission Meeting in the Commission Chamber with limited public access and utilizing communications media technology (“CMT”) for additional access, in accordance with Ordinance No. 2021-012, adopted February 9, 2021, and Resolution No. 2021-070, adopted May 11, 2021, related to conducting public meetings while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19).

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

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

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

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

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

Participating in a public meeting using the video conference platform:

- Virtual attendance: Join Zoom via the browser and enter using the meeting ID; to be recognized during public comment, click “Raise my hand” in the software
- Telephone attendee: dial meeting phone number and enter meeting ID; to be recognized during public comment, dial *9 to raise your hand

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

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

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

**Instructions for Participating and Viewing
City of Dania Beach Hybrid City Commission Meeting
September 27, 2022 at 7:00 PM**

Through the City's Website:

Please click the link below:

www.daniabeachfl.gov/2654/Watch-DaniaTV

Through Comcast Channel 78:

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

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

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

Options for Viewing and Participating in the Meeting Using Zoom

Go to <https://zoom.us/> to access the meeting from your device

Use this meeting link to join as an attendee: <https://us02web.zoom.us/j/88923745279>

Using your telephone

One tap mobile :

US: +19294362866,,88923745279# or +13017158592,,88923745279#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or
+1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 889 2374 5279

To raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
2. If in Zoom, hover at the bottom middle of screen to see the raise hand option and click
3. Once you have been selected to speak, you may be prompted to unmute your device or this will be done for you.

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

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

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

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

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2022-2023 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Resolution

RESOLUTION NO. 2022-150

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2022-2023 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter of the City of Dania Beach, Florida, requires that the City Commission shall, by Resolution, adopt an annual budget, determine the amount of millage necessary to be levied and publish the budget so adopted, together with a notice stating the time and place where objections may be heard and questions concerning the objections may be answered; and

WHEREAS, the City Manager of the City of Dania Beach, Florida, has prepared and submitted to the City Commission an annual report covering the operation of the City and has set forth in it an estimate of the expenditures and revenues of the City for the ensuing year beginning October 1, 2022 and ending September 30, 2023, with sufficient copies of such report and estimate being on file in the office of the City Clerk, so that any interested parties may obtain copies upon request; and

WHEREAS, pursuant to the referendum approved by the voters of the City in the March 2005 General Election, the issuance of General Obligation Bonds in an amount not to exceed \$10,300,000.00 was authorized; and

WHEREAS, the City has issued an initial General Obligation Bond in the amount of \$10,300,000.00 and the City will be levying a debt millage equal to 0.1330 mills toward the payment of principal and interest on the Bond; and

WHEREAS, the City Manager has presented to the City Commission detailed information supporting such estimate, affording the City Commission a comprehensive understanding of the City Government for the ensuing period identified above, including

expenditures for corresponding items during the last two fiscal years and increase and decrease demands for the ensuing year as compared with corresponding appropriations for the last fiscal year; and

WHEREAS, the City Commission has met and carefully considered the annual report and estimate and has determined and fixed the amount necessary to carry on the government of the City for the ensuing year, has prepared a budget setting forth the amounts necessary to be raised for the various departments of the City, and has appropriated such amounts to the various departments of the City considering the applicable funds on hand and the estimated departmental revenues; and

WHEREAS, the City Commission has determined that in order to produce a sufficient sum to fund the proposed budget, it is necessary that an operating millage of 5.9998 mills be levied against ad valorem valuation of property subject to taxation in the City of Dania Beach; and

WHEREAS, the “rolled back rate” as computed in accordance with the provisions of Section 200.065(1), Florida Statutes, is 5.4281 mills; and

WHEREAS, the proposed millage reflects an 10.53% increase from the rolled-back rate;

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

Section 1. That the operating millage necessary to be levied against ad valorem valuation of property subject to taxation in the City of Dania Beach to produce a sufficient sum, which, together with departmental revenue will be adequate to pay the appropriations made in the budget, is as follows:

FOR OPERATING BUDGET:

(GENERAL MUNICIPAL MILLAGE) 5.9998 MILLS

Section 2. That the millage rate is a 10.53% increase from the rolled back of 5.4281 mills as computed in accordance with the provisions of Section 200.065(1), Florida Statutes.

Section 3. That the voted debt service millage rate is 0.1330 mills in accordance with the provisions of law pursuant to Chapter 200, Florida Statutes.

Section 4. That the City’s aggregate millage rate is 6.1328 Mills (5.9998 Mills for operating and 0.1330 Mills for debt service).

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 take effect and be in force immediately upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)		
ADOPT RESOLUTION AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING ITS FINAL ANNUAL BUDGET FOR THE FISCAL YEAR 2022-2023		

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

Fiscal Impact/Cost Summary

Exhibits Attached
Resolution, Exhibit A

RESOLUTION NO. 2022-151

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING ITS FINAL ANNUAL BUDGET FOR THE FISCAL YEAR 2022-2023; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter of the City of Dania Beach, Florida, requires that the City Commission shall, by Resolution, adopt an annual budget, determine the amount of millage necessary to be levied and publish the budget so adopted, together with a notice stating the time and place where objections to it may be heard; and

WHEREAS, the City Manager of the City of Dania Beach, Florida, has prepared and submitted to the City Commission an annual report covering the operation of the City and has set forth in it an estimate of the expenditures and revenues of the City for the ensuing year, beginning October 1, 2022 and ending September 30, 2023, with a copy of the report and estimate being on file in the office of the City Clerk so that any interested parties may view such copy upon request; and

WHEREAS, the City Manager has presented to the City Commission detailed information supporting such estimate, affording the City Commission a comprehensive understanding of the City Government for the ensuing period, including expenditures for corresponding items during the last two fiscal years with increased and decreased demands for the ensuing year as compared with corresponding appropriations for the last fiscal year; and

WHEREAS, the City Commission has met and carefully considered such annual report and estimates for the ensuing year, has prepared a tentative budget setting forth the amounts necessary to be raised for the various departments of the City and has appropriated the amounts to the various departments of the City considering the applicable funds on hand and the estimated departmental revenues; and

WHEREAS, the City Commission considered public input at its first public hearing on September 14, 2022 about the proposed annual budget and approved adjustments to the proposed budget for the coming fiscal year;

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

Section 1. That a final approved budget, as adjusted, for the City of Dania Beach, Florida, for the fiscal year beginning October 1, 2022 and ending September 30, 2023, is adopted. A copy of the budget summary is attached as Exhibit “A” to this Resolution and is made a part of it by this reference, and the appropriations set out in it are made for the maintenance and carrying on of the government of the City of Dania Beach, Florida, and for the purpose of paying debt service requirements, if any, of the City for the fiscal year beginning October 1, 2022 and ending September 30, 2023.

Section 2. That all delinquent taxes, collected as proceeds from levies of operating millages for former years are specifically appropriated for the use and benefit of the “General Fund”.

Section 3. **Automatic Amendment:** That Fiscal Year 2022-2023 budget is automatically amended to reappropriate open encumbrances that the Finance Department has not closed during its normal and appropriate annual fiscal year-end review of open purchase orders, to fund outstanding contracts and fund capital projects reserved or unexpended from Fiscal Year 2021-2022 and before, such appropriations having been previously approved by the City Commission.

Section 4. **Contingency Funds:** That department heads or their designee shall only be allowed to transfer funds from their designated contingency accounts below an aggregate amount of Fifty thousand dollars (\$50,000.00) with City Manager approval. Aggregate amounts above the Fifty thousand dollars (\$50,000.00) threshold that are requested to be transferred from Contingency must be approved by the City Commission.

Section 5. **Reserve Funds:** That individual disbursements of fund balance reserves below Twenty-Five Thousand Dollars (\$25,000.00) may be authorized by the City Manager from time to time for a single purpose/initiative, until the aggregate total of all such disbursements has exceeded One Hundred Thousand Dollars (\$100,000.00) within a single fiscal year, upon which all disbursements, regardless of amount, shall be authorized by a resolution of the City Commission.

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 take effect and be in force immediately upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

BUDGET SUMMARY
CITY OF DANIA BEACH FISCAL YEAR 2022-23
THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF DANIA BEACH ARE 11.2%
MORE THAN LAST YEARS TOTAL OPERATING EXPENDITURES

General Fund 5.9998
Voted Debt Service 0.1330

ESTIMATED REVENUES:		GENERAL FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	ENTERPRISE FUNDS	INTERNAL SERVICE FUNDS	TOTAL ALL FUNDS
Taxes:	Millage per \$1,000						
Ad Valorem Taxes	5.9998	\$ 30,492,925	\$ -	\$ -		\$ -	\$ 30,492,925
Ad Valorem Taxes	0.1330 (voted debt)	660,000	-	-		-	660,000
Utility, Sales & Use Taxes		6,863,000	-	-		-	6,863,000
Fire Assessment		7,400,000	-	-		-	7,400,000
Permits, Fees & Licenses		3,418,290	-	4,978,000	3,065,000	-	11,461,290
Intergovernmental		3,770,000	-	-	-	-	3,770,000
Charges for Services		2,464,150	-	2,884,375	14,661,913	-	20,010,438
Fines & Forfeitures		290,000	-	-	250,000	-	540,000
Miscellaneous Revenues		3,132,570	-	323,000	4,677,216	-	8,132,786
TOTAL SOURCES		58,490,935	-	8,185,375	22,654,129	-	89,330,439
Transfers In		4,204,733	1,729,139	-	500,000	4,444,152	10,878,024
Proceeds from Financing		-	-	-	6,100,000	-	6,100,000
Fund Balances, Reserves, and Net Position		750,000	-	454,012	5,738,749	423,878.00	7,366,639
TOTAL REVENUES, TRANSFERS & BALANCES		\$ 63,445,668	\$ 1,729,139	\$ 8,639,387	\$ 34,992,878	\$ 4,868,030	\$ 113,675,102
EXPENDITURES							
General Government		\$ 10,449,436	\$ -	\$ -	\$ -	\$ 1,807,760	\$ 12,257,196
Police		17,255,079	-	-	-	-	17,255,079
Fire		16,589,820	-	-	-	-	16,589,820
Streets		3,832,548	-	-	-	-	3,832,548
Marina		-	-	-	948,575	-	948,575
Parking Facilities		-	-	-	3,953,569	-	3,953,569
Parks & Recreation		4,805,783	-	-	807,236	-	5,613,019
Public Services		4,818,324	-	-	-	3,060,270	7,878,594
Community Development		2,232,809	-	4,139,110	-	-	6,371,919
Physical Environment		-	-	3,185,000	24,375,155	-	27,560,155
Debt Service		-	1,729,139	-	1,378,504	-	3,107,643
TOTAL EXPENDITURES		59,983,799	1,729,139	7,324,110	31,463,039	4,868,030	105,368,117
Transfers Out		3,461,869	-	1,315,277	3,529,839	-	8,306,985
Fund Balances, Reserves, and Net Position			-	-	-	-	-
TOTAL APPROPRIATED EXPENDITURES							
TRANSFERS, RESERVES & BALANCES		\$ 63,445,668	\$ 1,729,139	\$ 8,639,387	\$ 34,992,878	\$ 4,868,030	\$ 113,675,102

The tentative, adopted, and/or final budgets are on file in the office of the above referenced taxing authority as a public record.

Proclamation

OFFICE OF THE MAYOR • CITY OF DANIA BEACH, FLORIDA

WHEREAS, the City of Dania Beach recognizes that it has a vital role in identifying, protecting its citizens from, and responding to cybersecurity threats that may have significant impact to our individual and collective safety and privacy; and

WHEREAS, critical infrastructure sectors are increasingly reliant on information systems and technology to support financial services, energy, telecommunications, transportation, utilities, health care, and emergency response systems; and

WHEREAS, cybersecurity education and awareness are crucial for everyone, including large corporations, small businesses, financial institutions, schools, government agencies, the home user, and anyone who connects to the internet; and

WHEREAS, this year's campaign theme, "*See Yourself in Cyber*," means to see yourself in cyber no matter what role you play. As an individual or consumer, take basic steps to protect your online information and privacy; and

WHEREAS, monitoring your accounts, being conscientious of what you share online, keeping computer software up to date, creating unique passwords and changing them regularly, installing anti-virus programs and firewalls, and using mobile devices safely are ways you can protect yourself from phishing, viruses, malware, and loss of sensitive data; and

WHEREAS, maintaining the security of cyberspace is a shared responsibility in which each of us has a critical role to play, and awareness of computer security essentials will improve the security of the City of Dania Beach's information, infrastructure, and economy.

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby proclaim October 2022 as:

Cybersecurity Awareness Month

in the City of Dania Beach, Florida and do thank the City's IT Team for their professionalism and vigilance in keeping our City safe and do remind our citizens to learn about cybersecurity and put that knowledge into practice.

Dated this 27th day of September 2022

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK



TAMARA JAMES
MAYOR

SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE RENEWAL OF THE COMPREHENSIVE PROPERTY & CASUALTY INSURANCE PROGRAM FOR THE CITY THROUGH RISK MANAGEMENT ASSOCIATES, INC., A WHOLLY OWNED SUBSIDIARY OF BROWN & BROWN, INC., WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, WHICH INSURANCE PACKAGE SHALL INCLUDE COVERAGE FOR PROPERTY, CRIME, GENERAL LIABILITY (INCLUDING EMPLOYEE BENEFITS LIABILITY AND DEADLY WEAPON), AUTOMOBILE LIABILITY AND PHYSICAL DAMAGE, PUBLIC OFFICIALS LIABILITY, (INCLUDING EMPLOYMENT PRACTICES AND CYBER/PRIVACY LIABILITY), WORKERS' COMPENSATION, POLLUTION, MARINA DOCKS PROPERTY INSURANCE, STORAGE TANK, FPL GENERAL LIABILITY, POLICE SUBSTATION CONTRACT LIABILITY, ARTS & SEAFOOD EVENT, NATIONAL FLOOD INSURANCE PROGRAM ("NFIP"), PUBLIC SERVICES WORK BOAT (HULL) INSURANCE, SPORTS TEAMS INSURANCE, FOR A COMBINED ANNUAL PREMIUM AMOUNT OF ONE MILLION, THREE HUNDRED SIXTY FIVE THOUSAND, THREE HUNDRED THREE DOLLARS (\$1,365,303.00) FOR COVERAGE BEGINNING OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

220919 Commission Memo - Insurance - Risk, DB Premium Comparison 22-23 9-2-22 - with exemption for cyber, R 2022- Brown & Brown Comprehensive Insurance Coverage Package 2022-2023



CITY OF DANIA BEACH HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: August 31, 2022

TO: Honorable Mayor, Vice Mayor and Commissioners

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

VIA: Linda Gonzalez, SPHR, SHRM-SCP, Chief Human Resources Officer (CHRO)

Re: FY 2022-2023 General Liability, Property, Crime, Automobile Liability and Physical Damage, Workers' Compensation, Public Officials' Liability, Employment Practices Liability, Cyber/Privacy Liability, Employee Benefits Liability, FPL Contract Liability, Police Substation Contract Liability, Storage Tank & Premises Pollution, National Flood Insurance Program (NFIP), Marina Dock Property, Sports Teams, Arts & Seafood Event, and Public Services Work Boat Hull Insurance Renewals.

The Request

This memo is to serve as background and recommendation for the City's renewal of fully-insured General Liability, Property, Crime, Automobile Liability and Physical Damage, Workers' Compensation, Public Officials' Liability, Employment Practices Liability, Cyber/Privacy Liability, Employee Benefits Liability, FPL Contract Liability, Police Substation Contract Liability, Storage Tank & Premises Pollution, National Flood Insurance Program (NFIP), Marina Dock Property, Sports Teams, Arts & Seafood Event, and Public Services Work Boat Hull insurance for the 2022/2023 fiscal year.

Background

The City's insurance broker, Risk Management Associates, Inc., a wholly owned subsidiary of Brown & Brown, Inc. ("B&B"), with whom the City has had a trusted partnership for several years, proposes a comprehensive insurance renewal package for FY 2022-2023, similar to the current program. The City's insurance program includes several insurance policies listed above and detailed on the attached. In general, premiums have increased approximately 16%, due to overall insurance market increases, as outlined in the attachment.

The insurance proposal includes several important coverages:

- ❖ No Communicable Disease Exclusion for Property, Liability, or Workers' Compensation
- ❖ Cyber Liability
- ❖ No annual/policy aggregates for Liability Insurance
- ❖ Deadly Weapon with \$1,000,000 limits for Crisis Management, Liability, Injury, and Property damage. Enhanced coverages include:
 - ❖ Property Damage limit increased to \$1,000,000 vs. \$250,000 sublimit
 - ❖ Add Medical Expenses - \$25,000 per person
 - ❖ Add Accidental Death & Dismemberment - \$50,000 per person
- ❖ The Dania Beach Pier has been both historically and currently insured for Property coverage in the amount of \$2,704,800 for the pier structure, bait shop and restaurant. The current Property coverage provides for insurance coverage for damage by fire, lightning, wind and more, but does NOT cover damage from boat collision or wave action. The wave action exclusion would apply to storm surge resulting from a hurricane event.

Ongoing support of Risk Management Services intended to control claim activity and transfer risk provided by the B&B /PGIT Team includes:

- ❖ Regular claims and risk review conferences involving City Risk Management personnel, claims' adjusters, insurance brokers, and attorneys
- ❖ Implement Quarterly Claims Reviews and Claims Advocacy
- ❖ Review of insurance policies and City training on Certificate of Insurance procedures
- ❖ Preferred Risk Management Resource (for HR/Cyber/ADA Compliance)
- ❖ Sr. Risk Control Consultant providing direct support for safety and loss control objectives - including formation and support of Safety Committee.
- ❖ TIPS matching safety incentive – up to \$5,000 per year
- ❖ Extensive catalog of online training courses free of charge – including Cyber and Employment Practices training.

The City's Safety Committee has utilized these and other resources to maintain a "best in class" status in risk management and safety objectives.

Budgetary Impact

The City's additional cost for FY 2022-23 vs 2021-22 is an added annual amount of \$189,299 or 16.10%, for total premium of \$1,365,303. This amount is within the planned, budgeted cost.

The premium requested reflects insurance market increases including increased premiums anticipated for the National Flood Insurance Program (NFIP).

Funding for the proposed insurance package will be appropriated in the 2022/2023 budget.

Recommendation

It is recommended that the City Commission approve this renewal package, as the City Administration concurs with PRIA's recommendation of acceptance of insurance coverage with total premium for all lines of coverage for FY 10/1/22 to 9/30/23 for \$1,365,303.

Attachment: Insurance Market Trends

Premium and Coverage Comparison

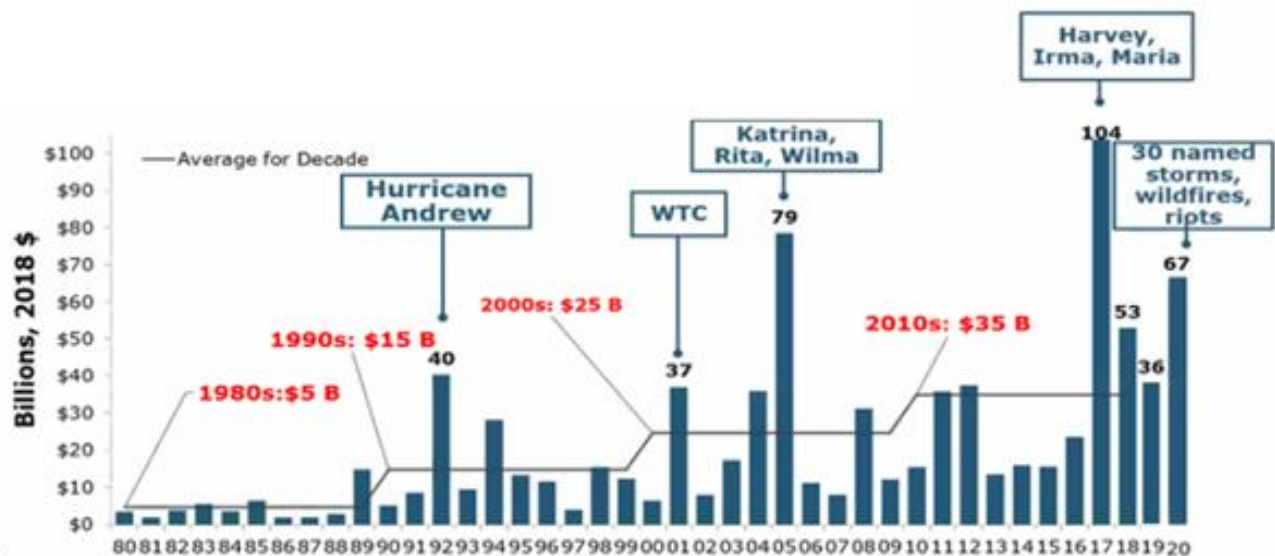
Insurance Market Trends

The insurance marketplace has experienced over **4 years** of overall rate increases providing hard market conditions, including rate increases and unfavorable changes in terms and conditions. With increased frequency and severity of insured losses over the past decade, insurance companies are not turning an underwriting profit on average. Therefore, rates are increased for profitability.

Property

Concerns of changes in risk exposure such as climate change, global economic impact, and inflation applicable to goods and services required to repair property assets are of top concern to the underwriting community. The overall trend is Catastrophic losses are increasing significantly by the decade.

U.S. INFLATION-ADJUSTED INSURED CAT LOSSES



Insurance Market Trends

Property (Cont'd)

A report issued by Business Insurance in 3/2022 said that natural catastrophe insured losses in 2021's third quarter were almost double those of the year-earlier period 2020, mainly from Hurricane Ida. Early reports suggest 2021 could be the second worst year for natural catastrophe losses in the U.S., after 2017, which was driven by Hurricanes Harvey, Irma and Maria.

Risk and Insurance Magazine issued 5/16/2022 documented the following underwriting concerns and statistics:

- America's infrastructure aging: investment in repairs and hardening is viewed favorably.
- Power grid failures are also a sign of vulnerable infrastructure (i.e. Winter Storm Uri caused blackouts in more than 75% of Texas)
- NOAA report: In 2021 there were 20 weather disaster events with losses over \$1B each. The average weather events over \$1B from 1980-2021 is 7.4 events per year.
- Flooding: 99% of US counties were impacted by a flooding event between 1996 and 2019.
- Inflation: Currently over 8%
- Valuation Accuracy: Estimated 75% of business properties in the US are underinsured, per Marshall & Swift/Boeckh.
- Water Damage is the 2nd largest non-Cat driving affecting the commercial property industry, per Liberty Mutual and ISO data.
- Civil Unrest
- Supply Chain Disruption

Social Inflation (Casualty)

Social Inflation is the increase in insurance losses caused by legislative, judicial, social and economic developments. In other words, Social Inflation is the current change in societal trends and views toward litigation. Hard to predict, social inflation makes underwriting and pricing liability and certain classes of Workers Compensation (such as FL Presumption exposure) insurance difficult.

Below are a few examples of historical social inflation impacts:

Tort reform rollbacks

In the 1980s, liability claims pushed the U.S. insurance industry to the [brink of collapse](#). Coverage costs rose dramatically across all sectors. Tort reforms were enacted across the country, and loss ratios generally declined.

Tort reform rollbacks are often cited as contributing to social inflation, but evidence of the connection is scant.

A notable exception involves statutory limits on non-economic damages, which have been effective in controlling rising liability claim costs. The supreme courts of eight states have overturned such limits enacted by their legislatures.

“Nuclear” verdicts

From 2014 to 2018, U.S. plaintiff awards have *almost doubled* in total dollar amounts, with a few *exceeding \$1 billion*. Plaintiff awards in the commercial trucking industry have increased dramatically in number and size.

The [American Transportation Research Institute](#) (ATRI), looked at trucking litigation data on 600 cases between in 2006 and 2019. In the first five years, it found 26 cases in which the awards exceeded \$1 million; in the last five years, there were nearly 300.

Lines most affected:

- Commercial auto liability
- Product liability
- Medical malpractice

Factors thought to contribute: -Sympathetic jurors, distrust of corporations;
-Plaintiffs’ attorney use of emotion-driven [“reptile brain”](#) tactics;
-Attorney advertising and public desensitization to large numbers, leading to a “jackpot mentality” among prospective plaintiffs.

Social Inflation (Cont'd)

Class actions and litigation funding

Class actions

A 2020 [survey](#) found *class action defense accounted for 11.6 percent of U.S. litigation spending*. A 2019 report by Milliman found a “staggering” rise in the size of *securities class action settlements*, to \$2.4 billion in 2018 from \$1.4 billion in 2017. Virtually all proposed mergers and acquisitions involving public companies now trigger lawsuits alleging false and deceptive disclosures to shareholders.

Litigation funding

Litigation funders assume all or part of litigation costs for an agreed-upon percentage of any settlement or judgment. This can allow plaintiffs to employ experts, investigators, and witnesses to develop effective strategies – options once only available to corporate defendants.

1,300+ COVID-19-related employment complaints filed in federal and state courts in 2020.

67 of those were class actions.

Source: [Jackson Lewis COVID-19 Employment LitWatch](#)

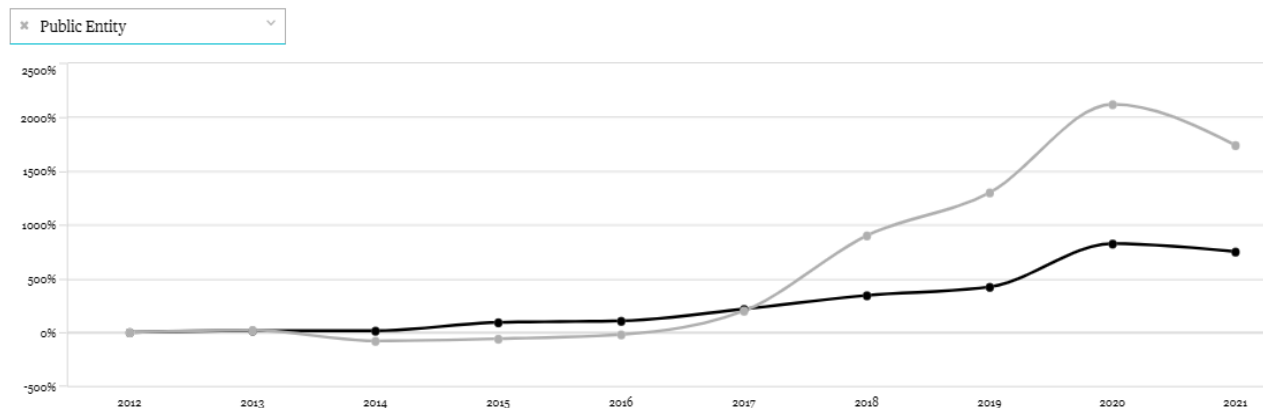
In response to ethics concerns the American Bar Association’s policymaking arm in 2020 approved [best practices](#) for firms participating in these deals.

Cyber Liability Market Trends

Below are benchmarking statistics for Public entity Number of Incidents from 2012 – 2022. The gray line represents Public Entities and the Black line all industries.

From this data, the number of Public Entity incidents as a whole are greater than other organizations.

Global Incident Growth Compared to 2012*
Global, Public Entity, All Revenue Sizes



Take Note

The cyber insurance market continues to present significant challenges for buyers.

PREMIUM AND COVERAGE COMPARISON

Covered Party:	City of Dania Beach
Effective Date:	10/1/2022
Version Date:	9/2/2022



LINE OF COVERAGE	2021/2022			2022/2023		
	LIMIT	DEDUCTIBLE	ANNUAL PREMIUM	LIMIT	Deductible	ANNUAL PREMIUM
PGIT PACKAGE POLICY (Property, Inland Marine, Crime, GL, Auto, POL)						
Property:						
Preferred Gov't Ins Trust						
Blanket Buildings & Contents	\$ 51,043,045	\$ 2,500	\$ 430,004	\$ 51,043,045	\$ 2,500	\$ 473,014
Equipment Breakdown	\$ 51,043,045	\$ 2,500		\$ 51,043,045	\$ 2,500	
Excess Flood	\$ 3,000,000	\$ 2,500		\$ 3,000,000	\$ 2,500	
Named Windstorm	\$ 51,043,045	5%/\$15,000 minimum		\$ 51,043,045	5%/\$15,000 minimum	
Inland Marine (Equipment):						
Communications Equipment	Included in Blanket	\$ 2,500	\$ 10,556	Included in Blanket	\$ 2,500	\$ 12,943
Mobile Equipment	\$ 1,173,962	\$ 2,500		\$ 1,173,962	\$ 2,500	
Electronic Data Processing	Included in Blanket	\$ 2,500		Included in Blanket	\$ 2,500	
Emergency Services Portable Equip	Included in Blanket	\$ 2,500		Included in Blanket	\$ 2,500	
Blanket Unscheduled Inland Marine	\$ 652,683	\$ 2,500		\$ 652,683	\$ 2,500	
		Sub-Total	\$ 440,560		Sub-Total	\$ 485,957
Crime:						
Preferred Gov't Ins Trust						
Employee Dishonesty	\$ 500,000	\$ 1,000	\$ 1,470	\$ 500,000	\$ 1,000	\$ 1,620
Theft, Disappearance & Destruction In/Out	\$ 500,000	\$ 1,000		\$ 500,000	\$ 1,000	
Computer Fraud including Funds Transfer	\$ 500,000	\$ 1,000		\$ 500,000	\$ 1,000	
Forgery/Alterations	\$ 500,000	\$ 1,000		\$ 500,000	\$ 1,000	
		Sub-Total	\$ 1,470		Sub-Total	\$ 1,620
General Liability:						
Preferred Gov't Ins Trust						
General Liability	\$ 1,000,000	\$ -	\$ 214,293	\$ 1,000,000	\$ -	\$ 274,237
Employee Benefits	\$ 1,000,000	\$ -	Included	\$ 1,000,000	\$ -	Included
Deadly Weapon	\$ 1,000,000	\$ -	Included	\$ 1,000,000	\$ -	Included
		Sub-Total	\$ 214,293		Sub-Total	\$ 274,237
Automobile:						
Preferred Gov't Ins Trust						
Auto Liability	\$ 1,000,000	\$ -	\$ 47,831	\$ 1,000,000	\$ -	\$ 56,907
Collision	AV over \$100,000	\$ 1,000	\$ 20,237	AV over \$100,000	\$ 1,000	\$ 26,361
Hired Physical Damage	\$ 35,000	\$ 1,000		\$ 35,000	\$ 1,000	
		Sub-Total	\$ 68,068		Sub-Total	\$ 83,268
Public Officials:						
Preferred Gov't Ins Trust						
Public Officials Liability	\$ 1,000,000	\$ 10,000	\$ 106,237	\$ 1,000,000	\$ 10,000	\$ 137,859
Employment Practices Liability	\$ 1,000,000	\$ 10,000	Included	\$ 1,000,000	\$ 10,000	Included
Cyber/Privacy Liability			Coverage Details Exempt from Public Record per HB7057			
		Sub-Total	\$ 112,087		Sub-Total	\$ 145,776

PREMIUM AND COVERAGE COMPARISON

Covered Party:	City of Dania Beach
Effective Date:	10/1/2022
Version Date:	9/2/2022



LINE OF COVERAGE	2021/2022			2022/2023		
	LIMIT	DEDUCTIBLE	ANNUAL PREMIUM	LIMIT	Deductible	ANNUAL PREMIUM
Workers' Compensation:						
Preferred Gov't Ins Trust						
Workers' Compensation	Statutory	\$ -	\$ 156,550	Statutory	\$ -	\$ 178,121
Employers Liability	\$1m/\$1m/\$1m	\$ -	Included	\$1m/\$1m/\$1m	\$ -	Included
		Sub-Total	\$ 156,550		Sub-Total	\$ 178,121
Premises & Tank Pollution Liability						
Indian Harbor						
Pollution	\$1,000,000/\$2,000,000	\$ 10,000	\$ 14,334	\$1,000,000/\$2,000,000	\$ 10,000	\$ 15,654
TRIA Terrorism			\$ 717			\$ 783
		Sub-Total	\$ 15,051		Sub-Total	\$ 16,437
Dock Property:						
Mitsui Sumitomo Ins. Co of America	Including Wave Wash and Boat Collision					
Marina Docks	\$ 2,750,000	\$27,500/\$275,000	\$ 98,936	\$ 2,750,000	\$27,500/\$275,000	\$ 103,740
Business Income	\$ 500,000		Included	\$ 500,000		Included
		Sub-Total (No TRIA , including BI)	\$ 98,936		Sub-Total (No TRIA , including BI)	\$ 103,740
Storage Tank:						
Commerce & Industry						
Storage Tank Liability	\$1,000,000/\$4,000,000	\$ 5,000	\$ 1,816	\$1,000,000/\$4,000,000	\$ 5,000	\$ 1,888
TRIA	Included		\$ 17	Included		\$ 17
		Sub-Total	\$ 1,833		Sub-Total	\$ 1,905
FP&L General Liability (pump station):						
Evanston Insurance Company						
Each Occurrence	\$ 3,000,000	\$ 1,000	\$ 4,300	\$ 3,000,000	\$ 1,000	\$ 4,550
General Aggregate	\$ 3,000,000			\$ 3,000,000		
		Policy Fee	\$ 75		Policy Fee	\$ 75
		Sub-Total	\$ 4,375		Sub-Total	\$ 4,625
BSO General Liability						
Kinsale Insurance Company	Policy term 11/8/2021-10/1/2022			Policy term 10/1/2022-10/1/2023		
Each Occurrence	\$ 1,000,000	\$ 1,000	\$ 1,100	\$ 1,000,000	\$ 1,000	\$ 1,360
General Aggregate	\$ 2,000,000			\$ 2,000,000		
		Policy Fees	\$ 300		Policy Fees	\$ 200
		Sub-Total	\$ 1,400		Sub-Total	\$ 1,560
TOTAL PREMIUMS EFFECTIVE 10/1			\$ 1,114,623			\$ 1,297,246
				10/1 Premium Change	16.38%	\$ 182,623
Other Policies (not 10/1 effective dates)						
NFIP Flood (8/21, 9/26, 10/3, 10/4, 11/13)	Current Premiums @ 8/23/22			Estimated 22-23 renewals - 10% increase		
CRA - Arts & Seafood Special Event	Effective 4/2/2022 - 4/4/2022			Estimate for Festival in April 2023		
Work Boat - Hull Coverage (Century Surety)	Effective 3/18/2022 - 3/18/2023			Estimated 23-24 renewal - 10% increase		
Sports Insurance - Adult Kickball	Effective 7/2/2022 - 7/2/2023			Estimated 23-24 renewal - 10% increase		
Sports Insurance - Youth Football/Cheer	Effective 7/9/2022 - 7/9/2023			Estimated 23-24 renewal - 10% increase		
Sports Insurance - Basketball	Effective 2/12/2022 - 2/12/2023			Estimated 23-24 renewal - 10% increase		
Sports Insurance - Tball	Effective 5/2/2022 - 5/2/2023			Estimated 23-24 renewal - 10% increase		
TOTAL ALL PREMIUMS			\$ 1,176,004			\$ 1,365,303
				All Premium Change	16.10%	\$ 189,299

RESOLUTION NO. 2022-152

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RENEWAL OF THE COMPREHENSIVE PROPERTY & CASUALTY INSURANCE PROGRAM FOR THE CITY THROUGH RISK MANAGEMENT ASSOCIATES, INC., A WHOLLY OWNED SUBSIDIARY OF BROWN & BROWN, INC., WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, WHICH INSURANCE PACKAGE SHALL INCLUDE COVERAGE FOR PROPERTY, CRIME, GENERAL LIABILITY (INCLUDING EMPLOYEE BENEFITS LIABILITY AND DEADLY WEAPON), AUTOMOBILE LIABILITY AND PHYSICAL DAMAGE, PUBLIC OFFICIALS LIABILITY, (INCLUDING EMPLOYMENT PRACTICES AND CYBER/PRIVACY LIABILITY), WORKERS' COMPENSATION, POLLUTION, MARINA DOCKS PROPERTY INSURANCE, STORAGE TANK, FPL GENERAL LIABILITY, POLICE SUBSTATION CONTRACT LIABILITY, ARTS & SEAFOOD EVENT, NATIONAL FLOOD INSURANCE PROGRAM ("NFIP"), PUBLIC SERVICES WORK BOAT (HULL) INSURANCE, SPORTS TEAMS INSURANCE, FOR A COMBINED ANNUAL PREMIUM AMOUNT OF ONE MILLION, THREE HUNDRED SIXTY FIVE THOUSAND, THREE HUNDRED THREE DOLLARS (\$1,365,303.00) FOR COVERAGE BEGINNING OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach (the "City") currently obtains its Comprehensive Property & Casualty coverage through Risk Management Associates, Inc., a wholly owned subsidiary of Brown & Brown, Inc. ("B&B"); and

WHEREAS, upon City Commission approval on September 27, 2022, B&B will renew the City's existing Package and Workers' Compensation insurance for *Preferred* Governmental Insurance Trust and other Companies; and

WHEREAS, the *Preferred* governmental comprehensive policy offered by B&B is advantageous to the City as it relates to the amount of coverage, the rate of insurance, and to ensure the budget stability for the City; and

WHEREAS, B&B continues to be responsive and provide guidance to the City relating to loss control, claims handling, risk management and liability concerns on major contractual agreements, special events programming, construction projects, appropriate vendor insurance requirements, and bid specifications; and

WHEREAS, the City Commission waives competitive bidding and further authorizes renewals with B&B, and all associated insurers for Fiscal Year 2022 – 2023; and

WHEREAS, the City Commission further authorizes the City Manager to make adjustments to the premiums as necessary due to required changes in coverage resulting from additions or deletions of equipment, results of the annual Workers' Compensation audit, or other insurance requirements necessary to protect the City and its assets; and

WHEREAS, upon City Commission approval on September 27, 2022, the City will obtain insurance coverages as described in this Resolution from B&B, which approval of coverage will also authorize premium adjustments to be made by the City Manager, as may be necessary to properly protect the City and its assets;

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 approves the renewal of the City's Comprehensive Property & Casualty coverage through Risk Management Associates, Inc., a wholly owned subsidiary of Brown & Brown, Inc. ("B&B"), which coverage includes General Liability, Property, Crime, Automobile Liability and Physical Damage, Workers' Compensation, Public Officials' Liability, Employment Practices Liability, Cyber/Privacy Liability, Employee Benefits Liability, FPL Contract Liability, Police Substation Contract Liability, Storage Tank & Premises Pollution, National Flood Insurance Program (NFIP), Marina Dock Property, Sports Teams, Arts & Seafood Event, and Public Services Work Boat Hull insurance for the 2022/2023 fiscal year for a combined annual premium amount of one million, three hundred sixty-five thousand, three hundred three dollars (\$1,365,303.00) for coverage beginning October 1, 2022 through September 30, 2023.

Section 3. That the cost of the Comprehensive Property & Casualty Insurance coverage, which anticipates an annual adjustment needed for coverage due to changes in City's risk exposures such as audited payrolls, vehicles, equipment, and real property inventory, is planned, appropriated and has been made available through appropriate allocations to various City Funds in the proposed Fiscal Year 2022-2023 budget.

Section 4. That the cost for coverage shall exceed the \$25,000 annual authorization provided under the Charter to the City Manager, and the City Commission waives the competitive procurement requirements relating to the renewal of its Comprehensive Property & Casualty coverage through B&B.

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

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT AN AGREEMENT FOR THE CITY'S MEDICARE SUPPLEMENTAL INSURANCE COVERAGE PROCURED BY THE GEHRING GROUP, AS BROKER OF RECORD FOR THE CITY OF DANIA BEACH, WITH UNITED HEALTHCARE, FOR INSURANCE COVERAGE BEGINNING JANUARY 1, 2023 THROUGH DECEMBER 31, 2023, FOR MEDICARE ELIGIBLE RETIRED EMPLOYEES AND THEIR MEDICARE ELIGIBLE DEPENDENTS THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00)

Purchasing Requests ONLY

Dept:

Acct #:

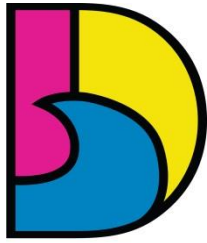
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

2022-08-30 - Dania Beach - Medicare Advantage Memo, R-2022- Medicare Supplemental Insurance Coverage Agreement for 2023 with United Healthcare



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
HUMAN RESOURCES DEPARTMENT
MEMORANDUM**

DATE: September 27, 2022

TO: Honorable Mayor, Vice-Mayor and Commissioners

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

VIA: Linda Gonzalez, SPHR, SHRM-SCP, Chief Human Resources Officer (CHRO)

RE: 2023 Medicare Supplemental Insurance Coverage Renewal

The Request

Approval of the renewal proposal of group Medicare Advantage Insurance through United Healthcare for retirees and their dependents age 65 and older for plan year 2023 as recommended by the Gehring Group, the City's insurance broker.

Background

The City Administration ensures that we offer the best available insurance benefits for our employees and retirees and consistently reviews our insurance options with our Broker. The City of Dania Beach offers two health insurance plans for active employees and retirees:

1. United Healthcare (UHC) for active employees, retirees, and their dependents under the age of 65 and not otherwise eligible for Medicare;
2. United Healthcare (UHC) Medicare Advantage PPO, as supplemental Medicare insurance coverage for seventy-nine (79) Medicare eligible retirees and their Medicare eligible dependents through UH for retirees and dependents age 65 and older.

While the UHC plan has already been renewed for plan year 2022/2023, as it runs on a Fiscal Year calendar, the UHC Medicare Advantage PPO plan was due for renewal for the calendar plan year 2023 as it runs concurrently with Medicare.

Only Medicare eligible individuals are allowed to enroll in Medicare Plans. If a spouse and/or dependent is under age 65, he/she will continue to be covered through his/her employer-sponsored coverage or the City's group health plan with the Florida League of Cities (FMIT).

UHC initially released its Medicare Advantage PPO renewal offer at a 2.5% increase over the current premium value. Gehring Group was able to negotiate the renewal down to 1.9% over

current, or approximately \$4,780 more in annual premium for a total billed premium value of \$256,225 based on current enrollment of 79 Medicare eligible retirees and their dependents.

The Medicare pool, as well as most commercial medical pools, is still subject to the lingering effects of Covid-19, including testing, treatment, and vaccinations, as well as other market effects that contributed to the increase. Of note, there are in play several efforts at Medicaid eligibility redetermination that would impact the Medicare pool in absorbing additional risk from these markets. There is also Federal legislation that will begin to take effect addressing Medicare Part D cost containment, including forthcoming direct to manufacturer price negotiation and out-of-pocket cost sharing reduction. Even with all of the circumstances affecting this market, the plan's overall premium is still about \$90,000 less than the levels it was at prior to the switch to UHC in January of 2022.

The City subsidizes 2/3 of the cost of the Medicare Advantage insurance and accepting the negotiated renewal proposal from United Healthcare would represent a budget increase of \$3,185. The other 1/3 of the plan cost is paid by the retirees, resulting in a \$1,593 increase (less than \$2/month per Medicare Advantage enrollee). This renewal allows retirees to stay on the UHC plan, which is a main factor of consideration with the retirees we serve.

Budgetary Impact

The total cost to the City for the proposed United Healthcare Medicare Advantage PPO plan is \$170,817 (2/3 of total \$256,225 cost) and represents an overall increase of approximately \$3,185 (2/3 of total \$4,778 increase).

Funding for the renewal is appropriated in the 2022/2023 budget and shall be charged to the City General Fund account #001-18-00-519-45-41.

Recommendation

Approve the proposal of the United Healthcare Medicare Advantage PPO insurance plan for supplemental Medicare insurance coverage for Medicare eligible retirees and their Medicare eligible dependents for plan year 2023.

RESOLUTION NO. 2022-153

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT AN AGREEMENT FOR THE CITY'S MEDICARE SUPPLEMENTAL INSURANCE COVERAGE PROCURED BY THE GEHRING GROUP, AS BROKER OF RECORD FOR THE CITY OF DANIA BEACH, WITH UNITED HEALTHCARE, FOR INSURANCE COVERAGE BEGINNING JANUARY 1, 2023 THROUGH DECEMBER 31, 2023, FOR MEDICARE ELIGIBLE RETIRED EMPLOYEES AND THEIR MEDICARE ELIGIBLE DEPENDENTS THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach obtained the services of the Gehring Group as a Broker of Record to secure coverage for the City's Medicare Supplemental Insurance plan for Medicare eligible retired employees and their Medicare eligible dependents for the 2023 plan year; and

WHEREAS, the Gehring Group secured Medicare Advantage PPO coverage for the City through United Healthcare for the plan year 2023; and

WHEREAS, the coverage from United Healthcare offers rates for Medicare Supplemental Insurance coverage for all Medicare eligible retirees, regardless of residence, including prescription rates; and

WHEREAS, based on current Medicare eligible retiree census data, the City's Medicare Advantage PPO plan premium cost will be increased by an estimated One Point Nine Percent (1.9%), resulting in an estimated Three Thousand One Hundred Eighty-Five dollar (\$3,185.00) increase to the City and an estimated One Thousand Five Hundred Ninety-Three dollar (\$1,593.00) increase in cost to Medicare eligible retirees; and

WHEREAS, the City Administration recommends that the City Commission approve the United Healthcare Medicare Advantage PPO Medicare Supplemental Insurance plan;

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

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

Section 2. That the proper City officials are authorized to execute appropriate documents to accept the renewal proposal of the United Healthcare Medicare Advantage PPO plan on behalf of the City of Dania Beach to provide Medicare Supplemental Medical and Prescription Insurance coverage to Medicare eligible retirees at the following not to exceed monthly rates:

Total Premium

	Current	2023 Renewal
Total Monthly Premium/Retiree	\$265.24	\$270.28
City Portion Premium/Retiree	\$176.83	\$180.19
Retiree Portion Premium/Retiree	\$88.41	\$90.09

Section 3. That funding for the cost of the City's health claims program administration for Medicare Supplemental Insurance coverage is planned and shall be charged to the City General Fund account #001-18-00-519-45-41.

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 on January 1, 2023.

PASSED AND ADOPTED on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF DANIA BEACH, FLORIDA, AND THE BROWARD COUNTY SHERIFF'S OFFICE FOR POLICE SERVICES DATED OCTOBER 1, 2020; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT FOR SUCH SERVICES

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Memorandum, Resolution and Exhibit "A" - First Amendment to Agreement



**CITY OF DANIA BEACH
DEPARTMENT OF FINANCE
MEMORANDUM**

DATE: September 27, 2022

TO: Honorable Mayor and Commissioners

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

VIA: Frank DiPaolo, Chief Financial Officer *Frank DiPaolo* 2022.09.21 14:14:45 -04'00'

SUBJECT: Resolution authorizing the First Amendment to the Agreement between the City of Dania Beach and the Broward County Sheriff's Office for the addition of eight (8) Deputy Sheriff positions

REQUEST

The Finance Department requests approval of a Resolution authorizing the First Amendment to the Agreement between the City of Dania Beach and the Broward County Sheriff's Office for the addition of eight (8) Deputy Sheriff positions.

BACKGROUND

The current agreement between the City and Broward Sheriff's Office (BSO) for Police Services was executed on October 1, 2020 and is effective through September 30, 2025. The FY2022/23 City Manager Recommended Budget provides for the addition of eight (8) new Deputy Sheriff positions with four (4) starting October 1, 2022 and four (4) starting April 1, 2023.

The City Administration believes that the addition of these positions is necessary and in the best interest of the City and therefore, recommends approval of the First Amendment to the Agreement for the addition of eight (8) Deputy Sheriff positions.

ATTACHMENTS

Resolution
Exhibit "A" – First Amendment to the Agreement

BUDGETARY IMPACT

The cost for the additional positions has been appropriated in the Fiscal Year 2022-23 budget to account # 001-21-01-521-31-10 in the amount of One Million One Hundred Fourteen Thousand Eight Hundred Twenty Dollars (\$1,114,820.00).



RECOMMENDATION

Approve the Resolution authorizing the First Amendment to the Agreement between the City of Dania Beach and the Broward County Sheriff's Office for the addition of eight (8) Deputy Sheriff positions.

RESOLUTION NO. 2022-154

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF DANIA BEACH, FLORIDA, AND THE BROWARD COUNTY SHERIFF'S OFFICE FOR POLICE SERVICES DATED OCTOBER 1, 2020; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT FOR SUCH SERVICES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City and Broward Sheriff's Office (BSO) executed an Agreement for five (5) years, beginning October 1, 2020 through September 30, 2025; and

WHEREAS, the City and BSO desire to adjust the staffing structure by adding eight Deputy Sheriff positions, with four (4) starting on October 1, 2022 and four (4) starting on April 1, 2023 at a cost of One Million One Hundred Fourteen Thousand Eight Hundred Twenty Dollars (\$1,114,820.00) in FY2022-23;

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, made a part of and incorporated into this Resolution by this reference.

Section 2. That the proper City officials are authorized to execute the First Amendment to the Agreement between the City of Dania Beach, Florida, and BSO for Police Services, which Amendment will adjust the staffing structure and is deemed necessary and in the best interests of the City. A copy of the Amendment is attached as Exhibit "A" and made a part of and incorporated into this Resolution by this reference.

Section 3. That the City Manager and City Attorney are authorized to make minor revisions to the First Amendment to the Agreement.

Section 4. That the cost for the additional positions has been appropriated in the Fiscal Year 2022-23 budget to Account No. 001-21-01-521-31-10 in the amount of One Million One Hundred Fourteen Thousand Eight Hundred Twenty Dollars (\$1,114,820.00).

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 immediately upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

FIRST AMENDMENT

TO

AGREEMENT

FOR

POLICE SERVICES

This First Amendment is entered into this ____ day of _____, 2022 by and between the Gregory Tony, as Sheriff of Broward County (hereinafter referred to as “BSO”) and the City of Dania Beach (hereinafter referred to as the “CITY”).

WHEREAS, on or about October 1, 2020, BSO and the CITY entered into an Agreement for Police Services; and

WHEREAS, CITY and BSO are now desirous of adjusting the staffing structure by adding eight deputy sheriff positions, and

NOW, THEREFORE, in consideration of the mutual terms and conditions contained herein, the parties agree as follows:

1. The foregoing recitations are true and correct and are incorporated by reference.
2. The staffing structure in the City is amended to add four (4) Deputy Sheriff positions effective October 1, 2022, and four (4) Deputy Sheriff positions effective April 1, 2023, as reflected on the Revised Exhibit A, attached hereto and incorporated within. The annual consideration will be increased to reflect the new positions, including salary, benefits, vehicles and equipment. The annual cost for the new positions will be prorated and be effective when the positions are filled.
3. Except as modified herein, all remaining items and conditions of the Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, each of the parties hereto executes this First Amendment through its duly authorized representatives as set forth below.

GREGORY TONY. AS SHERIFF OF BROWARD COUNTY

GREGORY TONY,
SHERIFF

Date: _____

Approved as to form and legal sufficiency subject to the execution by the parties:

By: _____ Date: _____
TERRENCE O. LYNCH
GENERAL COUNSEL

CITY OF DANIA BEACH

ATTEST:

By: _____ By: _____
THOMAS SCHNEIDER, CMC TAMARA JAMES
CITY CLERK MAYOR

By: _____
ANA M. GARCIA, ICMA-CM
CITY MANAGER

APPROVED AS TO FORM:

EVE A. BOUTSIS, CITY ATTORNEY

EXHIBIT A TO THE FIRST AMENDMENT

SPECIAL TERMS AND CONDITIONS

The following Special Terms and Conditions have been agreed upon by and between the CITY and BSO:

CITY:	City of Dania Beach
EFFECTIVE DATE OF AGREEMENT:	October 1, 2020
EFFECTIVE DATE OF FIRST AMENDMENT	October 1, 2022
FIRST YEAR:	October 1, 2020 – September 30, 2021
TERM:	October 1, 2020 – September 30, 2025
RENEWAL OPTION:	Renewable for one five year term subject to agreement of the parties.
CITY BOUNDARIES:	As set by City Ordinance
STAFFING STRUCTURE:	1 District Chief 2 Lieutenants 8 Sergeants 71 Deputy Sheriffs (4 added 10/01/22 and 4 added 4/1/23) 1 School Resource Deputy 5 Community Service Aides

	1 Clerical Personnel 1 Secretary — 90
CONSIDERATION:	\$1,114,820.00
POLICE HEADQUARTERS ADDRESS:	100 W. Dania Beach Boulevard, Dania Beach, FL 33004
FACILITIES ADDRESSES:	100 W. Dania Beach Boulevard, Dania Beach, FL 33004
NOTICE CITY ADDRESS:	100 W. Dania Beach Boulevard, Dania Beach, FL 33004

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Bids and Proposals

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE AWARD OF INVITATION TO BID ("ITB") NO. 22-027, ENTITLED, "FRANK C. "TOOTIE" ADLER PARK IMPROVEMENTS" TO CONENGINEERS BUILDERS, LLC, IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED THIRTY-SEVEN THOUSAND NINETY DOLLARS AND THIRTY-FOUR CENTS (\$837,090.34) PLUS FIFTY THOUSAND DOLLARS (\$50,000.00) IN CONTINGENCY FUNDS

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

Memo to Commission - R-2022-Conengineers Builders LLC Bid Award for Construction Services of Frank C. Tootie Adler Park (ITB 22-027), R-2022- Conengineers Builders, LLC Bid Award for Frank C. 'Tootie' Adler Park Improvements (ITB 22-027), ITB No 22-027_Recomendation Letter



CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: September 27, 2022

TO: Honorable Mayor and Commissioners

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

FROM: Eric Brown, Director of Parks & Recreation
Cassi Waren, CPRP, Assistant Director of Parks & Recreation 

RE: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID ("ITB") NO. 22-027, ENTITLED, "FRANK C. "TOOTIE" ADLER PARK IMPROVEMENTS" TO CONENGINEERS BUILDERS, LLC, IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED THIRTY-SEVEN THOUSAND NINETY DOLLARS AND THIRTY-FOUR CENTS (\$837,090.34) PLUS FIFTY THOUSAND DOLLARS (\$50,000.00) IN CONTINGENCY FUNDS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Request

The Parks and Recreation Department is requesting the adoption of a resolution of the City Commission of the City of Dania Beach, Florida, authorizing the award of invitation to bid ("ITB") No. 22-027, entitled, "Frank C. "Tootie" Adler Park Improvements" to Conengineers Builders, LLC, in an amount not to exceed Eight Hundred Thirty-Seven Thousand Ninety Dollars and Thirty-Four Cents (\$837,090.34) plus Fifty Thousand Dollars (\$50,000.00) in contingency funds.

Background

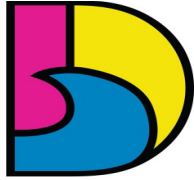
The City of Dania Beach was awarded \$200,000 in grant funding through the Florida Recreation Development Assistance Program (FRDAP) with a \$200,000 match in September 2020 for Frank C. "Tootie" Adler Park improvements.

On Tuesday, February 22, 2022, the City Commission of the City of Dania Beach approved Resolution 2022-029, entering into an agreement with Kimley-Horn and Associates Inc. for the Design Services related to the Frank C. "Tootie" Adler Park Improvements and authorized the Department so solicit through formal bidding the construction services for the park improvements.

On August 31, 2022 the City received five (5) responses to ITB No. 2022-027 as outlined below:

- | | |
|---|----------------|
| 1. Conengineers Builders LLC | \$837,090.34 |
| 2. West Construction, Inc & West Architecture + Design, LLC | \$1,056,463.00 |

\continued...



DANIA BEACH
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3. Waypoint Contracting Inc.	\$1,105,895.00
4. M&J General Contractors	\$1,172,197.12
5. Hartec Group Inc	\$1,599,000.00

The Bid Committee along with the review of the consultant design team, Kimley-Horn and Associates Inc. recommend the selection of Conengineers Builders LLC as the lowest and most qualified bidder.

Budgetary Impact

That funding for the project is currently appropriated in the FY2021-22 budget in the amount of Four Hundred Fifty-Three Thousand Five Hundred Fifty Dollars (\$453,550.00) and additional funding in the amount of Four Hundred Thirty-Three Thousand Five Hundred Forty-One Dollars (\$433,541.00) will be appropriated from the General Fund Unassigned Fund Balance account # 001-271-00-00 to the Grants Fund project account # 103-72-02-572-63-10.

Recommendation

The Parks and Recreation Department is requesting the adoption of a resolution of the City Commission of the City of Dania Beach, Florida, authorizing the award of invitation to bid ("ITB") No. 22-027, entitled, "Frank C. "Tootie" Adler Park Improvements" to Conengineers Builders, LLC, in an amount not to exceed Eight Hundred Thirty-Seven Thousand Ninety Dollars and Thirty-Four Cents (\$837,090.34) plus Fifty Thousand Dollars (\$50,000.00) in contingency funds.

RESOLUTION NO. 2022-155

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID (“ITB”) NO. 22-027, ENTITLED, “FRANK C. “TOOTIE” ADLER PARK IMPROVEMENTS” TO CONENGINEERS BUILDERS, LLC, IN AN AMOUNT NOT TO EXCEED EIGHT HUNDRED THIRTY-SEVEN THOUSAND NINETY DOLLARS AND THIRTY-FOUR CENTS (\$837,090.34) PLUS FIFTY THOUSAND DOLLARS (\$50,000.00) IN CONTINGENCY FUNDS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach was awarded \$200,000 in grant funding through the Florida Recreation Development Assistance Program (FRDAP) with a \$200,000 match in September 2020 for the Frank C. “Tootie” Adler Park Improvements; and

WHEREAS, on February 22, 2022, the City Commission of the City of Dania Beach approved Resolution 2022-029, entering into an agreement with Kimley-Horn and Associates Inc. for the Design Services related to the Frank C. “Tootie” Adler Park Improvements and authorized the Parks and Recreation Department to solicit through formal bidding the construction services for the park improvements; and

WHEREAS, on August 31, 2022, the City received five (5) responses to ITB No. 2022-027, shown below:

- | | |
|---|---------------------|
| 1. Conengineers Builders, LLC | \$837,090.34 |
| 2. West Construction, Inc
& West Architecture& Design, LLC | \$1,056,463.00 |
| 3. Waypoint Contracting, Inc. | \$1,105,895.00 |
| 4. M&J General Contractors | \$1,172,197.12 |
| 5. Hartec Group, Inc. | \$1,599,000.00; and |

WHEREAS, the Bid Committee’s assessment of the bid packages provided by the respondents, as well as the review by the consultant design services team resulted in the selection of Conengineers Builders, LLC, as the lowest and most qualified;

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

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

Section 2. That the City Commission authorizes the proper City officials to execute a contract with Conengineers Builders, LLC for the Construction Services for the Frank C. “Tootie” Adler Park Improvements in an amount not to exceed Eight Hundred Thirty-Seven Thousand Ninety Dollars and Thirty-Four Cents (\$837,090.34) plus Fifty Thousand Dollars (\$50,000.00) in contingency funds.

Section 3. That funding for the project is currently appropriated in the FY2021-22 budget in the amount of Four Hundred Fifty-Three Thousand Five Hundred Fifty Dollars (\$453,550.00) and additional funding in the amount of Four Hundred Thirty-Three Thousand Five Hundred Forty-One Dollars (\$433,541.00) will be appropriated from the General Fund Unassigned Fund Balance account # 001-271-00-00 to the Grants Fund project account # 103-72-02-572-63-10.

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 become effective upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTIS
CITY ATTORNEY



September 8, 2022

Sasha Ramos
Procurement Administrator
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004

**Re: City of Dania Beach
Frank C. 'Tootie' Adler Park Improvements
ITB No. 22-027
Bid Recommendation
044719011**

Dear Ms. Ramos:

The City of Dania Beach (City) advertised the Frank C. 'Tootie' Adler Park Improvements on Monday, August 1, 2022. A mandatory pre-bid meeting was held on Wednesday, August 10, 2022 to discuss the project with potential bidders and on Wednesday, August 31, 2022 bids were publicly opened and read. The project primarily includes furnishing all labor, equipment and materials to install one (1) pre-engineered unisex restroom building, playground, sitting areas, exercise stations, pedestrian connectivity throughout the park, small pavilions with picnic tables, perimeter fencing around the playground, and minor landscaping improvements at the intersection of Cambridge Street and N. Beach Road located in the City of Dania Beach. The following is a bid tabulation summarizing the Total Bid Amounts for the five (5) bidding contractors.

1. Conengineers Builders LLC	\$837,090.34
2. Hartec Group Inc.	\$1,599,000.00
3. M&J General Contractors	\$1,172,197.12
4. Waypoint Contracting Inc.	\$1,105,895.00
5. West Construction, Inc. & West Architecture + Design, LLC	\$1,056,463.00

A full bid tabulation based on the project bid form is also attached for reference.

Kimley-Horn has been asked to review the bids and provide a recommendation of award. Based on the results of the bid, the apparent low bidder is Conengineers Builders LLC with a Total Bid Amount of \$837,090.34. Conengineers Builders LLC provided the necessary contract forms as part of their bid confirming a Florida Certified General Contractor (GC) license, bid bond, similar experience, references, and receipt of addendums. Kimley-Horn called the references provided by the Contractor. The references were from clients who would continue to utilize the services of Conengineers Builders LLC and were satisfied with the work of the Contractor. As a result, the recommendation is to award this contract to Conengineers Builders LLC as the lowest, responsive bid.

The schedule of this contract is an important element of the project. Therefore, there is a liquidated damages section of the contract that can be enforced if the Contractor's actual construction activities



extend beyond the proposed schedule. The Contractor shall achieve Substantial Completion not later than one hundred twenty (120) calendar days and Final Completion of the entire Work not later than one hundred fifty (150) calendar days, each commencing with the date set forth in the Notice to Proceed as issued by the City. The liquidated damages are set at \$1,665 per day.

I would like to thank the City of Dania Beach for their assistance in bidding this project, and we look forward to proceeding into the construction phase.

If you have any questions or need any additional information, please contact me at 954-535-5100.

Sincerely,

KIMLEY-HORN & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "M. Maring", with a stylized flourish at the end.

Marissa Maring, P.E.
Project Manager

Copy To: File

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE AMENDING THE CITY CODE OF ORDINANCES RELATING TO THE POLICE AND FIREFIGHTERS RETIREMENT SYSTEM; AMENDING CHAPTER 18, ENTITLED "PENSION AND RETIREMENT", AT ARTICLE IV, ENTITLED "POLICE AND FIREMEN", AT SECTION 18-42, ENTITLED "BENEFIT AMOUNTS AND ELIGIBILITY", TO PROVIDE FOR AN ADDITIONAL POLICE AND FIREFIGHTERS RETIREMENT BENEFIT

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memorandum, O-2022-027 Amending Ch. 18, Sec. 18-42 Benefit Amounts and Eligibility (Additional Police and Firefighters Retirement Benefit)



**CITY OF DANIA BEACH
DEPARTMENT OF FINANCE
MEMORANDUM**

DATE: September 14, 2022

TO: Honorable Mayor and Commissioners

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

VIA: Frank DiPaolo, Chief Financial Officer  Frank DiPaolo
2022.09.06 16:20:53
-04'00'

SUBJECT: An Ordinance amending the City Code of Ordinances relating to the Police and Firefighters Retirement System

REQUEST

The Finance Department requests approval of an Ordinance amending the City Code of Ordinances relating to the Police and Firefighters Retirement System.

BACKGROUND

The Police and Firefighter Pension (PFP) is closed pension plan with a number of active participants and retirees receiving benefits. The plan has been closed for new members since the City's fire rescue and EMS merged with Broward Sheriff's Office (BSO) around 2011.

Based on the preliminary actuarial valuation performed by Gabriel, Roeder, Smith & Company (GRS), which utilized the same assumptions as used in prior valuations, the plan has a funded ratio of 104.6%. This is due to a combination of factors, including strong return on plan assets and a five-year amortization of the unfunded liability which ended last fiscal year. Although this is a great accomplishment for the pension and the City, it may cause the plan to forfeit future State of Florida Chapter 175/185 Premium Tax funding and annual contributions from BSO.

Therefore, the Pension Board requested that the actuary prepare an analysis of potential changes to the actuarial assumptions used in preparing the valuation and additional pension benefits that would bring the funded ratio below 100%.

The actuary conducted the analysis using the following changes in assumptions and benefits:

- ***Reduce the assumed annual investment return rate from 6.25% to 5.75%:*** lowering the annual investment return rate is critical, since it is generally understood that 6.25% is higher than actual historical returns it should be reduced over time.
- ***Fresh start the actuarial value of assets (actuarial value set equal to market value) effective as of October 1, 2021:*** this means the valuation calculations use the full market value of assets and that both future gains and losses will not be recognized in a single year but spread out over

time, providing stability to the value of assets ensuring there are not large swings in gains or losses seen in the valuation.

- ***Adding a \$416.67 monthly (\$5,000 per year) supplemental benefit effective October 1, 2022, payable for the lifetime of any retirees, surviving joint pensioners, or DROP participants who are then receiving benefits:*** this was requested by the Pension Board due to the current inflationary environment and because retirees have not received a cost-of-living adjustment to their monthly benefit in twenty years.

The actuarial effect of these changes is a reduction in the funded ratio from 104.6% to 99.6%. The Finance Department and City Manager have discussed the proposed changes with the Pension Board, Pension Administrator, and Actuary and support this change in assumptions and additional benefit.

The additional benefit requires that the pension plan be amended via City Ordinance.

ATTACHMENTS

Ordinance

Actuarial Impact Statement prepared by Gabriel, Roeder, Smith & Company

BUDGETARY IMPACT

The proposed changes reduce the City's contribution for FY2022-23 from \$246,544 to \$111,358, a savings of \$135,186.

RECOMMENDATION

Approve the Ordinance amending the City Code of Ordinances relating to the Police and Firefighters Retirement System.

ORDINANCE NO. 2022-027

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES RELATING TO THE POLICE AND FIREFIGHTERS RETIREMENT SYSTEM; AMENDING CHAPTER 18, ENTITLED “PENSION AND RETIREMENT”, AT ARTICLE IV, ENTITLED “POLICE AND FIREMEN”, AT SECTION 18-42, ENTITLED “BENEFIT AMOUNTS AND ELIGIBILITY”, TO PROVIDE FOR AN ADDITIONAL POLICE AND FIREFIGHTERS RETIREMENT BENEFIT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach (the “City”) has established the City of Dania Beach Police and Firefighters’ Retirement System (the “System”) in accordance with Chapters 175 and 185, Florida Statutes; and

WHEREAS, the trustees of the City of Dania Beach Police & Firefighters’ Retirement System have requested and approved the proposed amendment as being in the best interests of the participants and beneficiaries and also consider that the amendment improves the administration of the plan; and

WHEREAS, the City Commission has received, reviewed and considered an actuarial impact statement describing the actual impact of the proposed amendments provided for within this Ordinance;

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

Section 1. That the above “WHEREAS” clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Ordinance by this reference.

Section 2. That Chapter 18, entitled “Pension And Retirement”, at Article IV, entitled “Police And Firemen”, at Section 18-42, “Benefit amounts and eligibility,” is amended as follows:

CHAPTER 18

PENSION AND RETIREMENT

ARTICLE IV. POLICE AND ~~FIREMEN~~ FIREFIGHTERS

* * *

Sec. 18-42. Benefit amounts and eligibility.

* * *

Proposed additions to existing City Code text are indicated by underline; proposed deletions from existing City Code text are indicated by ~~strikethrough~~.

(13) Additional Retirement Benefit.

- (a) Effective October 1, 2022, all police and firefighter retirees and police and firefighters and DROP participants who are then receiving benefits or DROP account credits shall receive an additional monthly benefit of four-hundred sixteen dollars and sixty-seven cents (\$416.67) payable for his or her lifetime.
- (b) Effective October 1, 2022, all police and firefighter employees who retire on or after October 1, 2022, shall receive an additional monthly benefit of four-hundred sixteen dollars and sixty-seven cents (\$416.67) payable for his or her lifetime, only. Police and firefighter survivors are not entitled to this additional benefit.

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

Section 4. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 5. That this ordinance shall be effective on adoption; however, the provisions of this ordinance that are specified to take effect as of a date certain shall take effect as of the date specified within this Ordinance.

PASSED on first reading on September 14, 2022.

PASSED AND ADOPTED on second reading on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE AMENDING CHAPTER 2, ENTITLED “ADMINISTRATION,” TO AMEND SECTION 2-10, ENTITLED “MONETARY THRESHOLDS FOR CERTAIN PURCHASES AND PAYMENT DISBURSEMENT AUTHORIZATIONS” TO INCREASE THE MONETARY THRESHOLD FROM TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) TO FIFTY THOUSAND DOLLARS (\$50,000.00); ALSO, AMENDING SECTION 2-17, ENTITLED “ADVANCE CITY COMMISSION APPROVAL OF CAPITAL PROJECTS AND PURCHASES INVOLVING BIDDING”, TO INCREASE THE CAPITAL PROJECTS APPROVAL THRESHOLD FROM TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) TO FIFTY THOUSAND DOLLARS (\$50,000.00) AND THE PROCESS FOR PROCURING SERVICES

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

Memorandum, O-2022-028 Amending Ch. 2, Sec. 2-10 and Sec. 2-17 to Increase the Monetary Threshold from \$25K to \$50K on Purchases and Capital Projects



**CITY OF DANIA BEACH
DEPARTMENT OF FINANCE
MEMORANDUM**

DATE: September 14, 2022

TO: Honorable Mayor and Commissioners

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

VIA: Frank DiPaolo, Chief Financial Officer  Frank DiPaolo
2022.09.06 16:22:52
-04'00'

SUBJECT: An Ordinance amending the City Code of Ordinances relating purchase authorizations and monetary thresholds

REQUEST

The Finance Department requests approval of an Ordinance amending the City Code of Ordinances relating purchase authorizations and monetary thresholds

BACKGROUND

The City's 2021 adopted strategic plan provided for the update of all financial policies. The City's Procurement Policy was last updated in April 2019. Finance has conducted a comprehensive review of the policy and has identified several revisions that provide for streamlining of the procurement and invoicing process by minimizing paperwork and administrative procedures, while recognizing the current inflationary realities and the needs of various City departments.

The following is a summary of the substantive changes to the policy:

Changes to purchasing thresholds

- Under \$5,000: no purchase order required (previously \$2,500)
- \$5,000.01-\$10,000: 3 verbal/written quotes + Finance approval (previously \$2,500-\$5,000)
- \$10,000.01-\$50,000: 3 formal quotes + Finance and City Manager approval (previously \$5,000-\$25,000)
- Over \$50,000: formal solicitation and City Commission approval (previously \$25,000)

Change order approvals (subject to budget availability)

- Under \$25,000: Department Director + Finance approval
- \$25,000.01-\$100,000: City Manager
- Over \$100,000: City Commission

Vendor Management

- Local Preference Program allowing for Dania Beach businesses to receive additional points (optional for each bid)

- Vendor Rating System – ensures that we only do business and renew contracts with quality vendors

Other enhancements

- Expanded language for ‘piggybacking’
- Removal of requirement for City Clerk’s office to attend bid & proposal openings
- Update to composition of bid/evaluation committees: no less than 3, no more than 8 members
- Sole Source advertisement requirements updated to amended Florida Statutes
- Inclusion of Suspension and Debarment process
- Update of all end-user forms
- Interdepartmental Check Request process removed – invoices directly entered into New World
- Petty cash to be reimbursed in payroll

Additionally, for capital projects exceeding \$50,000 that are included in the capital improvement plan and for which a budget has been appropriated, there is no longer a requirement to obtain City Commission resolution approval before bidding the project.

Sections 2-10 and 2-17 of the City Code must be amended and therefore, the City Administration recommends approval of the attached Ordinance. The proposed changes will become effective October 1, 2022.

ATTACHMENTS

Ordinance
Amended Procurement Policy

BUDGETARY IMPACT

None.

RECOMMENDATION

Approve the Ordinance amending the City Code of Ordinances relating purchase authorizations and monetary thresholds.

ORDINANCE NO. 2022-028

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 2, ENTITLED “ADMINISTRATION,” TO AMEND SECTION 2-10, ENTITLED “MONETARY THRESHOLDS FOR CERTAIN PURCHASES AND PAYMENT DISBURSEMENT AUTHORIZATIONS” TO INCREASE THE MONETARY THRESHOLD FROM TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) TO FIFTY THOUSAND DOLLARS (\$50,000.00); ALSO, AMENDING SECTION 2-17, ENTITLED “ADVANCE CITY COMMISSION APPROVAL OF CAPITAL PROJECTS AND PURCHASES INVOLVING BIDDING”, TO INCREASE THE CAPITAL PROJECTS APPROVAL THRESHOLD FROM TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) TO FIFTY THOUSAND DOLLARS (\$50,000.00) AND THE PROCESS FOR PROCURING SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach desires to amend the City’s Code of Ordinances in order to increase monetary thresholds from Two Thousand Five Hundred Dollars (\$2,500.00) to Ten Thousand Dollars (\$10,000.00) pertaining to purchases made under the City Manager’s purchasing authorization; and

WHEREAS, the City of Dania Beach desires to amend the City’s Code of Ordinances in order to increase monetary thresholds from Twenty-Five Thousand Dollars (\$25,000.00) to Fifty Thousand Dollars (\$50,000.00) pertaining to both purchasing and capital improvement project;

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

Section 1. That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are made a part of this Ordinance.

Section 2. That Section 2-10 of the City’s Code of Ordinances, entitled “Monetary thresholds for certain purchases and payment disbursement authorizations” is amended to read as follows:

CHAPTER 2 ADMINISTRATION

* * *

Sec. 2-10. Monetary thresholds for certain purchases and purchase ~~payment disbursement~~ authorizations.

Pursuant to the provisions of the City Charter (part III, article 3, section 4, subsections (j) and (l), monetary thresholds are required to be established by ordinance for certain purchases made by the city commission, the city manager or both. In addition, monetary thresholds ~~are able to~~ shall be established for authorizations for city officials to sign checks, warrants and bonds dependent upon the amounts involved. Therefore, the following monetary thresholds are established:

- (a) For the purchase by the city manager of supplies, services, material and equipment with the exception of covered city insurance claim settlement payments, the monetary threshold or limitation is ~~twenty-five~~ fifty thousand dollars (\$~~25~~50,000.00). For purchases exceeding that amount, city commission authorization is required, as provided by the subsection 4(j) of article 3 of part III of the City Charter;
- (b) For any purchases exceeding one million dollars (\$1,000,000.00), a four-fifths ($\frac{4}{5}$) vote of the city commission shall be required;
- (c) For any check, warrant, payment or bond to be issued on behalf of the city, the city manager shall establish written administrative procedures for safeguarding of funds and issuance of the ~~payment disbursement~~ purchases. City payment disbursements, excluding scheduled debt payments, employment taxes and employee benefits, which exceed ~~two ten~~ ten thousand ~~five hundred~~ dollars (\$~~2,500.00~~10,000.00) shall require three (3) separate payment approvals by authorized city officials. Authorized city officials include the respective department director (or designee) associated with the payment request and at least two (2) of the following:
 - i. The city manager or assistant city manager;
 - ii. City finance director or assistant finance director;
 - iii. City clerk or deputy city clerk; or
 - iv. In an emergency the mayor, or in the absence of the mayor, the vice mayor.

Any such ~~payment~~ purchase which involves a dollar amount less than the threshold amount identified in this subparagraph shall require the payment approval of at least two (2) of the foregoing authorized city officials including the respective department director (or designee) associated with the ~~purchase~~ payment request.

Section 3. That Section 2-17 of the City’s Code of Ordinances, entitled “Advance city commission approval of capital projects and purchases involving bidding” is amended to read as follows:

CHAPTER 2
ADMINISTRATION

* * *

Sec. 2-17. Advance city commission approval of capital projects and purchases involving bidding.

The CRA and all city departments, divisions and city staff, prior to incurring costs or placing an item on a city commission or CRA agenda for formal city commission or CRA approval for competitive bidding or for waiver of bidding, shall obtain advance city commission or CRA conceptual approval ~~by resolution~~ of any proposed capital project or capital purchase. The inclusion of a capital project or capital purchase in the City’s capital improvement plan and associated appropriation(s)ed in the city or CRA budget approved by the city commission serves as advance approval for the purposes of this section. when bidding would otherwise be required (i.e., matters anticipated to cost twenty-five fifty thousand dollars (\$25,000.00) or more), for any of the foregoing matters. For any capital project or capital purchase anticipated to cost more than fifty thousand dollars (\$50,000.00) that has not been included in the capital improvement plan or appropriated in the city or CRA budget, city commission or CRA conceptual approval by resolution must be obtained in advance of competitive bidding. This resolution shall also identify all sources of planned funding including appropriations of available cash balances, loans and grants.

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

Section 5. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 6. That this ordinance shall be codified.

Section 7. That this Ordinance shall take effect on October 1, 2022.

PASSED on first reading on September 14, 2022.

PASSED AND ADOPTED on second reading on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE AMENDING CHAPTER 22, ENTITLED “STREETS AND SIDEWALKS”, AT SECTION 22-5, ENTITLED “PAVEMENT, IMPROVEMENT AND USE OF SWALE AREAS”; AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”, AT ARTICLE 415 ENTITLED “SIDEWALKS AND SWALES” TO UPDATE ALLOWABLE SWALE TREATMENTS; AND AMENDING ARTICLE 725, ENTITLED “DEFINITIONS”, AT SECTION 725-30 ENTITLED “TERMS DEFINED” TO INCLUDE FLORIDA FRIENDLY LANDSCAPING AND XERISCAPE

Purchasing Requests ONLY

Dept:

Acct #:

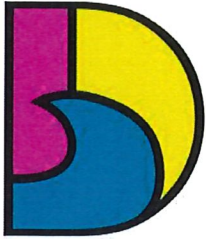
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

TX-062-22 Staff report, O-2022-029 Amending Ch. 22, Sec. 22-5 and Ch. 28, Art. 415 and Sec. 725-30 to Update Swale Treatments (TX-062-22), TX-062-22 application



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE: September 27, 2022

TO: Honorable Mayor and Commissioners

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

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

SUBJECT: **TX-062-22:** The applicant, the City of Dania Beach, is requesting a text amendment to the City's Code of Ordinances, related to the allowable treatment of swales (SECOND READING).

Digitally signed by
Candido Sosa-Cruz
Date: 2022.09.20
09:06:08 -04'00'

Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, ou=Community
Development, ou
Email=eleanor.norena@dania-beach.fl.gov, c=US
Date: 2022.09.20 08:55:59 -04'00'

C. Lajoie

Request

TEXT AMENDMENT

To amend the City's Code of Ordinances to amend the allowable treatment of swales.

Background

The South Florida region has seen reduced availability of potable water recently due to a variety of reasons, including population growth, saltwater intrusion, and climate change. In an effort to continue to conserve water, this amendment is being proposed to allow a variety of material to be used in the swale areas or Right-of-Ways instead of grass, which may require irrigation to survive.

Community Development staff researched several surrounding communities to see what materials they allowed in swale areas. Below are our findings.

- | | |
|----------------------------|--|
| • Town of Davie | bio-swales, bio-retention areas and other creative stormwater management techniques. |
| • City of Hollywood | live vegetative material shall be provided, xeriscaping is encouraged |
| • City of Hallandale Beach | sod (grass) |
| • City of Wilton Manors | turf (grass) |

The City's current Code of Ordinances identifies that, "The area immediately adjacent to the paved road surface extending to the right-of-way line or to the edge of sidewalk is primarily intended for the drainage of the paved roadways by percolation of the water through the natural sand soil and such area is not intended for parking of vehicles."

Staff is proposing to allow a variety of alternate material for use in swale areas which would allow in some situations for parking to occur. These recommended swale area materials include:

- Sod/grass/turf/grass seeding
- Vegetative ground cover (natural weeds)
- Washed ¾ rock (gravel)
- Grass pavers/turf block
- Xeriscaping or Florida Friendly Landscaping
- Bioswales and other creative stormwater techniques

For reference, this ordinance will also establish a definition for Florida Friendly Landscaping and Xeriscaping as follows:

Florida Friendly Landscaping. Landscaping designed to emphasize sustainable landscape practices as adaptable, site-appropriate plants, stormwater filtration, and protection of water quality, as well as water conservation.

Xeriscape. Landscaping designed specifically for areas that are susceptible to drought, or for properties where water conservation is practiced. This landscape type and design requires little to no irrigation and are drought tolerant.

Strategic Plan

This application supports City's Strategic Plan by furthering the following goals:

Principle 3

Environmentally Sound Manner

1. Effective stormwater management and flood control
2. Protect our neighborhoods from flood

Objectives

- 2.2 Have an effective stormwater policy and management system that protect the community from flooding.

Value to Our Neighbors and Our Community

- 2.3 Protection from flooding through and effective stormwater management policy/program.
- 2.7 Protection of property and home values

Short Term Challenges and Opportunities

- 2.1 Protecting the neighborhoods from flooding.

Budgetary Impact

None.

The Planning and Zoning Board recommend approval of the ordinance to the City Commission. On September 14, 2022, the City Commission approved this item on first reading.

Recommendation

Staff recommends the City Commission to approve this text amendment on second and final reading.

ORDINANCE NO. 2022-029

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 22, ENTITLED “STREETS AND SIDEWALKS”, AT SECTION 22-5, ENTITLED “PAVEMENT, IMPROVEMENT AND USE OF SWALE AREAS”; AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”, AT ARTICLE 415 ENTITLED “SIDEWALKS AND SWALES” TO UPDATE ALLOWABLE SWALE TREATMENTS; AND AMENDING ARTICLE 725, ENTITLED “DEFINITIONS”, AT SECTION 725-30 ENTITLED “TERMS DEFINED” TO INCLUDE FLORIDA FRIENDLY LANDSCAPING AND XERISCAPE; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach City Commission is seeking to update allowable swale treatments; and

WHEREAS, the proposed amendments are for the benefit of the City and ensure that the City Code is up to date;

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

Section 1. That Chapter 22, entitled “Streets And Sidewalks”, at Section 22-5, entitled “Pavement, improvement and use of swale areas”, is amended as follows:

CHAPTER 22

STREETS AND SIDEWALKS

* * *

Sec. 22-5. Pavement, improvement and use of swale areas.

With respect to the paving, improvement and use of drainage swales within the public right-of-way of streets or other public rights-of-way owned or controlled by the city, the following standards and regulations are adopted:

- (a) The area immediately adjacent to the paved road surface extending to the right-of-way line or to the edge of the sidewalk is primarily intended for the drainage of the paved roadway by percolation of the water through the natural sand soil and such area is not intended for parking vehicles. It may not be paved with any type of impervious paving ~~or any type of lime rock or stabilizing materials~~, except as follows:
 - (1) *Residential areas.* Paved driveways for access to abutting property. In no event shall this access drive or vehicular stopping area exceed thirty (30) percent of the frontage of the abutting lot.

- (2) *Commercial or industrial areas.* The above standard for residential areas also applies to commercial or industrial frontage. In the event a larger paved area is desired for parking or access, the owner of the abutting property must provide for subsurface drainage areas or other facilities which will be equal to the additional area which is proposed to be paved. A permit from the building division must be obtained for this construction. Application for a permit shall consist of a proposed plan including details of the construction, drawn, signed and sealed by a civil engineer and a completed permit application by a contractor holding the appropriate business tax receipt. The application package will be reviewed by the department of public services and issued by the building division upon the approval of the department of public services. Maintenance of such systems is the responsibility of the abutting property owner.
- (b) Drainage of paved areas on private property shall not drain into the public right-of-way.
 - (c) Sodding of the swale area and right-of-way is ~~encouraged~~ and permitted up to the edge of the paved roadways.
 - (d) Swale areas shall be constructed to conform with the sketch included in the regulations as adopted by subsection (f) hereof.
 - (e) Driveways or parking areas constructed of concrete are prohibited in the public right-of-way.
 - (f) The certain diagram entitled "Swale Areas for Residential and Commercial Frontage" which is attached to the regulations of the engineering department and which were approved December 8, 1959, three (3) copies of which are on file in the office of the city auditor and clerk, is hereby adopted and made a part hereof by reference and shall apply in the city.
 - (g) No rock other than washed three-fourth ($\frac{3}{4}$) rock shall be used unless paved over.
 - (h) All work done in the swale area shall be done at the owner's risk; if the city has to remove the same, there will be no recourse.
 - (i) The installation and uses within street swale areas within the city are limited to the following:
 - (1) Traffic control devices such as signal lights, stop signs and yield signs;
 - (2) Utility systems and appurtenant structures;
 - (3) Drainage systems and appurtenant structures;
 - (4) Mail boxes;
 - (5) Grass sodding, grass seeding or vegetative ground cover planted in an unpaved swale area is ~~required~~ allowed and both new and existing planted areas shall be maintained and trimmed by the abutting property owner or tenant on a regular basis consistent with city laws governing lawn and yard maintenance, unless the director of public services determines that an existing swale otherwise complies with the pervious requirements of the City Code of Ordinances and that such swale as currently existing can be maintained in a manner that complies with this section. The planting of single trunk trees shall be permitted in swale areas, with the

exception of any Causuarina trees (Australian pine trees), melaleuca trees, Brazilian oak or pepper, rubber trees, or Ficus trees, so long as the following conditions are complied with:

- a. Trees shall be planted not closer to the street pavement than one-half the distance between the property line and the street pavement.
- b. Trees shall not be planted closer together than twenty-five (25) feet and on corner lots shall be planted not less than twenty (20) feet from the intersection of any street lines or street lines proposed.
- c. No trees shall be permitted which are less than six (6) feet in height at the time of planting.
- d. All trees shall be kept trimmed by the abutting property owner or tenant and shall have a clearance of at least eight (8) feet above the sidewalk and fourteen (14) feet above the street level so as to permit pedestrian and vehicular traffic beneath them without interference.
- e. If roots and branches of any trees, hedges, or other plant growth shall cause damage or destruction to any sidewalk, curb, gutter, street pavement, utility line or other city-owned or publicly owned property, the director of public services shall notify the owner of the trees, hedges, or other plant growth by notice in writing, to cut down, destroy, or remove such trees within ten (10) working days from the date of receipt of the notice. In the event the owner shall fail or refuse to cut down, destroy, or remove same within the ten (10) working days, the director of public services shall cause the trees, hedges, or other plant growth to be removed or destroyed and shall charge the cost thereof against the owner. The amount of the cost to the city shall be constituted as a lien upon the property and shall be added to the utility bill.

(6) Grass pavers, or turf blocks, which are a type of open-cell unit paver in which the cells are filled with soil and planted with turf providing fifteen – sixty percent (0.15 – 0.60) permeability. A base layer of one to two inches (1” – 2”) crushed stone is required beneath the grass pavers,

or

must provide an engineered subsurface and be permitted and approved by the public services.

(7) Xeriscaping or Florida Friendly Landscaping.

(8) Bioswales and other creative stormwater techniques.

(6.9) Low-profile, dome-shaped decorative blocks or markers not to exceed twelve (12) inches in diameter and six (6) inches in height shall not constitute items which interfere with the drainage of the swale areas and shall specifically be permitted along street rights-of-way, drives, and public walks in the city. These dome-shaped decorative blocks or markers shall have rounded surface areas and no corners which make a right-angle projection corner interface. In the event that dome-shaped decorative blocks or markers are placed in the swale area, which shall be expressly permitted, they shall be painted white or with a white reflective material.

* * *

Section 2. That Chapter 28, entitled “Land Development Code”, amending Article 415, entitled “Sidewalks and Swales”, is amended as follows:

ARTICLE 415

SIDEWALKS AND SWALES

- (A) Chapter 22, article II of the Code of Ordinances requires that plats provide for sidewalks along public streets, requires construction of sidewalks when buildings are constructed or substantially improved, and establishes minimum width and construction standards for sidewalks. These standards are superseded by the sidewalk standards of article 309, which apply to the CC, SFED-MU, EDBB-MU, and NBHD-MU districts.
- (B) Chapter 22, Article I of the Code of Ordinances governs the use and maintenance responsibility of rights-of-way and swales, including, but not limited to, required ~~sodding or seeding of unpaved swales~~ treatment of the swale which may include sodding or seeding, washed rock or grass pavers, limitations on the use of concrete or pavers when constructing driveways within the right-of-way, allowable encroachments, and tree planting and maintenance regulations.

Section 3. That Chapter 28, entitled “Land Development Code”, at Section 725-30 entitled “Terms defined”, is amended as follows:

* * *

Sec. 725-30. - Terms defined.

* * *

Florida Friendly Landscaping. Research-based Landscaping program developed by University of Florida which promotes sustainable and integrated designs. Florida Friendly Landscapes should abide by one or more of nine core principles to reduce resource consumption, save money, limit pollution, benefit wildlife, and minimize maintenance:

1. Right plant, right place
2. Water efficiently
3. Fertilize appropriately
4. Mulch
5. Attract wildlife
6. Manage pests responsibly
7. Recycle yard waste
8. Reduce runoff
9. Protect waterfront

Xeriscape. Landscaping designed specifically for areas that are susceptible to drought, or for properties where significant water conservation is practiced. This landscape type and design requires little to no irrigation and maximizes drought tolerance.

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 part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 6. That this Ordinance shall be effective immediately at adoption on second reading.

PASSED on first reading on September 14, 2022.

PASSED AND ADOPTED on second reading on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



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

Standard Development Application

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

Date Rec'd: 07/18/22

Petition No.: TX-062-22

(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. Failure to attend may impact the disposition of the application. 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.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: CITY WIDE

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) CITY OF DANIA BEACH- CM

Address of Applicant: 100 WEST DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text Amendment for materials allowed in swale
Please provide proposed **Plat Name & Criteria Statement** as required by the City's **Land Development Code**.

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 18th DAY OF JULY, 20 22

By:
Eleanor Norena
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]

(Signature of Notary Public – State of Florida)



Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-069-22) SUBMITTED BY THE PROPERTY OWNER, THE CITY OF DANIA BEACH, FOR THE PROPERTY GENERALLY LOCATED AT 100 NW 8TH AVENUE BETWEEN NW 2 STREET AND NW 1 STREET RESPECTIVELY, WHICH RIGHT OF WAY IS CONTAINED WITHIN THE PLAT OF WEST MOORLAND, RECORDED IN PLAT BOOK 19, PAGE 8, OF THE PUBLIC RECORDS BOOK FOR BROWARD COUNTY, WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS “NORTHWEST 10TH AVENUE,” AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, WHICH RIGHT OF WAY IS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE

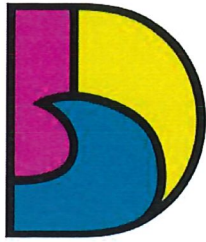
Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

SR VC-069-22 Vacation of ROW CW Thomas, O-2022- C.W. Thomas Park Right-of-Way Vacation (NW 10th Avenue) (VC-069-22), VC-069-22 ROW Survey, Location Map CW Thomas Vacation of ROW, VC-069-22 C.W Thomas Support Documents



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

DATE: September 27, 2022

TO: Honorable Mayor and Commissioners

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director
Claudia Viviana Batista, Planner

Candido Sosa-Cruz
Digitally signed by Candido Sosa-Cruz
Date: 2022.09.15 13:46:49 -0400

SUBJECT: **VC-069-22:** The City of Dania Beach is requesting to vacate an unimproved Right-of-Way (a portion of NW 10 Avenue) located within C.W. Thomas Park at 100 NW 8 Avenue.

Request:

VACATION OF RIGHT-OF-WAY

To vacate the unimproved Right-Of-Way (NW 10 Avenue), in accordance with Article 655.

Property Information:

ZONING:	Open Space (OS)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

Background:

The applicant is proposing to vacate approximately 600 linear feet of Right-of-Way (ROW) that bifurcates the site on the western half. The existing, unimproved twenty-five-foot (25'-0") ROW runs from NW 2nd Street to NW 1 Street and does not provide any access to C.W. Thomas Park or the surrounding residential areas. The applicant owns the property to the east and west of the ROW and, if approved, would receive the entire width of the ROW. The applicant is making this request in advance of Site Plan approval for redevelopment of the site, consistent with the Parks Master Plan which was approved by the City Commission.

The Site Plan application will be brought to the City Commission at a later date for approval.

Vacation Of Right-Of-Way:

The vacation process is identified in the City's Land Development Code (LDC) in Section 655-20. This code provision requires the applicant to provide evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated. Below is a list of all public utilities and the date each was notified of the vacation request by the applicant.

- Comcast – 08-23-22.
- Teco People's Gas – 08-23-22.
- Florida Power & Light – 08-23-22.
- AT&T – 08-23-22.
- City of Dania Beach Public Works Department – 08-23-22

There has been discussion between the City of Dania Beach and the AT&T legal representatives about existing utilities running on that easement. Consultant is in the process to confirm if proposed structures would interfere with the utility or if the utilities can be relocated.

Vacation Criteria:

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

1. "Whether the vacation will adversely affect access to neighboring properties."
2. "Whether the subject right-of-way or easement is needed for any public purpose."

The applicant has provided written justification indicating the request is consistent with the criteria. Staff concurs with these findings.

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

Strategic Plan:

This application supports the City's Strategic Plan by furthering the following goals:

Objectives

- 4.5 Upgrade parks, sports fields, playgrounds, and recreational facilities, including responding to emerging sports.

Value to Our Neighbors and Our Community

- 4.2 More choices for your leisure time
- 4.3 Support families and a healthy lifestyle
- 4.4 Top-quality parks and recreational facilities

Short Term Challenges and Opportunities

- 4.2 Funding for parks – upgrades and maintenance.
- Policy Actions 2021; Top Priority – Parks Master Plan; Development and Implementation
- Policy Actions 2021; High Priority – Recreation Programming Enhancements
- Management Actions 2021; High Priority – C.W. Thomas Park Major Upgrade Projects

Recommendation:

This application meets the requirements of Article 655 with respect to vacations of right-of-way, and the Applicant has provided all necessary documentation for the vacation requested provide an easement established to accommodate the AT&T utilities.

This item is scheduled to be reviewed by the Planning & Zoning Board on September 21, 2022. The board's recommendation will be presented at the City Commission meeting.

Staff is recommending approval to the City Commission of the Ordinance to vacate NW 10th Ave located between NW 1 Street and NW 2 Street on first reading.

ORDINANCE NO. 2022-030

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-069-22) SUBMITTED BY THE PROPERTY OWNER, THE CITY OF DANIA BEACH, FOR THE PROPERTY GENERALLY LOCATED AT 100 NW 8TH AVENUE BETWEEN NW 2 STREET AND NW 1 STREET RESPECTIVELY, WHICH RIGHT OF WAY IS CONTAINED WITHIN THE PLAT OF WEST MOORLAND, RECORDED IN PLAT BOOK 19, PAGE 8, OF THE PUBLIC RECORDS BOOK FOR BROWARD COUNTY, WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS “NORTHWEST 10TH AVENUE,” AND IS LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, WHICH RIGHT OF WAY IS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled Land Development Code (the “LDC”), Part 6, entitled “Development Review Procedures And Requirements,” Article 655, entitled “Vacations Of Right-Of-Way” of the City Code of Ordinances (the “City Code”), the City of Dania Beach, the property owner (the “Applicant”), has applied to the City of Dania Beach (the “City”) for approval to Vacate the Right-of-Way (VC-069-22), known as “NW 10th Avenue” (the legal description for the right of way is attached to this Ordinance as Exhibit A); and

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

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on September 21, 2022, and recommended approval of the proposed right of way vacation; and

WHEREAS, staff recommended approval of the proposed right of way vacation in its staff report to the City Commission dated September 27, 2022; and

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

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

WHEREAS, the City Commission finds that NW 10th Avenue is no longer needed as a road, and that it is in the best interest of the City to grant the request to vacate the right of way.

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

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

Section 2. That pursuant to Chapter 28, entitled “Land Development Code,” Part 6, entitled “Development Review Procedures and Requirements,” Article 655, “Vacations of Right-Of-Way,” of the City Code, the requested right of way Vacation (VC-069-22), as delineated on the attached Exhibit “A,” is approved.

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

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

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

PASSED on first reading on September 27, 2022.

PASSED AND ADOPTED on second reading on _____, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

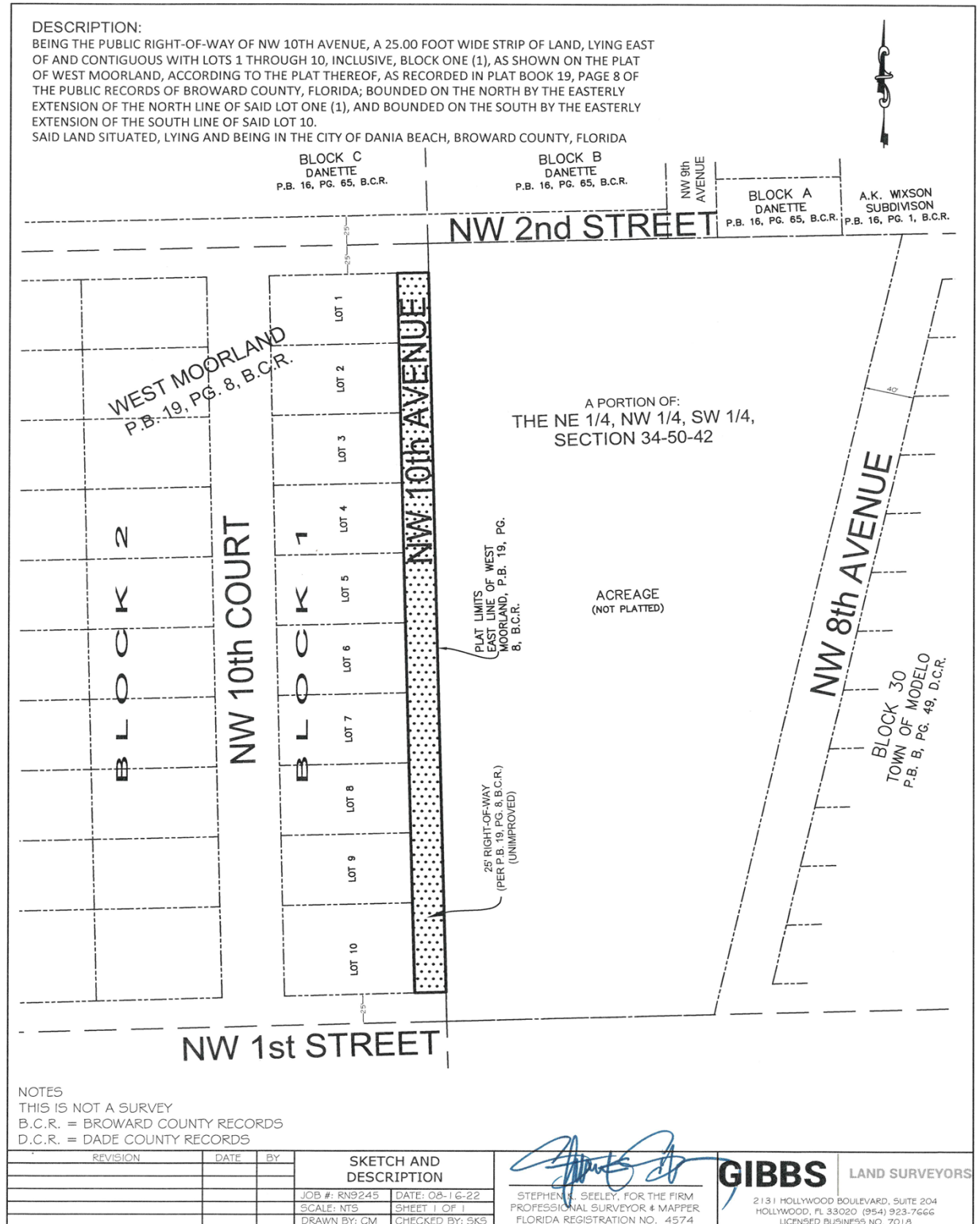
EXHIBIT A

LEGAL DESCRIPTION

BEING THE PUBLIC RIGHT-OF-WAY OF NW 10TH AVENUE, A 25.00 FOOT WIDE STRIP OF LAND, LYING EAST OF AND CONTIGUOUS WITH LOTS 1 THROUGH 10, INCLUSIVE, BLOCK ONE (1), AS SHOWN ON THE PLAT OF WEST MORELAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT ONE (1), AND BOUNDED ON THE SOUTH THE BY EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 10.

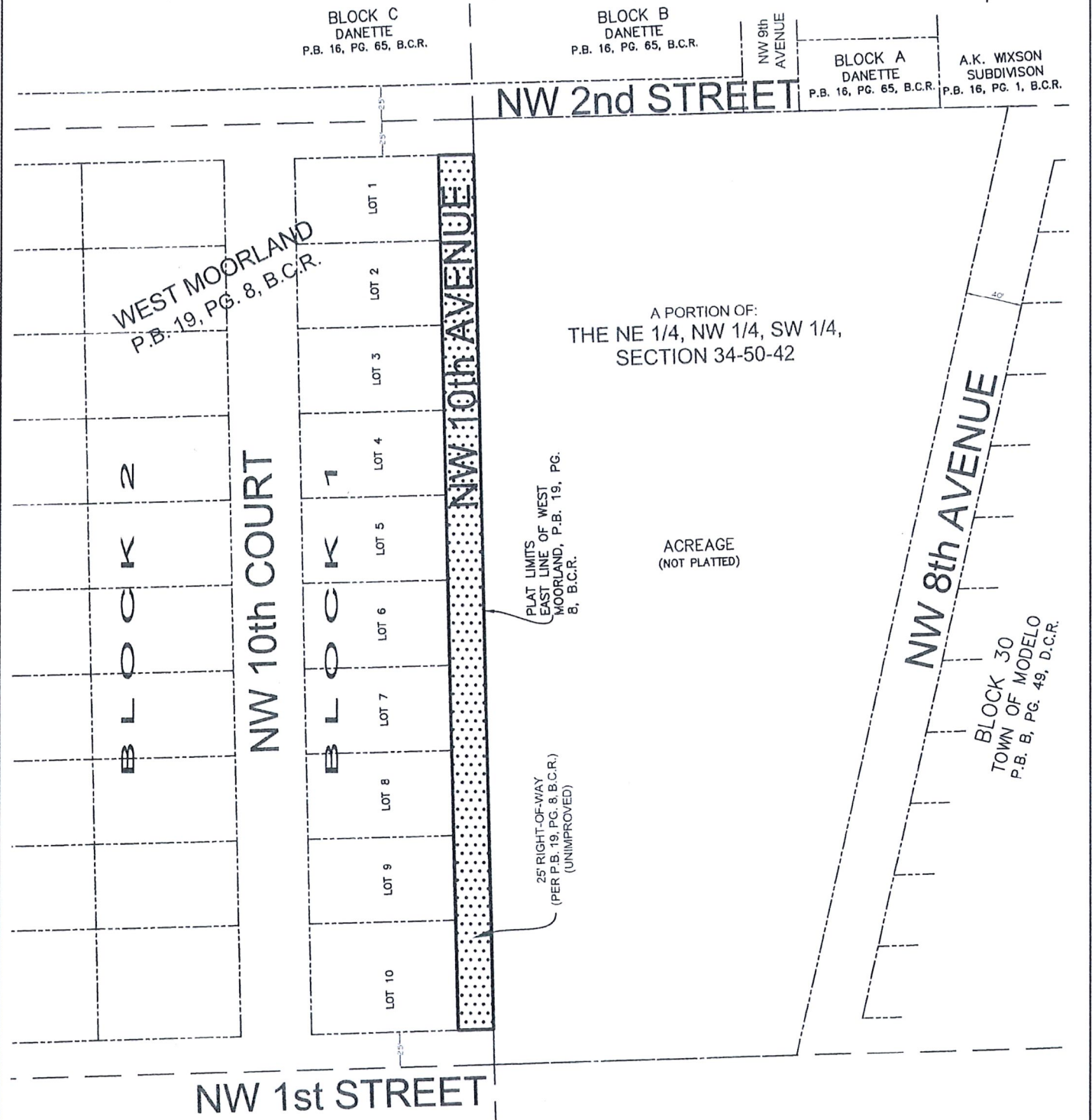
SAID LAND SITUATED, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

EXHIBIT B



DESCRIPTION:

BEING THE PUBLIC RIGHT-OF-WAY OF NW 10TH AVENUE, A 25.00 FOOT WIDE STRIP OF LAND, LYING EAST OF AND CONTIGUOUS WITH LOTS 1 THROUGH 10, INCLUSIVE, BLOCK ONE (1), AS SHOWN ON THE PLAT OF WEST MOORLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT ONE (1), AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 10.
SAID LAND SITUATED, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



NOTES

THIS IS NOT A SURVEY
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS

REVISION	DATE	BY	SKETCH AND DESCRIPTION		 STEPHEN A. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7015
			JOB #:	DATE:		
			SCALE:	SHEET:		
			DRAWN BY:	CHECKED BY:		

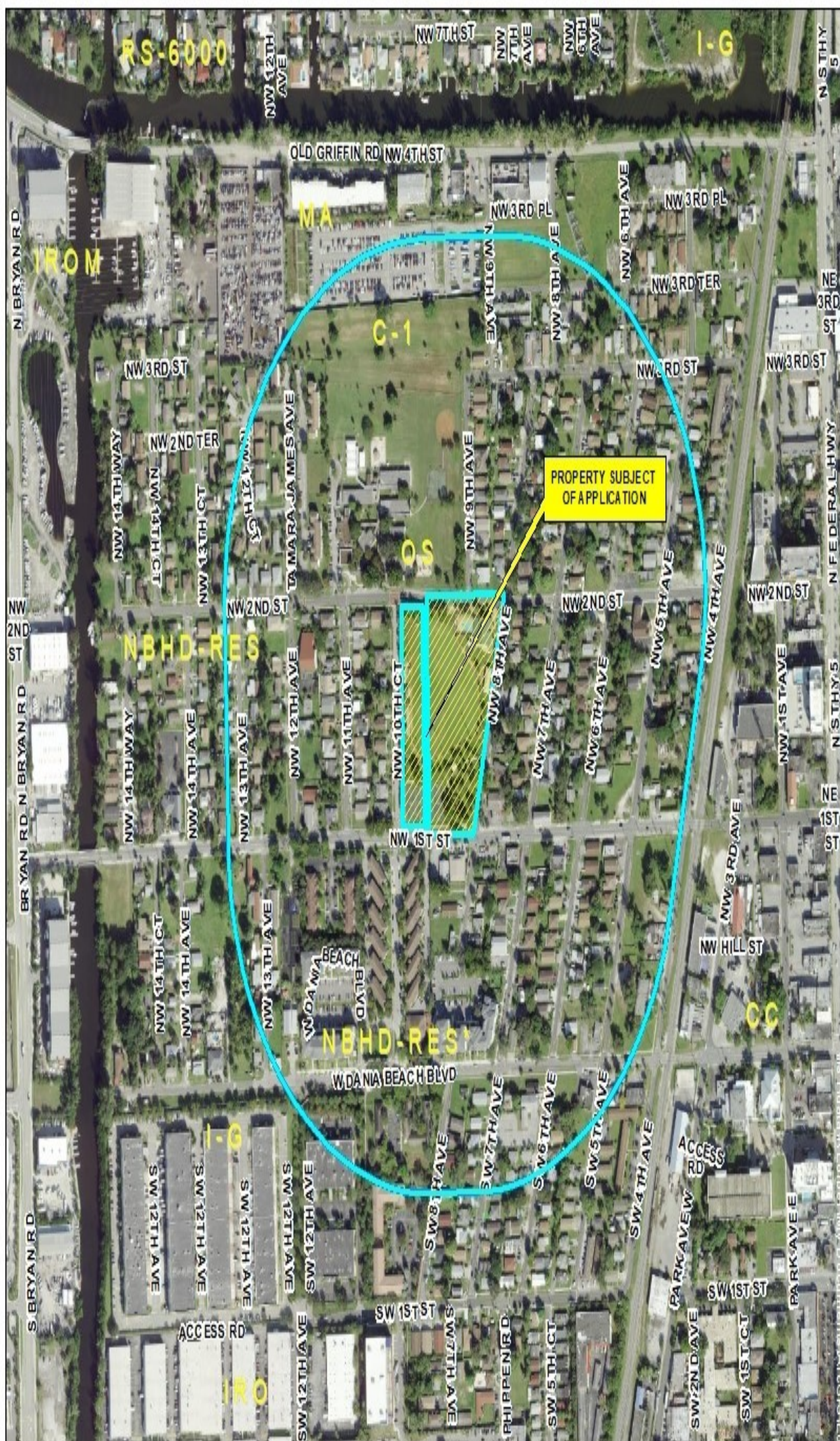
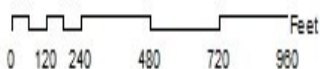


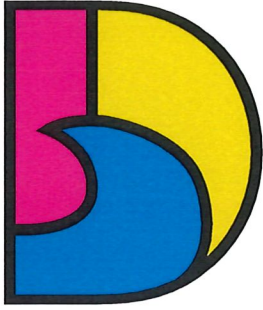
APPLICANT
CITY OF DANIA BEACH

PROPERTY ADDRESS
100 NW 8 AVE

Legend

-  SUBJECT PROPERTY
 1000 FT DISTANCE BUFFER





SEA IT. LIVE IT. LOVE IT.

ATTN: Corinne Lajoie, Assistant Director
City of Dania Beach Community Development
100 W Dania Beach Blvd
Dania Beach, FL 33004

RE: ROW Vacation Request – C.W. Thomas Park, Dania Beach

Dear Ms. Lajoie,

The City of Dania Beach City Commission adopted a Parks and Recreation Master Plan in 2019. This Parks and Recreation Master Plan includes park improvements to C.W. Thomas Park, Frost Park, PJ Meli Aquatic Complex and Chester Byrd Park.

On May 18, 2021, during the Parks and Recreation Master Plan Workshop the City Commission approved the funding needed for the adopted 2019 Master Plan. The first project of this Master Plan is park improvements to C.W. Thomas Park located at 100 NW 8th Avenue, in the amount of \$18.1 Million.

The design of the park is currently underway by Bermello Ajamil and Partners. As part of the design process Bemrmello Ajamil and Partners had a survey done of the park. During this survey it was found that an existing/unimproved 25'-0" ROW existed, bifurcating C.W. Thomas Park. The ROW runs from NW 2nd Street in the north to NW 1st Street in the south and does not provide any access to C.W. Thomas Park or the surround residential areas. The current use of the park, included the multi-purpose field and existing basketball courts are undisturbed by the ROW, as they are constructed with this area.

It is the recommendation of the City, that the existing NW 10th Avenue ROW be vacated with no objection in order to best accommodate the design of the new community center which will be situated in the southeast corner of the intersection at NW 2nd Street and NW 10th Court.

Sincerely,

Ana M.
Garcia

Digitally signed by
Ana M. Garcia
Date: 2022.08.22
14:15:16 -04'00'

Ana M. Garcia, ICMA-CM
City Manager
City of Dania Beach

August 22nd, 2022

Page 1 of 3

ATTN: Corinne Lajoie, Assistant Director
City of Dania Beach Community Development
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: ROW Vacation Request- CW Thomas Park, Dania Beach

Dear Ms Lajoie,

In the Spring of 2022, Bermello Ajamil & Partners (BA) was awarded the project for the design and construction of C.W. Thomas Park.

As it exists today, C.W. Thomas Park is currently composed of a community center, swimming pool, and park space. The City-owned and operated facility (*figure, right*) occupies the full block, fronting NW 2nd Street to the north, NW 1st Street to the south, NW 8th Avenue to the east, and NW 10th Court to the west. There is an existing ROW that bifurcates the site on the western half, however, it does not impact the surface area and use of the park.

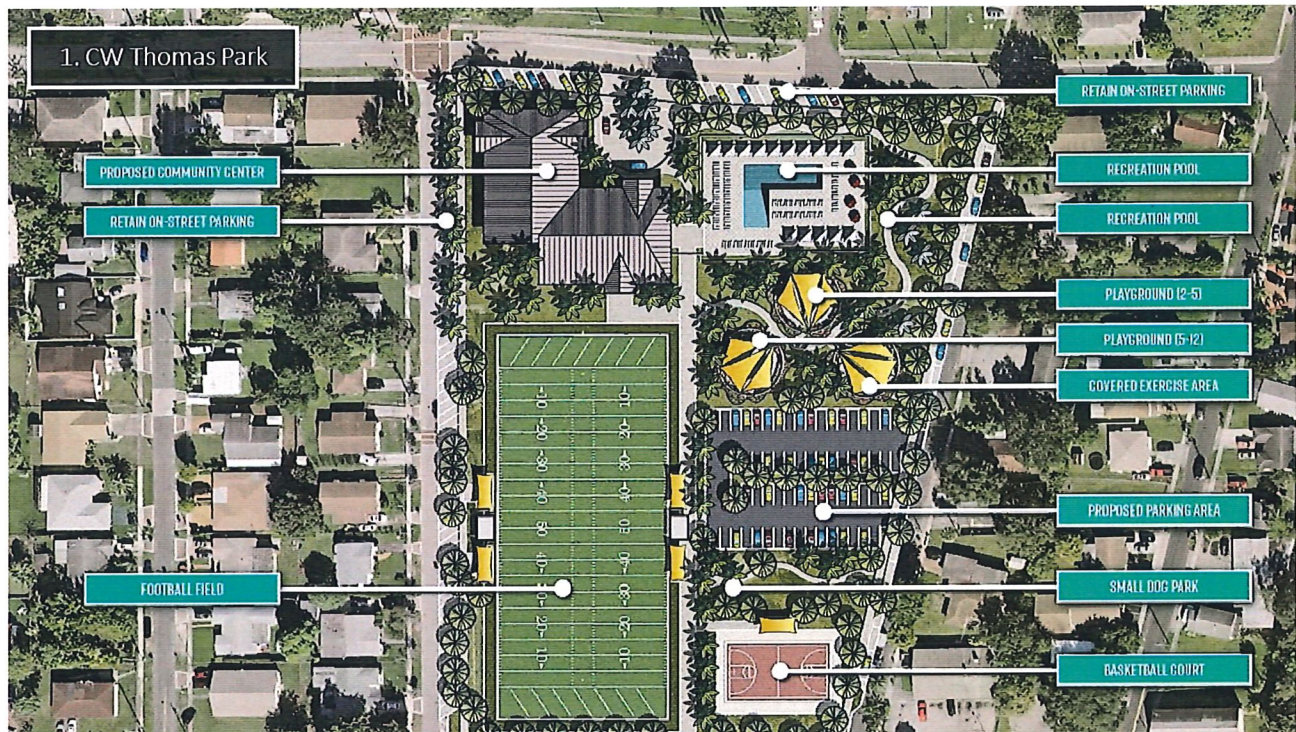


The existing community center building is a single, double-height story and includes a computer lab, a fitness center, a craft/reading room, a recreation room, and a full kitchen. To the west of the existing community center building is a swimming pool. The remainder of the site is composed of park open space programming that includes: a playground, three outdoor basketball courts, and a multipurpose field.

As recommended in the adopted 2019 Dania Beach City-Wide Parks Master Plan, the City plans to redevelop the existing C.W. Thomas Park, as the first project in the implementation of a 45-million dollar effort to transform the City's Park and Recreation Program and Facilities.

Proposed Design for C.W. Thomas Park

The proposed redevelopment of the facility will include the construction of a single, new state-of-the-art community center building on the northwest corner of the property overlooking a new swimming pool and park open space. In the site plan (*figure below*), the proposed location of the community center was selected to be consistent with the long-term vision for the neighborhood as a pedestrian-friendly, civic use embedded within and accessible by the residents of Dania Beach. This proposed location allows for the existing community center to maintain operations during the construction of the new building.



The proposed community center will be a two-story building with views of the pool and a second-floor terrace overlooking the field to the south. A gymnasium is proposed on the west side of the building, including a second-floor, interior running circuit. The remainder of the site is programmed in a manner consistent with the existing outdoor areas of the park but includes a new football field, a dog park, a basketball court, a covered exercise area with a walking path network, and separate playgrounds for different age groups. The existing on-street parking is to remain, and a new proposed parking area is included in the design to alleviate some of the areas of on-street parking within the neighborhood.

Written Statement Identifying the Need for ROW Vacation

During survey collection, an existing/unimproved 25'-0" ROW was identified bifurcating C.W. Thomas Park. The ROW runs from NW 2nd Street in the north to NW 1st Street in the south and does not provide any access to C.W. Thomas Park or the surrounding residential areas. The current use of the park, including the multi-purpose field and existing basketball courts are undisturbed by the ROW, as they are constructed within this area. In addition to the recreational amenities, there are hardscape and landscape tree plantings within the existing unimproved ROW.

At the direction of City Staff, it was determined that the existing NW 10th Avenue ROW shall be vacated.

To best accommodate the design of the new community center as the civic focal point embedded within the residential community and allow for safe and attractive pedestrian connectivity from these neighborhoods, it was determined to site the new building on the southeast corner of the intersection at NW 2nd Street and NW 10th Court. At this location, the building is proposed to encroach the total 25'-width of the ROW for a small portion of the overall length. Placing the new community center at this location would allow for the highest and best use of the land as a recreational amenity for the residents of Dania Beach. Just as important, constructing the proposed community center at this location allows the City to maintain levels of operation within the existing community center building, as construction of the new facility is underway.

Vacating the ROW to accommodate the design of the long-term vision for C.W. Thomas Park, as adopted in the 2019 Dania Beach City-Wide Parks Master Plan, would have no adverse effect on access to neighboring properties.

On behalf of the City of Dania Beach, BA looks forward to progressing on the design of this exciting project and the eventual construction of this world-class facility in the City of Dania Beach.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua Rak', with a stylized, flowing script.

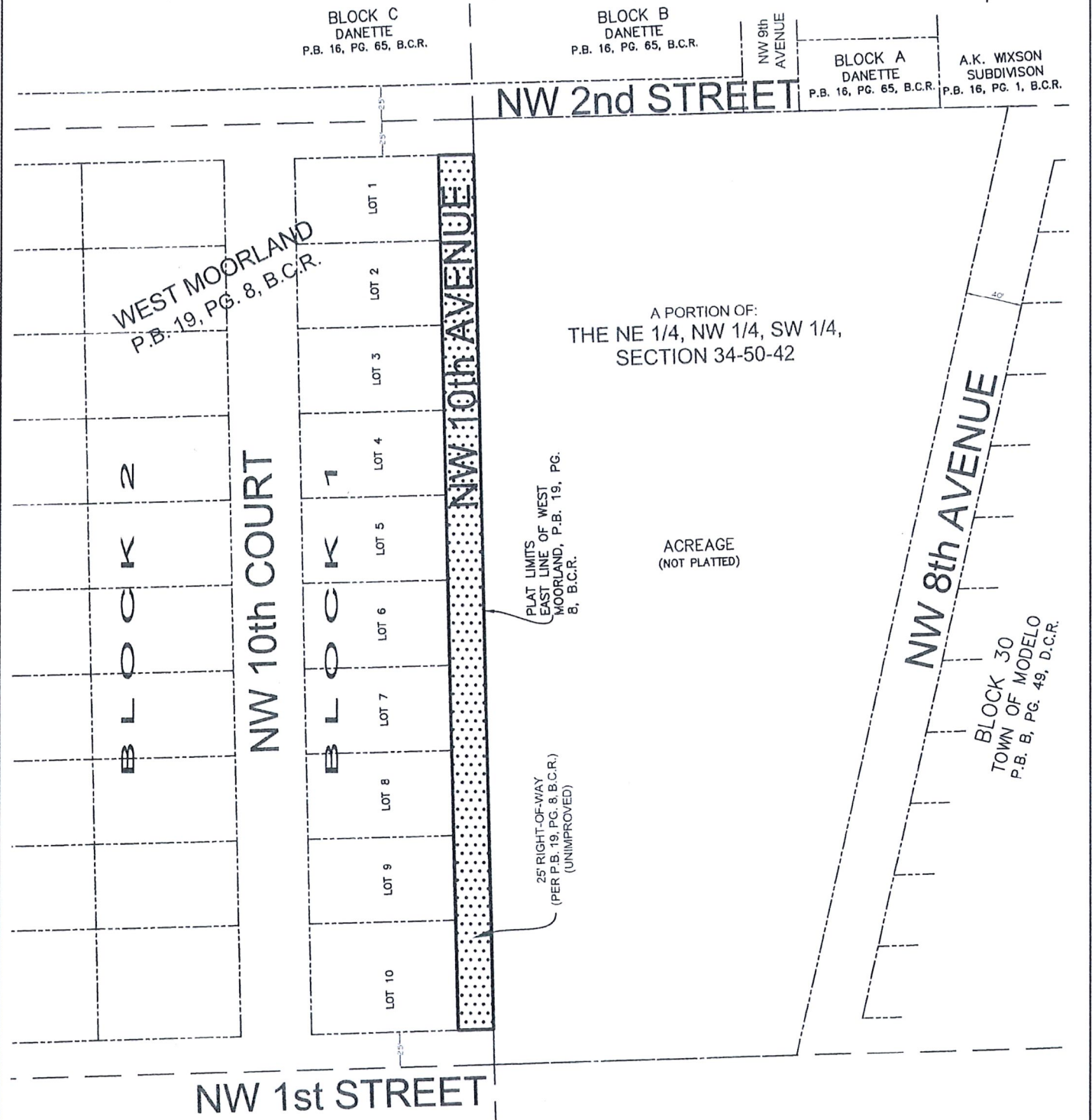
Joshua Rak – Senior Urban Planner/Designer
Bermello Ajamil and Partners

Cc: Eric Brown – City of Dania Beach, Director of Parks & Recreation
Cassi Waren – City of Dania Beach, Assistant Director of Parks & Recreation
Randy Hollingworth – Vice President, Bermello Ajamil and Partners
Kirk J. Olney – Senior Landscape Architect, Bermello Ajamil and Partners

DESCRIPTION:

BEING THE PUBLIC RIGHT-OF-WAY OF NW 10TH AVENUE, A 25.00 FOOT WIDE STRIP OF LAND, LYING EAST OF AND CONTIGUOUS WITH LOTS 1 THROUGH 10, INCLUSIVE, BLOCK ONE (1), AS SHOWN ON THE PLAT OF WEST MOORLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT ONE (1), AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 10.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

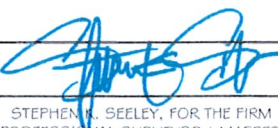


NOTES

THIS IS NOT A SURVEY

B.C.R. = BROWARD COUNTY RECORDS

D.C.R. = DADE COUNTY RECORDS

REVISION	DATE	BY	SKETCH AND DESCRIPTION		 STEPHEN A. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7015
			JOB #:	DATE:		
			SCALE:	SHEET:		
			DRAWN BY:	CHECKED BY:		

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE SITE PLAN MODIFICATION (SP-015-18MOD), SUBMITTED BY BCD DANIA OAKS LLC, FOR THE PROPERTY LOCATED AT 5461 - 5525 SW 40th AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”

Purchasing Requests ONLY

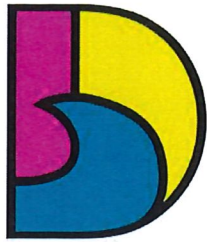
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

SP-15-18MOD, R-2022- BCD Dania Oaks, LLC Site Plan Modification (SP-015-18MOD), Dania Oaks App & Backup SPMOD, SP-015-18MOD DaniaOaks_Proposed, Dania Oaks MOD plans OPT



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: September 27, 2022

TO: Honorable Mayor and Commissioners

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

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

Candido Sosa-Cruz
Digitally signed by
Candido Sosa-Cruz
Date: 2022.09.19 16:13:06
-04'00'

SUBJECT: **SP-15-18MOD:** The applicant, Greenspoon Marder, on behalf of the property owner BCD Dania Oaks, LLC., is requesting site plan modification approval for the property located at 5461 – 5525 SW 40th Avenue.

Request

SITE PLAN MODIFICATION

To amend the previously approved landscape plan by removing an additional thirty-eight (38) existing trees and providing mitigation by providing a total of ninety-three (93) on-site mitigation trees.

Property Information

ZONING DESIGNATION:	Planned Residential Development (PRD-1)
LAND USE DESIGNATION:	Low (5) residential
SITE ACREAGE:	Approximately 4.8 acres
EXISTING USE:	Under Construction
VIOLATIONS:	None

PUBLIC HEARING NOTICE

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

Background

The subject property is located south of SW 54 Court, and immediately west of SW 40 Avenue. The property was made up by four (4) parcels. Each parcel had a single-family home on the property, all of which has been demolished to construct fifty-seven (57) townhouse units, and one (1) club house which is approved and currently under construction. Prior to construction the parcels had significant vegetation, resulting in the relocation of several trees, and the removal of multiple others.

The applicant had previously received approval for rezoning, plat, assignment of flex, and site plan approval for this property by the City Commission.

SITE PLAN MODIFICATION

The applicant has made several changes to the previously approved landscape plan, mostly as a result of South Florida Water Management District's requirements to provide sufficient floodwater storage on the site. These changes include the following:

- Addition of a retaining wall along the south property line.
- Preservation of two (2) additional trees onsite, one (1) of which is a specimen tree.
- Removal of nine (9) trees that were previously identified to be relocated onsite, two (2) of which are specimen trees.
- Removal of twenty-nine (29) prior preserve, two (2) of which are specimen trees.
- A total of ninety-three (93) on-site mitigation trees are proposed in excess of landscape required by the City's Land Development Code (LDC).

In addition, several minor modifications to the landscape plan were being made as part of the building permit process. These changes, coupled with the larger changes required by outside agencies, resulted in the current Site Plan Modification request. As a result of these changes, the applicant will be required to pay after-the-fact penalty fees in addition to the mitigation requirements including replacement trees – a total of ninety-three (93) – and/or payment into the City's Tree Trust Fund.

The applicant did not conduct any community outreach efforts, despite staff's request to do so. The applicant did contact several individuals who inquired about the project to explain the need for the modifications.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC on April 28, 2022, which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The outstanding DRC comments are listed as conditions of approval in the resolution.

CONDITIONS OF APPROVAL

1. The project will owe 94,647 sq. ft. of canopy mitigation (non-specimen) and \$13,734 specimen tree mitigation to be provided by a combination of on-site mitigation and trust fund payments (less any mitigation payments received previously) (Landscaping).
2. This approval does not include any modifications to the originally approved pervious and impervious area / site layout, and that there are no site improvements proposed at this time. Any proposed site layout or site improvements will have to be submitted for review and approval (Engineering).
3. This approval does not include any modifications to the originally approved pervious and impervious area / site layout, and that there are no site improvements proposed at this time. Any proposed site layout or site improvements will have to be submitted for review and approval (Engineering).
4. Additional comments may apply and will need to be addressed prior to Building Permit approval (Engineering).
5. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved (Engineering).

6. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida, if applicable (Engineering).
7. Show also all existing and proposed utilities on the landscaping plans for potential conflicts (Engineering).
8. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).
9. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable (Engineering).

CITY COMMISSION PREVIOUS ACTION

- On July 24, 2018, the City Commission approved the site plan for 57-townhomes via Resolution 2018-058.
- May 22, 2018, the City Commission continued the items at the applicant's request to allow them to address the code violation on the property.
- On May 8, 2018, the City Commission continued the item at the applicant's request, provided the applicant mail notice to property owners within 450' of the site regarding the new hearing date.
- On April 10, 2018, the City Commission continued this item at the applicant's request.
- On January 9, 2018, the City Commission failed to approve a site plan on this property for sixty (60) townhomes but did approve a Rezoning and Assignment of Flex request for twenty-one (21) units via Ord. No. 2017-038 request.
- On December 11, 2017, the City Commission continued this item at the request of the applicant.
- On November 14, 2017, the City Commission approved the Rezoning and Assignment of Flex Units on first reading.
- On September 8, 2015, the City Commission approved the Rezoning, allocation for fourteen (14) Flex Units (O-2015-019), and Site Plan for a total of twenty-five (25) units (R-2015-96) for the two (2) north parcels.

Strategic Plan

This application supports City's Strategic Plan by furthering the following goals:

Objectives

- 3.1 Have a more attractive and beautiful community from our entrances, our corridors, our activity center, and our neighborhoods.
- 3.3 Have a range of housing options: types and price points.

Value to Our Neighbors and Our Community

- 3.2 Protection and enhancement of property values.

Budgetary Impact

Approval of this site plan modification will enable the project to be completed, result in additional monetary contributions to the City's Tree Trust Fund.

Recommendation

This application meets the minimum requirements of Article 635 with respect to necessary site plan modification required by outside agencies, and the Applicant has provided all necessary documentation for the requested.

Therefore, staff is recommending that the City Commission accept the changes with outstanding DRC comments as conditions of approval which must be addressed prior to issuance of a building permit.

RESOLUTION NO. 2022-156

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-015-18MOD), SUBMITTED BY BCD DANIA OAKS LLC, FOR THE PROPERTY LOCATED AT 5461 - 5525 SW 40th 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, the “Land Development Code” (the “LDC”), Part 6, entitled “Development Review Procedures and Requirements,” Article 635, entitled “Site Plans” of the City Code of Ordinances (the “City Code”) provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, on July 24, 2018, the Dania Beach City Commission passed and adopted Resolution No. 2018-058, approving a Site Plan (SP-15-18) for the proposed construction of fifty-seven (57) townhomes and a clubhouse on the property located at 5461 - 5525 SW 40th Avenue in the City of Dania Beach, Florida (the “Property”), 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, BCD Dania Oaks, LLC, (the “Applicant”) is requesting modification of the previously approved site plan for the property located at 5461 - 5525 SW 40th Avenue; said changes consisting of the removal of an additional 35 trees and addition of 90 new trees, as well as other landscaping adjustments; 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 revised Site Plan (SP-015-18MOD) is consistent with the City’s Land Development Code 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 part of and incorporated into this Resolution by this reference.

Section 2. That pursuant to Chapter 28 “Land Development Regulations,” Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plans,” the following Site

Plan Modification (SP-015-18MOD), is approved subject to compliance with the following conditions which must be satisfied prior to issuance of a building permit unless a different timeframe is specified within a specific condition (references to Sections are to those in the LDC):

1. The project will owe 94,647 sq. ft. of canopy mitigation (non-specimen) and \$13,734 specimen tree mitigation to be provided by a combination of on-site mitigation and trust fund payments (less any mitigation payments received previously) (Landscaping).
2. This approval does not include any modifications to the originally approved pervious and impervious area / site layout, and that there are no site improvements proposed at this time. Any proposed site layout or site improvements will have to be submitted for review and approval (Engineering).
3. This approval does not include any modifications to the originally approved pervious and impervious area / site layout, and that there are no site improvements proposed at this time. Any proposed site layout or site improvements will have to be submitted for review and approval (Engineering).
4. Additional comments may apply and will need to be addressed prior to Building Permit approval (Engineering).
5. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved (Engineering).
6. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida, if applicable (Engineering).
7. Show also all existing and proposed utilities on the landscaping plans for potential conflicts (Engineering).
8. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).
9. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable (Engineering).

Section 3. That pursuant to Section 635-100 “Expiration of Site Plans” of the LDC, Site Plan (SP-015-18MOD) 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 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT A
LEGAL DESCRIPTION

ALL OF 'OAKS PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 183 AT PAGES 488 THROUGH 493 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

Archived: Wednesday, August 17, 2022 9:27:06 AM

From: [Ryan St. George](#)

Sent: Tuesday, August 16, 2022 7:17:34 PM

To: [Kim Moyer Kyra Paris](#)

Cc: [Lajoie, Corinne](#) [Lorber, Richard](#) [Julian Bobilev](#) [Ari Sklar](#) [Elsa Suarez-Alfonso](#) [Joel Bary](#) [Joel Cohen](#) [Julian Bobilev](#)

Subject: RE: Oaks place L-1 L-2

Importance: High

Sensitivity: None

Thanks Kim,

Appreciate you making the time yesterday to walk through the details. These most recently updated sheets will suffice. Please feel free to seal the full batch and the team can upload to CAP as one complete Landscape set. I'm still working on the final adjustments to the mitigation plan/calcs given the number of additional trees that have been added to offset the additional specimen and other tree removals, but that's not a Tier 1 item that would hold up your process.

Kyra – please also provide the final version of the Tree Data Summary Table as we discussed last week so that can be uploaded to CAP along with Kim's revised Tree Disposition and Landscape sheets.

Let me know if there are any questions.

Regards,



[\[metriceng.com\]](http://metriceng.com)



Ryan St. George

South Florida Environmental Services Manager

C 954.668.8244

O 954.533.5719

www.metriceng.com [\[metriceng.com\]](http://metriceng.com)

ryan.stgeorge@metriceng.com

2200 West Commercial Blvd. – Suite 102

[\[goo.gl\]](#)

Ft. Lauderdale, FL - 33309 [\[goo.gl\]](#)



[\[facebook.com\]](#)



[\[linkedin.com\]](#)

From: Kim Moyer <k.moyerla@gmail.com>

Sent: Tuesday, August 16, 2022 5:21 PM

To: Ryan St. George <Ryan.StGeorge@metriceng.com>; Julian Bobilev <julian.bobilev@gmlaw.com>; Ari Sklar <arisklar@sklarchitect.com>; Elsa Suarez-Alfonso <cad3@sklarchitect.com>; Joel Bary <jb@b2jgroup.com>; Joel Cohen <jc@b2jgroup.com>

Subject: Oaks place L-1 L-2

CAUTION: EXTERNAL EMAIL - This email originated from outside of the organization. DO NOT click links, open attachments, or respond unless you recognize the sender and know the content is safe.

Ryan , please find attached the landscape plans with the match line changed per your request

Archived: Friday, July 29, 2022 9:48:11 AM
From: [Diana White](#)
Sent: Friday, July 29, 2022 9:45:44 AM
To: [Julian Bobilev](#)
Cc: [Ari Sklar](#)
Subject: RE: Dania Oaks Phase I/II DRC
Importance: Normal
Sensitivity: None

Julian

Good morning

All traffic comments have been satisfied based on revised plan sheets A02 and A03 signed 6/13/22 and prepared by SKLARchitecture.

Diana White P.E

Director | Transportation and Mobility Department
Office: 954.921.7781 | Direct: 954.266.6471 | Fax: 954.921.8807

From: Julian Bobilev <Julian.Bobilev@gmlaw.com>
Sent: Thursday, July 28, 2022 5:00 PM
To: Diana White <DWhite@cgasolutions.com>
Cc: Ari Sklar <arisklar@sklarchitect.com>
Subject: Dania Oaks Phase I/II DRC

Good afternoon Diana,

I am reaching out to you as we are trying to get official sign-offs from all the disciplines for our Dania Oaks Place Phase I/II project so we can proceed to public hearing.

For your reference, the DRC comments attached. Our revised plans are attached and the responses are below:

Traffic Engineering

A0.2- SITE PLAN- REVISION #5 1 S&S.pdf [0 redlines]

3. Signing and Marking Mandatory

**Calvin, Giordano &
Asso.**

Diana White

4/20/22 8:41 AM

Express Workflow-1

1. Plan Sheet A0.2, verify the colors to be utilize with for the fire lane with the City's Fire Department representative. (Roadway Striping Notes 3& 4)

Response: The fire lane will have broken and solid yellow stripes.

2. Plan Sheet A0.2 Please revise Roadway Striping Note 5 to the intended length of separation. It currently reads "thirty-five feet (50')". Is it 35'? or 50'? Please clarify and revise the note accordingly.

Response: Note has been revised to state 35'.

3. Remove Fire Lane pavement markings that conflict with proposed marked crosswalks. Plan Sheets A0.2 and A0.3.

Archived: Tuesday, August 9, 2022 10:50:25 AM
From: [Heidi Henderson](#)
Sent: Tuesday, August 9, 2022 10:23:44 AM
To: [Julian Bobiley](#)
Cc: [Ari Sklar](#) [EngineeringReview](#) [Ozaydin](#) [Dincer A. Quintero](#) [John](#)
Subject: RE: Dania Oaks Phase I/II DRC
Importance: Normal
Sensitivity: None
Attachments:
[Henderson Response Letter.pdf](#) 

Hi Julian,

Per our conversation, you have confirmed that the submittal is only for landscape improvements within the originally approved site layout, and that there are no site improvements proposed at this time and the.

Based on the fact that there are no site layout revisions and no site work modifications, then I accept the responses to the comments.

TIER 1 COMMENTS -- Approved with conditions:

1. This approval does not include any modifications to the originally approved pervious and impervious area / site layout, and that there are no site improvements proposed at this time. Any proposed site layout or site improvements will have to be submitted for review and approval.

TIER 2 COMMENTS:

1. Additional comments may apply and will need to be addressed prior to Building Permit approval.
2. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.
3. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable).
4. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.
5. 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.
6. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable.

Thank you so much.

Heidi Belle Henderson, P.E.

Project Manager



Calvin, Giordano & Associates, Inc. - a SAFEbuilt Company [\[cgasolutions.com\]](http://cgasolutions.com)
1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316 [\[goo.gl\]](#)
Office: 954.921.7781 | Direct: 954.266.6484 | Fax: 954.921.8807
Cell: 305.450.2971

Archived: Monday, August 1, 2022 12:06:46 PM

From: [Lajoie, Corinne](#)

Mail received time: Mon, 1 Aug 2022 14:52:48

Sent: Monday, August 1, 2022 10:52:48 AM

To: [Julian Bobilev](#)

Subject: FW: Dania Oaks Phase I/II resubmittal

Importance: Normal

Sensitivity: None

Attachments:

[Sklar OAKS PLACE 1-2s L-1.pdf](#) [Sklar OAKS PLACE 1-2s L-2.pdf](#)

These drawings satisfy my comment.

Thank you



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Corinne Lajoie, AICP

Assistant Director | City of Dania Beach

clajoie@daniabeachfl.gov | daniabeachfl.gov [\[daniabeachfl.gov\]](http://daniabeachfl.gov)

100 W Dania Beach Blvd | Dania Beach, FL, 33004

Phone: [954-924-6800x3704](tel:954-924-6800x3704)



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[\[daniabeachfl.gov\]](http://daniabeachfl.gov)

RISE -- ?Respect, Integrity, ?Standard of Excellence

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

From: Julian Bobilev <Julian.Bobilev@gmlaw.com>

Sent: Thursday, July 28, 2022 3:27 PM

To: Lajoie, Corinne <clajoie@daniabeachfl.gov>

Subject: RE: Dania Oaks Phase I/II resubmittal

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

Corinne, for your sign-off, below is our response to your comment and attached are the associated plans.

Zoning

General Issues

4. DRC 1st Zoning Review (Site Plan) Mandatory

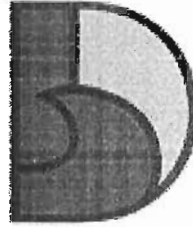
Provide copy of previously approved landscaping and identify the proposed changes.

Response: Sheets L-1 and L-2 have been 'clouded' to highlight revisions from the landscape plans which were approved at the City Commission hearing of July 24, 2018.

Corinne Lajoie, AICP

Assistant Director City of Dania Beach

clajoi@daniabeachfl.gov daniabeachfl.gov



**AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
THURSDAY, APRIL 28, 2022
MEETING ID: 856-8140-7885**

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:
PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

- | | |
|--------------------|--|
| 1. 9:30 AM | SP-113-15MOD2 DANIA POINTE MINOR SITE PLAN MOD
31 SOUTH POINTE DRIVE, 1ST REVIEW |
| 2. 10:00 AM | SP-006-22 DANIA OAKS PHASE III SITE PLAN
5571 SW 40 AVENUE, 2ND REVIEW |
| 3. 10:30 AM | SP-023-14MOD DANIA OAKS PHASE I & II SITE PLAN MOD
5461, 5471, 5501, 5525 SW 40 AVENUE, 1ST REVIEW |
| 4. 11:00 AM | PL-036-22 DANIA OAKS PLAT PHASE II
5571 SW 40 AVENUE, 1ST REVIEW |
| 5. 11:30 AM | SP-034-22 101 DANIA APTS SITE PLAN
101 SW 1 STREET, 1ST REVIEW |
| 6. 12:00 PM | SP-035-22 KINGHEAD SITE PLAN
500 EAST DANIA BEACH BLVD, 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 clajoie@daniabeachfl.gov
Ibel Larios at (954) 924-6805 x 3792 or ilarios@daniabeachfl.gov



Miami-Dade (Corporate) Office
343 Almeria Avenue
Coral Gables, FL 33134
Phone: 305.448.1711

Broward Office
100 SE 12th Street
Fort Lauderdale, FL 33316
Phone: 954.888.9882

Palm Beach Office
1910 North Florida Mango Road
West Palm Beach, FL 33409
Phone: 561.508.0615

*Comment Letter #
First Review.*

SP-023-14MOD Dania Oaks Phase I & II Site Plan MOD

Electronic Plan Review Results

Project Information

Phase Submittal: Site Plan Amendment

Facility Name: Oaks Place Phase I & II Landscape Amendment

Project Name: SP-023-14MOD Dania Oaks Phase I & II Site Plan MOD

Project No: SP-023-14MOD

Building Code: FBC2020

Project Description: Revision to landscaping plans for earlier phases of Oaks Place which are under construction

A/E: Ari Sklar Architect

Plans Dated: 04/07/2022

Plans Received: 4/11/22

Review Completed: 4/25/22

Review Status: **Review Disapproved.**

Plan Review Summary

Discipline	Status	Reviewer	Email	Phone	License
06) Engineering/Civil	Disapproved	Diana White	dwhite@cgsolutions.com	954-921-7781	
06) Engineering/Civil	Disapproved	Heidi Henderson	hhenderson@cgsolutions.com	954-921-7781	
07) Fire	Accepted	David Zipoli	David_Zipoli@sheriff.org	(954) 9262417	
09) Planning/Zoning	Disapproved	Corinne Lajoie	clajoie@daniabeachfl.gov	954926805	
10) Landscape	Disapproved	Ryan St. George	ryan.stgeorge@metriceng.com	3052355098	
11) Flood Plain	Accepted	Richard Benton	rbenton@capfla.com	3054481711	

Plans and specifications review is performed in accordance with the Florida Building Code, Florida Statutes and all applicable codes.

Landscaping

General Issues

2. Landscaping Mandatory

Metric Engineering Inc.

Ryan St. George
4/24/22 4:18 PM
Express Workflow - 1

1. The submitted Tree Disposition Plan sheets TD-1 and TD-2 depict trees to be removed via different symbologies. Since the symbology and labeling on TD-1 is indistinct and difficult to read, please revise TD-1 to reflect the same symbology and labeling as Sheet TD-2. This revision is needed so staff can cross-reference locations and numbers with the tree disposition tables.
2. Revise the landscape plan to use one tree symbol for each type of tree. As drawn, there are at least two different symbols being used for live oaks and gumbo limbos., but no different sizes are proposed to explain the difference.
3. On Sheet TD-3 specimen tree to remain total value needs to be updated (\$7,594) and Sheet TD-4 Specimen tree to be removed and specimen tree to remain total value numbers need to be updated (\$11,462 and \$11,301 respectively).
4. The Landscape Code Requirements Table does not appear to fully include the perimeter buffering requirements for the project. Specifically, the western project boundary buffering is not shown, and the north & south buffering shows only 25 linear feet and one tree required/proposed for each. These categories must be developed/populated in detail to show the increased buffering proposed as compensation for the additional specimen trees that must be removed from the southern boundary of the site. Show linear or square footage to be satisfied for all categories.
5. Update sheet TD-4 to re-title the Disposition columns the same as TD-3 ("Permitted Disposition" and "Revised Disposition").
6. The south side of the South Oak Place access road currently depicts a tree "island" originally intended for Tree #575. However, this tree has been removed and therefore the island is no longer needed. Revise the roadway/sidewalk design to account for this change.
7. Specimen tree appraisals for trees that have already been removed but were not originally proposed for removal must be updated to reflect doubled mitigation for after-the-fact removals [Sec. 825-200(D)(4)]. The submitted appraisal calculations for these trees also do not spec pricing for Category 1A 16'OAH material as required by Sec. 825-140(C)(2).
8. Please reconcile the following issues in the tree disposition sheets:
 - a. Recently updated Category 1A replacement material pricing backup must be provided in the TD sheet set.
 - b. Tre 118 is listed for relocation on all sheets, but it was located in a portion of the site that has already been constructed. Please advise re: current status of this

tree.

c. On sheet TD-4:

- i. Tree #391 and #399 are listed as a specimen tree proposed for removal in the Specimen calculations table, but as a poor condition non-specimen tree in the tree disposition table.
- ii. Tree #603 is listed to remain in the tree disposition table and shown as a tree to remain on sheet L-2, but is shown as a specimen tree to be removed in the specimen tree calculations table. Site inspections have confirmed this tree no longer exists. Update L-2 and the TDP accordingly.
- iii. Tree #624 was changed from "removal" to "relocation" in the tree disposition table, but staff cannot find this tree on the current version of the landscape plan. In addition, the perimeter wall necessitating removal/relocation of this tree has already been built, so the tree would've needed to be removed or relocated already.
- iv. Staff cannot locate relocated trees 268, 270, 554, and 624 on the landscape plans. Please callout the locations of these relocated trees in the plan, or change disposition to "removal" if they area already removed.

9. Provide tree relocation details and notes for all proposed relocations.

10. Provide a final mitigation requirements summary showing total canopy mitigation required, on-site mitigation provided (reflecting excess plantings identified in the landscape requirements table) and tallying any shortfall to be paid to the tree trust fund along with the specimen tree appraisal mitigation. Note: while these calculations are usually Tier 2 review items, the project is already well into the construction phase and all mitigation details will need to be addressed in this round of site plan drawings so that the corresponding tree removal permit modification documents can match and be evaluated/processed accordingly.

11. Advisory Comment: Buffer, VUA, and NVUA plantings will need to show substantial quantity or material size increases above minimum requirements to account for previously unauthorized tree removals and unsuccessful retention of existing tree resources. The "provided" column in the landscape requirements table should reflect any on-site landscaping quantity increases for all applicable code sections.

[Ver. 2] [Edited By Ryan St. George]

Closed Issues: 0 These issues are currently being filtered

No closed Issues Found

Open Issues: 1 These issues are currently being filtered

Zoning

General Issues

4. DRC 1st Zoning Review (Site Plan) Mandatory

**C.A.P. Government,
Inc.**

Katrina Fumagali
4/21/22 2:25 PM
Express Workflow - 1

Provide copy of previously approved landscaping and identify the proposed changes.

Corinne Lajoie, AICP

Assistant Director | City of Dania Beach

clajoie@daniabeachfl.gov | daniabeachfl.gov

100 W Dania Beach Blvd | Dania Beach, FL, 33004

Phone: [954-924-6800](tel:954-924-6800) x3704

[Ver. 2] [Edited By Katrina Fumagali]

Closed Issues: 0 These issues are currently being filtered

No closed Issues Found

ENGINEERING

General Issues

1. Engineering Mandatory

Calvin, Giordano &
Asso.

Heidi Henderson
4/23/22 10:32 AM
Express Workflow - 1

TIER 1 COMMENTS:

1. Please provide a response letter for following comments. Please give specific responses to the open issues, not generic responses such as "see plan" or "corrected".
2. The application indicates that the submittal is for landscaping modifications, but there are clouded areas on the plans that indicate site revisions. Please clarify. Please revise the application as necessary.
3. Please submit signed and sealed preliminary civil plans (water and sewer plan and details, paving, grading and drainage plan and details, at a minimum). This is to ensure the constructability of the site at the site planning stage. The following comments are to aid in the preliminary design of the project to ensure that the project may be completed per code requirements.
4. Please show all existing items as greyed back and the proposed conditions as black.
5. Please show sight triangles on the engineering plans to verify that there are no obstacles in those areas. Please confirm that the sight triangles and the proposed landscaping meet code Sec. 275-180. - Sight distance for landscaping adjacent to street intersections and points of access, and per Sec. 225-10. - Intersection vision.
6. Please show also all existing and proposed utilities on the landscaping plans for potential conflicts.
7. Please submit the existing drainage permit(s) to confirm that the proposed improvements meet the permitted requirements.
8. Please provide cross-sections for where the revisions are adjacent to the property line such as the entrances that clearly indicate that the 25-year 3-day storm event will be met onsite, including at the entrances; and that the proposed grades will be able to tie back into the existing grade at a 3:1 max slope in the pervious area, or 2% at the sidewalks, etc.
9. Please identify all ADA ramp and ramp type, accessible route, curb ramp, curb ramp type on site plan and PGD plans (onsite and offsite) and add the corresponding details, if applicable.
10. Please clarify if there should be a nose down curb at the edge of the detectible warnings, if applicable.
11. Please show all survey data -- the existing elevations in the roadway, sanitary sewer manholes, inverts, fire hydrants, etc.
12. Additional comments may follow.
13. Please contact the review at hhenderson@cgasolutions.com to go over the civil plans and comments.

TIER 2 COMMENTS:

1. Additional comments may apply and will need to be addressed prior to Building Permit approval.
2. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.
3. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD

standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV.

4. All pavement markings shall be alkylid-based thermoplastic and fully retro-reflectORIZED, per BCTED specifications with the exception of parking stall striping.
5. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable).
6. Detail and complete engineering plans will be required prior to Building and RW permit approval.
7. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.
8. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA).
9. 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.
10. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable.

Closed Issues: 0 These issues are currently being filtered

No closed Issues Found

Open Issues: 1 These issues are currently being filtered

Traffic Engineering

A0.2 - SITE PLAN - REVISION #5 1 S&S.pdf [0 redlines]

3. Signing and Marking Mandatory

Calvin, Giordano & Asso. Diana White 4/20/22 8:41 AM Express Workflow - 1	1. Plan Sheet A0.2, verify the colors to be utilize with for the fire lane with the City's Fire Department representative. (Roadway Striping Notes 3 & 4) 2. Plan Sheet A0.2 Please revise Roadway Striping Note 5 to the intended length of separation. It currently reads "thirty-five feet (50') ". Is it 35'? Or 50'? Please clarify and revise the note accordingly 3.Remove Fire Lane pavement markings that conflict with proposed marked crosswalks. Plan Sheets A0.2 and A0.3.
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Closed Issues: 0 These issues are currently being filtered

No closed Issues Found



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

Standard Development Application

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

Date Rec'd: _____

Petition No.: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 5461 & 5471 & 5501 & 5525 SW 40 AVE DANIA BEACH FL 33314-6703

Lot(s): portion of Lot 9 Block: N/A Subdivision: Dania Oaks Plat 183-309

Recorded Plat Name: Dania Oaks Plat 183-309

Folio Number(s): 5041 36 01 0380 Legal Description: NEWMANS SURVEY 2-26 D 36-50-41 PORTION OF TRACT 9

Applicant/Consultant/Legal Representative (circle one) Dennis Mele/Michael Alpert/Greenspoon Marder

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: 954-527-2409/954-527-2485 Home: N/A Fax: 954-333-4185

E-mail address: dennis.mele@gmlaw.com; michael.alpert@gmlaw.com

Name of Property Owner: BCD Dania Oaks LLC

Address of Property Owner: B2J DEVELOPMENT GROUP / 20900 NE 30th Ave, Suite 200, Aventura, FL 33180

Business Telephone: 305-357-8081 Home: N/A Fax: N/A

Explanation of Request: Amendment to approved landscaping plans for Oaks Place Phase I

*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: 4.80 Gross Acreage: 4.80 Prop. Square Footage: 209,088

Existing Use: Townhouses Proposed Use: Townhouses

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 7 DAY OF April, 20 22

By:

Michael Alpert
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Kim Nicole Santiago
Comm. # 00939792
Expires: Feb. 23, 2024
Bonded Thru Aaron Notary

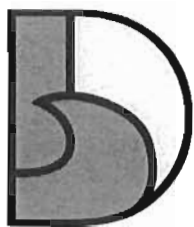
Personally known ☒ or Produced Identification _____

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.**



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

AFFIDAVIT
CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
MAILING LIST AND LABELS

RECEIVED
AUG 24 2022

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christina Mathews,
(Print Name)
who, after being duly sworn, deposes and says:

1. I am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

 I am the property Owner of the property identified below,

OR

X I represent to the City of Dania Beach, Florida that I am an authorized agent and representative of the property owner(s), BCD Dania Oaks LLC,
(Print Name of Property Owner)

for the property located at 5471-5525 SW 40 Avenue (the "Property"), and this
(Address)

sworn statement pertains to the application for Site Plan Modification

(Briefly describe application, such as "site plan approval" or a "variance" or a "special exemption")
relating to Petition number(s) SP-023-14MOD.

2. Pursuant to **Sec. 610-20(D)** of the Land Development Code ("LDC") of the Code of Ordinances of the City of Dania Beach, Florida, I understand that there is a mailing date deadline for notices and that as the applicant for the petition, I must provide the City with:
- One (1) set of Mailing Labels, and
 - One (1) copy of the mailing list for all property owners who or which own property located within 1,000 feet of the subject property.
3. I understand that I am legally responsible for timely providing the City with the mailing labels and mailing list a minimum of twenty-five (25) days prior to the mailing date (for projects which may have more than 200 mailings, I understand that City staff may request labels even earlier). The mailing date is _____, 20____. I am also aware that pursuant to **LDC Sec. 610-30(D)(3)**, "[T]he mail notice shall contain substantially the same information as provided in the newspaper advertisement for the same application, and shall also contain the legal description of the subject property, the approximate relation to the nearest cross street(s) and a map or demarcated aerial photograph showing its approximate size, location and relationship to adjacent properties."

4. If I do not timely provide the mailing labels and mailing list, the City will need to delay the processing of the application.

OWNER OR REPRESENTATIVE:

JOINT OWNER (IF APPLICABLE)

Signature

Signature

PRINT Name

PRINT Name

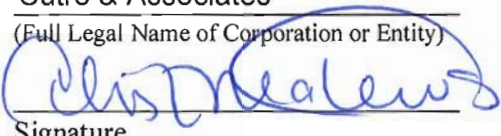
Title

Title

**IF CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP
OR OTHER ENTITY:**

Cutro & Associates

(Full Legal Name of Corporation or Entity)


Signature

Christina Mathews

PRINT Name

Mng

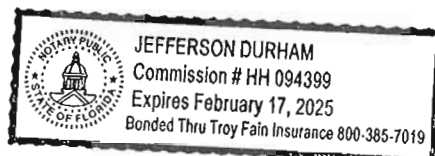
Title

On August 22, 2022, personally appeared Christina Mathews,
and (if applicable, if there is a co-owner) _____, as the Owner(s)
of the property described above. Such person(s) is/are personally known to me or produced
his/her/their
identification.



NOTARY PUBLIC
State of Florida

My Commission Expires: 2-17-28



504136010260	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		NEWMANS SURVEY 2-26 D 36-50-41POR TR 7 & 8 DESC AS COMM SE COR OBERBOWARD GARDENS 21-48 B/W 1132.5 724 TO POB S 200'W 914.6N 200E 914.6 TO POB LESS N 50 & LESS W 456.76AKAPARCELS 32.37 THRU 40BLDG P-2 &P-34320 THRU 4450 SW 54 ST
504136010281	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	NEWMANS SURVEY 2-26 D 36-50-41PT OF TRACTS 7 & 8 DESC AS BEGES COR OF BROWARD GARDENS 21-48 W/LY 1082.62 TO POB S/LY 608 N/LY TO S/LY OF BROWARDGARDENS 21-48 W/LY 608 TO POB LESS BEG SE COR OF BROWARDGARDENS 21-48 W/LY 1082.62 TOPOB S/LY 112 ELY 608 N/LY 108.30.
504136010283	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		NEWMANS SURVEY 2-26 D 36-50-41POR TR 7 & 8 DESC AS E 450 OF W 500 OF N 212 OF S 412 OF FOLPARBEG SE COR TR 8 N TO SE CORBROWARD GARDENS 21-48 B/W 1132.5 TO S LINE TR 7 E TO POB: TOGWITH POR TR 7&8 DESC AS COMM SECOR BROWARD GARDENS 21-48 B/W 1082.62,5 412 TO POB E 608 S 100W 608 N 100 TO POB AKA:4100 THRU
504136010311	BEL-AIRE INCHOWNERS	PO BOX 823401	PENBROKE PINES	FL	33082		NEWMANS SURVEY 2-26 D36-50-41COMM AT SE COR TR 8 W 409.55 TO POB:CONT W 153.19N 66.50E 153.19S 66.50 TOPOB
504136010320	MOTEMICHAEL P% STEWART	4238 N OCEAN DR	HOLLYWOOD	FL	33019		NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 127.5 OF N 1054.55 OF W477.55 OF E 512.55 LESS THAT PTAS DESC IN OR 718/413
504136010330	DONATE RONALD T & ELIZABETH CRONALD T DONATE TR ETAL	5631 SW 40 AVE	DANIA BEACH	FL	33314	6705	NEWMANS SURVEY 2-26 D 36-50-41LOT 9 E 300 LESS N 1139.50
136010331	RONALD DONATE TRELIZABETH C DONATE TR ETAL	5631 SW 40 AVE	DANIA BEACH	FL	33314	6705	NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 200 LESS E 512.55 & W 212.55 OF E 512.55 LESSN 1139.50
504136010340	MOTEMICHAEL P% STEWART	4238 N OCEAN DR	HOLLYWOOD	FL	33019		NEWMANS SURVEY 2-26 D36-50-41THAT PT OF LOT 9 DESC AS BEG1509.66 N OF & 382.05 W OFSE COR SEC 36N 120W 30.50N 72.5W 100 TO A PT ON W/L O/E 512.55 OF TR 9 S ALG LINE192.5E 130.5 TO POB-SAME ASOR 718 PGS 412 & 413
504136010360	BCD DANIA OAKS LLC	20900 NE 30 AVE #200	AVENTURA	FL	33180		NEWMANS SURVEY 2-26 D 36-50-41PORTION OF TRACT 9 DESC AS: THES 99 OF N 431.03 OF W 184.50 OF E 219.50, LESS S 4 OF E 103.77THEREOF & LESS P/P/A OAKS PLACE183.488 B
504136010361	BCD DANIA OAKS LLC	20900 NE 30 AVE #200	AVENTURA	FL	33180		NEWMANS SURVEY 2-26 D36-50-41LOT 9 N 85 OF S 270.02 OF W477.55 OF E 512.55 LESS THAT PTAS DESC IN OR 718/412 & LESSW S OF E 40 OF S 85 OF N 1139.50F E 512.55
504136010370	MONTFORD HARRIET C	5611 SW 40 AVE	DANIA BEACH	FL	33314	6705	NEWMANS SURVEY 2-26 D 36-50-41W 5 FT OF E 40 OF S 85 FT OF N1139.50 OF E 512.55 OF TRACT 9
504136010371	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 127.5 OF N 927.05 OF W 352.5 OF E 387.55
504136010380	FOSTER DEBORAH JEAN DEBORAH JEAN TESSAR REV LIV TR	5571 SW 40 AVE	DANIA BEACH	FL	33314	6703	NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 127.5 OF N 332.03 OF W 84.55 OF E 119.55
504136010390	OEI INVESTMENTS LLC%OSNAT HAY	195 S MIDDLE NECK RD #2H	GREAT NECK	NY	11021		NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 127.5 OF N 332.03 OF W 84.55 OF E 119.55
504136010392	GOLDBERG STEVEN	4010 SW 54 CT	DANIA BEACH	FL	33314	6722	NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 127.5 OF N 332.03 OF W 140 OF E 259.55
136010420	MCGOWAN DENNIS R & SAVER, SUSAN T	5551 SW 40 AVE	FORT LAUDERDALE	FL	33314	6703	NEWMANS SURVEY 2-26 D36-50-41LOT 9 S 85 OF N 799.5 OF E 512.55 LESS E 35 FOR RD & LESSW 125
504136010570	MAWARD, DANIEL	311 NORTH TAMPA AVE	ORLANDO	FL	32805		NEWMANS SURVEY 2-26 D36-50-41LOT 16 N 210 LESS N 180 FT 6 IN OF E 180 FT 6 IN & LESS W 330 & LESS E 35 OF S 29.5 OF N 210 FORCO RD
504136010580	M Z & M ENTERPRISES LLC	3445 HOLLYWOOD OAKS DR	FORT LAUDERDALE	FL	33312	6388	NEWMANS SURVEY 2-26 D 36-50-41LOT 16 LESS W 330 & LESS N 210 & LESS E 25 FOR CO RD & LESS PTDESC IN OR 1410/80 FOR CO RD & LESS PAR 100 OF CA 80-11611 FORPERPETUAL EASEMENT & LESS COMMAT SE COR SEC 36 W/LY 25.01 N/LY 40.10 TO POB N/WLY 269.91 ELY ANARC DIST OF 110.51 ELY 108.07 NE 9.98 N/WLY 1026.60 ELY 15.01
504136010590	MARTIN FRANK	PO BOX 31	DANIA BEACH	FL	33004	0031	NEWMANS SURVEY 2-26 D 36-50-41N 180.5 OF E 180.5 OF LOT 16 LESS THAT PT LYING WITHIN 40FT OF E/LY OF SEC
504136010710	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		NEWMANS SURVEY 2-26 D 36-50-41POR TR 7&8 DESC AS COMM SE CORBROWARD GARDENS 21-48 W 1082.62,5 162 TO POB E 608 S 200W 608 N 200AKA:4101 & 31 4181 4201 & 31 SW 53 ST 4100 & 30.4180 4200 & 30 SW 52 CTBLDG 1-10EMERALD PALM APTS UNIED PAR C
504136010810	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	NEWMANS SURVEY 2-26 D 36-50-41E 35 FT OF TRACT 16 LESS W 330 AND LESS N 210 FT THEREOF & LESS W 10 FT THEREOF

504136010830	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-4P	FORT LAUDERDALE	FL	33301	1801	NEWMAN SURVEY 2-26 D 36-50-41POR OF TR 16 DESC AS: COMM AT SEC08 SEC 36-50-41W 25.01 N 40.10TO POB, NW 269.91, ELY 11051,E108.07, NE 49.98, N 1026E 15.01S 1074.87 TO POB&KA: PARCEL 14 CA 80-11613
504136010840	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-4P	FORT LAUDERDALE	FL	33301	1801	NEWMAN SURVEY 2-26 D 36-50-41S 35 FT OF N 225 OF N1/2 OF TR10 LESS RD R/W FOR ST RD 7 ANLESS POR WITHIN HOLLYWOOD CITYLIMITS
504136010890	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-4P	FORT LAUDERDALE	FL	33301	1801	NEWMAN SURVEY 2-26 D 36-50-41W 5' OF E 40 FT OF TRACT 8 LESSN 1254LESS S 412 FT AND LESSPOR LYING WITHIN HOLLYWOOD CITYLIMITS
504136010900	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-4P	FORT LAUDERDALE	FL	33301	1801	NEWMAN SURVEY 2-26 D 36-50-41W 5' OF E 40 FT OF TRACT 8 LESSN 1254, LESS S 412 FT AND LESSPOR LYING WITHIN DANIA BEACHCITY LIMITS
504136010910	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-4P	FORT LAUDERDALE	FL	33301	1801	NEWMAN SURVEY 2-26 D 36-50-41THAT PT OF N 180.5 OF TRACT 16 LYING WITHIN 40' W OF E/L OF SECLSS PREVIOUSLY DEED OR DEEDEDR/W/
504136040070	ETTNER,ANDREW J,ARBY,AVITT KAHALANTY	61 BROAD HILL CIR	GULFORD	CT	06437		ELLAS LITTLE ACRES 34-7 BLOT 8
504136040071	MANUEL BAERGA REV LIV TRMARIBEL BAERGA REV LIV	4465 SW 54 CT	DANIA BEACH	FL	33314	6729	ELLAS LITTLE ACRES 34-7 BLOT 9
504136040080	TR	14500 SUNSET LN	FORT LAUDERDALE	FL	33330	3412	ELLAS LITTLE ACRES 34-7 BLOT 10
504136040100	SAPHEL ALIMUDIN	5717 SW 110 AVE	DAVIE	FL	33328		ELLAS LITTLE ACRES 34-7 BLOT 11
504136040110	PEREZ CARLOS	HC 01 BOX 12804	GUAYANILLA	PR	00656	9428	ELLAS LITTLE ACRES 34-7 BLOT 12
504136040120	LE HUONG THI	8230 PHOENICAN CT	DAVIE	FL	33328		ELLAS LITTLE ACRES 34-7 BLOT 13
504136040130	GNZ LLC	19381 CHERRY HILLS TER	BOCA RATON	FL	33432		ELLAS LITTLE ACRES 34-7 BLOT 14
504136040150	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		ELLAS LITTLE ACRES 34-7 BLOT 15,16&KA:4281 & 4317 S.W. 54 COURTBUILDINGS D-26 & D-27EMERALD PALM APTS PARCEL 26
504136040160	FRASER JOHN	6438 NW 80 DR	PARKLAND	FL	33067		ELLAS LITTLE ACRES 34-7 BLOT 17
504136050010	MORTON MICHELLE J	273 ORVIN LANCE DR UNIT 2792	BLUE RIDGE	GA	30513	1131	ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 1
504136050020	BURGOS,ELUISES &BURGOS,NORMA	2930 OSLO AVE	HOLLYWOOD	FL	33026	4702	ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 2 LESS W 60.3 LESS W 60
504136050030	HERNANDEZ LINDA J H/HERNANDEZ MODESTO R	4005 SW 54 CT	DANIA BEACH	FL	33314		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 2 W 60.3 W 60
504136050040	ATTIAS S LLC	5273 SW 38 WAY	FORT LAUDERDALE	FL	33312		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 4
504136050050	BALEANU JOHN	4031 SE 54 CT	DANIA BEACH	FL	33314	6721	ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 5
504136050060	MEROS,ELIJAHMEROS,SHOSHANA	4000 NE 49 AVE	HOLLYWOOD	FL	33021		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 6
504136050070	E & S MAYROSE INC	4000 N 49 AVE	HOLLYWOOD	FL	33021		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 7
504136050080	IORDANOV FAM REV TR	635 NE 3 ST	DANIA BEACH	FL	33024		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 8
504136050090	SAH HOLDINGS 2015 LLC	5950 SW 37 TER	FORT LAUDERDALE	FL	33312		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 9,10
504136050110	DOMINGUEZ,EDWARDDOMINGUEZ,VERONICA	2907 SW 195 TER	MIRAMAR	FL	33029		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 11
504136050120	DOMINGUEZ,EDWARDDOMINGUEZ,VERONICA	2907 SW 195 TER	MIRAMAR	FL	33029		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 12
504136050130	MOORE,NELLIE & FRITZ	4249 SW 54 CT	DANIA BEACH	FL	33314	6725	ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 13
504136050140	SAPHEL ALIMUDIN	5717 SW 110 AVE	FORT LAUDERDALE	FL	33328		ELLAS LITTLE ACRES 1ST ADD-40-41 BLOT 14
504136080010	EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN BEACH	CA	90266		R W CHAMBERS SUB 84-12 BLOT 1 THRU 10&KA:BLDG TC-1 THRU TC-10&331&61 4401&31, & 4451 SW 54 ST&4360&70&4380&90& 4420 SW 52 CT& TENNIS COURT ARE&EMERALD PALM APTS PAR 42 THRU 51
504136080110	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	R W CHAMBERS SUB 84-12 BADDITIONAL ROAD R/W FOR SW 52NDCOURT AND ADDITIONAL ROAD R/WFOR SW 43ND TERRACE DEDICATED TOPUBLIC PER PLAT
504136100120	SELF JOHN &SELF,NANCY	5531 SW 44 TER	DANIA BEACH	FL	33314	6719	C & S SUBDIVISION 89-40 BLOT 68
504136100130	BENJAMINE,KERVINSBENJAMINE MARIA	5531 SW 38 WAY	FORT LAUDERDALE	FL	33312	8226	C & S SUBDIVISION 89-40 BLOT 7A
504136100140	WOOLLEY,RUSSELL S	5520 SW 44 TER	DANIA BEACH	FL	33314	6720	C & S SUBDIVISION 89-40 BLOT 7B
504136100150	BILISIMARIA DE LOS ANGELESVALEARIANO,MARCIAL	5514 SW 44 TER	DANIA BEACH	FL	33314		C & S SUBDIVISION 89-40 BLOT 8A
504136100160	RODOLOFO	5510 SW 44 TER	DANIA BEACH	FL	33314	6720	C & S SUBDIVISION 89-40 BLOT 8B
504136100170	VASTARDIS,JUDY C	5504 SW 44 TER	DANIA BEACH	FL	33314	6720	C & S SUBDIVISION 89-40 BLOT 9A
504136100180	ESTEE LINDA	5500 SW 44 TER	DANIA BEACH	FL	33314		C & S SUBDIVISION 89-40 BLOT 9B
504136100190	CAISAPANTA,IVAN A	5531 SW 38 WAY	FORT LAUDERDALE	FL	33312	8226	C & S SUBDIVISION 89-40 BLOT 10A
504136100200	KIRA,ALEXANDRU & MARIANA	5531 SW 38 WAY	FORT LAUDERDALE	FL	33312		C & S SUBDIVISION 89-40 BLOT 10B
504136100210	KIRA,ALEXANDRU & MARIANA	5531 SW 38 WAY	FORT LAUDERDALE	FL	33312		C & S SUBDIVISION 89-40 BLOT 10B
504136100220	DELAUNA,KIMAR J H/EBUTLER,DOROTHY A	5424 SW 44 TER	DANIA BEACH	FL	33314	6718	C & S SUBDIVISION 89-40 BLOT 11A
504136100230	BONET,SANABRIA,MARIO A	8936 SW 226 TER	CUTLER BAY	FL	33314		C & S SUBDIVISION 89-40 BLOT 11B
504136100240	MAYRE ENTERPRISES LLC	811 PROSPECT RD	OAKLAND PARK	FL	33309		C & S SUBDIVISION 89-40 BLOT 12A
504136100250	KUSHNIR,ELIX	5410 SW 44 TER	FORT LAUDERDALE	FL	33314		C & S SUBDIVISION 89-40 BLOT 12B
504136100260	MARTINO,RUDOLPH A H/MARTINO,FREDA JAGAL	5411 SW 44 AVE	DANIA BEACH	FL	33314	6713	C & S SUBDIVISION 89-40 BLOT 13A
504136100270	GROOVER,JASON S	5415 SW 44 AVE	DANIA BEACH	FL	33314	6713	C & S SUBDIVISION 89-40 BLOT 13B
504136100280	ELITE 1 PROPERTY LLC	10961 NW 6 CT	PLANTATION	FL	33324	8113	C & S SUBDIVISION 89-40 BLOT 14A
504136100290	LOOK,RONI RONITVYARON,GABRIEL	3423 SW 44 AVE	DANIA BEACH	FL	33314		C & S SUBDIVISION 89-40 BLOT 14B
504136100300	LOOK,RONI RONITVYARON,GABRIEL	3423 SW 44 AVE	FORT LAUDERDALE	FL	33312		C & S SUBDIVISION 89-40 BLOT 15A
504136100310	YAN,KEVIN HONG	11520 BISCAYNE BLVD	AVANTURA	FL	33160		C & S SUBDIVISION 89-40 BLOT 15B
504136100320	CSOKA,MICHAEL	5505 SW 44 AVE	FORT LAUDERDALE	FL	33314	6715	C & S SUBDIVISION 89-40 BLOT 16A
504136100330	ROCHEZ,SHAYRA L	5511 SW 44 AVE	DANIA BEACH	FL	33314		C & S SUBDIVISION 89-40 BLOT 17A
504136100340	MOQUETE,LINCOLN N &MOQUETEL,SETTIE	5515 SW 44 AVE	DANIA BEACH	FL	33314	6715	C & S SUBDIVISION 89-40 BLOT 17B

504136100360	ROONEY,DOROTHY & ROONEY,JASON T	5531 SW 44 AVE	DANIA BEACH	FL	33314	6715	C & S SUBDIVISION 89-40 BLOT 188
504136100370	OSCEOLA PETTIES C III	5530 SW 44 AVE	DANIA BEACH	FL	33314	6716	C & S SUBDIVISION 89-40 BLOT 19A E 103 FT
504136100371	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	C & S SUBDIVISION 89-40 BLOT 19A LESS E 103 FT
504136100380	HELIA JOHN & CAROLINE	5520 SW 44 AVE	DANIA BEACH	FL	33314	6716	C & S SUBDIVISION 89-40 BLOT 198
504136100390	MARTE ELADYS	5514 SW 44 AVE	DANIA BEACH	FL	33314	6716	C & S SUBDIVISION 89-40 BLOT 20A
504136100400	CHENFENG	5510 SW 44 AVENUE	DANIA BEACH	FL	33314	6714	C & S SUBDIVISION 89-40 BLOT 208
504136100410	LUNA NINEZ JOSE JULIAN	5504 SW 44 AVE	DANIA BEACH	FL	33314	6714	C & S SUBDIVISION 89-40 BLOT 21A
504136100420	NGUYEN PHONG LAN THI	5500 SW 44 AVE	DANIA BEACH	FL	33314	6714	C & S SUBDIVISION 89-40 BLOT 21B
504136100430	PALMER JENNIFER	5434 SW 44 AVE	DANIA BEACH	FL	33314	6714	C & S SUBDIVISION 89-40 BLOT 22A
504136100440	VAZBURI SHAYA & SVETLANA	5430 SW 44 AVE	DANIA BEACH	FL	33314	6714	C & S SUBDIVISION 89-40 BLOT 22B
504136100450	MONAHAN MARY A	11329 LAKEVIEW DR	CORAL SPRINGS	FL	33071	6714	C & S SUBDIVISION 89-40 BLOT 23A
504136100460	VIVES ARTURO JR & YTHAMAR	5420 SW 44 AVE	DANIA BEACH	FL	33314	6714	C & S SUBDIVISION 89-40 BLOT 23B
504136100470	CORPHONE LLC	5510 SW 25 AVE	FORT LAUDERDALE	FL	33312	6714	C & S SUBDIVISION 89-40 BLOT 24A
504136100480	NEGRON EDWIN	5410 SW 44 AVE	DANIA BEACH	FL	33314	6714	C & S SUBDIVISION 89-40 BLOT 24B
504136100490	FRY SRI CT LP#FIRST KEY HOMES LLC	1850 PARKWAY PL #900	MAIETTA	GA	30067	6709	C & S SUBDIVISION 89-40 BLOT 25A
504136100500	SMAN MARTIN LOROGORANADA,NANCY	5415 SW 43 TER	DANIA BEACH	FL	33314	6709	C & S SUBDIVISION 89-40 BLOT 25B
504136100510	CUTLER LISA	5421 SW 43 TER	DANIA BEACH	FL	33314	6717	C & S SUBDIVISION 89-40 BLOT 26A
504136100520	JAMES GENESIS & NIURKA	2101 SW 118 AVE	MIRAMAR	FL	33025	6717	C & S SUBDIVISION 89-40 BLOT 26B
504136100530	EMERALD PALMS VENTURE LP	2711 N SEPU VEDA BLVD #526	MANHATTAN BEACH	CA	90266		C & S SUBDIVISION 89-40 BLOT 27A,27B,28A,28B&A&PAR 27 BLD D28-5431&34 SW 43 TERPAR 28 BLD D29-5501&05 SW 43 TEREMERALD PALM APTS
504136100570	SOT HOUSING LLC	5650 STIRLING RD #4	HOLLWOOD	FL	33021	6711	C & S SUBDIVISION 89-40 BLOT 29A,29B
504136100590	HARRIS RAYMOND	5521 SW 43 TER	DANIA BEACH	FL	33314	6711	C & S SUBDIVISION 89-40 BLOT 30A
1136100600	ESCOBAR JOSE & LAYDIN	5531 SW 43 TER	DANIA BEACH	FL	33314	6711	C & S SUBDIVISION 89-40 BLOT 30B
1136100610	FEIGENBAUM JOEL FEIGENBAUM RAYVT	5530 SW 43 TER	DANIA BEACH	FL	33314	6712	C & S SUBDIVISION 89-40 BLOT 31A
504136100620	BAZAN,FREDYBAZAN LINA A S GONZALES DE	5520 SW 43 TER	DANIA BEACH	FL	33314	6712	C & S SUBDIVISION 89-40 BLOT 31B
504136100630	MORALES,DIANA H/ELING,ANDRES	5514 SW 43 TER	DANIA BEACH	FL	33314	6712	C & S SUBDIVISION 89-40 BLOT 32A
504136100640	GANPA THA RAYMOND & SHIVANA	5510 SW 43 TER	FORT LAUDERDALE	FL	33314	6712	C & S SUBDIVISION 89-40 BLOT 32B
504136100650	DAAM PROPERTIES LLC	2120 SW 52 TER	PLANTATION	FL	33317		C & S SUBDIVISION 89-40 BLOT 33A
504136100660	NASI,WALTER	5500 SW 43 TER	FORT LAUDERDALE	FL	33314	6710	C & S SUBDIVISION 89-40 BLOT 33B
504136100670	SMITH ANNA MARIE EST	5434 SW 43 TER	DANIA BEACH	FL	33314	6710	C & S SUBDIVISION 89-40 BLOT 34A
504136100680	IORDANOV FAM REV TR	653 NE 3 ST	DANIA BEACH	FL	33004	0000	C & S SUBDIVISION 89-40 BLOT 34B
504136100690	BLAISE,ARLANDEBLAISE MILOUSE	5424 SW 43 TER	DANIA BEACH	FL	33314		C & S SUBDIVISION 89-40 BLOT 35A
504136100700	IMIE E ANGELO F JR	PO BOX 848006	PENAROCK PINES	FL	33084		C & S SUBDIVISION 89-40 BLOT 35B
504136100710	QUINONES FELIX M H/EPASCALEVA,MILA	5414 SW 43 TER	DANIA BEACH	FL	33314		C & S SUBDIVISION 89-40 BLOT 36A
504136100720	GALIM INVESTMENTS LLC	4539 SW 33 AVE	DAVIE	FL	33312		C & S SUBDIVISION 89-40 BLOT 36B
504136100770	PUBLIC LAND% CTTY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	C & S SUBDIVISION 89-40 BTHOROUGHFARES DEDICATED TOPUBLIC PER PLAT
504136110010	EMERALD PALMS VENTURE LP	2711 N SEPU VEDA BLVD #526	MANHATTAN BEACH	CA	90266		CHAMBERS ESTATES 102-38 BLOTS 1 THRU 9&A&PARCEL 34(BLDG 8-A)4021 SW 53 STPARCEL 52 (112 UNIT)4000 SW 53 STEMERALD PALM APTS
504136110011	CHAMBERS ROBERT W & ARLENE D CTD PUBLIC %CITY OF DANIA BCH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	CHAMBERS ESTATES 102-38 B507 ROAD RIGHT OF WAY DEDICATED PER PLAT
504136120010	DANIA OAKS S4 PO LP	2860 WEST STATE ROAD 84 #118	FORT LAUDERDALE	FL	33314		SHERIDAN HOUSE PLAT 105-50 BPARCEL A & TOGETHER WITH PORTIONTRACT 9NEWMAN'S SURVEY 2-26 D 36-50-41,DESC AS COMM NE COR TR9,SW 35,SE 33,02,SW 22,4,55 TOPOB,SW 28B,NW 92,51,NE 28B,SE92,51 TO POB & COMME NE COR TR 9,SW 35,SE 33,02,SW 22,4,55,SW 28B,NW 92,51 TO POB,NW 35,NE 28B,SE35,SW 288 TO POB
504136220010	S T O F HOLDINGS LTD%REAL ESTATE SERVICES	6300 STIRLING RD	HOLLWOOD	FL	33024		MRO CORNERS 148-29 BTRACT A TOGET WITH A POR OF OLDST RD 7 VACATED BY RESOLUTION96-0147 RECORDED IN OK 24713/803, YING WEST OF AND ABUTTINGSUBJECT PARCEL
504136220020	S T O F HOLDINGS LTD%REAL ESTATE SERVICES	6300 STIRLING RD	HOLLWOOD	FL	33024		MRO CORNERS 148-29 BTRACT B
504136220040	S T O F HOLDINGS LTD%REAL ESTATE SERVICES	6300 STIRLING RD	HOLLWOOD	FL	33024		MRO CORNERS 148-29 BTRACT G
504136260010	VILLAS AT OAK HAMMOCKHOMEOWNERS ASSN INC	5315 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPARCEL A LESS UNITS 1 THRU 27&A&COMMON AREA,VILLAS AT OAK HAMMOCK
504136260011	KAZAR,SERGIO & ELENA	5369 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC ASCOMME COR PAR A,W 118,02 TO POB,W41,83,NW 94,NE 41,83,SE 94 TOPOB&A&UNIT VILLAS AT OAK HAMMOCK
504136260020	AKRAM,FAHD	4613 SW 75 WAY	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC ASCOMME COR PAR A,W 159,85 &LG S,LT0 POB,W 21,33,NW 94,E 21,33,SE94 TO POB&A&UNIT VILLAS AT OAK HAMMOCK
504136260030	LUBELL,MARGALIT	5365 SW 40 AVE	DANIA BEACH	FL	33314		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC ASCOMME COR PAR A,W 181,18 &LG S,LT0 POB,W 21,33,NW 94,NE 21,33,SE 94 TO POB&A&UNIT VILLAS AT OAK HAMMOCK
504136260040	MR VEGA PROPERTIES LLC	5386 SW 33 WAY	FORT LAUDERDALE	FL	33312		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC ASCOMME SECOR PAR A,W 202,51 &LG S,LT0 POB,W 21,33,NW 94,E 21,33,S 94 TOPOB&A&UNIT VILLAS AT OAK HAMMOCK
504136260050	ORLE,JONHENRIQUEZ,ISABEL	4947 SW 32 WAY	FORT LAUDERDALE	FL	33312		VILLAS AT OAK HAMMOCK 174-123 BPORTION PARCEL A DESC ASCOMME SECOR PAR A,W 223,84 &LG S,LT0 POB,W 21,33,NW 94,E 21,33,S 94 TOPOB&A&UNIT VILLAS AT OAK HAMMOCK

504136260060	ABRAMOV,NELLYSHEM-TOV,YOSEF ROY	5359 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A SW 24S.17 ALG S/L TOPOB.SW 21.33,NW 94,NE 21.33,SE94 TO POBAKA:UNIT 6VILLAS AT OAK HAMMOCK
504136260070	TRUNK BAY PROPERTIES LLC	7777 BRICKELL AVE SITE 1110	MIAMI	FL	33131	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A SW 26S.50 ALG S/L TOPOB.SW 44.52,NW 73,NE 13.50,NW 21,NE 31.02,SE 94 TO POBAKA:UNIT 7VILLAS AT OAK HAMMOCK
504136260080	POULOS ANTHONY M	5355 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A SW 311.02 ALG S/L TOPOB.SW 44.50,NW 94,NE 31,SE 21,NE 13.50,SE 73 TO POBAKA:UNIT 8VILLAS AT OAK HAMMOCK
504136260090	MOSTERT ALBERT W MOSTERT MARIA UNDA DE ETAL	21 BOONE LN	MAGGIE VALLEY	NC	28751	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A W 35S.52 ALG S/L TOPOB.W 21.33,N 94,E 21.33,S 94 TOPOBAKA:UNIT 9VILLAS AT OAK HAMMOCK
504136260100	KHASPHER,YEVEGINY	5351 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A W 39S.18 ALG S/L TOPOB.SW 21.33,NW 94,NE 21.33,SW 94 TO POBAKA:UNIT 11VILLAS AT OAK HAMMOCK
504136260110	ANDRADE JENNY P	5349 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A SW 41S.51 ALG S/L TOPOB.SW 56.04,NW 69,NE 25.50,NW 25,NE 30.31,SE 94 TO POBAKA:UNIT 12VILLAS AT OAK HAMMOCK
136260120	HECTOR INVESTMENTS, LLC	3902 NE 171 ST #1008	NORTH MIAMI BEACH	FL	33160	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 40S.60 TO POBSW 29.33,NW 25SW 24.41,NW 69,NE 53.15,SE 94TO POBAKA:UNIT 13VILLAS AT OAK HAMMOCK
504136260130	GARCIA BARBARA H/GARCIA DAISY LE	5345 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 40S.60 TO POBSW 29.33,NW 25SW 24.41,NW 69,NE 53.15,SE 94TO POBAKA:UNIT 14VILLAS AT OAK HAMMOCK
504136260140	SANCHEZ-APONTE,GERARDOCAMACHO-MEJIA,RUTH	5343 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 40S.60 TO POBSW 29.33,NW 25SW 24.41,NW 69,NE 53.15,SE 94TO POBAKA:UNIT 15VILLAS AT OAK HAMMOCK
504136260150	GOLDRING,CLARA DIANAGOLDRING,MAURICIO	5341 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 360.37 TO POBSW 31.23,NW 21SW 6.60,NW 73,NE 37.83,SE 94 TOPOBAKA:UNIT 15VILLAS AT OAK HAMMOCK
504136260160	RICKETTS,JOSETH C	5339 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 339.04 TO POBSW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 16VILLAS AT OAK HAMMOCK
504136260170	KINGS, LLC	4800 PINE LAKE DR	MRTLE BEACH	SC	29577	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 317.71 TO POBSW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 17VILLAS AT OAK HAMMOCK
504136260180	DOUGLAS,PETER J	5335 SW 40 AVE	FORT LAUDERDALE	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 296.38 TO POBSW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 18VILLAS AT OAK HAMMOCK
504136260190	DI LORENZO,MELISA	5333 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 275.05 TO POBSW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 19VILLAS AT OAK HAMMOCK
504136260200	VEGA,RAFAEL ANTONIO & CATHERINE	5331 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 249.37 TO POBSW 25.68,NW 94,NE 37,SE 73,SW 11.32,SE 21.00TO POBAKA:UNIT 20VILLAS AT OAK HAMMOCK
504136260210	PHILIPPE,EVELYNE LISAPHILIPPE,GHISLAIN JACQUES ANNE	5329 SW 40 AVE	DANIA BEACH	FL	33314	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 201.05 TO POB.W 25.68,NW 21,W 11.32,NW 73,NE 37,SE 94 TO POBAKA:UNIT 21VILLAS AT OAK HAMMOCK
504136260220	MOSTERT ALBERT W MOSTERT MARIA A UNDA DE ETAL	21 BOONE LN	MAGGIE VALLEY	NC	28751	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 179.72 TO POBSW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA:UNIT 22VILLAS AT OAK HAMMOCK
504136260230	SHY,SU HWA	11001 NW 15 ST	PEMBROKE PINES	FL	33026	VILLAS AT OAK HAMMOCK 174-123 BPORTON PARCEL A DESC AS COMM SECOR PAR A NE 119.58 ALG E/L SW 158.39 TO POBSW 21.33,NW 94,NE 21.33,SE 94 TO POBAKA: UNIT 23VILLAS AT OAK HAMMOCK

504136280580	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL A
504136280590	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL B
504136280600	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL C
504136280610	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL D
504136280620	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL E
504136280630	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL F
504136280640	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL G
504136280650	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL H
504136280660	NEIGHBD ASSN	BCD DANIA OAKS LLC / DDCTDOAKS PLACE TWINHMS	20900 NE 30 AVE #200	AVENTURA	FL	33180		OAKS PLACE 183-488 BPARCEL I
504136280670	BCD	DANIA OAKS LLC/DOTDOTD PUBLIC % CITY OF DANIA BCH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	OAKS PLACE 183-488 BRIGHT OF WAY PARCEL
5041366A0010	GOMEZ CAROLINA		4825 46 ST APT 4G	WOODSIDE	NY	11377	7149	VILLAGE TOWNHOUSES NO ONECONDO UNIT 1PER CDO BK/Pg: 4870/567
5041366A0020	5309 SW 40TH AVE LLC		5309 SW 40 AVE #2	FORT LAUDERDALE	FL	33314		VILLAGE TOWNHOUSES NO ONECONDO UNIT 2PER CDO BK/Pg: 4870/567
1366A0030	SILVEY JENNIFER		5307 SW 40 AVE #3	DANIA BEACH	FL	33314	6503	VILLAGE TOWNHOUSES NO ONECONDO UNIT 3PER CDO BK/Pg: 4870/567
5041366A0040	LIANILISA		3954 STRATHROY CRT	*MISSISSAUGA ON	CA	L.SL 3	L1	VILLAGE TOWNHOUSES NO ONECONDO UNIT 4PER CDO BK/Pg: 4870/567
5041366A0050	MARGOS DANIEL A & PATRICIA		5303 SW 40 AVE UNIT 5	DANIA BEACH	FL	33314	6523	VILLAGE TOWNHOUSES NO ONECONDO UNIT 5PER CDO BK/Pg: 4870/567
5041366A0060	JOSEPH DARLENE		5299 SW 40 AVE #6	DANIA BEACH	FL	33314		VILLAGE TOWNHOUSES NO ONECONDO UNIT 6PER CDO BK/Pg: 4870/567
5041366A0070	SHIRIT SAHAR BEN		18800 NE 29 AVE PH 20	AVENTURA	FL	33180		VILLAGE TOWNHOUSES NO ONECONDO UNIT 7PER CDO BK/Pg: 4870/567
5041366A0080	M SR INVESTMENTS LLC		PO BOX 292534	FORT LAUDERDALE	FL	33329		VILLAGE TOWNHOUSES NO ONECONDO UNIT 8PER CDO BK/Pg: 4870/567
5041366A0090	2920 NW 55 AVENUE #2D LLC		20201 E COUNTRY CLUB DR #605 #9	AVENTURA	FL	33180		VILLAGE TOWNHOUSES NO ONECONDO UNIT 9PER CDO BK/Pg: 4870/567
5041366A0100	HIZKIA ASSAF		10091 SW 17 CT	DAVE	FL	33324		VILLAGE TOWNHOUSES NO ONECONDO UNIT 10PER CDO BK/Pg: 4870/567
5041366A0110	NOBLE ROBERT		5289 SW 40 AVE APT 11	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO ONECONDO UNIT 11PER CDO BK/Pg: 4870/567
5041366A0120	CERUDO MARIANNE		5287 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO ONECONDO UNIT 12PER CDO BK/Pg: 4870/567
5041366A0130	LAWRENCE SADIKI H/ WILLIAMS YVONNE		5285 SW 40 AVE #13	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO ONECONDO UNIT 13PER CDO BK/Pg: 4870/567
5041366A0140	DEMILIO JUDITH J		5283 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO ONECONDO UNIT 14PER CDO BK/Pg: 4870/567
5041366A0150	WINDMILLER TERRY		5281 SW 40 AVE	DANIA BEACH	FL	33314	6501	VILLAGE TOWNHOUSES NO ONECONDO UNIT 15PER CDO BK/Pg: 4870/567
*1366A0160	MUELLER DANIEL MUELLER MICHAEL & FRANCINE		5305 SW 103 AVE	COOPER CITY	FL	33328	5617	VILLAGE TOWNHOUSES NO ONECONDO UNIT 16PER CDO BK/Pg: 4870/567
5041366A0170	DUEPPATH SIMONE		171 GIRARD ST	BROOKLYN	NY	11235		VILLAGE TOWNHOUSES NO ONECONDO UNIT 17PER CDO BK/Pg: 4870/567
5041366A0180	BRINSON ANJANETTE		5275 SW 40 AVE #18	FORT LAUDERDALE	FL	33314	6501	VILLAGE TOWNHOUSES NO ONECONDO UNIT 18PER CDO BK/Pg: 4870/567
5041366A0010	SANON MARIE		5371 SW 40 AVE #101	DANIA BEACH	FL	33314		BEL-AIRE SECTION ONE CONDOUNIT 101PER CDO BK/Pg: 5312/400
5041366A0020	KIRWAN DAVID L JR		5371 SW 40 AVE UNIT 102	DANIA BEACH	FL	33314	6543	BEL-AIRE SECTION ONE CONDOUNIT 102PER CDO BK/Pg: 5312/400
5041366A0030	REYES RAFAEL & PAMELA		5216 SW 93 AVE	COOPER CITY	FL	33328	4225	BEL-AIRE SECTION ONE CONDOUNIT 103PER CDO BK/Pg: 5312/400
5041366A0040	GONZALEZ MICHAEL		5371 SW 40 AVE #104	DANIA BEACH	FL	33314		BEL-AIRE SECTION ONE CONDOUNIT 104PER CDO BK/Pg: 5312/400
5041366A0050	BOLZA MIL AGROS		5371 SW 40 AVE UNIT 105	DANIA BEACH	FL	33314	6543	BEL-AIRE SECTION ONE CONDOUNIT 105PER CDO BK/Pg: 5312/400
5041366A0060	GOMEZ MARIA C H/ ENAZARI CLAUDIA		5371 SW 40 AVE #201	DANIA BEACH	FL	33314		BEL-AIRE SECTION ONE CONDOUNIT 201PER CDO BK/Pg: 5312/400
5041366A0070	BIASICO RICHARD		17430 MONTEVERDE DR	SPRINGHILL	FL	34610		BEL-AIRE SECTION ONE CONDOUNIT 202PER CDO BK/Pg: 5312/400
5041366A0080	KOOPER STELLA		5371 SW 40 AVE APT 203	FORT LAUDERDALE	FL	33314	6524	BEL-AIRE SECTION ONE CONDOUNIT 203PER CDO BK/Pg: 5312/400

504136A00090	BROWNANTHON ROBERT	5375 SW 40 AVE APT 202	FORT LAUDERDALE	FL	33314	BEL-AIRE SECTION ONE CONDOUNIT 204PER CDO BK/Pg: 5312/2400
504136A00100	DIAZINDOVA JOSEFINA	5371 SW 40 AVE UNIT 205	DANIA BEACH	FL	33314	BEL-AIRE SECTION ONE CONDOUNIT 205PER CDO BK/Pg: 5312/2400
504136A00010	TRELL CARMEN C	825 NW 79 TERRACE	PLANTATION	FL	33324	BEL-AIRE SECTION TWO CONDOUNIT 101PER CDO BK/Pg: 5504/319
504136A00020	GEORGE JONES REV TR% JONES SHARON L	3232 COVE ROAD	JUPITER	FL	33469	BEL-AIRE SECTION TWO CONDOUNIT 102PER CDO BK/Pg: 5504/319
504136A00030	BLANCO MARIA E	5373 SW 40 AVE # 103	DANIA BEACH	FL	33314	BEL-AIRE SECTION TWO CONDOUNIT 103PER CDO BK/Pg: 5504/319
504136A00040	GONGORA EDUAR DE LA CRUZGARAY ROSEMARY D	5373 SW 40 AVE #104	DANIA BEACH	FL	33314	BEL-AIRE SECTION TWO CONDOUNIT 104PER CDO BK/Pg: 5504/319
504136A00050	BREUT PAULLETTE	5373 SW 40 AVE APT 105	DANIA BEACH	FL	33314	BEL-AIRE SECTION TWO CONDOUNIT 105PER CDO BK/Pg: 5504/319
504136A00060	GONZALEZ PEDRO & DAISY	5373 SW 40 AVE UNIT 201	DANIA BEACH	FL	33314	BEL-AIRE SECTION TWO CONDOUNIT 201PER CDO BK/Pg: 5504/319
504136A00070	ABRAMOV RAHAMIMA BRAMOV SIGALIT	3708 SW 50 CT	FORT LAUDERDALE	FL	33312	BEL-AIRE SECTION TWO CONDOUNIT 202PER CDO BK/Pg: 5504/319
504136A00080	SMART MARGARET	5373 SW 40 AVE #203	DANIA BEACH	FL	33314	BEL-AIRE SECTION TWO CONDOUNIT 203PER CDO BK/Pg: 5504/319
504136A00090	HARZOV REFAEL	5368 SW 32 AVE	FORT LAUDERDALE	FL	33312	BEL-AIRE SECTION TWO CONDOUNIT 204PER CDO BK/Pg: 5504/319
504136A00100	BONILLA CARLOS & ELISA SHIVA TABIBI-MASSAGHI FAM TRTABIBI-MASSAGHI SHIVA TRSTE	5373 SW 40 AVE #205 3715 STARBOARD AVE	DANIA BEACH COOPER CTY	FL FL	33314 33026	BEL-AIRE SECTION TWO CONDOUNIT 205PER CDO BK/Pg: 5504/319 VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 19PER CDO BK/Pg: 5168/152
504136A00020	HANLON WILLIAM F & MAJORIE	820 EVELYN TON LOOP	THE VILLAGES	FL	32162	VILLAGE TOWNHOUSES NO. TWO CONDOUNIT 20PER CDO BK/Pg: 5168/152
504136A00010	CARBONE L NELL YSEGOVIA KATHERINE PAOLA	4530 SW 54 ST #101D	FORT LAUDERDALE	FL	33314	EMERALD ISLES CONDOUNIT 101-DPER CDO BK/Pg:
504136A00020	HERNANDEZ BEVERLY THORNE <null>	2704 NW 104 AVE #108	SUNRISE	FL	33322	EMERALD ISLES CONDOUNIT 102-DPER CDO BK/Pg:
504136A00030	REN WU <null>	4530 SW 54 ST #103D	DANIA BEACH	FL	33314	EMERALD ISLES CONDOUNIT 103-DPER CDO BK/Pg:
504136A00040	CHISHOLM LEWORTH AKUL <null>	5620 NW 55 LN	TAMARAC	FL	33319	EMERALD ISLES CONDOUNIT 104-DPER CDO BK/Pg:
504136A00050	GARGANO NICHOLAS <null>	1423 N 58 AVE	HOLL YWOOD	FL	33021	EMERALD ISLES CONDOUNIT 105-DPER CDO BK/Pg:
504136A00060	STERBERG DENNIS	13850 IMPERIAL TOPAZ TRL	DELRAY BEACH	FL	33446	EMERALD ISLES CONDOUNIT 201-DPER CDO BK/Pg: 5288/652
504136A00070	LAVE BENYAMN ZEEV	3000 NE 188 ST #607	AVENTURA	FL	33180	EMERALD ISLES CONDOUNIT 202-DPER CDO BK/Pg: 5288/652
504136A00080	REID FLOYD S	4530 SW 54 ST APT 203D	DANIA BEACH	FL	33314	EMERALD ISLES CONDOUNIT 203-DPER CDO BK/Pg: 5288/652
504136A00090	HSUYUAN HUNG YU LIN	6510 HARDING ST	HOLL YWOOD	FL	33024	EMERALD ISLES CONDOUNIT 204-DPER CDO BK/Pg: 5288/652
504136A00100	4530 SW 54TH STREETAPT 205D LLC	2811 EVANS ST	HOLL YWOOD	FL	33020	EMERALD ISLES CONDOUNIT 205-DPER CDO BK/Pg: 5288/652
504136A00110	MOHAMED SHERIF <null>	215 S 57 AVE	HOLL YWOOD	FL	33023	EMERALD ISLES CONDOUNIT 301-BPER CDO BK/Pg:
504136A00120	GANDY NAKTA KEIRA & DONALD <null>	7020 NW 63 ST	TAMARAC	FL	33321	EMERALD ISLES CONDOUNIT 302-BPER CDO BK/Pg:
504136A00130	SHAWWITZ ROBERT <null>	3565 NW 89 TER	HOLL YWOOD	FL	33024	EMERALD ISLES CONDOUNIT 303-BPER CDO BK/Pg:
136A00140	ALL STATES INVESTMENT LLC <null>	3315 OAK DR	HOLL YWOOD	FL	33021	EMERALD ISLES CONDOUNIT 304-BPER CDO BK/Pg:
504136A00150	FORD JOYCE <null>	3565 NW 89 TER	HOLL YWOOD	FL	33024	EMERALD ISLES CONDOUNIT 305-BPER CDO BK/Pg:
504136A00160	GOLDIS MORDECHAI	5650 STERLING RD	HOLL YWOOD	FL	33021	EMERALD ISLES CONDOUNIT 401-BPER CDO BK/Pg: 5288/652
504136A00170	GINA TAPIA TRIPIA GINA TRISTEE	10048 WINDING LAKE RD #201	SUNRISE	FL	33351	EMERALD ISLES CONDOUNIT 402-BPER CDO BK/Pg: 5288/652
504136A00180	LAVE BENYAMN ZEEV	3000 NE 188 ST #607	AVENTURA	FL	33180	EMERALD ISLES CONDOUNIT 403-BPER CDO BK/Pg: 5288/652
504136A00190	PIEDRAHIT AKEITH F H/PIEDRAHITA WILLIAM & NANCY	4528 SW 54 ST #404B	DANIA BEACH	FL	33314	EMERALD ISLES CONDOUNIT 404-BPER CDO BK/Pg: 5288/652
504136A00200	YOUNG JACQUELINE	3508 W PARK RD	HOLL YWOOD	FL	33021	EMERALD ISLES CONDOUNIT 405-BPER CDO BK/Pg: 5288/652
504136A00210	COLT 501 LLC <null>	2251 W PRESERVE WAY #204	MIRAMAR	FL	33025	EMERALD ISLES CONDOUNIT 501-WPER CDO BK/Pg:
504136A00220	REICHMAN MOSHE TZION YOSEF	5406 BAYBROOK AVE	ORLANDO	FL	32819	EMERALD ISLES CONDOUNIT 502-WPER CDO BK/Pg:
504136A00230	RY PROPERTIES LLC <null>	5021 HAYES ST	HOLL YWOOD	FL	33021	EMERALD ISLES CONDOUNIT 503-WPER CDO BK/Pg:
504136A00240	ZVIDA RAM <null>	4720 OAKES RD STE D	DAVE	FL	33314	EMERALD ISLES CONDOUNIT 504-WPER CDO BK/Pg:
504136A00241	EMERALD ISLES% NEXT GENERATION	4474 WESTON RD #102	DAVE	FL	33331	EMERALD ISLES CONDOUNIT 505-WPER CDO BK/Pg: 5288/652 ANDAWCDO BK/Pg:
504136A00250	CARVALHAL NANCY	4524 SW 54 ST #601W	FORT LAUDERDALE	FL	33314	EMERALD ISLES CONDOUNIT 601-WPER CDO BK/Pg: 5288/652
504136A00260	FIBER REALITY COMMUNICATION LLC	17931 NW 66 CT OR	MIAMI LAKES	FL	33015	EMERALD ISLES CONDOUNIT 602-WPER CDO BK/Pg: 5288/652
504136A00270	MAHARAJAN VEETA & MUNIELAL	86 AVE ORCHARD GARDENS	*CHAGUANS	TT		EMERALD ISLES CONDOUNIT 603-WPER CDO BK/Pg: 5288/652

504136AG0290	PREDINI LLC	13499 BISCAVINE BLVD #CU-73	NORTH MAAMI	FL	33181	EMERALD ISLES CONDOUNIT 605-WPER CDO BK/P/G: 5288/652
504136AG0300	CAMPBELL ALURA C&NUI>	4522 SW 54 ST #701K	DANIA BEACH	FL	33314	EMERALD ISLES CONDOUNIT 701-KPER CDO BK/P/G: 5288/652
504136AG0310	METSCHER,MARTAMETSCHER,JAMES	222 MOUNTAIN PARK DR	MARS HILL	NC	28754	EMERALD ISLES CONDOUNIT 702-KPER CDO BK/P/G: 5288/652
504136AG0320	PEREIRA MICHAEL A<NUI>	11757 SW 240 TER	HOMESTEAD	FL	33032	EMERALD ISLES CONDOUNIT 703-KPER CDO BK/P/G: 5288/652
504136AG0330	M&L REAL ESTATE INVESTMENT LLC<NUI>	2999 NE 191 ST #PH2	AVENTURA	FL	33180	EMERALD ISLES CONDOUNIT 704-KPER CDO BK/P/G: 5288/652
504136AG0340	PK VIAL LLC<NUI>	16101 EMERALD ESTATES DR #142	WESTON	FL	33331	EMERALD ISLES CONDOUNIT 705-KPER CDO BK/P/G: 5288/652
504136AG0350	QISHOLM,JILLIAN &QISHOLM,LENNWORTH A	5620 NW 55 LN	TAMARAC	FL	33319	EMERALD ISLES CONDOUNIT 801-KPER CDO BK/P/G: 5288/652
504136AG0360	ISLETTE SOGNI LLC	3301 NE 5 AVE #907	MIAMI	FL	33137	EMERALD ISLES CONDOUNIT 802-KPER CDO BK/P/G: 5288/652
504136AG0370	M & L REAL ESTATEINVESTMENTS LLC	2999 NE 191 ST PH2	AVENTURA	FL	33180	EMERALD ISLES CONDOUNIT 803-KPER CDO BK/P/G: 5288/652
504136AG0380	ACOSTA,ANDREA	3742 SAN SIMEON CIR	WESTON	FL	33331	EMERALD ISLES CONDOUNIT 804-KPER CDO BK/P/G: 5288/652
504136AG0390	BARRADAS,LUIS A	4522 SW 54 ST UNIT 805-K	DANIA BEACH	FL	33314	EMERALD ISLES CONDOUNIT 805-KPER CDO BK/P/G: 5288/652
504136AH0010	ROBERT D KEDDY REV TRKEDDY,ROBERT D TRSTEE	5375 SW 40 AVE #101	DANIA BEACH	FL	33316	BEL-AIRE SECTION THREE CONDOUNIT 101PER CDO BK/P/G: 5614/133
504136AH0020	NAYMAN,CASEY	5375 SW 40 AVE #102	FORT LAUDERDALE	FL	33314	BEL-AIRE SECTION THREE CONDOUNIT 102PER CDO BK/P/G: 5614/133
504136AH0030	MATOS,LUIS G	5375 SW 40 AVE #103	DANIA BEACH	FL	33314	BEL-AIRE SECTION THREE CONDOUNIT 103PER CDO BK/P/G: 5614/133
504136AH0040	DEVILLE ILIANA	8562 N COMPANELLI BLVD	PLANTATION	FL	33322	BEL-AIRE SECTION THREE CONDOUNIT 104PER CDO BK/P/G: 5614/133
504136AH0050	IPALE,ATAN	5532 SW 28 TER	FORT LAUDERDALE	FL	33312	BEL-AIRE SECTION THREE CONDOUNIT 105PER CDO BK/P/G: 5614/133
504136AH0060	TOKKO,PATRICA	5375 SW 40 AVE APT 201	DANIA BEACH	FL	33314	BEL-AIRE SEC 3 CONDOUNIT 201PER CDO BK/P/G: 5614/133
504136AH0070	BROWN,ASHLEE	5375 SW 40 AVENUE #202	DANIA BEACH	FL	33314	BEL-AIRE SECTION THREE CONDOUNIT 202PER CDO BK/P/G: 5614/133
504136AH0080	LIPAZ INVESTMENT LLC	3835 SW 50 ST	FORT LAUDERDALE	FL	33312	BEL-AIRE SECTION THREE CONDOUNIT 203PER CDO BK/P/G: 5614/133
504136AH0090	VALLE,ROBERT	5375 SW 40 AVE #204	DANIA BEACH	FL	33314	BEL-AIRE SECTION THREE CONDOUNIT 204PER CDO BK/P/G: 5614/133
504136AH0100	RIFAT LLC	251 LITTLE FALLS DR	WILMINGTON	DE	19808	BEL-AIRE SECTION THREE CONDOUNIT 205PER CDO BK/P/G: 5614/133
504136AK0010	3802 SW 49TH COURT LLC	2811 EVANS ST	HOLLYWOOD	FL	33020	BEL-AIRE SECTION SIX CONDOUNIT 101PER CDO BK/P/G: 8214/556
504136AK0020	CARPIO,JUANA ELIZABETH	5387 SW 40 AVE #102	FORT LAUDERDALE	FL	33314	BEL-AIRE SECTION SIX CONDOUNIT 102PER CDO BK/P/G: 8214/556
504136AK0030	BAKONTE,ROBERTA	5387 SW 40 AVE APT 103	FORT LAUDERDALE	FL	33314	BEL-AIRE SECTION SIX CONDOUNIT 103PER CDO BK/P/G: 8214/556
504136AK0040	FOZALL,OW ARI	147-15 73 AVE	FLUSHING	NY	11367	BEL-AIRE SECTION SIX CONDOUNIT 104PER CDO BK/P/G: 8214/556
504136AK0050	CACERES,ALAN ORLANDO H/EPEDRO & MARIA LUISA ETAL	5387 SW 40 AVE #105	DANIA BEACH	FL	33314	BEL-AIRE SECTION SIX CONDOUNIT 105PER CDO BK/P/G: 8214/556
504136AK0060	WYANT,JANICE M	5387 SW 40 AVE UNIT 201	DANIA BEACH	FL	33314	BEL-AIRE SECTION SIX CONDOUNIT 201PER CDO BK/P/G: 8214/556
504136AK0070	ABRAMOV,OREN	5387 SW 40 AVE #202	DANIA BEACH	FL	33314	BEL-AIRE SECTION SIX CONDOUNIT 202PER CDO BK/P/G: 8214/556
504136AK0080	DIAZ,MICHAEL	5387 SW 40 AVE #203	DANIA BEACH	FL	33314	BEL-AIRE SECTION SIX CONDOUNIT 203PER CDO BK/P/G: 8214/556
504136AK0090	MACK,MICHELLE	3234 ARTHUR ST	HOLLYWOOD	FL	33021	BEL-AIRE SECTION SIX CONDOUNIT 204PER CDO BK/P/G: 8214/556
504136AK0100	SAABER,FAABIOLA	5387 SW 40 AVE #205	DANIA BEACH	FL	33314	BEL-AIRE SECTION SIX CONDOUNIT 205PER CDO BK/P/G: 8214/556
504136AM0010	TAMMICHAEL & CINDY H/ETAM,HERMAN	5385 SW 40 AVE #101	DANIA BEACH	FL	33314	BEL-AIRE SECTION SEVEN CONDOUNIT 101PER CDO BK/P/G: 8589/868
504136AM0020	MARY ANN MCKAY REV TRMCKAY,MARY ANN TRSTEE	4700 TAFT ST	HOLLYWOOD	FL	33021	BEL-AIRE SECTION SEVEN CONDOUNIT 102PER CDO BK/P/G: 8589/868
504136AM0030	HARTOV,ASHER	5385 SW 40 AVE APT 103	DANIA BEACH	FL	33314	BEL-AIRE SECTION SEVEN CONDOUNIT 103PER CDO BK/P/G: 8589/868
504136AM0040	KUSATAKE,TADASHI	5385 SW 40 AVE #104	DANIA BEACH	FL	33314	BEL-AIRE SECTION SEVEN CONDOUNIT 104PER CDO BK/P/G: 8589/868
504136AM0050	KARP,ETAL ALAN	PO BOX 5944	LIGHTHOUSE POINT	FL	33074	BEL-AIRE SECTION SEVEN CONDOUNIT 105PER CDO BK/P/G: 8589/868
504136AM0060	CAISAPANTA,MARTHA	5385 SW 40 AVE #201	FORT LAUDERDALE	FL	33314	BEL-AIRE SECTION SEVEN CONDOUNIT 201PER CDO BK/P/G: 8589/868
504136AM0070	BLAKE,RICHARD &CONTRON,BELINDA	5385 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314	BEL-AIRE SECTION SEVEN CONDOUNIT 202PER CDO BK/P/G: 8589/868
504136AM0080	BOSCA,DANIELA H/BOSCA,DANIEL V & FANICA	5385 SW 40 AVE #203	FORT LAUDERDALE	FL	33314	BEL-AIRE SECTION SEVEN CONDOUNIT 203PER CDO BK/P/G: 8589/868

504136AM0090	KOYA KEELU CHI CHEONG	5385 SW 40 AVE #204	DANIA BEACH	FL	33314	6517	BEL-AIRE SECTION SEVEN CONDOUNIT 204PER CDO BK/P/G: 8589/868
504136AM0100	TORRES MARIA D	5385 SW 40 AVE APT 205	DANIA BEACH	FL	33314	6517	BEL-AIRE SECTION SEVEN CONDOUNIT 205PER CDO BK/P/G: 8589/868
504136BA0010	WILLIAMS LARAN D	5377 SW 40 AVE #101	DANIA BEACH	FL	33314	6583	BEL-AIRE SECTION FOUR CONDOUNIT 101PER CDO BK/P/G: 9865/604
504136BA0020	RANDY BAILEY IBA TRENDY LLC ETAL	4983 SW WINCHESTER DR	STUART	FL	34997		BEL-AIRE SECTION FOUR CONDOUNIT 102PER CDO BK/P/G: 9865/604
504136BA0030	MCCRAW JOAN	5377 SW 40 AVE APT 103	DANIA BEACH	FL	33314	6583	BEL-AIRE SECTION FOUR CONDOUNIT 103PER CDO BK/P/G: 9865/604
504136BA0040	CASTILLO INGREY YCASTILLO FAM LAND TR	5377 SW 40 AVE APT 104	FORT LAUDERDALE	FL	33314	6583	BEL-AIRE SECTION FOUR CONDOUNIT 104PER CDO BK/P/G: 9865/604
504136BA0050	HADLEY MAUREEN	1025 LINCOLN ST	HOLLYWOOD	FL	33019		BEL-AIRE SECTION FOUR CONDOUNIT 105PER CDO BK/P/G: 9865/604
504136BA0060	ABRAMOV RAHAMIM & SIGALITABRAMOV OPFR	3708 SW 50 CT	FORT LAUDERDALE	FL	33312		BEL-AIRE SECTION FOUR CONDOUNIT 201PER CDO BK/P/G: 9865/604
504136BA0070	STERNBERG RAYMOND C & MARY B	5377 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314	6525	BEL-AIRE SECTION FOUR CONDOUNIT 202PER CDO BK/P/G: 9865/604
504136BA0080	JEANTY C-AUDE LISSA MARIE JEANTY SHAWN ROBERT	5017 BETHPAGE DR	SUWANEE	GA	30024		BEL-AIRE SECTION FOUR CONDOUNIT 203PER CDO BK/P/G: 9865/604
504136BA0090	BRODNY DANT	3315 OAK DR	HOLLYWOOD	FL	33021		BEL-AIRE SECTION FOUR CONDOUNIT 204PER CDO BK/P/G: 9865/604
504136BA0100	LEVIHA VAZELETH HANA	5377 SW 40 AVE #205	DANIA BEACH	FL	33314		BEL-AIRE SECTION FOUR CONDOUNIT 205PER CDO BK/P/G: 9865/604
504136BB0010	GARCIA MARIA SOLEDAD	5383 SW 40 AVE UNIT 101	DANIA BEACH	FL	33314	6581	BEL-AIRE SECTION EIGHT CONDOUNIT 101PER CDO BK/P/G: 9387/473
504136BB0020	ZAPPI JAMES	5383 SW 40 AVE #102	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 102PER CDO BK/P/G: 9387/473
504136BB0030	HYATT DENTON	5383 SW 40 AVE #103	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 103PER CDO BK/P/G: 9387/473
504136BB0040	OMAR S DEEN REY TROEEN OMAR S TRSTEE	8661 NW 8 ST	PENBROKE PINES	FL	33024		BEL-AIRE SECTION EIGHT CONDOUNIT 104PER CDO BK/P/G: 9387/473
504136BB0050	FERRARI KAREN L	5383 SW 40 AVE APT 105	DANIA BEACH	FL	33314	6581	BEL-AIRE SECTION EIGHT CONDOUNIT 105PER CDO BK/P/G: 9387/473
504136BB0060	JEAN PHILIPPE YOLLETTE	5383 SW 40 AVE #201	DANIA BEACH	FL	33314	6550	BEL-AIRE SECTION EIGHT CONDOUNIT 201PER CDO BK/P/G: 9387/473
504136BB0070	KALAMBA Y ANGELINA	5383 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 202PER CDO BK/P/G: 9387/473
504136BB0080	BUENANO DAVID J	5383 SW 40 AVE UNIT 203	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 203PER CDO BK/P/G: 9387/473
504136BB0090	PELE PAUL I	5383 SW 40 AVE UNIT 204	DANIA BEACH	FL	33314		BEL-AIRE SECTION EIGHT CONDOUNIT 204PER CDO BK/P/G: 9387/473
504136BB0100	PODGORSKI GINDY J	2461 SW 50 ST	FORT LAUDERDALE	FL	33312	7455	BEL-AIRE SECTION EIGHT CONDOUNIT 205PER CDO BK/P/G: 9387/473
504136BC0010	RAMOS ORLANDO JR	5381 SW 40 AVE #101	DANIA BEACH	FL	33314		BEL-AIRE SECTION NINE CONDOUNIT 101PER CDO BK/P/G: 11406/27
504136BC0020	NOTIS ORLY H/EMADAR ROMY REBECCA	5381 SW 40 AVE #102	DANIA BEACH	FL	33314	6586	BEL-AIRE SECTION NINE CONDOUNIT 102PER CDO BK/P/G: 11406/27
504136BC0030	POSTIGO MAGNIA	5381 SW 40 AVE APT 103	DANIA BEACH	FL	33314		BEL-AIRE SECTION NINE CONDOUNIT 103PER CDO BK/P/G: 11406/27
504136BC0040	BAILE PAM L	5381 SW 40 AVENUE #104	DANIA BEACH	FL	33314		BEL-AIRE SECTION NINE CONDOUNIT 104PER CDO BK/P/G: 11406/27
504136BC0050	MAIOLO JOAN	115 HUNTER ST	LODI	NJ	07644	2952	BEL-AIRE SECTION NINE CONDOUNIT 105PER CDO BK/P/G: 11406/27
504136BC0060	SMITH MEGAN	5381 SW 40 AVE #201	DANIA BEACH	FL	33314		BEL-AIRE SECTION NINE CONDOUNIT 201PER CDO BK/P/G: 11406/27
504136BC0070	PEARSON DIANE DUNPHY MARJORIE & FORDYCE H ETAL	5381 SW 40 AVE APT 202	FORT LAUDERDALE	FL	33314	6587	BEL-AIRE SECTION NINE CONDOUNIT 202PER CDO BK/P/G: 11406/27
504136BC0080	FLORES LILUZ	5379 SW 40 AVE APT 104	FORT LAUDERDALE	FL	33314	6584	BEL-AIRE SECTION NINE CONDOUNIT 203PER CDO BK/P/G: 11406/27
504136BC0090	PAIK SANDRA RIDDLE H/PEAIK KATELYN L	5381 SW 40 ST #204	DANIA BEACH	FL	33314	6587	BEL-AIRE SECTION NINE CONDOUNIT 204PER CDO BK/P/G: 11406/27
504136BC0100	GALLARDAY HECTOR GALLARDAY ALBERT PAUL	2410 N 59 AV	HOLLYWOOD	FL	33021		BEL-AIRE SECTION NINE CONDOUNIT 205PER CDO BK/P/G: 11406/27
504136BD0700	CHULISA	59 JOHN ST APT 9H	NEW YORK	NY	10038	3749	THE OAKS CONDOUNIT 101 HOLLY OAK BLDGER CDO BK/P/G: 5772/596
504136BD0710	SOTO JESSICA	4131 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 102 HOLLY OAK BLDGER CDO BK/P/G: 5772/596
504136BD0720	MOREAUBET SYMORALES STEVEN	4131 STIRLING RD APT 103	DAVIE	FL	33314	7527	THE OAKS CONDOUNIT 103 HOLLY OAK BLDGER CDO BK/P/G: 5772/596
504136BD0730	OT ESTATE GROUP LLC	2941 NW 82 WAY	PENBROKE PINES	FL	33024	3178	THE OAKS CONDOUNIT 104 HOLLY OAK BLDGER CDO BK/P/G: 5772/596

504136BD0740	OT ESTATE GROUP LLC	2941 NW 82 WAY	PEMBROKE PINES	FL	33024	3178	THE OAKS CONDOUNIT 105 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0750	DUBUC FAM TR	4131 STIRLING RD #106	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 106 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0760	TWITO,AMOSTWITO,OSHRAT INBAL	5101 SARAZEN DR	HOLL YWOOD	FL	33021		THE OAKS CONDOUNIT 107 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0770	DUVAL TIM	PO BOX 817359	HOLL YWOOD	FL	33081	1359	THE OAKS CONDOUNIT 108 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0780	BALLOCK JOHN &BALLOCK BARBARA	4131 STIRLING ROAD APT 201	DANIA BEACH	FL	33314	7528	THE OAKS CONDOUNIT 201 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0790	SOARE,COSMIN M & LAURA	6620 PERSHING ST	HOLL YWOOD	FL	33024	1951	THE OAKS CONDOUNIT 202 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0800	MANN,PRITPAL & JASKARAN	4131 STIRLING ROAD UNIT 203	DANIA BEACH	FL	33314	7528	THE OAKS CONDOUNIT 203 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0810	BATTEL,ST LYNN MARIE	4131 STIRLING ROAD #204	DANIA BEACH	FL	33314	7528	THE OAKS CONDOUNIT 204 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0820	BOXBERGER WILLIAM	9950 HILLCREST DR	PLYMOUTH	MI	48170		THE OAKS CONDOUNIT 205 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0830	SARKAR ASHIM K	11500 SUMMIT WEST BLVD #10C	TAMPA	FL	33617		THE OAKS CONDOUNIT 206 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0840	4147 LIVE OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 207 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0850	BLASCO MARLENE	4131 STIRLING ROAD #208	DANIA BEACH	FL	33314	7547	THE OAKS CONDOUNIT 208 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0860	4147 LIVE OAK LLC	4147 STIRLING RD STE 102	DAVIE	FL	33314		THE OAKS CONDOUNIT 301 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0870	ALEDAS LLC	6232 RILLMORE ST	HOLL YWOOD	FL	33024		THE OAKS CONDOUNIT 302 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0880	OLSTEIN ALAN	2735 PARKVIEW DR	HALLANDALE BEACH	FL	33009		THE OAKS CONDOUNIT 303 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0890	OT ESTATE GROUP LLC	2941 NW 82 WAY	PEMBROKE PINES	FL	33024	3178	THE OAKS CONDOUNIT 304 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0900	DAYAN ABIE	1647 McDONALD AVE	BROOKLYN	NY	11230		THE OAKS CONDOUNIT 305 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0910	CANDALE LUCRETTIA	4131 STIRLING RD #306	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 306 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0920	MARTA,TIBERIU H/EMARTA,FLORIAN	4131 STIRLING RD #307	DANIA BEACH	FL	33314	7529	THE OAKS CONDOUNIT 307 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0930	SOARE,COSMIN M &SOARE,LAURA	6620 PERSHING ST	HOLL YWOOD	FL	33024	1951	THE OAKS CONDOUNIT 308 HOLLY OAK BLDGER CDO BK/Pg: 5772/596
504136BD0940	MOREAUBETSY IVETTE &MOREALES STEVEN	4131 STIRLING RD APT 103	DAVIE	FL	33314		THE OAKS CONDOUNIT 101 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD0950	HARDY JON	4121 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 102 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD0960	BEGUM,MAHMUDA	4121 STIRLING ROAD #103	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 103 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD0970	ET COHEN CORP LLC	2800 PALMER DR	HOLL YWOOD	FL	33021	2940	THE OAKS CONDOUNIT 104 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD0980	LAGO CARLOS & BEATRIZ	8240 NW 10 ST #5	MIAMI	FL	33122		THE OAKS CONDOUNIT 105 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD0990	MINNICH LAURIE LAMBSON	4121 STIRLING ROAD APT 106	DANIA BEACH	FL	33314	7504	THE OAKS CONDOUNIT 106 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1000	ET COHEN CORPORATION LLC	2800 PALMER DR	HOLL YWOOD	FL	33021	2940	THE OAKS CONDOUNIT 107 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1010	ET COHEN CORPORATION LLC	2800 PALMER DR	HOLL YWOOD	FL	33021	2940	THE OAKS CONDOUNIT 108 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1020	BURBANO,ERNESTO &BURBANO,YOLANDA	4121 STIRLING ROAD UNIT 109	DANIA BEACH	FL	33314	7542	THE OAKS CONDOUNIT 109 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1030	CELIZ,LUZ MARINA	4121 STIRLING ROAD UNIT 201	DANIA BEACH	FL	33314	7542	THE OAKS CONDOUNIT 201 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1040	4147 LIVE OAK LLC	4147 STIRLING RD #102	DAVIE	FL	33314		THE OAKS CONDOUNIT 202 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1050	HOUJBAO QIONGWUZHUI WEI	4121 STIRLING ROAD UNIT 203	DANIA BEACH	FL	33314	7542	THE OAKS CONDOUNIT 203 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1060	MATATOP,NISSIM	4121 STIRLING RD #204	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 204 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1070	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD #105	FORT LAUDERDALE	FL	33309		THE OAKS CONDOUNIT 205 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1080	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		THE OAKS CONDOUNIT 206 RED OAK BLDGER CDO BK/Pg: 5772/596
504136BD1090	4147 LIVE OAK LLC	4147 STIRLING RD #102	DAVIE	FL	33314		THE OAKS CONDOUNIT 207 RED OAK BLDGER CDO BK/Pg: 5772/596

504136BD1100	4147 LIVE OAK LLC	4147 STIRLING RD #102	DAVIE	FL	33314		THE OAKS CONDOUNIT 208 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1110	STRIMBULEXANDRA	4121 STIRLING RD #209	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 209 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1120	OT ESTATE GROUP LLC	2941 NW 82 WAY	PEMBROKE PINES	FL	33024	3178	THE OAKS CONDOUNIT 301 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1130	LEAP HELEN	4121 STIRLING ROAD APT 302	DANIA BEACH	FL	33314	7544	THE OAKS CONDOUNIT 302 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1140	ANZUE KATSUHIRO H/EKOTANI JUNIE	4121 STIRLING RD UNIT 303	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 303 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1150	BETTO RINA	3631 N 52 AVE	HOLLYWOOD	FL	33021		THE OAKS CONDOUNIT 304 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1160	ANCATEU PROPERTIES LLC	512 BRIARWOOD CIR #1-52	HOLLYWOOD	FL	33024		THE OAKS CONDOUNIT 305 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1170	OAKS 306 LLC	5201 SW 31 AVE #275	FORT LAUDERDALE	FL	33312		THE OAKS CONDOUNIT 306 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1180	4147 LIVE OAK LLC	4147 STIRLING RD STE 102	DAVIE	FL	33314		THE OAKS CONDOUNIT 307 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1190	ABRAHAM ALITH S	5138 LAKEWOOD DR	COOPER CITY	FL	33330	2626	THE OAKS CONDOUNIT 308 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1200	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		THE OAKS CONDOUNIT 309 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1210	OT ESTATE GROUP LLC	2941 NW 82 WAY	PEMBROKE PINES	FL	33024	3178	THE OAKS CONDOUNIT 401 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1220	4147 LIVE OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 402 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1230	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD #105	FORT LAUDERDALE	FL	33309		THE OAKS CONDOUNIT 403 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1240	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		THE OAKS CONDOUNIT 404 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1250	STIGER SHANNON K	4121 STIRLING ROAD UNIT 405	DANIA BEACH	FL	33314	7545	THE OAKS CONDOUNIT 405 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1260	BARET COHAVA BARET ELIAN I	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		THE OAKS CONDOUNIT 406 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1270	4147 LIVE OAK LLC	4147 STIRLING RD STE 102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 407 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1280	ALAMA MOHAMMED M	12345 NW 1 ST	PLANTATION	FL	33325		THE OAKS CONDOUNIT 408 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1290	SARNAZIEML	4502 AVENUE M	BROOKLYN	NY	11234	3626	THE OAKS CONDOUNIT 409 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1300	ZUKA OFFER	4121 STIRLING RD #501	DANIA BEACH	FL	33314	7506	THE OAKS CONDOUNIT 501 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1310	OT ESTATE GROUP LLC	2941 NW 82 WAY	PEMBROKE PINES	FL	33024	3178	THE OAKS CONDOUNIT 502 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1320	PINNINGTON PATRICIA	4121 STIRLING RD APT 503	DAVIE	FL	33314	7506	THE OAKS CONDOUNIT 503 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1330	GABAY TAYLORMASSRE JACK	19700 NE 24 AVE	MAMI	FL	33180		THE OAKS CONDOUNIT 504 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1340	AMAR MEIR	4121 STIRLING RD #505	DANIA BEACH	FL	33314	7506	THE OAKS CONDOUNIT 505 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1350	GLERER ROSA	4121 STIRLING ROAD APT 506	DANIA BEACH	FL	33314	7546	THE OAKS CONDOUNIT 506 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1360	HAMOURAPHAEL CHEN DANIT	309 NW 36 AVE	DEERFIELD BEACH	FL	33442		THE OAKS CONDOUNIT 507 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1370	4147 LIVE OAK LLC	4147 STIRLING RD #102	DAVIE	FL	33314		THE OAKS CONDOUNIT 508 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1380	RAHMAN KHALILUR	850 BOTH STREET	MAMI BEACH	FL	33141		THE OAKS CONDOUNIT 509 RED OAK BLDGER CDO BK/Pg. 5772/596
504136BD1840	KAUP SURGT & SINGH PALWINDER	3905 FERN FOREST RD	COOPER CITY	FL	33026	1187	THE OAKS CONDOUNIT 101 WHITE OAK BLDGER CDO BK/Pg. 5772/596
504136BD1850	OVAKIN VICTORIA & OVAKIN ORTANG OVAK LLC	3351 SW 57 PL	FORT LAUDERDALE	FL	33312		THE OAKS CONDOUNIT 102 WHITE OAK BLDGER CDO BK/Pg. 5772/596
504136BD1860	GEIS ELIZABETH	4111 STIRLING RD #103	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 103 WHITE OAK BLDGER CDO BK/Pg. 5772/596
504136BD1870	WODNICKA KRISTINA	4111 STIRLING ROAD #W104	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 104 WHITE OAK BLDGER CDO BK/Pg. 5772/596
504136BD1880	BENDAVAN LILIAN	4111 STIRLING RD #105	DANIA BEACH	FL	33314	7501	THE OAKS CONDOUNIT 105 WHITE OAK BLDGER CDO BK/Pg. 5772/596
504136BD1890	OT ESTATE GROUP LLC	2941 NW 82 WAY	PEMBROKE PINES	FL	33024	3178	THE OAKS CONDOUNIT 106 WHITE OAK BLDGER CDO BK/Pg. 5772/596
504136BD1900	RENEE DOYLE REV TRDOYLE RENEE TRUSTEE	4648 SW 35 AVE	FORT LAUDERDALE	FL	33312		THE OAKS CONDOUNIT 107 WHITE OAK BLDGER CDO BK/Pg. 5772/596

504 366D 1910	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		THE OAKS CONDOUNIT 108 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 1920	GUTIERREZ DOMINIC AGUTIERREZ RICHARD C EST	4111 STIRLING RD UNIT 109	DANIA BEACH	FL	33314	7536	THE OAKS CONDOUNIT 109 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 1930	BARRERO BENHUR	4111 STIRLING ROAD UNIT 201	DANIA BEACH	FL	33314	7536	THE OAKS CONDOUNIT 201 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 1940	FL GROWTH FUND I LLC	1125 NE 125 ST #101	NORTH MIAMI	FL	33161		THE OAKS CONDOUNIT 202 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 1950	BROWN CLARA I	3800 HILCREST DR #915	HOLLYWOOD	FL	33021		THE OAKS CONDOUNIT 203 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 1960	SIMS LINDA	4111 STIRLING ROAD APT 204	DANIA BEACH	FL	33314	7538	THE OAKS CONDOUNIT 204 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 1970	SILBERS RONALD SOFFER YEHUDA	43 COMMERCIAL WHARF #9	BOSTON	MA	02110		THE OAKS CONDOUNIT 205 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 1980	CORTES ELIEZER	4111 STIRLING RD #206	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 206 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 1990	DETRICK DINA	4111 STIRLING ROAD #207	DANIA BEACH	FL	33314	7538	THE OAKS CONDOUNIT 207 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2000	COHEN SHIRLEY	4111 STIRLING RD #208	DANIA BEACH	FL	33314	7538	THE OAKS CONDOUNIT 208 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2010	OAKS CONDOMINIUM ASSN INC% KAHAN SHIR PL	1800 NW CORPORATE BLVD STE 200	BOCA RATON	FL	33431		THE OAKS CONDOUNIT 209 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2020	JARMOC ANDRZEJ & ANNA	4111 STIRLING ROAD UNIT 301	DANIA BEACH	FL	33314	7539	THE OAKS CONDOUNIT 301 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2030	CONNORS ROBERT NIEDERMAN	20533 BISCAYNE BLVD # 257	MIAMI	FL	33180	1529	THE OAKS CONDOUNIT 302 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2040	MASSERLIMOR	3005 N 36 AVE	HOLLYWOOD	FL	33021		THE OAKS CONDOUNIT 303 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2050	TARTE AIMEE	777 N ASHLEY DR UNIT 1905	TAMPA	FL	33602	4374	THE OAKS CONDOUNIT 304 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2060	POP A JONEI	1838 PLUNKETT ST	HOLLYWOOD	FL	33020		THE OAKS CONDOUNIT 305 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2070	HUBBARD CONNIE J	4111 STIRLING ROAD #306	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 306 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2080	CHIRCU GPRIAN	4111 STIRLING ROAD UNIT 307	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 307 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2090	WEISS MICHAL	15170 CHELSEA DR	SAN JOSE	CA	95124		THE OAKS CONDOUNIT 308 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2100	MARTINEZ OSCAR H/EVIVAS ERMENGA	4111 STIRLING RD #309	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 309 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2110	OT ESTATE GROUP LLC	2941 NW 82 WAY	PEMBROKE PINES	FL	33024	3178	THE OAKS CONDOUNIT 401 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2120	YAMI INVESTMENT LLC	10739 NASHVILLE DR	HOLLYWOOD	FL	33026		THE OAKS CONDOUNIT 402 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2130	4147 LIVE OAK LLC	4147 STIRLING RD STE 102	DAVIE	FL	33314		THE OAKS CONDOUNIT 403 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2140	AGUDELO LUCIA M	4111 STIRLING RD #404	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 404 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2150	NOA 186 LLC	20444 NE 34 CT	AVENTURA	FL	33180		THE OAKS CONDOUNIT 405 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2160	Z R 26 HOLDING LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		THE OAKS CONDOUNIT 406 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2170	SEVILLA PAMELA H/SEVILLA RAMIRO	4111 STIRLING RD #407	FORT LAUDERDALE	FL	33314	7537	THE OAKS CONDOUNIT 407 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2180	MAYA ORR	4111 STIRLING RD UNIT 408	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 408 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2190	EL YASHIV ORRA	4952 SW 101 AVE	COOPER CITY	FL	33328		THE OAKS CONDOUNIT 409 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2200	EL YASHIV ORRA	4952 SW 101 AVE	COOPER CITY	FL	33328		THE OAKS CONDOUNIT 501 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2210	ANCA TEUDAN MARILIS	4111 STIRLING ROAD UNIT 502	DANIA BEACH	FL	33314	7540	THE OAKS CONDOUNIT 502 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2220	ANG OVAK LLC	4100 N 28 TER	HOLLYWOOD	FL	33020		THE OAKS CONDOUNIT 503 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2230	4 FANTASTOOS CORP	6175 NW 153 ST #201	MIAMI LAKES	FL	33014		THE OAKS CONDOUNIT 504 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2240	FORKASH ABRAHAM	4000 N 34 AVE	HOLLYWOOD	FL	33021		THE OAKS CONDOUNIT 505 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2250	NOA 186 LLC	20444 NE 34 CT	AVENTURA	FL	33180		THE OAKS CONDOUNIT 506 WHITE OAK BLDGER CDO BK/P/G. 5772/596
504 366D 2260	RENDON EUGENIA M	4111 STIRLING ROAD UNIT 507	DANIA BEACH	FL	33314	7503	THE OAKS CONDOUNIT 507 WHITE OAK BLDGER CDO BK/P/G. 5772/596

504136BD3350	4141 SIL VER OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 301 SILVER OAK BLDGER CDO BK/Pg: 5772/596
504136BD3360	4141 SIL VER OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 302 SILVER OAK BLDGER CDO BK/Pg: 5772/596
504136BD3370	4141 SIL VER OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 303 SILVER OAK BLDGER CDO BK/Pg: 5772/596
504136BD3380	4141 SIL VER OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 304 SILVER OAK BLDGER CDO BK/Pg: 5772/596
504136BD3390	4141 SIL VER OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 305 SILVER OAK BLDGER CDO BK/Pg: 5772/596
504136BD3400	4141 SIL VER OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 306 SILVER OAK BLDGER CDO BK/Pg: 5772/596
504136BD3410	4141 SIL VER OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 307 SILVER OAK BLDGER CDO BK/Pg: 5772/596
504136BD3420	4141 SIL VER OAK LLC	4147 STIRLING RD #102	DANIA BEACH	FL	33314		THE OAKS CONDOUNIT 308 SILVER OAK BLDGER CDO BK/Pg: 5772/596
504136BH0010	GARCIA JOSE ARIEL	5379 SW 40 AVE UNIT 101	DANIA BEACH	FL	33314		BEL-AIRE SECTION FIVE CONDOUNIT 101PER CDO BK/Pg: 12515/393
504136BH0020	DIXON MELANIE J	5379 SW 40 AVE APT 102	DANIA BEACH	FL	33314	6584	BEL-AIRE SECTION FIVE CONDOUNIT 102PER CDO BK/Pg: 12515/393
504136BH0030	CHING CARL K	5379 SW 40 AVE #103	DANIA BEACH	FL	33314	6584	BEL-AIRE SECTION FIVE CONDOUNIT 103PER CDO BK/Pg: 12515/393
504136BH0040	CARREROL OUPDES	1488 NW 129 WAY	SUNRISE	FL	33323	2982	BEL-AIRE SECTION FIVE CONDOUNIT 104PER CDO BK/Pg: 12515/393
504136BH0050	ZOHAN 18 LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDERDALE	FL	33309		BEL-AIRE SECTION FIVE CONDOUNIT 105PER CDO BK/Pg: 12515/393
504136BH0060	TREPANIER PATRICK	5601 SW 67 TER	DAVIE	FL	33314	7016	BEL-AIRE SECTION FIVE CONDOUNIT 201PER CDO BK/Pg: 12515/393
504136BH0070	BLANCO MARGARET E	5379 SW 40 AVE APT 202	DANIA BEACH	FL	33314	6526	BEL-AIRE SECTION FIVE CONDOUNIT 202PER CDO BK/Pg: 12515/393
504136BH0080	ELDER CHEYNE AMICE H/ELDER PAMELA LONG	5379 SW 40 AVE #203	DANIA BEACH	FL	33314	6526	BEL-AIRE SECTION FIVE CONDOUNIT 203PER CDO BK/Pg: 12515/393
504136BH0090	ALEXANDROVA SVETLANA PETROVA	5379 SW 40 AVE UNIT 204	DANIA BEACH	FL	33314	6526	BEL-AIRE SECTION FIVE CONDOUNIT 204PER CDO BK/Pg: 12515/393
504136BH0100	ORMENO PATRICIA	5379 SW 40 AVENUE #205	DANIA BEACH	FL	33314		BEL-AIRE SECTION FIVE CONDOUNIT 205PER CDO BK/Pg: 12515/393
504231010340	STARVISH RONALD STEPHEN & MARIKA	3881 SW 54 ST	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42BEG AT PT 106.02 W OF SE COR OR LOT 12 BLK 2 RUN W ALONG S/L TO PT 505.37 E OF SW COR N 168.02 E TO PT 131.91 W OF E/L S 165.52 TO POB
504231010341	BURROUGHS NOYES & MINERVA ABANTE	3871 SW 54 ST	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12 FROM SE COR RUN ALONG S LINE W 216.02 TO POB W 110 N 170.51 SEL Y & PARALLEL TO N LINE 110.03 S 168.02 TO POB BLK 2
504231010342	CHAMBERLIN SARAH LYNN H/CHAMBERLIN DONALD & BARBARA	3901 SW 54 ST	DAVIE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12 FROM SE COR RUN ALONG S LINE W 326.02 TO POB W 110 N 173.01 SEL Y & PARALLEL WITH N LINE 110.03 S 170.51 TO POB BLK 2
504231010343	SHAW PETER A & SUZANNE	3911 SW 54 ST	FORT LAUDERDALE	FL	33312	6205	REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12 FROM SE COR RUN ALONG S LINE W 326.02 TO POB W 110 N 173.01 SEL Y & PARALLEL WITH N LINE 110.03 S 170.51 TO POB BLK 2
504231010344	STRAUCH JANNIES L	3931 SW 54 ST	FORT LAUDERDALE	FL	33312	6205	REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12 FROM SE COR RUN ALONG S LINE W 326.02 TO POB W 110 N 173.01 SEL Y & PARALLEL TO N LINE 110.03 S 173.01 TO POB LESSS 25 FOR RD DESC IN OR 19407/915BLK 2
504231010345	CAMSAHILEL NETANEL KOHN REBECCA	3991 SW 54 ST	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42PT OF LOT 12 FROM SE COR RUN ALONG S LINE W 546.02 TO POB W 175.37 ML TO SW COR NEL Y ALONG W LINE 181.75 SEL Y & PARALLEL TO N LINE 142.40 S 175.50 TO POB LESSS W 357 HERE OF BLK 2
504231010470	RODRIGUEZ JOSE R & JILLIE L	5527 WOODLAND LN	FORT LAUDERDALE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42A POR OF TR 8 BLK 3 DESC AS COMM NW COR OF SAID TR 8, S35.01 E 90.02 TO POB CONT E200.04 S 190 W 205.700.11 W 32.66 S 23.78 W 51.8 SW 68.58 S 32.49 SE 146.94 E30.16 S 158.98 W 270.03 NS23.99 E 43 N 140.02 E 2 N123.68 NW 30.45 N 135.67 E
504231010487	L'CHAIM FARM LLC	4601 SHERIDAN ST 6 FL OOR	HOLLYWOOD	FL	33021		REED LAND CO SUB 2-32 D 31-50-42A POR OF LOT 8 BLK 3 DESC AS BEG NE COR LOT 17 OF OAKDALE SECTWO (95/31 B), S 140.02 E 43 N 140.02 W 43 TO POB
504231010488	BANKS ROBERT W	3831 SW 56 ST	FORT LAUDERDALE	FL	33312	6207	REED LAND CO SUB 2-32 D 31-50-42LOT 9 S 183.00 OF W 238.03 LESSCO RD BLK 3
504231010491	SHARVIT ISRAEL A H/GAVIVIZON LITIAL	5550 SW 40 AVE	FORT LAUDERDALE	FL	33314		

504231010492	SHADY RIDGE ESTATES LLC	4601 SHERIDAN ST STE 415	FL	33021	3435	REED LAND CO SUB 2-32 D 31-50-42P0R OF LOT 8 & 9 DESC AS COMM ATW/1/4 COR OF SEC 31, SE 30E LYS41.07 TO POBE 270.02 S 147.68W 192.1NW 79.54SW 12.1NW 95 TOPOB
504231010530	HANKIN, JOSEPH & SONIA	3921 SW 56 ST	FL	33312	6207	REED LAND CO SUB 2-32 D 31-50-42W 200 OF N 100 OF LOT 10 BLK 3, LESS CO RD R/W
504231010562	GONZALEZ, JOSE M	5600 SW 40 AVE	FL	33314		REED LAND CO SUB 2-32 D 31-50-42LOT 10 N 130 OF W 175 OF S 310.41 OF N 561.44 LESS W 40FOR RD BLK 3
504231010563	MARONE, DENNIS	3951 SW 56 CT	FL	33312	6227	REED LAND CO SUB 2-32 D 31-50-42E 95 OF N 130 OF W 270 OF S 310.41 OF N 561.44 OF TR 10BLK 3
504231010570	LIVING REALTY & INVESTMENTS LLC	9534 EQUUS CIR	FL	33472		REED LAND CO SUB 2-32 D 31-50-42E 163.93S OF BEG AT SE COR ORLOT 10N 103.41W 698.81S 100.88E 696.93 TO POB BLK 3
504231010580	DANIA BEACH PROPERTIES II LLC	9595 HARDING AVE	FL	33154		REED LAND CO SUB 2-32 D 31-50-42W 163.93S OF E 327.87 OF BEG ATSE COR OF LOT 10N 103.41W 698.81S 100.88E 696.93 TOPOB BLK 3
504231010610	LEE ELIANE SUSAN	5760 SW 40 AVE	FL	33314	6708	REED LAND CO SUB 2-32 D 31-50-42E 176 OF W 216 OF THAT POR OF TR 10, BLK 3 LESS N 20 FOR R/W SAID POR OF TR 10 MORE FULLYDESC ASBEG AT SE COR OF SW1/4OF NW1/4 OF SW1/4 OF SAID SEC 31N 103.38 ALG E/L OF SW1/4 OF NW1/4 OF SW1/4 OF SEC 31 & E/L OFTR 10, W 698.80, S 101.17, E696.90 TO POB
504231010611	LEE ELIANE SUSAN	5760 SW 40 AVE	FL	33314	6708	REED LAND CO SUB 2-32 D 31-50-42E 154 OF W 370 OF THAT POR OF TR 10, BLK 3 LESS N 20 FOR R/W SAID POR OF TR 10 MORE FULLYDESC ASBEG AT SW COR OF SW1/4OF NW1/4 OF SW1/4 OF SAID SEC 31N 103.38 ALG E/L OF SW1/4 OF NW1/4 OF SW1/4 OF SEC 31 & E/L OFTR 10, W 698.80, S 101.17, E696.90 TO POB
504231010612	LEE ELIANE SUSAN	5760 SW 40 AVE	FL	33314	6708	REED LAND CO SUB 2-32 D 31-50-42N 20 OF E 154 OF W 370 OF THATPOR OF TR 10, BLK 3, SAID POR OFTR 10 MORE FULLYDESC ASBEG ATSE COR OF SW1/4 OF NW1/4 OF SW1/4 OF SAID SEC 31, N 103.38 ALG E/L OF SW1/4 OF NW1/4 OF SW1/4OF SEC 31 & E/L OF TR 10, W698.80, S 101.17, E 696.90 TOPOB
504231010613	LEE ELIANE SUSAN	5760 SW 40 AVE	FL	33314	6708	REED LAND CO SUB 2-32 D 31-50-42LOT 11 S 207 OF N 307 OF W 210LESS W 35 FOR RD BLK 3
504231010630	SAM HOLDINGS 2002 LLC	5081 SW 48 ST #103	FL	33314		REED LAND CO SUB 2-32 D 31-50-42LOT 11 E 100 OF W 310 OF N 300, LOT 11 E 31 OF N 100 OF W 210BLK 3
504231010640	POSNER, RAKEL SHEILA	3975 SW 58 ST	FL	33312		REED LAND CO SUB 2-32 D 31-50-42LOT 11 E 100 OF W 310 OF N 300, LOT 11 E 31 OF N 100 OF W 210BLK 3
504231010641	FOURNIER, JOYCE M/H/ELLIS, RICHARD D	5770 SW 40 AVE	FL	33314	6708	REED LAND CO SUB 2-32 D 31-50-42LOT 11 W 179 OF N 100 LESS W 35FOR RD BLK 3
504231010643	SAM HOLDINGS 2002 LLC	5081 SW 48 ST #103	FL	33314		REED LAND CO SUB 2-32 D 31-50-42LOT 11 S 7 OF N 307 OF E 100 OFW 310 BLK 3
504231010650	GREWELSBACKER, JOSEPH Z JOSEPH Z GREWELSBACKER	3971 SW 58 ST	FL	33312	6225	REED LAND CO SUB 2-32 D 31-50-42E 100 OF W 410 OF N 307 LOT 11BLK 3
231010660	3905 SW 58TH ST LLC	9595 HARDING AVE	FL	33154		REED LAND CO SUB 2-32 D 31-50-42LOT 11 E 100 OF W 510 OF N 307BLK 3
504231010670	HUCKESTEIN, DAWN & RICHARD M	3901 SW 58 ST	FL	33312		REED LAND CO SUB 2-32 D 31-50-42LOT 11 N 300, LESS W 510 BLK 3
504231010690	GIARD, MARIO & FRANCE B	3948 SW 58 ST	FL	33312		REED LAND CO SUB 2-32 D 31-50-42E 200 OF W 510 OF LOT 11 LESSN 307 BLK 3
504231010711	R & I PROPERTIES GROUP LLC	5275 SW 38 AVE	FL	33312		REED LAND CO SUB 2-32 D 31-50-42EAST 80 OF W 310 OF TRACT 11, BLK 3, LESS N 307, LESS S 185AND LESS EXT AREA OF THE CHORDOF 8.07 RAD CURV TANG TO E/L OFW 230 & TANG TO N/L OF S 185 OFSAID TR 11
504231010740	3851 STIRLING HOLDINGS LLLP% COKER & FEINER TOWNSEND/NELSONNELSON & MAE TOWNSEND REV LIV TR	1404 S ANDREWS AVE	FL	33316		REED LAND CO SUB 2-32 D 31-50-42LOT 13 LESS PT THEREOF, YING WITHIN S3 OF S/L FOR RD
504231050010	SHWARTZ, JENIFER H/ESHWARTZ, JAMI	3911 SW 56 CT	FL	33312	6227	OAKDALE 79-33 BL0T 1
504231050020	MATTHEWS, DECLIA N	3861 SW 56 CT	FL	33312	6227	OAKDALE 79-33 BL0T 2
504231050040	SMITH, SCOTT SMITH, ISABEL C	3861 SW 56 CT	FL	33312	6229	OAKDALE 79-33 BL0T 3
504231050050	TSOTISAS, ANNA KATHERINET/TSOTISAS, AFTIMIOS, TIM	3851 SW 56 CT	FL	33312	6229	OAKDALE 79-33 BL0T 4
504231050060	STEVENS, THEASTEVENS, LISA	1390 KENTON ST #701	DC	20010		OAKDALE 79-33 BL0T 5
504231050070	KOGAN, NATALIA	333 SE 6 ST	FL	33004	4722	OAKDALE 79-33 BL0T 6
504231050080	TJIBIAS, LORENA MARIA H/EFAZIO, GUSTAVO OSVALDO	3910 SW 56 CT	FL	33312	6228	OAKDALE 79-33 BL0T 8

504231050090	REV TR	3920 SW 56 CT	FORT LAUDERDALE	FL	33312	6228	OAKDALE 79-33 BLOT 9
504231050100	DAVID H & MONICA SORG FAM TRSORGDAVID H & MONICA TRSTEE	3920 SW 56 CT	FORT LAUDERDALE	FL	33312	6228	OAKDALE 79-33 BLOT 10 TOGETHER WITH PT DESC AS BEG AT SW COR OF LOT 10,N 95.38TO P/CNELY 39.30 TO PT OF CLSP W 13 TO P/C/SWLY 39.30,S 1/4 95.38E 13 TO POB
504231070010	PALMER DEAN & ANDREA	3920 SW 56 ST	FORT LAUDERDALE	FL	33312	6228	OAKDALE SEC 2 95-31 BLOT 11
504231070020	HODGES PERRY W JR & R MARJORIE	3920 SW 56 ST	FORT LAUDERDALE	FL	33312	6267	OAKDALE SEC 2 95-31 BLOT 12
504231070030	HARRIS JAMES B & CYNTHIA	3910 SW 56 ST	FORT LAUDERDALE	FL	33312	6267	OAKDALE SEC 2 95-31 BLOT 13
504231070040	PASCAL DANIELS MARIA J H/EMP COMPLETE SOLUTIONS LLC	3900 SW 56 STREET	DANIA BEACH	FL	33025		OAKDALE SEC 2 95-31 BLOT 14
504231070050	RAWLEY TIMOTHY B & CATHERINE	3840 SW 56 ST	FORT LAUDERDALE	FL	33312	6206	OAKDALE SEC 2 95-31 BLOT 15
504231070060	GOSSETT RONALD P & BARBARA J	3800 SW 56 ST	FORT LAUDERDALE	FL	33312	6206	OAKDALE SEC 2 95-31 BLOT 16
504231070070	BANKS ROBERT W	3831 SW 56 ST	FORT LAUDERDALE	FL	33312	6207	OAKDALE SEC 2 95-31 BLOT 17
504231070080	FISHMAN MARC J & PHAT B	3835 SW 56 ST	FORT LAUDERDALE	FL	33312		OAKDALE SEC 2 95-31 BLOT 18
504231070090	EMERY DARRYL & MEGAN	3839 SW 56 ST	FORT LAUDERDALE	FL	33312		OAKDALE SEC 2 95-31 BLOT 19
504231070100	LAZERSON AARON & GISELLA	3901 SW 56 ST	FORT LAUDERDALE	FL	33312		OAKDALE SEC 2 95-31 BLOT 20
504231070110	RASER ARYEH	3911 SW 56 ST	FORT LAUDERDALE	FL	33312		OAKDALE SEC 2 95-31 BLOT 21
504231150010	NAON HAROLD I	21 BOXWOOD RD	HOLLYWOOD	FL	33021		SHADY RIDGE ESTATES 133-48 BLOT 1 TOG WITH REED LAND CO SUB2-32 D 31-50-42 W 45 OF THAT POROF LOT 8 BLK 3 LYING ADJ TO & WITHIN ELY EXT OF N/L & S/L TO LOT 1 OF SHADY RIDGE ESTATES
504231150020	MOSER-GOLDBERGDELLADELLA MOSER-GOLDBERG REV TR	5420 SHADY OAK LN	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 2 TOG WITH POR TRACT 8 BLK 3 OF SEC 31-50-42 PB 2-32BOUNDED AS FOLLOWSBOUNDED ON WB E/L LOT 2 AS RECORDED IN PB133-48BOUNDED ON N BY ELY EXT OF N/L OF SAID LOT 2BOUNDED ONE BY A LINE 45 E OF E/L OF LOT 2BOUNDED ON S BY ELY EXT OF S/L OF SAID LOT 2
504231150030	GAMARRA ORLANDO JR & ADALID	5430 SHADY OAK LN	FORT LAUDERDALE	FL	33312	6224	SHADY RIDGE ESTATES 133-48 BLOT 3 LESS POR DESC AS BEG AT SW COR OF SAID LOT N/L Y 27.61 SE 166.44 TO SE COR OF LOT 3 W 179 TO POB TOGETHER WITH THAT PART OF LOT 8 BLK 3 OF PB 2-32 DDESCD AS BEG AT SE COR OF LOT 3 N/L Y ALG E/L FOR 133.54 TO NE COR ELY 15.00,S/L Y 135.67,W/L Y 15.00 TO POB
504231150040	FELDSBERG DANIEL & HELENA	5440 SHADY OAK LANE	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 3 POR DESC AS BEG AT SWCOR OF SAID LOT N/L Y 27.61 SE 166.44 TO SE COR OF LOT 3 W 179 TO POB & LOT 4 TOG WITH POR DESC AS COMM SE COR LOT 4 THEN N 130.92 E 45.46 S 123.68 W 45
504231150050	FELDSBERG DANIEL & HELENA	5440 SHADY OAK LANE	FORT LAUDERDALE	FL	33312	6224	SHADY RIDGE ESTATES 133-48 BLOT 5 LESS PT DESCD AS COMM AT MOST N/L Y COR LOT 5 SW 40 TO POB,CONT SWLY 51.03,W/L Y 60.00 TO NWCOR OF LOT 5,S/L Y 100.00 TO SWCOR ELY ALG S/L FOR 84.74,NEL Y 121.18 TO POB
504231150060	HASSAN A BARRI LAPAGLIA LORI	10556 NW 66 ST	PARKLAND	FL	33076	2950	SHADY RIDGE ESTATES 133-48 BLOT 6
504231150070	CASSEL MICHAEL ALAN & HILLARY B	5430 SW 39 WAY	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 7 & TOGETHER WITH PORTION OF LOT 5 DESC AS COMM AT MOST N/L Y COR OF LOT 5 SW 40 TO POB,SW 1/4 100.00 SE 100.00 NE 84.74,NEL Y 121.18 TO POB
504231150080	LEE JAISON KIM CHRISTINA	5421 SHADY OAK LN	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 8
504231150090	KARPMAN ALON & VICTORIA S	5411 SW 39 AVE	DAVIE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 9
504231150100	LUSZOWIAK SOFIA & GREGORY LUSZOWIAK FAM TR	5418 SW 39 WAY	FORT LAUDERDALE	FL	33312	6255	SHADY RIDGE ESTATES 133-48 BLOT 10
504231150110	MAWARDI JOSEPH	5420 SW 39 WAY	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 11
504231150120	LULIAN LUDITH EVALYN	5421 SW 39 WAY	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 12
504231150130	TEANEY CHRISTOPHER RYAN	3920 LAUREL OAK WAY	FORT LAUDERDALE	FL	33312	6263	SHADY RIDGE ESTATES 133-48 BLOT 13
504231150140	OHANA HAIM	3930 SW 54 CT	FORT LAUDERDALE	FL	33312	6263	SHADY RIDGE ESTATES 133-48 BLOT 14
504231150150	LUTWAK DOROTHY A	3991 SW 54 CT	FORT LAUDERDALE	FL	33312	6265	SHADY RIDGE ESTATES 133-48 BLOT 15
504231150160	INGO JOHN HENDREN MARY LN	3921 SW 54 CT	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 16
504231150170	MURRAY JOHN D & REBECCA M	3909 SW 54 CT	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 17
504231150180	SINGER KEVIN & LORI	3901 SW 54 CT	FORT LAUDERDALE	FL	33312		SHADY RIDGE ESTATES 133-48 BLOT 18
504231230050	CITY OF HOLLYWOOD	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807	MAPLE RIDGE 167-38 BROAD RIGHTS OF WAY DEDICATED PER PLAT
504231240010	MAPLERIDGE PROP OWNERS ASSOC INC% RECOMM PROP MGMT	19101 MYSTIC POINTE DR #2706	AVENTURA	FL	33180		MAPLE RIDGE 167-38 BPOR PAR A & D LESS ROAD LYING WITHIN PAR A LESS LAKES PRESERVE ARE ALL LESS LOTS 1-172 PAR A: LOTS 1-97 PAR BLOTS 1-16 PAR C LOTS 1-90 PAR DAKA: MAPLE RIDGE
504231242700	DAYAN BATIA	3900 SW 53 CT	FORT LAUDERDALE	FL	33312	8202	MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEW/L Y MOST SW COR PAR A NE 10.13 NE 557.63 TO POB,CONT NE 116.30 NE 184.65 SW 145.20 SE 179.76 TO POB,AKA LOT 2 MAPLE RIDGE PARCEL C
504231242710	SHASHOUA GALIT	3910 SW 53 CT	FORT LAUDERDALE	FL	33312		MAPLE RIDGE 167-38 BPOR PAR A DESC AS COMM AT THEW/L Y MOST SW COR PAR A NE 10.13 NE 487.61 TO POB,NE 700.2 NW 179.76 SW 70.00 SE 178.19 TO POB,AKA LOT 2 MAPLE RIDGE PARCEL C

504231242720	ZEITOUN, ERAN & SMADAR	3920 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A NE 10.13 NE 417.59 TO POB/CONT NE 70.02, NW 178.19, SW 70.00, SE 176.63 TO POB/KA/L OT 3 MAPLE RIDGE PARCEL C
504231242730	SIMAN, GUY & SARAH	3930 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM WLY MOST SW COR PAR A ELY 10.13 ELY ALGS/L 347.57 TO POB/CONT ELY 70.02, NLY 176.63, WLY 70.00, SLY 175.06 TO POB/KA/L OT 4 TRACT CMAPLE RIDGE PARCEL C
504231242740	KISTNER, SCOTT	3950 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A E 10.13, CONT E 277.55 TO POB/CONT E 70.02, NW 175.06, SW 44.35, SWLY 39.57, SE 157.87 TO POB/KA/L OT 5 MAPLE RIDGE PARCEL C
504231242750	ALISHAYEV, IGOR FAYLA YEVA, SHUSHANO	3970 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A E 10.13, CONT E 188.06 TO POB/E 89.49, NW 157.87, NW 7.97, SWLY 67.08, SE 140.50 TO POB/KA/L OT 6 MAPLE RIDGE PARCEL C
504231242760	DANAROV, ITZHAK ABAEV, BELA	3980 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A NE 10.13 TO POB/CONT NE 188.06, NE 140.50, NWLY 140.50, NELY 49.28, SW 200.06, SW 43.60 TO OBA/KA/L OT 7 MAPLE RIDGE PARCEL C
504231242770	MAIAEV, MOSHE	3828 SW 50 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A NE 10.13, NE 43.60 TO POB/NE 193.39, SE 118.49, SE 52.59, SW 200.06 TO POB/KA/L OT 8 MAPLE RIDGE PARCEL C
504231242780	ELISHAYEV, MASANIEL H/ELISHAYEV, NATALI & ELISHAYEV, S	3985 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A E 10.13, NE 236.99 TO POB/NE 137.81, E 36.86, SE 142.69 TO P/C, SLY 49.41, NWLY 118.49 TO POB/KA/L OT 9 MAPLE RIDGE PARCEL C
504231242790	MALKA, MORRIS & JENNIFER	3975 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A E 10.13, NE 374.80, NE 36.86 TO POB/SE 142.69, NELY 50.39, NW 104.50, SW 128.94 TO POB/KA/L OT 10 MAPLE RIDGE PARCEL C
504231242800	ZEITER, ANDREAS H/ZEITER, ANNA	3965 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A E 10.13, NE 374.80, E 165.80 TO POB/CONT E 70.02, SE 165.44, NWLY 31.88 TO P/R, C, NWLY 65.73, NWLY 104.50 TO POB/KA/L OT 11 MAPLE RIDGE PARCEL C
504231242810	SALVADOR, RODOLFO	3945 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT SE COR PAR A NE 1060.94 TO POB/SW 56.25, NWLY 14.08, NW 165.44, NE 70.02, SE 166.44 TO POB/KA/L OT 12 MAPLE RIDGE PARCEL C
504231242820	SELA, GAD & AVIVA	3935 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A E 10.13, NE 374.80, E 305.84 TO POB/E 70.02, SE 164.88, W 70.00, NW 166.44 TO POB/KA/L OT 13 MAPLE RIDGE PARCEL C
504231242830	MAMAN, DANIEL & JOELLE	3925 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM WLY MOST SW COR PAR A ELY 10.13, NE ALGW/L 374.80, ELY 375.86 TO POB/CONT ELY 70.02, SLY 163.31, WLY 70.00, NLY 164.88 TO POB/KA/L OT 14 TRACT CMAPLE RIDGE PARCEL C
504231242840	MB, SLLC	2974 GRIFFIN RD #6	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A E 10.13, NE 374.80, E 445.88 TO POB/CONT E 64.92, SE 161.85, W 64.90, NW 163.31 TO POB/KA/L POR OF LOT 13 MAPLE RIDGE PARCEL C
504231242850	MINYANMEYER & CARLA	3995 SW 53 CT	FORT LAUDERDALE	FL	33312	MAPLE RIDGE 167-38 BPOB PAR A DESC AS COMM AT THEWLY MOST SW COR PAR A E 10.13, NE 374.80, E 515.90 TO POB/CONT E 148.60, SW 160.40, SW 123.43, NWLY 161.74 TO POB/TOG WITH POR PAR A DESC AS COMM WLY MOST SW COR PAR A E 10.13, NE 374.80, E 510.80 TO POB/E 5.5W 161.74W, S, NW 161.85 TO POB
504231243760	MAPLERIDGE PROP OWNERS ASSN INC% RECOMM PROP MGMT	19101 MYSTIC POINTE DR #2706	AVENTURA	FL	33180	MAPLE RIDGE 167-38 BPOB PARCEL A DESC IN OR 30631 P PAGE 101 TAKA30ADWAY - 398,291 S.E. MAPLE RIDGE
504231260010	MAIMONIDES SHALOM ACADEMY INC	5300 SW 40 AVE	DANIA BEACH	FL	33314	MAIMONIDES DAY SCHOOL CAMPUS TWO176-116 B PARCEL A
504231290010	SHOKRON, SAPIR	5801 SW 39 WAY	FORT LAUDERDALE	FL	33312	BARTLEY PLAT 182-147 BLOT 1
504231290020	CHRISTIANSON, CHRIS & STACEY BARTLEY, DOREEN	5815 SW 39 WAY	FORT LAUDERDALE	FL	33312	BARTLEY PLAT 182-147 BLOT 2
504231290021	ANNE & JOHN	5815 SW 39 WAY	FORT LAUDERDALE	FL	33312	BARTLEY PLAT 182-147 BLOT 3
504231290030	BERNOS, AKIVA H/ERIVERA, ELIZABETH A	5829 SW 39 WAY	FORT LAUDERDALE	FL	33312	BARTLEY PLAT 182-147 BLOT 3
504231290100	LOT OWNERS %BARTLEY, DOREEN & CHRISTIANSON, CHRIS & STACEY	201 SE 2 AVE	DANIA BEACH	FL	33004	BARTLEY PLAT 182-147 BPAR A
504231290110	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	BARTLEY PLAT 182-147 BPAR B
504231290120	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	BARTLEY PLAT 182-147 BPAR C



SP-015-18 MOD

PROPOSED SITE
PLAN MODIFICATION

APPLICANT:
BCD DANIA OAKS

PROPOSED ADDRESS:
5461, 5471, 5501, 5525
SW 40 AVENUE

Legend

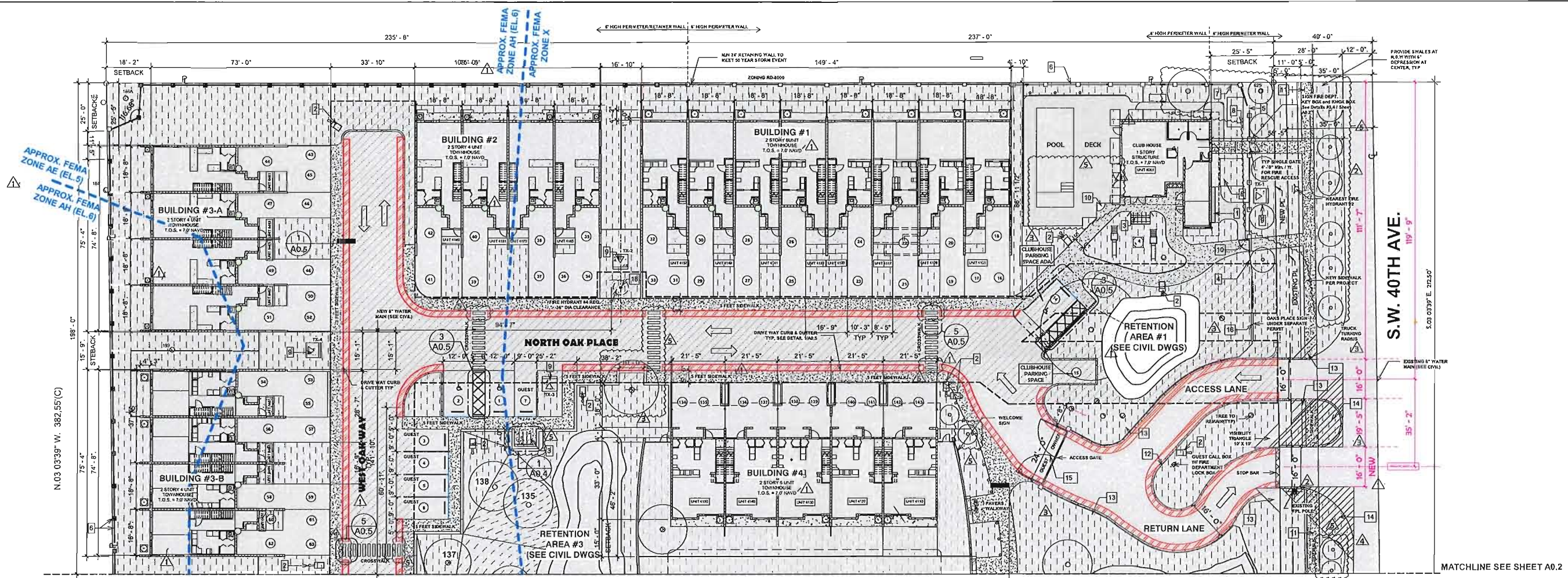
 1000' Ft DISTANCE BUFFER

 SUBJECT PROPERTY



 Feet
0 115 230 460 690 920





1 PARTIAL - SITE PLAN - NORTH
1" = 20'-0"

ROADWAY STRIPING

- 1) Roadway striping shall only be used where there are no curbs or adequate area to install signs.
- 2) Stripes shall not be less than eight inches (8") wide.
- 3) Striping used to designate fire lanes shall be painted in weather-resistant yellow paint. Reflective paint may be used for higher visibility.
- 4) Stripes shall have yellow lettering centered within the stripe, a minimum of six inches (6") in height, reading, "NO PARKING - FIRE LANE" as well as "CVC 22500.1" in all uppercase letters.
- 5) Lettering block shall be located no more than thirty five feet (35') apart and within five feet (5') of the beginning and end of any fire lane

REFER TO SHEET PH.1.0 FOR PHOTOMETRIC
REFER TO CIVIL SHEETS

SITE PLAN LEGEND:			
	PROPERTY LINE		BUILDING NUMBER
	RETAINING WALL		RELOCATED TREE. (SEE LANDSCAPE PLAN)
	EASEMENT AREA		TOP OF SLAB
	OVERHEAD, LINE OF ELEMENT ABOVE VIEW RANGE		CENTER LINE
	PARKING SPACE NUMBER		
	EXISTING TREE TO REMAIN, TYP. (SEE LANDSCAPE PLAN)		

- SITE PLAN KEYNOTES:**
- 1 LOCATION OF MAILBOX AND PARCELS.
(FOR DETAILS SEE CLUBHOUSE SHEET A4.2)
 - 2 TYPICAL 25' H LED LIGHT POLE. SEE DETAIL 2/PH.1.0
 - 3 BICYCLE PARKING (TYP.)
 - 4 4FT HIGH HORIZONTAL RAIL FENCE (TYP.)
 - 5 4FT TALL COLUMN & PANEL PRE CAST WALL W/ CAP
(TYP.) ALONG 25' SETBACK
 - 6 6FT TALL COLUMN & PANEL PRE CAST WALL W/ CAP (TYP.)
 - 7 4FT TALL CURVED DECORATIVE LANDSCAPING WALL.
 - 8 AREAS FOR FUTURE PLAYGROUND.
 - 9 FPL CONCRETE TRANSFORMER PAD. SEE MEP PLANS.
 - 10 PEDESTRIAN ACCESS, TYP.
 - 11 CONCRETE SIDEWALK. SEE FLOOR PLAN FOR DIMENSIONS.
 - 12 PROTECTIVE BOLLARD (TYP.). SEE DETAIL 6/A0.4
 - 13 VISIBILITY TRIANGLE 10' X 10'
 - 14 VISIBILITY TRIANGLE 30' X 30'
 - 15 VEHICULAR EXIT GATE 16 STOP SIGN 17 SPLICE BOX
 - 18 FIRE HYDRANT ASSEMBLY, REQ. 36" DIA. CLEARANCE

PERVIOUS/ IMPERVIOUS MATERIAL BREAKDOWN LEGEND	
	LOT COVERAGE BY ROOFED STRUCTURES - IMPERVIOUS
	PEDESTRIAN WALKWAYS - IMPERVIOUS
	VEHICULAR USE, ROADWAYS, AISLES, PARKING - IMPERVIOUS
	TOTAL IMPERVIOUS
	LANDSCAPE & GREEN AREAS - PERVIOUS
	PAVED AREAS - PERVIOUS CALCULATED @ 25%
	TOTAL PERVIOUS

FEMA DATA FLOOD ZONE DESIGNATION: (BASED ON FIRM MAP# 12011C0562H, EFFECTIVE DATE 08/18/2014)	
TYPE OF BUILDING AND USE	ZONE - BASE FLOOD ELEVATION
TOWNHOUSE OR VILLA	ZONE X- N/A ZONE AE +6 ZONE AH +6
CLUBHOUSE	ZONE X- NA
FLOOD INSURANCE RATE MAP (F.I.R.M.) DESIGNATION ZONE: "AH" BASE FLOOD ELEVATION: 6'-0" N.A.V.D.88	

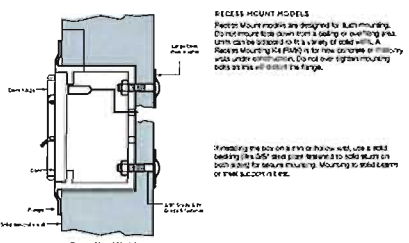
ADDRESS BUILDING SIGNAGE

ALUMINUM 6" LETTERS FOR ADDRESS TO COMPLY WITH CITY OF DANIA BEACH REQUIREMENTS AND AS PER NFPA 1:10.12.1.1, 1:10.12.1.2 & 1:10.12.1.2.1 (ADDRESS NUMBERS SHOWN ARE REPRESENTATIVE)

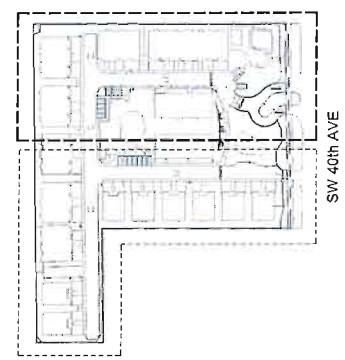
NUMBERS OF ADDRESS SHOULD BE PLACED VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY AND SHALL BE 3" MIN. IN HEIGHT AS PER FBC R-319



3 SIGN FIRE DEPT - KEY BOX
3" = 1'-0"



4 RECESS MOUNT KNOX BOX
1" = 300'-0"



KEY PLAN
1" = 160'-0"

SITE PLAN - TOWNHOUSE COMMUNITY FOR
OAKS PLACE
4061 to 4150 North Oak Place - 4170 to 4151
South Oak Place
5461 to 5575 West Oak Way Dania Beach
33314
OWNER: BCD DANIAS OAKS LLC
DEVELOPER: B21 DEVELOPMENT, GROUP LLC

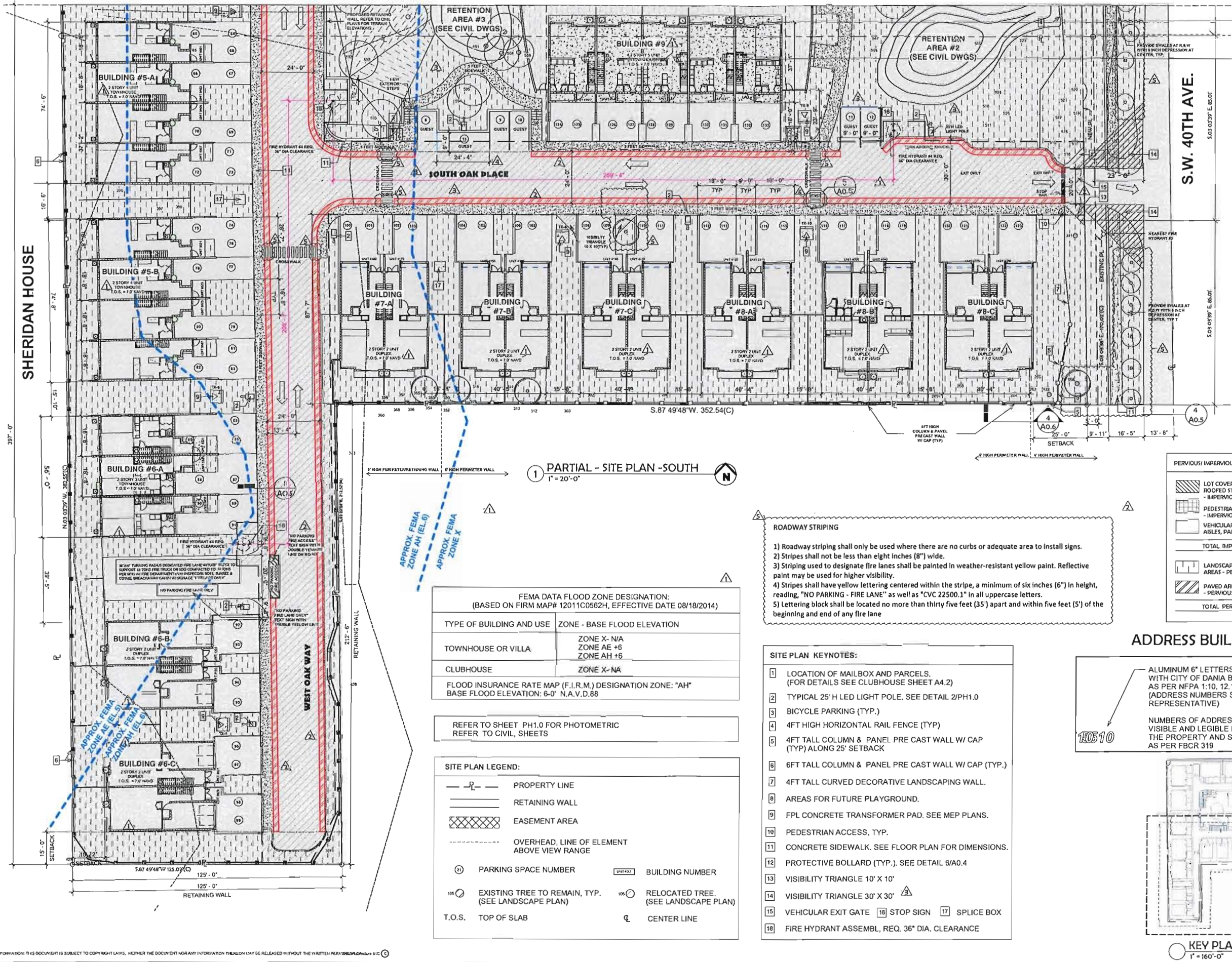
- | |
|--|
| ☐ REVIEW SET |
| ☐ PRELIMINARY |
| ☐ NOT FOR CONSTRUCTION |
| ☐ DRY RUN PERMIT SET |
| ☒ PERMIT SET |
| ☐ BID SET |
| ☐ CONSTRUCTION SET |

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

**PARTIAL - SITE PLAN
NORTH**

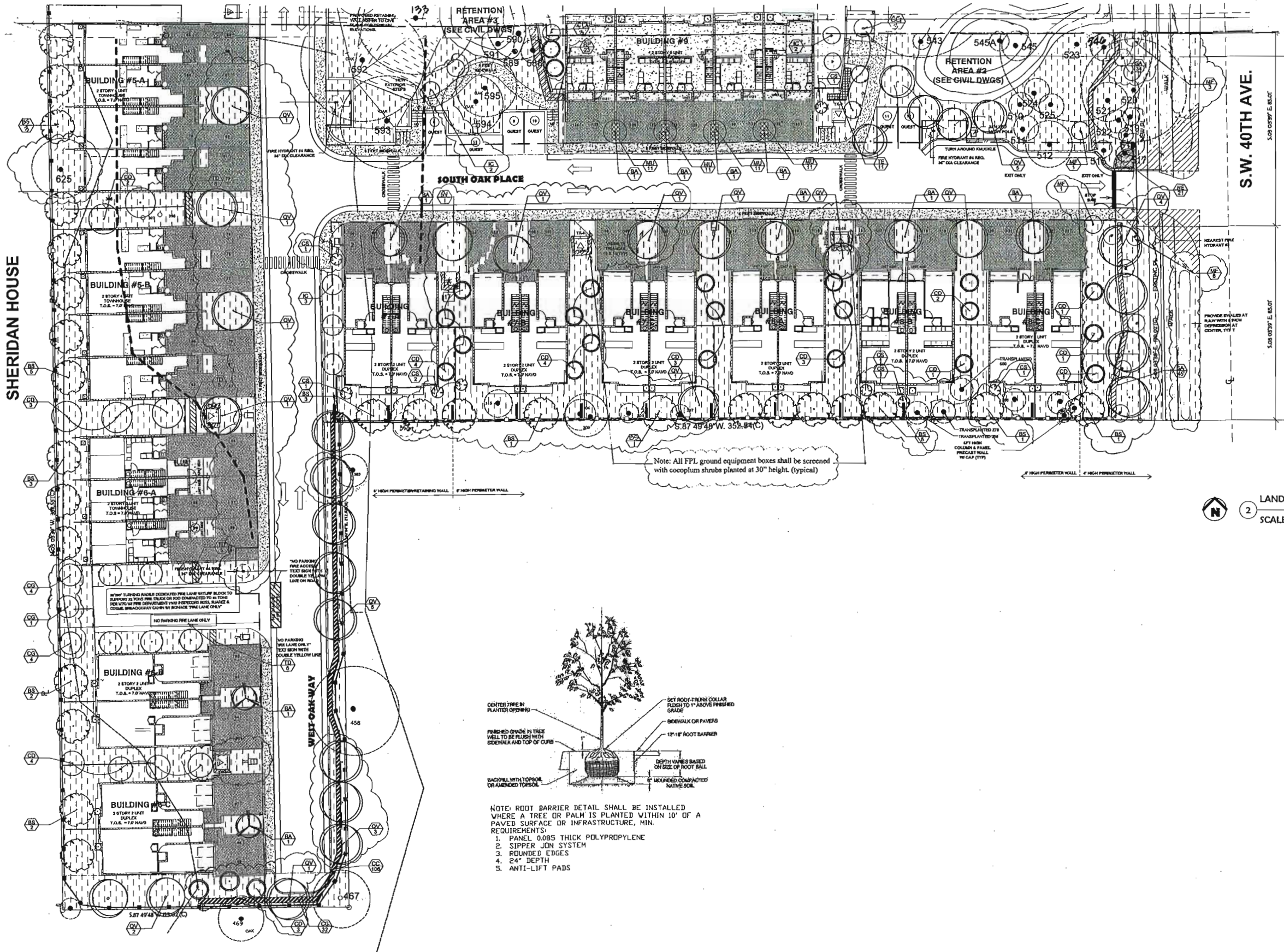
A0.2

PROJECT #: 16-019
DATE: 11/02/2021





PALM PLANTING DETAIL



MATCHLINE SEE SHEET L-1
MATCHLINE SEE SHEET L-2

SKLARchitecture
2900 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL: (954) 925-9252
FAX: (954) 925-4351
www.sklararchitecture.com

Digitally signed by Kimberly Moye
Date: 2022.08.17 10:53:01 -0400

Kimberly Moye

REVISIONS	
1	7-29-2021 07-27-2022 4/17/2022 6/11/2022 7/22/2022 8/16/2022

NEW TOWNHOUSE FORB
OAKS PLACE TOWNHOMES
3401 SW 40TH AVENUE
OWNER: BED DANA OAKS, LLC
DEVELOPER: BED DEVELOPMENT GROUP LLC

REVIEW SET
PRELIMINARY
NETT FOR CONSTRUCTION
DEV RUN PERMIT SET
PERMIT SET
BID SET
CONSTRUCTION SET

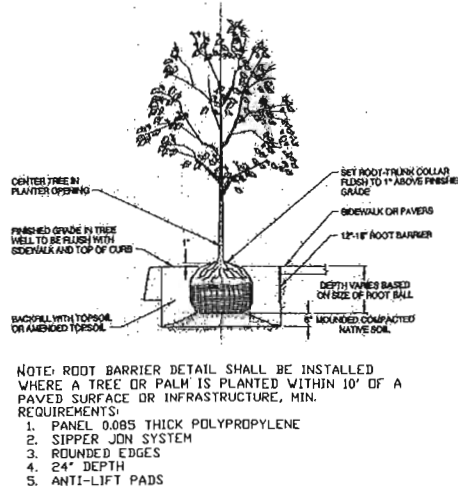
SUBMITTAL DATE:

DRAWN BY:

LANDSCAPE PLAN

L-2

PROJECT #: 16-019
DATE: 06-29-18



SKLARchitecture
2100 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL: (304) 925-3292
FAX: (304) 925-3292
WWW.SKLARARCH.COM

TRAIL #	Common Name	Scientific Name	SPECIFICATIONS					CONDITION	PERMITTED DISPOSITION	REMOVED DISPOSITION	MITIGATION REQUIREMENTS		
			DBH (in.)	Multi-Trunk?	Radius	Cavity Spread (ft.)	Cavity Area (sq. ft.)				Non-FLEPPC Trees (Category 1) with XX factor for after-the-fact	FLEPPC Category 1 Trees (Category 1) with XX factor for after-the-fact	Dead Trees to be Mitigated (1:1 Ratio)
601	Java Mahoe	<i>Alseodaphne javensis</i>	13	No	11	22	380	Fair	To be removed	To be removed	79	283	
602	Flamboy Palm	<i>Caryota urens</i>	4	No	6	10	18	Good	To be removed	To be removed	79		
603	Live Oak	<i>Quercus virginiana</i>	36	No	30	50	1183	Poor	To be removed	To be removed	308		
604	Live Oak	<i>Quercus virginiana</i>	30	No	25	80	1063	Poor	To be removed	To be removed	154		
616	Stringer Oak	<i>Alnus incana</i>	8	No	7	14	154	Fair	To be removed	To be removed	154		
617	Stringer Oak	<i>Alnus incana</i>	18	No	15	30	707	Fair	To be removed	To be removed	3647		
618	Live Oak	<i>Quercus virginiana</i>	38	No	35	70	3647	Poor	To be removed	To be removed	3647		
619	Stringer Oak	<i>Alnus incana</i>	30	No	15	30	707	Poor	To be removed	To be removed	707		
620	Tropical Mahoe	<i>Fremontia californica</i>	8	No	15	30	707	Fair	To be removed	To be removed	707		
621	Live Oak	<i>Quercus virginiana</i>	18	No	15	30	707	Fair	To be removed	To be removed	707		
622	Live Oak	<i>Quercus virginiana</i>	24	No	18	36	1017	Poor	To be removed	To be removed	1017		
623	Live Oak	<i>Quercus virginiana</i>	24	No	0	0	0	Dead	To be removed	To be removed	0		
624	Live Oak	<i>Quercus virginiana</i>	12	No	4	8	30	Fair	To be removed	To be removed	30		
625	Live Oak	<i>Quercus virginiana</i>	18	No	15	30	707	Fair	To be removed	To be removed	707		
626	Live Oak	<i>Quercus virginiana</i>	12	No	0	0	0	Dead	To be removed	To be removed	0		
627	Live Oak	<i>Quercus virginiana</i>	15	No	0	0	0	Dead	To be removed	To be removed	0		
628	Live Oak	<i>Quercus virginiana</i>	28	No	25	88	1848	Fair	To be removed	To be removed	1848		
629	Java Mahoe	<i>Alseodaphne javensis</i>	13	No	11	22	380	Fair	To be removed	To be removed	380		
Total Categorical Non-Specimen Category 1s to be Mitigated (sq. ft.):											62,424		
Total Category 1s to be Mitigated per FLEPPC Tree w/XX multiplier (sq. ft.):											8,877		
Total Number of Category 1s Mitigation Trees (1:1-Ratio):											364		
Total FLEPPC Cat 1 Category 1s to be removed (sq. ft.):											4,258		
Total FLEPPC Cat 1 Category 1s to be Mitigated (sq. ft.):											1,910		
Total Number of Category 1s Mitigation Trees (1:1-Ratio):											3		
Total # of Dead Trees to be Mitigated (1:1 Replacement):											8		
Total Volume of Specimen Trees to be Removed (as attached calculation sheet):													\$13,734

Kimberly
Moyer
Digitally signed by
Kimberly Moyer
Date: 2022.08.16
11:13:59 -04'00'

SPECIMEN TREES TO BE REMOVED OR BE RELOCATED												
TREE #	SPECIES		DBH (in.)	CONDITION	SUITABLE REPLACEMENT TREE			Installation	Size Factor	Health/Condition Factor	Location Score	Estimated Value
	Common Name	Scientific Name			Species	Size	Ave Market Price					
458	Live Oak	<i>Quercus virginiana</i>	38	Fair	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	3	0.95	0.50	\$1,013
459	Live Oak	<i>Quercus virginiana</i>	18	Fair	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	3	0.75	0.50	\$759
512	Live Oak	<i>Quercus virginiana</i>	18	Good	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	3	1.25	1.00	\$2,531
523	Live Oak	<i>Quercus virginiana</i>	40	Fair	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	4	0.75	1.00	\$2,038
590	Live Oak	<i>Quercus virginiana</i>	18	Fair	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	3	0.75	1.00	\$1,519
590	Live Oak	<i>Quercus virginiana</i>	28	Fair	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	4	0.75	0.50	\$1,013
692	Live Oak	<i>Quercus virginiana</i>	34	Good	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	4	1.25	0.50	\$1,585
593	Live Oak	<i>Quercus virginiana</i>	36	Fair	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	4	0.75	0.50	\$1,013
594	Live Oak	<i>Quercus virginiana</i>	18	Fair	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	3	0.75	0.50	\$759
595	Live Oak	<i>Quercus virginiana</i>	18	Fair	Live Oak	45G, 2.5"-3" Cal	\$250	2.7	3	0.75	0.50	\$759
625*	Live Oak	<i>Quercus virginiana</i>	24	Fair	Live Oak	5.6" caliper, 18-ft height	\$748	2.7	4	0.75	0.50	\$3,029

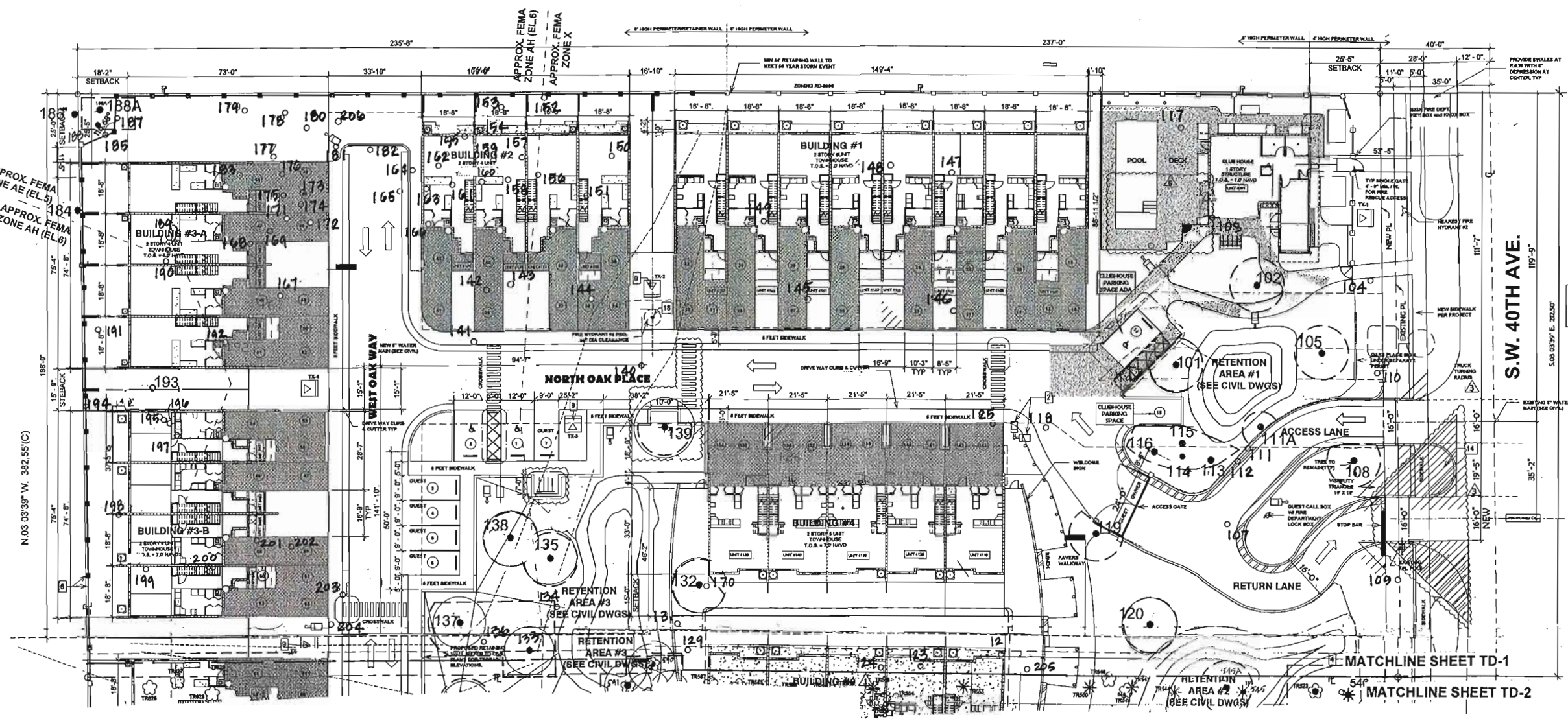
Notes:
1. Calculations based on Danta Beach "Specimen Tree Appraisal Formula" provided to E Sciences by Danta Beach representative on 8/23/2018
2. * = Unlisted values based on 2022 market prices for trees with unlisted dispositions; values for all other tree are based on what was previously permitted

TREE DISPOSITION PLAN¹
10476

TD-4

PROJECT 3: 16-01

DATE: 06-28-20

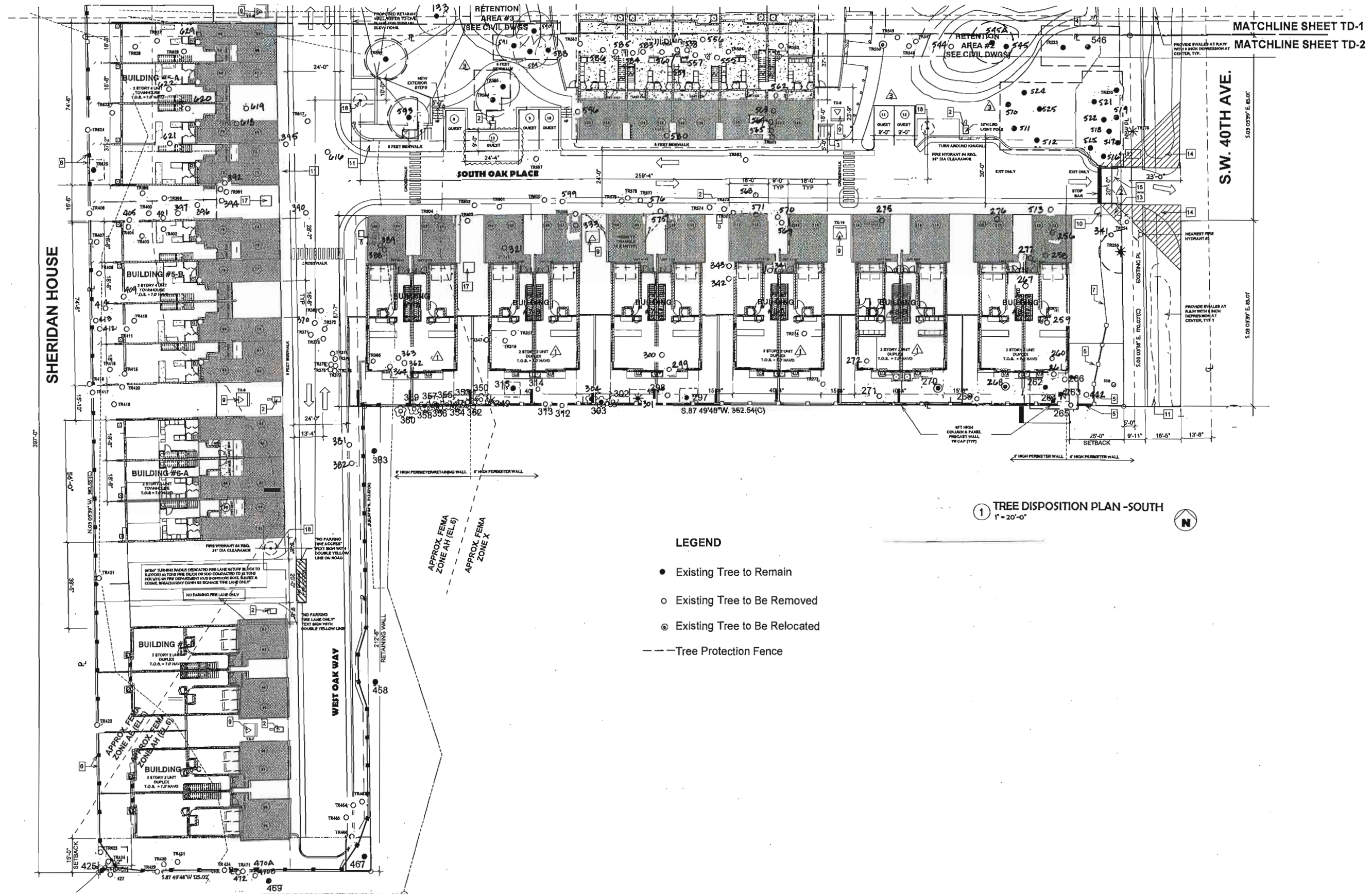


① TREE DISPOSITION PLAN - NORTH
1" = 20'-0"



LEGEND

- Existing Tree to Remain
- Existing Tree to Be Removed
- ⊙ Existing Tree to Be Relocated
- Tree Protection Fence



Oaks Place Townhomes Property Tree Inventory (North Lot - 5461 and 5471 SW 40th Avenue)

TREE #	Common Name	Scientific Name	SPECIFICATIONS					CONDITION	PERMITTED DISPOSITION	REVISED DISPOSITION	MITIGATION REQUIREMENTS			
			DBH (in.)	Multi-Trunk?	Radius	Canopy Spread (ft.)	Canopy Area (sq. ft.)				Non-FLEPPC Trees Canopy to be Replaced (sq. ft.) (2X multiplier for after-the-fact removals)	FLEPPC Cat 1 Trees Canopy to be Replaced (sq. ft.)	Dead Trees to be Mitigated (1:1 Ratio)	\$ Values of Specimen Trees being Removed (see attached calculation sheet)
101	Live Oak	Quercus virginiana	30	No	25	50	1963	Fair	To remain	To remain				
101A	Canowood	Cupressus encalypta	7	No	7	14	154	Fair	To be removed	To be removed		154		
101B	Umbrella Tree	Schefflera actinophylla	4	No	5	10	79	Fair	To be removed	To be removed		79		
102	Live Oak	Quercus virginiana	28	No	25	50	1963	Poor	To remain	To remain				
103	Strangler Fig	Ficus aurea	10	No	33	66	3419	Fair	To be removed	To be removed				\$1,013
103A	Umbrella Tree	Schefflera actinophylla	10	No	18	254	314	Fair	To be removed	To be removed		254		
103B	Umbrella Tree	Schefflera actinophylla	11	No	9	18	314	Fair	To be removed	To be removed				
104	Umbrella Tree	Schefflera actinophylla	14	No	10	20	314	Fair	To be removed	To be removed		314		
105	Live Oak	Quercus virginiana	2 X 28	Yes	30	60	2826	Fair	To remain	To remain				
105A	Umbrella Tree	Schefflera actinophylla	9	No	8	18	201	Good	To be removed	To be removed	201			
107	Live Oak	Quercus virginiana	30	No	30	60	2826	Fair	To be removed	To be removed				\$2,025
108	Live Oak	Quercus virginiana	22	No	25	50	1963	Poor	To remain	To remain				
109	Live Oak	Quercus virginiana	28	No	27	54	2289	Poor	To be removed	To be removed	2289			
110	Live Oak	Quercus virginiana	24	No	15	30	707	Poor	To be removed	To be removed	707			
110A	Christmas Palm	Veitchia merrillii	8	No	4	8	50	Good	To be removed	To be removed	50			
111	Coconut Palm	Coccothrinax	10	No	9	18	254	Fair	To be removed	To be removed	254			
111A	Christmas Palm	Veitchia merrillii	6	No	10	79	Good	To remain	To remain					
112	Coconut Palm	Coccothrinax	8	No	8	16	201	Fair	To be removed	To be removed	201			
113	Coconut Palm	Coccothrinax	10	No	8	16	201	Fair	To remain	To remain				
114	Coconut Palm	Coccothrinax	10	No	10	20	314	Fair	To remain	To remain				
115	Coconut Palm	Coccothrinax	8	No	5	10	79	Fair	To remain	To remain				
116	Live Oak	Quercus virginiana	30	No	27	54	2289	Fair	To remain	To remain				
117	Java Bishopwood	Bischofia javanica	15	Yes	20	40	1256	Fair	To be removed	To be removed		1256		
118	Live Oak	Quercus virginiana	6	Yes	7	14	154	Fair	To be relocated	To be relocated	308			
118A	Solitaire Palm	Phycosperma elegans	49 (Cluster)	Yes	10	20	314	Good	To be removed	To be removed	314			
118B	Christmas Palm	Veitchia merrillii	10	No	6	10	79	Good	To be removed	To be removed	79			
119	Live Oak	Quercus virginiana	16	No	10	20	314	Poor	To remain	To remain				
120	Live Oak	Quercus virginiana	24	No	30	60	2826	Fair	To remain	To remain				
121	Live Oak	Quercus virginiana	21	No	20	40	1256	Poor	To be removed	To be removed	1256			
122	Live Oak	Quercus virginiana	16	No	15	30	707	Poor	To be removed	To be removed	707			
123	Live Oak	Quercus virginiana	20	No	15	30	707	Poor	To be removed	To be removed	707			
124	Live Oak	Quercus virginiana	20	No	15	30	707	Poor	To be removed	To be removed	707			
125	Solitaire Palm	Phycosperma elegans	55 (Cluster)	Yes	8	16	254	Good	To be removed	To be removed	254			
126	Live Oak	Quercus virginiana	25	No	8	16	201	Poor	To be removed	To be removed	201			
127	Java Bishopwood	Bischofia javanica	20	Yes	25	50	1963	Good	To be removed	To be removed		1963		
131	Java Bishopwood	Bischofia javanica	15	No	14	28	615	Fair	To be removed	To be removed		615		
132	Cabbage Palm	Sabal palmetto	13	No	6	16	201	Fair	To remain	To remain				
133	Strangler Fig	Ficus aurea	28	No	30	60	2826	Good	To remain	To remain				
134	Java Bishopwood	Bischofia javanica	17	No	18	36	1017	Good	To be removed	To be removed		1017		
135	Live Oak	Quercus virginiana	63	No	35	60	1963	Poor	To remain	To remain				
136	Java Bishopwood	Bischofia javanica	20	No	18	36	1017	Good	To be removed	To be removed		1017		
137	Live Oak	Quercus virginiana	24	No	22	44	1520	Fair	To remain	To remain				
138	Indian Laurel Fig	Ficus nitida	13	No	14	28	615	Good	To remain	To remain				
139	Live Oak	Quercus virginiana	30	No	28	56	1863	Fair	To remain	To remain				
140	False Mastic	Sideroxylon foetidissimum	16	No	20	40	1256	Good	To be removed	To be removed	1256			
141	Java Plum	Syzygium cumini	28	No	30	60	2826	Fair	To be removed	To be removed		2826		
142	Java Plum	Syzygium cumini	15	No	12	24	452	Fair	To be removed	To be removed		452		
143	Java Plum	Syzygium cumini	24	No	18	36	1017	Fair	To be removed	To be removed		1017		
144	Pink Tabebuia	Tabebuia heterophylla	14	No	12	24	452	Good	To be removed	To be removed		452		
145	Strangler Fig	Ficus aurea	6	No	33	66	3419	Fair	To be removed	To be removed		3419		
146	Avocado	Persea americana	15	No	18	36	1017	Fair	To be removed	To be removed		1017		
147	Strangler Fig	Ficus aurea	9	No	15	30	707	Poor	To be removed	To be removed		707		
148	Live Oak	Quercus virginiana	15	No	18	36	1017	Fair	To be removed	To be removed		1017		
148A	Gumbo Limbo	Bursera simaruba	7	No	5	10	79	Good	To be removed	To be removed		79		
149	Live Oak	Quercus virginiana	24	No	18	36	1017	Poor	To be removed	To be removed		1017		
150	Live Oak	Quercus virginiana	62	No	40	80	6024	Poor	To be removed	To be removed		6024		
151	Solitaire Palm	Phycosperma elegans	8	No	5	10	79	Fair	To be removed	To be removed		79		
152	Urd Tree	N/A	10	No	0	0	0	DEAD	To be removed	To be removed			1	
153	Urd Tree	N/A	10	No	0	0	0	DEAD	To be removed	To be removed			1	
154	Royal Poinciana	Delonix regia	20	No	10	20	314	Poor	To be removed	To be removed		314		
155	Royal Poinciana	Delonix regia	20	No	10	20	314	Poor	To be removed	To be removed		314		
156	Queen Palm	Syagrus romanzoffiana	7	No	5	10	79	Fair	To be removed	To be removed		79		
157	Queen Palm	Syagrus romanzoffiana	9	No	6	12	113	Fair	To be removed	To be removed		113		
158	Queen Palm	Syagrus romanzoffiana	7	No	5	10	79	Fair	To be removed	To be removed		79		
159	Queen Palm	Syagrus romanzoffiana	8	No	6	12	113	Good	To be removed	To be removed		113		

160	Queen Palm	Syagrus romanzoffiana	7	No	8	12	113	Good	To be removed	To be removed		113		
161	Queen Palm	Syagrus romanzoffiana	9	No	6	12	113	Good	To be removed	To be removed		113		
162	Queen Palm	Syagrus romanzoffiana	8	No	8	16	201	Good	To be removed	To be removed		201		
163	Queen Palm	Syagrus romanzoffiana	8	No	8	16	201	Good	To be removed	To be removed		201		
164	Queen Palm	Syagrus romanzoffiana	10	No	8	16	201	Good	To be removed	To be removed		201		
165	Queen Palm	Syagrus romanzoffiana	8	No	8	16	201	Good	To be removed	To be removed		201		
166	Royal Poinciana	Delonix regia	20	No	13	26	531	Poor	To be removed	To be removed		531		
167	Royal Poinciana	Delonix regia	7	Yes	9	18	254	Fair	To be removed	To be removed		254		
168	Queen Palm	Syagrus romanzoffiana	8	No	8	16	201	Good	To be removed	To be removed		201		
169	Queen Palm	Syagrus romanzoffiana	8	No	8	16	201	Good	To be removed	To be removed		201		
170	Live Oak	Quercus virginiana	27	No	33	66	3419	Fair	To be removed	To be removed			\$1,013	
171	Queen Palm	Syagrus romanzoffiana	8	No	8	16	201	Good	To be removed	To be removed		201		
172	Queen Palm	Syagrus romanzoffiana	9	No	11	22	380	Good	To be removed	To be removed		380		
173	Royal Poinciana	Delonix regia	9	No	14	28	615	Fair	To be removed	To be removed		615		
174	Queen Palm	Syagrus romanzoffiana	10	No	12	24	452	Good	To be removed	To be removed		452		
175	Queen Palm	Syagrus romanzoffiana	8	No	8	16	201	Good	To be removed	To be removed		201		
176	Queen Palm	Syagrus romanzoffiana	8	No	9	18	254	Good	To be removed	To be removed		254		
177	Royal Poinciana	Delonix regia	10	No	10	20	314	Fair	To be removed	To be removed		314		
177A	Royal Poinciana	Delonix regia	4	No	16	16	201	Fair	To be removed	To be removed		201		
178	Java Plum	Syzygium cumini	26	No	18	36	72	Fair	To be removed	To be removed			72	
179	Live Oak	Quercus virginiana	8	No	9	18	254	Fair	To be removed	To be removed		254		
180	Royal Poinciana	Delonix regia	9	No	10	20	314	Fair	To be removed	To be removed		314		
181	Royal Poinciana	Delonix regia	7	No	10	20	314	Poor	To be removed	To be removed		314		
182	Royal Poinciana	Delonix regia	9	No	8	16	201	Fair	To be removed	To be removed		201		
183	Royal Poinciana	Delonix regia	14	No	25	50	1963	Good	To be removed	To be removed		1963		
184	Live Oak	Quercus virginiana	24	No	13	26	531	Poor	To remain	To remain				
185	Live Oak	Quercus virginiana	15	No	9	18	254	Poor	To be removed	To be removed		254		
186	Live Oak	Quercus virginiana	30	No	22	44	1620	Fair	To remain	To remain				
187	Live Oak	Quercus virginiana	8	No	5	10	79	Fair	To be removed	To be removed		79		
188	Live Oak	Quercus virginiana	9	No	8	16	201	Poor	To be removed	To remain		-201		
188A	Gumbo Limbo	Bursera simaruba	7	No	8	16	201	Fair	To remain	To remain				
189	Royal Poinciana	Delonix regia	11	No	13	26	531	Fair	To be removed	To be removed		531		
190	Queen Palm	Syagrus romanzoffiana	10	No	10	20	314	Good	To be removed	To be removed		314		
190A	Royal Poinciana	Delonix regia	16	No	15	30	707	Good	To be removed	To be removed		707		
191	Strangler Fig	Ficus aurea	42	No	20	40	1256	Fair	To be removed	To be removed			\$506	
192	Live Oak	Quercus virginiana	10	Yes	10	20	314	Fair	To be removed	To be removed		314		
193	Live Oak	Quercus virginiana	10	No	9	18	254	Good	To remain	To be removed		506		
194	Brazilian Pepper	Schinus molle	12	No	8	12	113	Poor	To be removed	To be removed			113	
195	Live Oak	Quercus virginiana	11	No	9	18	254	Fair	To be removed	To be removed		254		
196	Live Oak	Quercus virginiana	9	No	9	18	254	Fair	To be removed	To be removed		254		
197	Live Oak	Quercus virginiana	15	No	5	10	79	Poor	To be removed	To be removed		79		
198	Rubber Tree	Ficus elastica	42	Yes	25	50	1963	Fair	To be removed	To be removed		1963		
199	Live Oak	Quercus virginiana	7	No	0	0	0	DEAD	To be removed	To be removed			1	
200	Java Bishopwood	Bischofia javanica	17	No	18	36	1034	Good	To be removed	To be removed			1134	
201	Java Bishopwood	Bischofia javanica	30	No	20	40	1256	Fair	To be removed	To be removed			1256	
202	Java Bishopwood	Bischofia javanica	8	No	6	12	113	Good	To be removed	To be removed			113	
203	Java Bishopwood	Bischofia javanica	30	No	15	30	707	Fair	To be removed	To be removed			707	
204	Java Bishopwood	Bischofia javanica	10	No	12	24	452	Good	To be removed	To be removed			452	
205	Live Oak	Quercus virginiana	19	No	15	30	707	Poor	To be removed	To be removed		707		
206	Royal Poinciana	Delonix regia	11	No	17	34	907	Poor	To be removed	To be removed		907		

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING VARIANCE (VA-072-22) AND SITE PLAN (SP-034-22), SUBMITTED BY FIRST DANIA BEACH, LLC, FOR PROPERTY LOCATED AT 101-117 SW 1 STREET, 105, 111, 119, 125-127 SW 1 COURT, 110, 118, 124, 126 PARK AVENUE EAST IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

Purchasing Requests ONLY

Dept:

Acct #:

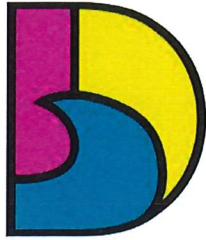
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

SP-034-22 signed staff report, R-2022- First Dania Beach, LLC (101 Dania Beach Apartments) Site Plan (SP-034-22) and Variance (VA-072-22), 101 DB Apt plans OPT, SP-034-22 101 Dania Apartments Proposed, 101 DB Apt App and backup OPT



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

DATE: September 27, 2022

TO: Honorable Mayor and Commissioners

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

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

Candido Sosa-Cruz

Digitally signed by Candido Sosa-Cruz
DN: cn=Candido Sosa-Cruz, o=City of
Dania Beach, ou
email=csosacruz@dania-beach.fl.gov, c=US
Date: 2022.09.16 15:54:59 -0400

SUBJECT: **VA-072-22/SP-034-22:** The applicant, Javier L. Vasquez with Berger Singerman, on behalf of the property owner, First Dania Beach LLC., is requesting a variance and site plan approval to allow the construction of 279-unit mixed-use building located on the properties located at 101-117 SW 1 Street, 105, 111, 119, 125-127 1 Court, 110, 118, 124, 126 Park Avenue East.

Request

VARIANCE

The applicant is to provide forty (40) street trees; the City's Land Development Code (LDC) required fifty-three (53) street trees, per Section 307-220(A).

SITE PLAN APPROVAL

The applicant is requesting Site Plan approval for the construction of a 278-unit, residential building including five (5) live-work units.

Property Information

CURRENT ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	81,253 square feet/1.86 gross acres
EXISTING USE:	Office/Residential

VIOLATIONS ON PROPERTY

There are no outstanding code violations on this property.

Background

The applicant has assembled multiple properties to create a development site measuring just less than two gross acres (1.86). The property is located south of SW 1 Street and immediately west of SW 1 Avenue in our downtown City Center district.

VARIANCE 1 – Street Trees

Variance from Section 307-22(A) to permit 40 street trees where the Code requires 53, or one (1) per every fifteen (15) linear feet.

This provision of the LDC is intended to create a uniformed streetscape. In order to accommodate the required thirty-foot (30') sight visibility triangles at each corner and driveway prohibits the applicant from planting the required 53 trees.

The City's LDC, Section 625-40 identifies the following variance criteria:

- (1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."
- (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."

The applicant provided the following justification for the variance request:

"The applicant has taken every available measure to comply with the Code including the street tree requirement of one street tree every 15' o-center. The City of Dania Beach required that the street tree calculations, not exclude vehicular and pedestrian openings in the lineal street frontage when calculating overall linear footage and street tree quantities. The City also has required that 30' visibility triangles at vehicular drives and intersections be clear of trees. Due to these restrictions, and in order to avoid conflicts with underground utilities lines and light poles, the street trees quantities provided is less than required. Note: the CRA Design Guidelines has a street tree requirement in this area with spacing that is closer to a 25' O.C. instead of 15'."

The Department is recommending approval of the variance as this will allow the development to provide as many street trees as possible while maintaining clear sign visibility triangles.

Site Plan Approval

The project proposes 278 residential units, which requires payment of Recreation and Open Space Impact Fee to be paid at the time the building permit. The impact fee is \$1,364 for each multifamily units, which results in the Park Impact fee of \$379,192.00.

Public Art

As a new development the developer is required to participate in the City's Public Art program by payment into the City's Public Art fund or through payment and instillation of public art. The amount of the Public Art Fund contribution is dependent on the value of the construction which will be established at time of building permit submittal.

RAC TRAFFIC IMPACT MITIGATION

The KBP Consulting Traffic Impact Analysis signed and dated April 6, 2022, identifies 85 PM Peak Hour Trips for the 101 Dania Apartments site plan. Therefore, \$1,807.10 (85 trips X \$21.26) is due prior to issuance of a building permit.

ALTERNATIVE PARKING STANDARDS

The applicant has proposed an Alternative Parking Standard for this project. The analysis prepared by KBP Consulting, Inc., provided by the applicant, identifies three (3) bus routes and two (2) community shuttle routes services the immediate area and ITE Parking Analysis which indicates that 336 parking spaces would be needed for a development of this size. The applicant is proposing 357 parking spaces located in the parking garage located within the building and six (6) on street parking spaces, for a total of 363 parking spaced provided.

Approval of the site plan by the City Commission will indicate approval of the Alternative Parking Standards proposed by the applicant.

INCENTIVES

The applicant is proposing utilization of two (2) incentives, Public Open Space and Sustainable Building Practices, in order to reach the proposed density of 278 dwelling units and building height of twelve (12) floors.

Public Open Space

The applicant is proposing approximately 10,390 square feet of public open space on the west side of the building that will include dog park, a multi-purpose area with walking path, and a park-like space. The proposed public open space meetings the incentive requirement granting the applicant 80 dwelling units per acre and one-story additional building height bonus.

Sustainable Building Practices

The applicant is also proposing for the project to achieve Florida Green high-rise building standard which grants the applicant four-stories and twenty-eight (28) dwelling units per acre bonus.

Community Outreach

The applicant has reached out to adjacent property owners to share the development plans with the community and to answer questions. Staff spoke with one property owner located immediately west of the project who had several concerns about how development of the project would affect his home.

Development Review Committee (DRC)

The site plan was reviewed by the DRC on April 28, 2022, and again on June 30, 2022; the committee includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that

must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The DRC comments are listed as conditions of approval in the site plan resolution and provided below.

Conditions of Approval:

1. The updated TD plan incorporates all requested adjustments, and the revised arborist report is fine. However, the mitigation balance to Tree Trust Fund must be identified on the plan. This number currently appears to be lacking. (22,570 sq. ft required, less 1500 sq. ft provided = 21,070 sq. ft. mitigation required via trust fund payment). To calculate the TTF amount, divide the 21,070 by a standard mitigation category tree credit amount (e.g. 300) to get the equivalent in mitigation trees, multiply the number of mitigation trees (rounded up to the next whole number) by the current market price, and multiply that by 2.7. Include this final number at the bottom of the mitigation calculations summary (Landscaping).
2. The only “new” issue I see is the lack of “double row of category 1 trees” specified in the alternative perimeter buffer design guidelines offered in 275-110(D)(2), but the current design could be supported as a variance because the proposed parking garage façade would not provide adequate space for the canopy of the second/inner row of trees, and the buffer trees are currently proposed much tighter than the minimum 40’ on center spacing identified in this section of the code/meet the code specified quantity (Landscape).
3. The two *Tabebuia heterophyllas* listed as street trees should be recategorized as NVUA trees since they are located within the property line and not in the City’s adjacent SW 1st Ave right-of-way (Landscaping).
4. 24 native trees are shown in the design, not 22 as shown in the code requirements table (Landscaping).
5. 18 NVUA trees are shown, not 9 as shown in the code requirements table. If correct, the additional trees above minimum code requirements can also be counted as mitigation (Landscaping).
6. Additional Fire Department access information as follows:
 1. Fire Lane locations and striping detail (demonstrated)
 2. “NO PARKING” sign locations and sign details demonstrated
 3. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department access roads (where applicable)
 4. Building accessibility
 5. Load limits for bridges and grading for significant changes in elevation, if applicable.
 6. Fire Department access routes during construction (Fire).
7. Additional water supply information as follows: locations of all post indicating valves or underground gate valves, double detector check valve, etc (Fire).
8. A detail sheet accompanying the Civil Plan with the following details:
 1. Fire hydrant detail
 2. Bollard/impact protection details for hydrants, FDC’s & DDCV’s
 3. Roadway pavement marker (RPM) detail for fire hydrant locations (blue reflective markers)

4. Post indicating valve detail, where applicable
 5. Underground gate valved detail, where applicable
 6. Backflow preventor/double detector check valved (DDCV) detail, where applicable, that identifies the DDCV as being listed for fire use
 7. Signage detail for the fire department connections, where applicable (Fire).
9. Address detail – contact the Dania Beach Fire Prevention Office at 954-342-4262 (Fire).
10. An egress plan demonstrating the dimensioning all common paths of travel and travel distanced to all exists within the buildings and/or structures (Life Safety Plan) (Fire).
11. Minimum radio signal strength for fire department communications – see details on the next page (Fire).
12. The receipt of a favorable determination from the FAA is required for all critical building points and construction equipment and must be received prior to any construction activity, per BCAD (Planning).
13. Applicant to provide signage to identify Public Open Space for public use. Provide signage details, language, and location as part of building permit application (Planning).
14. Per Section 635-50 (M), the location, dimensions and character of construction of proposed curb cuts, entrances and exiting, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas – Sheet A-201 Correct table to show 4 tandem spaces.
15. Per Section 635-50 (N) Photometric plan – Provide light measures at property line, per Section 280-40(A) not to exceed .5 foot candles(Planning).
16. Per Section 505-90 (C) provide cumulative sign area allowance and provide table showing there is adequate allowable sign area for each proposed sign (Planning).
17. Sheet A-301, 'Sign Area", change code section referenced from 505-30(K)(1) to Section 505-90 (Planning).
18. RAC TRAFFIC IMPACT MITIGATION: The KBP Consulting Traffic Impact Analysis signed and dated April 6, 2022, identifies 85 PM Peak Hour Trips for the 101 Dania Apartments site plan. Therefore, \$1,807.10 (85 trips X \$21.26) is due prior to issuance of a building permit.
19. RECREATION AND OPEN SPACE IMPACT FEE: Per Resolution 2014-071, Recreation and Open Space Impact Fee to be paid at the time the building permit is issued, 278 units X \$1,364 = \$379,192.00 due.
20. PUBLIC ART PROGRAM: Please provide estimated construction value of project for estimation purposes. Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts of \$1 Million or more shall provide fee for the creation, acquisition and installation of public art in the city.

21. 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. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit (Planning).
22. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction (Planning).
23. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit (Planning).
24. Per Section 8.7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. City Commission must approve use of the City logo (Planning).
25. Must meet design requirements identified in Article 310/311 based on identified building types, including specified window percentages. Provide dimensions and calculations on plans (Planning).
26. Per Sec. 309-10 (1) must construct on-street parking, install street furniture (such as benches, transit shelters, street lighting, waste bins, bike racks, bike lockers, etc.) for street frontage of project. Provide design detail and identify on site plan (Planning).
27. Per Sec. 307-20:
 - (A) Street landscaping and hardscaping, identify location, specimen, and detail of proposed street trees on site plan. Identify spaced to ensure the required spaced requirement is being met.
 - (B) Must meet CRA Redevelopment Plan Street Section details which can be provided.
 - (C) Identify proposed street scape elements such as benches, lighting, trash bins, bike racks, etc, which must meet the CRA Redevelopment Plan details.Provide design detail and identify on site plan (Planning).

Strategic Plan

This application supports City's Strategic Plan by furthering the following goals:

Objectives

- 3.1 Have a more attractive and beautiful community from our entrances, our corridors, our activity center, and our neighborhoods.
- 3.3 Have a range of housing options: types and price points
- 4.4 Maintain and enhance community walkability/bike ability

Value to Our Neighbors and Our Community

- 3.2 Protection and enhancement of property values.
- 3.5 More walkable Community

Budgetary Impact

Approval of the Site Plan will enable these underutilized sites to be redeveloped, expanding the City tax roll. The project will also pay impact fees for Public Art based on value of construction, up to \$250,000 at the time of permitting), Park and Recreation (open space), and RAC Transportation Impact fees.

Recommendation

This application meets the requirements of Article 625 and 635 with respect to variances and site plan approvals respectively, and the Applicant has provided all necessary documentation for the approvals requested.

Therefore, staff is recommending that the City Commission approve the resolution approving the Variances and Site Plan for the project, with the remaining DRC comments as conditions of approval.

RESOLUTION NO. 2022-157

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING VARIANCE (VA-072-22) AND SITE PLAN (SP-034-22), SUBMITTED BY FIRST DANIA BEACH, LLC, FOR PROPERTY LOCATED AT 101-117 SW 1 STREET, 105, 111, 119, 125-127 SW 1 COURT, 110, 118, 124, 126 PARK AVENUE EAST 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, the “Land Development Code” (the “LDC”), Part 6, entitled “Development Review Procedures and Requirements,” Article 635, entitled “Site Plans” of the City Code of Ordinances (the “City Code”) provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, First Dania Beach, LLC (the “Applicant”) is requesting approval of a site plan for the proposed construction of a new 278-unit residential development (SP-034-22) for property located at 101-117 SW 1 Street, 105, 111, 119, 125-127 SW 1 Court, 110, 118, 124, 126 Park Avenue East in the City of Dania Beach; and

WHEREAS, the applicant is requesting a variance (VA-072-22) to provide forty (40) street trees, where the City’s Land Development Code, Section 275-110(D) required fifty-three (53) street trees (VA-072-22) for the subject development; 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 Variance (VA-072-22) and Site Plan (SP-034-22) are consistent with the City’s Land Development Code 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 part of and incorporated into this Resolution by this reference.

Section 2. That pursuant to Chapter 28 “Land Development Regulations,” Part 6 “Development Review Procedures and Requirements,” Article 625 “Variances” and Article 635 “Site Plans,” the following Variance (VA-072-22) and Site Plan (SP-034-22), which are made a

part of and incorporated into this Resolution by this reference, are approved subject to compliance with the following conditions which must be satisfied prior to issuance of a building permit unless a different timeframe is specified within a specific condition (references to Sections are to those in the LDC):

Conditions of Approval:

1. The updated TD plan incorporates all requested adjustments, and the revised arborist report is fine. However, the mitigation balance to Tree Trust Fund must be identified on the plan. This number currently appears to be lacking. (22,570 sq. ft required, less 1500 sq. ft provided = 21,070 sq. ft. mitigation required via trust fund payment). To calculate the TTF amount, divide the 21,070 by a standard mitigation category tree credit amount (e.g., 300) to get the equivalent in mitigation trees, multiply the number of mitigation trees (rounded up to the next whole number) by the current market price, and multiply that by 2.7. Include this final number at the bottom of the mitigation calculations summary (Landscaping).
2. The only “new” issue I see is the lack of “double row of category 1 trees” specified in the alternative perimeter buffer design guidelines offered in 275-110(D)(2), but the current design could be supported as a variance because the proposed parking garage façade would not provide adequate space for the canopy of the second/inner row of trees, and the buffer trees are currently proposed much tighter than the minimum 40’ on center spacing identified in this section of the code/meet the code specified quantity (Landscape).
3. The two *Tabebuia heterophyllas* listed as street trees should be recategorized as NVUA trees since they are located within the property line and not in the City’s adjacent SW 1st Ave right-of-way (Landscaping).
4. 24 native trees are shown in the design, not 22 as shown in the code requirements table (Landscaping).
5. 18 NVUA trees are shown, not 9 as shown in the code requirements table. If correct, the additional trees above minimum code requirements can also be counted as mitigation (Landscaping).
6. Additional Fire Department access information as follows:
 1. Fire Lane locations and striping detail (demonstrated)
 2. “NO PARKING” sign locations and sign details demonstrated
 3. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department access roads (where applicable)
 4. Building accessibility
 5. Load limits for bridges and grading for significant changes in elevation, if applicable.
 6. Fire Department access routes during construction (Fire).
7. Additional water supply information as follows: locations of all post indicating valves or underground gate valves, double detector check valve, etc. (Fire).

8. A detail sheet accompanying the Civil Plan with the following details:
 1. Fire hydrant detail
 2. Bollard/impact protection details for hydrants, FDC's & DDCV's
 3. Roadway pavement marker (RPM) detail for fire hydrant locations (blue reflective markers)
 4. Post indicating valve detail, where applicable
 5. Underground gate valved detail, where applicable
 6. Backflow preventor/double detector check valved (DDCV) detail, where applicable, that identifies the DDCV as being listed for fire use
 7. Signage detail for the fire department connections, where applicable (Fire).
9. Address detail – contact the Dania Beach Fire Prevention Office at 954-342-4262 (Fire).
10. An egress plan demonstrating the dimensioning all common paths of travel and travel distanced to all exists within the buildings and/or structures (Life Safety Plan) (Fire).
11. Minimum radio signal strength for fire department communications – see details on the next page (Fire).
12. The receipt of a favorable determination from the FAA is required for all critical building points and construction equipment and must be received prior to any construction activity, per BCAD (Planning).
13. Applicant to provide signage to identify Public Open Space for public use. Provide signage details, language, and location as part of building permit application (Planning).
14. Per Section 635-50 (M), the location, dimensions, and character of construction of proposed curb cuts, entrances and exiting, parking, and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas – Sheet A-201 Correct table to show 4 tandem spaces.
15. Per Section 635-50 (N) Photometric plan – Provide light measures at property line, per Section 280-40(A) not to exceed .5-foot candles (Planning).
16. Per Section 505-90 (C) provide cumulative sign area allowance and provide table showing there is adequate allowable sign area for each proposed sign (Planning).
17. Sheet A-301, 'Sign Area', change code section referenced from 505-30(K)(1) to Section 505-90 (Planning).
18. RAC TRAFFIC IMPACT MITIGATION: The KBP Consulting Traffic Impact Analysis signed and dated April 6, 2022, identifies 85 PM Peak Hour Trips for the 101 Dania Apartments site plan. Therefore, \$1,807.10 (85 trips X \$21.26) is due prior to issuance of a building permit.

19. RECREATION AND OPEN SPACE IMPACT FEE: Per Resolution 2014-071, Recreation and Open Space Impact Fee to be paid at the time the building permit is issued, 278 units X \$1,364 = \$379,192.00 due.
20. PUBLIC ART PROGRAM: Please provide estimated construction value of project for estimation purposes. Per Article 811. New development and redevelopment in non-residential, mixed-use, and multi-family zoning districts of \$1 Million or more shall provide fee for the creation, acquisition, and installation of public art in the city.
21. 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. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit (Planning).
22. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction (Planning).
23. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit (Planning).
24. Per Section 8.7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. City Commission must approve use of the City logo (Planning).
25. Must meet design requirements identified in Article 310/311 based on identified building types, including specified window percentages. Provide dimensions and calculations on plans (Planning).
26. Per Sec. 309-10 (1) must construct on-street parking, install street furniture (such as benches, transit shelters, street lighting, waste bins, bike racks, bike lockers, etc.) for street frontage of project. Provide design detail and identify on site plan (Planning).
27. Per Sec. 307-20:
 - (A) Street landscaping and hardscaping, identify location, specimen, and detail of proposed street trees on site plan. Identify spaced to ensure the required spaced requirement is being met.
 - (B) Must meet CRA Redevelopment Plan Street Section details which can be provided.

- (C) Identify proposed street scape elements such as benches, lighting, trash bins, bike racks, etc., which must meet the CRA Redevelopment Plan details.
Provide design detail and identify on site plan (Planning).

Section 3. That pursuant to Section 635-100 “Expiration of Site Plans” of the Land Development Code, Variance (VA-072-22) and Site Plan (SP-034-22) 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 4. That such application must be reviewed by the Broward County Aviation Department; the point of contact is William Castillo, Airport Planner, located at 220 SW 45 Street, Suite 101, Dania Beach, Florida 33312 (954) 359-6100.

Section 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 September 27, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT A
LEGAL DESCRIPTION

- ADDRESS 101-117 MONROE UDELL STREET, DANIA BEACH, FL 33004
LOT 1, 2, AND 4, BLOCK 26, 'MAP OF THE TOWN OF MODELO (NOW DANIA)',
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT
PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

- ADDRESS: 110 PARK AVENUE EAST, DANIA BEACH, FL 33004
PARCEL 'A' LOTS 5 AND 8, BLOCK 26, 'MAP OF THE TOWN OF MODELO (NOW
DANIA)', ACCORDING TO THE PLAT THEREOF, AS PRECORDED IN PLAT
BOOK B, AT PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.
PARCEL 'B' LOT 9, BLOCK 26, , 'MAP OF THE TOWN OF MODELO (NOW
DANIA)', ACCORDING TO THE PLAT THEREOF, AS PRECORDED IN PLAT
BOOK B, AT PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.
PARCEL 'C':LOT 12, BLOCK 26, , 'MAP OF THE TOWN OF MODELO (NOW
DANIA)', ACCORDING TO THE PLAT THEREOF, AS PRECORDED IN PLAT
BOOK B, AT PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

- ADDRESS: 105 SW 1 COURT, DANIA BEACH, FL 33004
LOT 3, BLOCK 26, OF 'THE TOWN OF MODELO (NOW DANIA)', ACCORDING
TO THE PLAT THEREOF, AS PRECORDED IN PLAT BOOK B, AT PAGE 49 OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA NOW LYING AND
BEING IN BROWARD COUNTY, FLORIDA.

- ADDRESS: 111 SW 1 COURT, DANIA BEACH, FL 33004
LOT 6, BLOCK 26, OF 'THE TOWN OF MODELO (NOW DANIA)', ACCORDING
TO THE PLAT THEREOF, AS PRECORDED IN PLAT BOOK B, AT PAGE 49 OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA NOW LYING AND
BEING IN BROWARD COUNTY, FLORIDA.

- ADDRESS: 119 SW 1 COURT, DANIA BEACH, FL 33004
LOT 10, BLOCK 26, OF 'THE TOWN OF MODELO (NOW DANIA)', ACCORDING
TO THE PLAT THEREOF, AS PRECORDED IN PLAT BOOK B, AT PAGE 49 OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA NOW LYING AND
BEING IN BROWARD COUNTY, FLORIDA.

- ADDRESS: 125-127 SW 1 COURT, DANIA BEACH, FL 33004
LOT 14, BLOCK 26, OF 'THE TOWN OF MODELO (NOW DANIA)', ACCORDING TO THE PLAT THEREOF, AS PRECORDED IN PLAT BOOK B, AT PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA NOW LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.
- ADDRESS: 126 SW 1ST AVENUE, DANIA BEACH, FL 33004
LOT 13, BLOCK 26, OF 'THE TOWN OF MODELO (NOW DANIA)', ACCORDING TO THE PLAT THEREOF, AS PRECORDED IN PLAT BOOK B, AT PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ATTACHMENT

**SITE PLAN
(SP-034-22)**

101 DANIA BEACH

CITY OF DANIA BEACH, FLORIDA
DEPARTMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION
APRIL - 2022



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PLAT

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PROJECT No.:	REV #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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	9	
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101 DANIA BEACH

MIXED USE BUILDING



CAYMANES MARTIN
Architectural & Engineering Design
AA 25001552 CA 27136
5001 SW 74th Ct, Ste 100
Miami, FL 33155
Ph: (305) 669-5040 Fax: (305) 669-5041
www.caymanesdesign.com



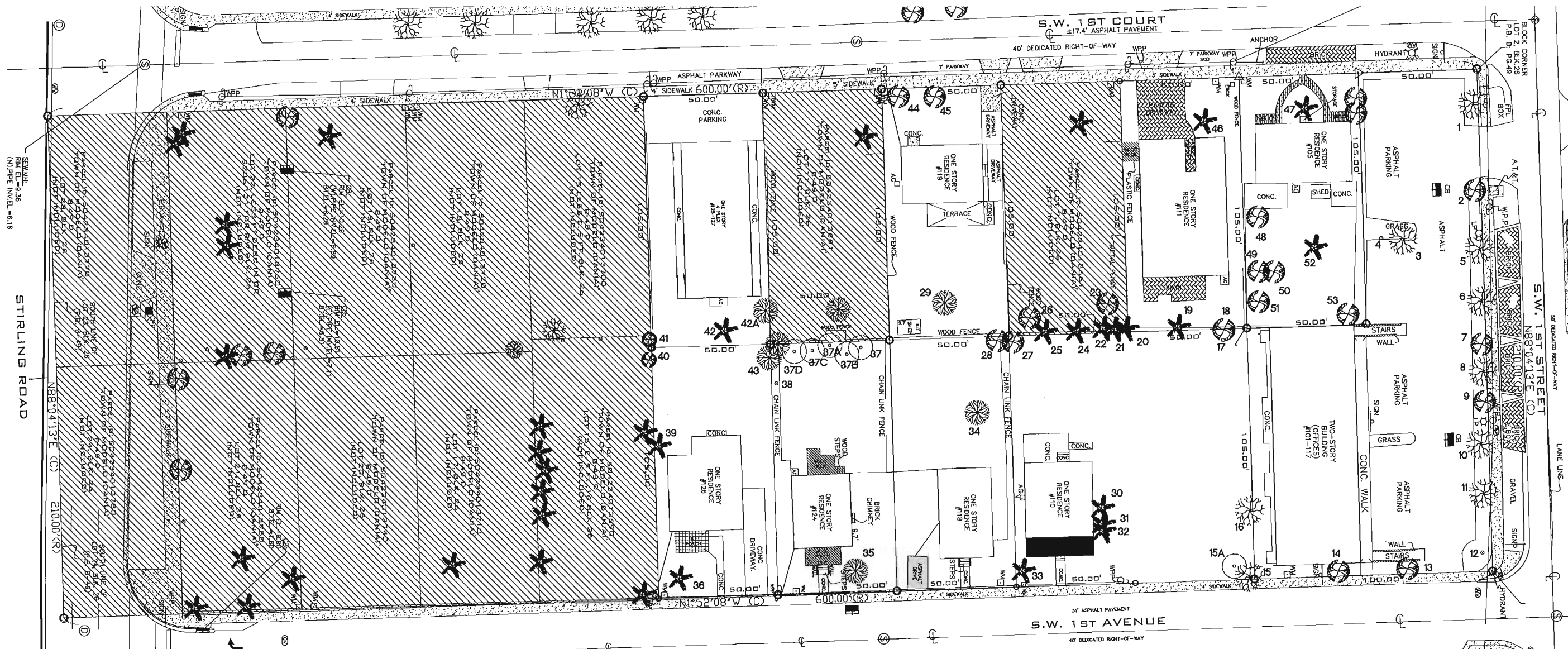
ARCH. CARMEN T. DIAZ
LIC # AR 93290
5001 SW 74th COURT
SUITE 100
MIAMI, FL 33155
TEL: (305) 669-5040
FAX: (305) 669-5041

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SHEET No:

A-000



Tree #	Common Name	Scientific Name	DBH (Inches)	Hgt (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Disposition	Non Invasive canopy to be replaced (\$)	Get 1 Invasive canopy to be replaced (\$)	Get 2 Invasive canopy to be replaced (\$)	Specimen Tree Value (\$)
1	Live Oak	Quercus virginiana	20	20	30	707	Fair	REMOVE	380			5,164.00
2	Gumbo Limbo	Bursera simarouba	20	18	24	580	Poor	REMOVE	380			
3	Live Oak	Quercus virginiana	15	13	18	616	Fair	REMOVE	616			
4	Sabal Palm	Sabal palmetto	12	10CT 130A	15	177	Fair	REMOVE				\$1,045.00
5	Live Oak	Quercus virginiana	18	23	30	707	Poor	REMOVE	707			
6	Live Oak	Quercus virginiana	22	22	30	707	Poor	REMOVE	707			
7	Gumbo Limbo	Bursera simarouba	15	14	18	531	Poor	REMOVE	531			
8	Live Oak	Quercus virginiana	19	23	26	531	Poor	REMOVE	531			
9	Gumbo Limbo	Bursera simarouba	14	24	25	491	Poor	REMOVE	491			
10	Live Oak	Quercus virginiana	19	25	30	707	Poor	REMOVE	707			
11	Live Oak	Quercus virginiana	25	25	35	967	Fair	REMOVE				\$ 6,085.00
12	Canary Island Date Palm	Phoenix canariensis	25	BCT 260A	24	452	Fair	REMOVE				\$ 7,290.00
13	White Frangipani	Plumeria alba	15	12	16	201	Fair	REMOVE	201			
14	Gumbo Limbo	Bursera simarouba	50	25	65	491	Poor	REMOVE	491			
15	Live Oak	Quercus virginiana	22	24	40	1510	Fair	REMOVE				\$7,746.00
15A	Montgomery Palm	Washingtonia robusta	3	10	7	79	Poor	REMOVE	79			
16	Live Oak	Quercus virginiana	28	40	40	3318	Fair	REMOVE				\$3,443.00
17	Sabal Palm	Sabal palmetto	19	7CT 130A	12	177	Good	REMOVE				
18	Adonis Palm	Adonis palmetto	16	34	25	967	Poor	REMOVE	967			
19	Bird of Paradise	Strelitzia reginae					REMAINS OFF SITE		0			
20	Bird of Paradise	Strelitzia reginae					REMAINS OFF SITE		0			
21	Bird of Paradise	Strelitzia reginae					REMAINS OFF SITE		0			
22	Bird of Paradise	Strelitzia reginae					REMAINS OFF SITE		0			
23	Mango Tree	Mangifera indica	8	16	10	79	Good	REMOVE	0			
24	Adonis Palm	Adonis palmetto	12	11CT 130A	12	113	Good	REMOVE	0			
25	Adonis Palm	Adonis palmetto	12	11CT 130A	12	113	Good	REMOVE	0			
26	Adonis Palm	Adonis palmetto	12	11CT 130A	12	113	Good	REMOVE	0			
27	Live Oak	Quercus virginiana	15	26	15	201	Fair	REMOVE	201			
28	Umbrella Tree	Schafferia umbellifera	14	27	10	113	Poor	REMOVE	254			
29	Mango Tree	Mangifera indica	10	18	7	254	Good	REMOVE	7			
30	Adonis Palm	Adonis palmetto	6	14CT 180A	6	13	Good	REMOVE	13			
31	Adonis Palm	Adonis palmetto	5	14CT 180A	6	13	Good	REMOVE	13			
32	Adonis Palm	Adonis palmetto	5	14CT 180A	6	13	Good	REMOVE	13			
33	Adonis Palm	Adonis palmetto	5	14CT 180A	6	13	Good	REMOVE	13			
34	Mango Tree	Mangifera indica	16	34	25	967	Poor	REMOVE	3318			
35	Adonis Palm	Adonis palmetto	7	10CT 130A	8	50	Fair	REMOVE	50			

36	Adonis Palm	Adonis palmetto	7	11CT 130A	8	50	Fair	REMOVE				50
37	Brazilian Pepper	Schinus molle	8	20	10	79	n/a	REMOVE				79
37A	Live Oak	Quercus virginiana	18	50	25	4418	n/a	REMOVE				\$ 3,413.00
37B	Brazilian Pepper	Schinus molle	7	15	177			REMOVE				177
37C	White Frangipani	Plumeria alba	4	8	50			REMOVE				50
37D	Areca Palm	Dypsis lutescens	10	15	177			REMOVE				177
38	Sabal Palm	Sabal palmetto	15	15CT 180A	12	113	Good	REMOVE				\$446.00
39	Parrot Palm	Wodehousea foeniculacea	10	15CT 180A	16	201	Fair	REMOVE				201
40	Strangler Fig	Ficus aurea	16	30	45	1590	Fair	REMOVE				1590
41	Sabal Palm	Sabal palmetto	10	15CT 180A	15	177	Fair	REMOVE				177
42	Adonis Palm	Adonis palmetto	4	14CT 170A	6	28	Good	REMOVE				28
42A	Gumbo Limbo	Bursera simarouba	4	7	8	50		REMOVE				50
43	Mango Tree	Mangifera indica	14	24	18	254	Fair	REMOVE				254
44	Laurel Oak	Quercus laevis	26	27	20	314	Poor	REMOVE				314
45	Laurel Oak	Quercus laevis	27	28	26	531	Poor	REMOVE				531
46	Parrot Palm	Wodehousea foeniculacea	4	10CT 130A	6	28	Fair	REMOVE				28
47	Adonis Palm	Adonis palmetto	13	12CT 160A	10	79	Good	REMOVE				79
48	Brazilian Pepper	Schinus molle	30	30	30	707	n/a	REMOVE				707
49	Moringa	Moringa oleifera	10	20	15	177	Fair	REMOVE				177
50	Moringa	Moringa oleifera	8	30	15	177	Fair	REMOVE				177
51	Strangler Fig	Ficus aurea	15	34	35	491	Poor	REMOVE				491
52	Coconut Palm	Cocos nucifera	10	15CT 240A	19	284	Good	REMOVE				284
53	Gumbo Limbo	Bursera simarouba	20	30	25	491	Fair	REMOVE				\$911.00
Total												\$ 36,835.00

MITIGATION REQUIRED: 14667 x 1.5 = 22001.25 + 1076 x .25 = 265.5 = 22,576.75 = \$36,835

MITIGATION PROVIDED: 14 mitigation trees (300 sf) = 4200 sf mitigation credit

MITIGATION PAYMENT: 22,576.75 of 4200 sf = 18,376.75 / 300 sf = 61 trees

62 trees x \$157 x 2.7 = \$43,013.80

Tree #	Common Name	DBH (Inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Market Value for Replacement	Replacement Size	2.7 Factor	Site Factor	Condition Factor	Location Factor	Appraised Value
1	Live Oak	20	20	30	707	Fair	\$ 475	4" Cal 16-18 HT, 8-10 SPR	\$ 3,148	3	0.75	21	\$ 5,164
2	Sabal Palm	12	10CT 130A	15	177	Fair	\$ 263	6" CT min	\$ 710	2	0.75	11	\$ 1,065
3	Live Oak	15	23	30	707	Fair	\$ 475	4" Cal 16-18 HT, 8-10 SPR	\$ 3,148	4	0.75	21	\$ 6,883
4	Canary Island Date Palm	25	BCT 260A	24	452	Fair	\$ 600	6" CT	\$ 1,620	2	0.75	9	\$ 2,250
5	Live Oak	22	22	30	707	Fair	\$ 475	4" Cal 16-18 HT, 8-10 SPR	\$ 3,148	3	0.75	21	\$ 7,746
6	Live Oak	18	23	30	707	Fair	\$ 475	4" Cal 16-18 HT, 8-10 SPR	\$ 3,148	4	0.75	11	\$ 5,443
7	Sabal Palm	15	11CT 180A	12	113	Good	\$ 263	6" CT min	\$ 710	2	1.25	0.51	\$ 888
8	Gumbo Limbo	20	30	25	491	Fair	\$ 300	4" Cal 16-18 HT, 8-10 SPR	\$ 810	3	0.75	0.51	\$ 911
9	Live Oak	18	23	30	707	Fair	\$ 475	4" Cal 16-18 HT, 8-10 SPR	\$ 3,148	4	0.75	11	\$ 6,883

PROJECT NO.:	REV. #	DATE
DESIGNED BY:	1	09-05-2022
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
	6	
	7	
	8	
	9	
	10	

101 DANIA BEACH MIXED USE BUILDING

KIMBERLY MOYER, PLA
LANDSCAPE ARCHITECT
LIC. NO. LA0000052
k.moyerla@gmail.com
954-592-3695

Digitally signed by
Kimberly Moyer
Date: 2022.09.06
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SHEET No.

TD-1

LEGAL DESCRIPTION:

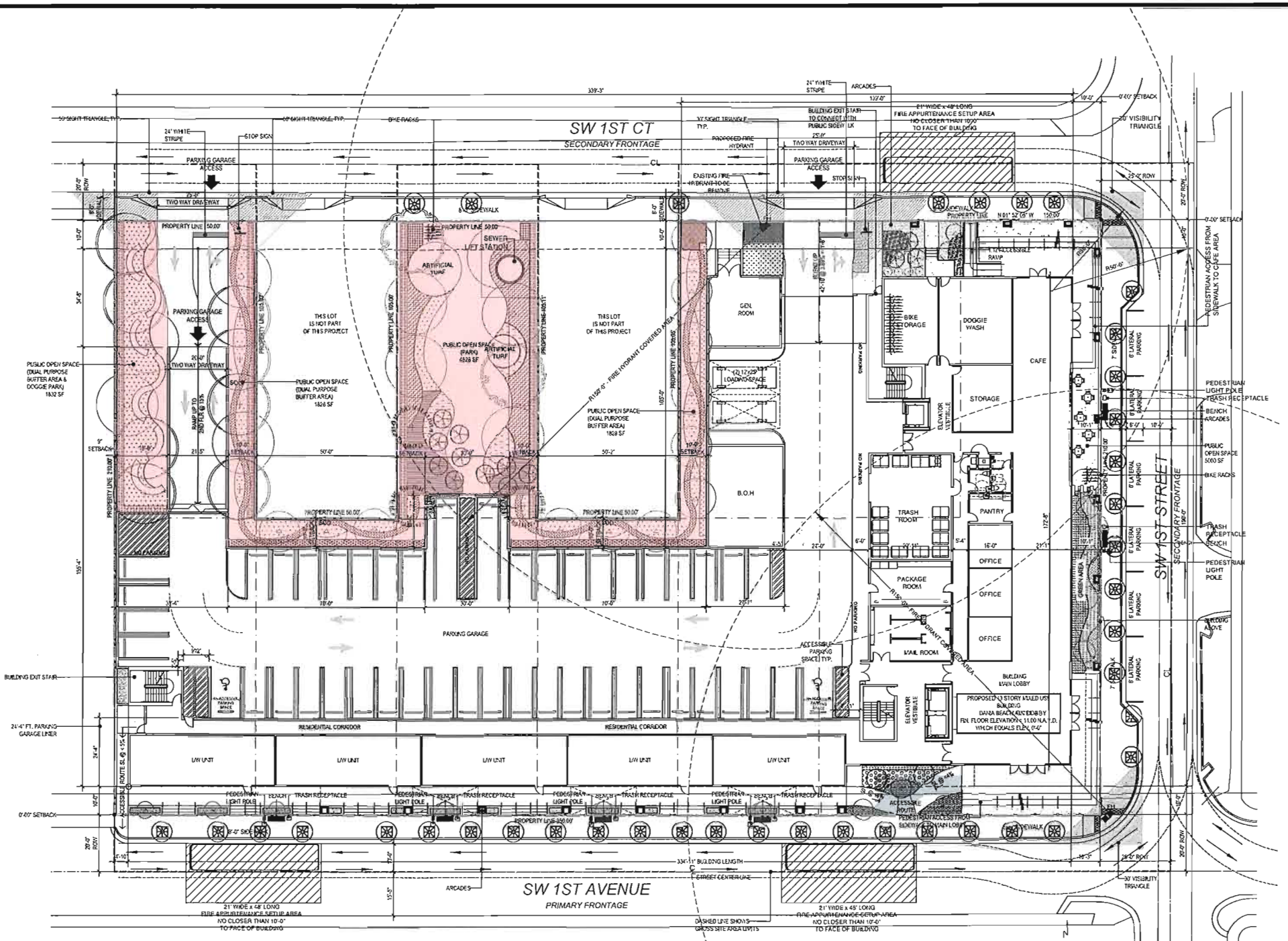
- ADDRESS: 101-117 MONROE UGEL STREET, DANA BEACH, FL 33404
LOT 1, 2 AND 4, BLOCK 26, "MAP OF THE TOWN OF MODELO (NOW DANA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.
- ADDRESS: 110 PARK AVENUE EAST, DANA BEACH, FL 33404
PARCEL "A": LOTS 5 AND 8, BLOCK 26, "MAP OF THE TOWN OF MODELO (NOW DANA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.
- ADDRESS: 111 SW 1ST COURT, DANA BEACH, FL 33404
LOT 6, BLOCK 26, OF "TOWN OF MODELO (NOW DANA)", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
- ADDRESS: 119 SW 1ST COURT, DANA BEACH, FL 33404
LOT 10, BLOCK 26, OF "TOWN OF MODELO (NOW DANA)", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
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LOT 14, BLOCK 26, OF "TOWN OF MODELO (NOW DANA)", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ADDRESS: 126 SW 1ST AVENUE, DANA BEACH, FL 33404
LOT 13, BLOCK 26, OF "TOWN OF MODELO (NOW DANA)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP
N.T.S.



LOCATION MAP
N.T.S.



IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM

NEW BUILDINGS SHALL COMPLY WITH "IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM" IN ACCORDANCE WITH FFPC 1.11.10.

THIS BUILDING IS EQUIPPED WITH A ROOM 24HR. FIRE PROTECTED WITH EMERGENCY POWER & AIR CONDITIONING FOR EQUIPMENT INSTALLATION AT TOP LEVEL (ROOF) AND A 2-HOUR FIRE RATED VERTICAL SHAFT ALL THE WAY DOWN TO GROUND LEVEL WITH ACCESS PANEL AT EVERY LEVEL FOR FUTURE USE.

THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.2 OR A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM SHALL BE INSTALLED AS REQUIRED BY FLORIDA FIRE PREVENTION CODE (SEVENTH EDITION) NFPA 1, 11.10.

PROFESSIONAL ENGINEER IN RADIO COVERAGE AND RADIO ENHANCEMENTS SYSTEMS WILL PROVIDE SEPARATE PERMIT WITH THE REQUIRED RADIO SIGNAL LEVEL TESTING GRID FOR EACH FLOOR LEVEL THAT CONTAINS A GRID AS DESCRIBED IN NFPA 72 A.14.4.12.1.3 FOR THE NECESSARY TESTING THAT WILL BE REQUIRED PRIOR TO ISSUANCE OF A C.O. OR FOR THE TWO-WAY COMMUNICATION ENHANCEMENT SYSTEM.

ACCESSIBLE ROUTES AND CHANGES IN ELEVATION

BUILDING ENTRANCES AND WALKING SURFACES IN MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FFPC 101.7.1.6.2.

THE SLOPE OF A WALKING SURFACE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 20, UNLESS THE RAMP REQUIREMENTS ARE MET AS PER FFPC 101.7.1.6.3.

THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 48 AS PER FFPC 101.7.1.6.3.

ALL ACCESSIBLE MEANS OF EGRESS REQUIRE A HARD SURFACE THAT IS MINIMUM OF 36" WIDE OR 44" IF THE OCCUPANT LOAD IS GREATER THAN 50 PERSONS.

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

FIRE PUMP:
STANDARD INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION SHALL BE IN COMPLIANCE WITH NFPA 20 LATEST EDITION.
FIRE PUMP F.F.E. IS IN COMPLIANCE WITH REQUIREMENT TO BE ABOVE THE 100 YEAR FLOOR LEVEL.

SITE PLAN

SCALE: 1" = 20'-0"

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

PARKING GARAGE PAVEMENT MARKINGS ARE SHOWN IN THE ARCHITECTURAL PLANS SHEETS A-201, A-202, & A-203 AND DETAILS PROVIDED ON SHEET A-104.
REFER TO CIVIL PLANS FOR ALL ON-STREET PAVEMENT MARKINGS.

15,710 SF OPEN SPACE

PROJECT No.:	REV. #	DATE
	1	
	2	
DESIGNED BY:	O.M.	
	3	
	4	
DRAWN BY:		
	5	
	6	
CHECKED BY:	O.M.	
	7	
ISSUE DATE:	04-08-2022	
	8	
	9	
DRAWING SCALE:	AS SHOWN	
	10	

101 DANIA BEACH
MIXED USE BUILDING

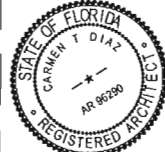


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ARCH. CARMEN T. DIAZ
LIC # AR 96290
5001 SW 79th Ct, Ste 100
Suite 100
Miami, FL 33155
TEL: (305) 669-5040
FAX: (305) 669-5041

Digitally
signed by
Carmen T.
Diaz
Date:
2022.09.13
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+04'00'



SHEET No. A-100



ZONING MAP

N.T.S.



- FLOOR LOT RATIO CALCULATION -

LEVEL	FLOOR AREA
GROUND FLOOR	41,425 SF
SECOND FLOOR	45,910 SF
THIRD FLOOR	44,620 SF
FOURTH FLOOR	44,620 SF
FIFTH FLOOR	31,005 SF
SIXTH FLOOR	31,005 SF
SEVENTH FLOOR	31,005 SF
EIGHTH FLOOR	31,005 SF
NINTH FLOOR	31,005 SF
TENTH FLOOR	31,005 SF
ELEVENTH FLOOR	31,005 SF
TWELFTH FLOOR	31,005 SF
THIRTEENTH FLOOR	31,005 SF
TOTAL FLOOR AREA	455,620 SF

- SHARED PARKING SCHEDULE - (SECTION 265-90)

USE		WEEK DAY			WEEKEND	
		NIGHT MIDNIGHT TO 6 AM.	DAY 9 AM. TO 6 PM.	EVENING 6 PM. TO MIDNIGHT	DAY 9 AM. TO 6 PM.	EVENING 6 PM. TO MIDNIGHT
RESIDENTIAL	100 %	60 %	90 %	80 %	90 %	
	145 PS	267 PS	400 PS	356 PS	400 PS	
OFFICE	5 %	100 %	5 %	5 %	5 %	
	0.09 PS	2 PS	0.09 PS	0.09 PS	0.09 PS	
TOTAL PARKING REQUIRED	445 PS	269 PS	400 PS	356 PS	400 PS	

OFF-STREET BICYCLE PARKING REQUIREMENTS

	NUMBER OF PARKING	% BIKE PARKING	BIKE RACKS REQ'D & PROVIDED
RESIDENTIAL	391	5 %	19.55
COMMERCIAL	56	10 %	5.6
OFFICE	2	10 %	0.2
			TOTAL 26

- DENSITY & HEIGHT INCENTIVES CALCULATION - (ART.305)

	DENSITY	# OF UNITS	HEIGHT
DENSITY (1.8653 AC GROSS AREA)	50 DU/AC	93 DU BY RIGHT	7 STORIES BY RIGHT
INCENTIVE			
PUBLIC OPEN SPACE INCENTIVE (SEC. 305-30 (B) - 10,000 SF PROVIDED)	80 DU/AC	149 DU	2 STORY
SUSTAINABILITY DESIGN BONUS (SEC. 305-50 (G) (1))	28 DU/AC	52 DU	4 STORIES
TOTAL ALLOWED INCENTIVES	158 DU/AC	201 DU	15 STORIES MAX.
TOTAL PROPOSED	149 DU/AC	278 DU	13 STORIES

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	LIVE/WORK 750 SF	STUDIO 500 SF	1B -1B UNIT 750 SF	1B -1B-D UNIT 750 SF	2B-2B UNIT 900 SF	3B-2B UNIT 1,150 SF	TOTAL UNITS
GROUND FLOOR	5						5
2ND FLOOR		9			1		10
3RD FLOOR		9			1		10
4TH FLOOR		9			1		10
5TH FLOOR		1	16	2	10	2	31
6TH FLOOR		1	16	2	10	2	31
7TH FLOOR		1	16	2	10	2	31
8TH FLOOR		1	14	2	10	3	30
9TH FLOOR		1	14	2	10	3	30
10TH FLOOR		1	14	2	10	3	30
11TH FLOOR		1	14	2	10	3	30
12TH FLOOR		1	14	2	10	3	30
TOTAL UNITS	5	35	118	16	83	21	278
	1.8 %	12.6 %	42.4 %	5.8 %	29.9 %	7.6 %	

- PARKING BREAKDOWN -

LEVEL	REG. PS (9' X 18')	TANDEM PS (2)(9' X 18')	HC PS (17' X 18')	STREET PS (6' X 23')	TOTAL PS
GROUND FLOOR	42	4	2	6	54
SECOND FLOOR	77	24	3		104
THIRD FLOOR	75	24	3		102
FOURTH FLOOR	76	24	3		103
TOTAL PS	270	76	11	6	363

- PARKING CALCULATION - (SEC. 265-50)

FUNCTION	REQUIREMENT	COUNT	FACTOR	MIN. PS REQUIRED	PROPOSED
RESIDENTIAL					
LIVE WORK	1.0 PS PER UNIT	5	1.0	5.00	
STUDIO	1.0 PS PER UNIT	35	1.0	35.00	
ONE BEDROOM UNIT	1.25 PS PER UNIT	134	1.25	167.50	
TWO BEDROOM UNIT	1.75 PS PER UNIT	83	1.75	145.25	
THREE BEDROOM UNIT	1.75 PS PER UNIT	21	1.75	36.75	
		278 DU		389.5	
VISITOR PS	1 PS / 5 DU	278 DU	0.20	55.60	
OFFICES-LEASING	1 PS / 400 SF	750 SF	0.0025	1.88	
HC-PS-RESIDENTIAL	2% OF TOTAL PS REQ.	390 PS	0.02	7.79	
HC-PS-NON RESIDENTIAL (HC-PS INCLUDED IN TOTAL PS REQUIRED)	FBC.ACC. 208.2	57 PS		3	11 HC PS
TOTAL PARKING REQUIRED				447 PS	
SHARE PARKING REDUCTION - SEE CAL.C.				447 PS	363 PS
					19 % REDUCTION

DESCRIPTION OF INCENTIVES:

INCENTIVE 1 - PUBLIC OPEN SPACE AS PER SEC. 305-30. - INCENTIVES FOR PROVIDING PUBLIC OPEN SPACE (B)

(B) IN THE CITY CENTER DISTRICT, TWO (2) STORIES AND TWENTY (20) DU/AC FOR A MINIMUM TWO THOUSAND FIVE HUNDRED (2,500) SF OPEN SPACE THAT COMPLIES WITH ARTICLE 312, OR PEDESTRIAN PASEO THAT COMPLIES WITH SECTION 309-20, AND ONE (1) STORY AND TEN (10) DU/AC FOR EACH FULL ADDITIONAL ONE THOUSAND FIVE HUNDRED (1,500) SF OF OPEN SPACE THAT COMPLIES WITH ARTICLE 312. THE OPEN SPACE OR PASEO SHALL SATISFY ONE HUNDRED (100) PERCENT OF THE PERVIOUS OPEN SPACE REQUIREMENT FOR THE LOT THAT PROVIDES IT.

TOTAL PUBLIC OPEN SPACE - 10,316 SF (REFER TO SHEET A-104)
10,000 SF / 2500 SF = 4
20 DU/AC X 4 =
TWO (2) STORIES X 4 =

80 DU/AC AS INCENTIVE
8 STORIES AS INCENTIVE

SITE DATA

PROPERTY ADDRESS:	101 SW 1ST STREET CITY OF DANIA BEACH, FLORIDA, 33004		
JURISDICTION:	CITY OF DANIA BEACH, FLORIDA		
LAND USE DESIGNATION:	RAC - REGIONAL ACTIVITY CENTER		
ZONING DISTRICT:	CC - CITY CENTER		
GROSS SITE AREA:	81,253 SF (1.8653 AC)		
(INCLUDES TO CENTER LINE OF ADJ ROW)			
NET SITE AREA:	63,012 SF (1.4465 AC)		
	ALLOWED / REQUIRED	PROPOSED	
PERVIOUS AREA (REQUIRED 10 %)	6,301 SF (0.14 AC) 10 %	12,930 SF (0.29 AC)	20.50 %
IMPERVIOUS AREA	65,002 SF (1.49 AC) 80 %	47,611 SF (1.09 AC)	75.55 %
OPEN SPACE:			
OPEN SPACE @ GROUND FLOOR	14,726 SF (0.33 AC)		
OPEN SPACE @ POOL DECK	9,240 SF (0.22 AC)		
TOTAL OPEN SPACE:	23,966 SF (0.55 AC)		

DENSITY :	ALLOWED / REQUIRED	PROPOSED
(BASED ON GFA)	MAX. 50 DU/AC BY RIGHT	
	93.26 DU BY RIGHT	
	UP TO 150 DU/AC W/BONUS	
	279 DU W/ DENSITY BONUS	278 DU (149 DU/AC)
FAR (8.0 MAX.):	ALLOWED / REQUIRED	PROPOSED
	504,096 SF (8.0 FAR MAX.)	455,630 SF (7.23 FAR)

BUILDING HEIGHT:	ALLOWED / REQUIRED	PROPOSED
NUMBER OF STORIES:	7 STORIES-80 FT BY RIGHT	13 STORIES
	7 STORIES-70 FT W/INCENTIVES	
BUILDING HEIGHT:	150'-0" MAX.	150'-0" TO ROOF SLAB

SEC. 303-40.L: BUILDING PLACEMENT	ALLOWED / REQUIRED	PROPOSED
NORTH - SECONDARY FRONTAGE	0'-5'	0'-0"
EAST - PRINCIPAL FRONTAGE	0'-10'	0'-0"
WEST - SECONDARY FRONTAGE	0'-5'	0'-0"
SOUTH - INTERIOR SIDE	0'	0'-9"
WEST - INTERIOR SIDES	0'	VARIES SEE SITE PLAN

SEC. 230-40: MINIMUM FLOOR AREA	REQUIRED	PROPOSED
EFFICIENCY	500 SF MIN.	500 SF MIN.
1 BEDROOM	750 SF MIN.	750 SF MIN.
2 BEDROOM	900 SF MIN.	900 SF MIN.
3 BEDROOM	1,150 SF MIN.	1,150 SF MIN.

INCENTIVE 2 - SUSTAINABILITY BONUS AS PER SEC. 305-50 (A) THROUGH (H)

PROJECT WILL VOLUNTARILY COMPLY WITH THE CRA GREEN BUILDING/DEVELOPMENT PROGRAM IN EXCHANGE FOR DEVELOPMENT INCENTIVES OUTLINED IN SEC 305-50 (A) THROUGH (H)
INCENTIVES FOR THIS PROGRAM SHALL BE FOLLOWING WHEN IN COMPLIANCE WITH SEC 305-50 (G)(1)

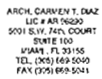
4 STORIES AS INCENTIVE
28 DU/ACRE AS INCENTIVE

THIRD-PARTY GREEN BUILDING CERTIFICATION AND DOCUMENTATION IS PART OF THIS SUBMITTAL, REFER TO EXHIBIT Florida Green High-Rise Residential Building Standard

PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
	6	
	7	
	8	
	9	
	10	

101 DANIA BEACH

MIXED USE BUILDING

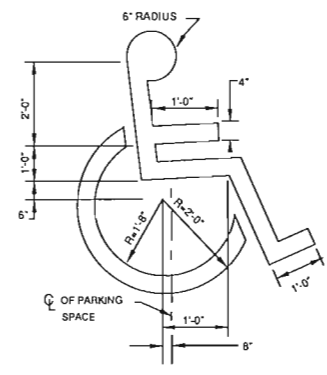


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Date: 2022.09.12 16:42:42 -04'00'

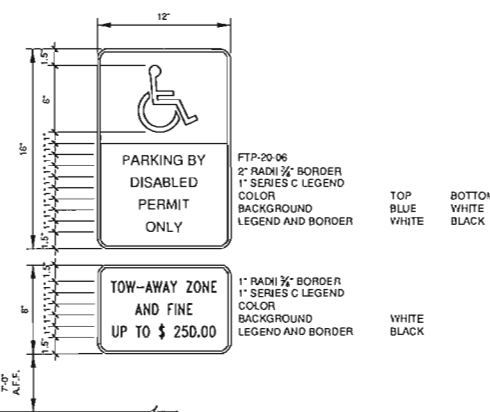


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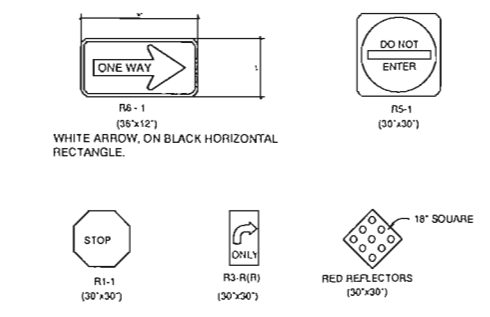
A-101



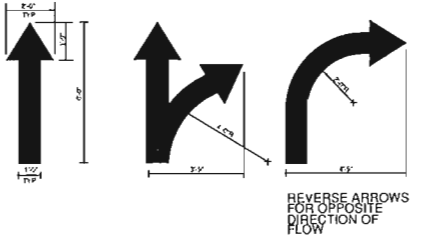
1 TYPICAL HANDICAP SYMBOL
A-102 N.T.S.



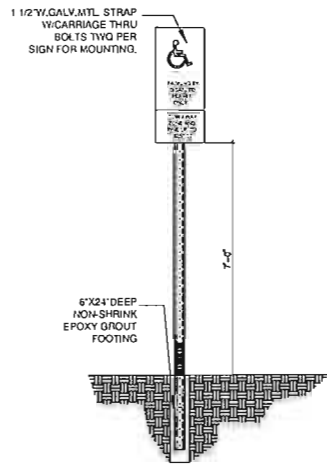
2 HANDICAP SIGN DETAIL @ PARKING GARAGE
A-102 N.T.S.



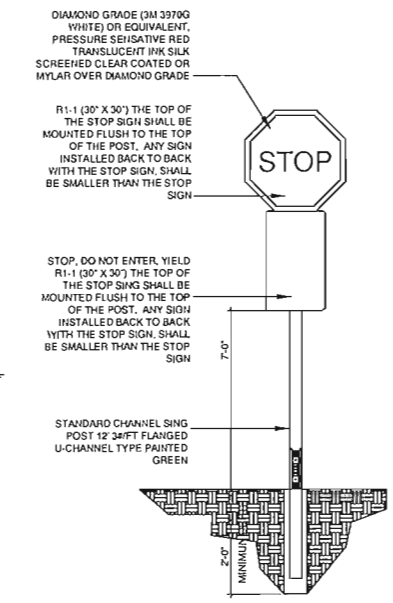
3 TYPICAL TRAFFIC SIGNS
A-102 N.T.S.



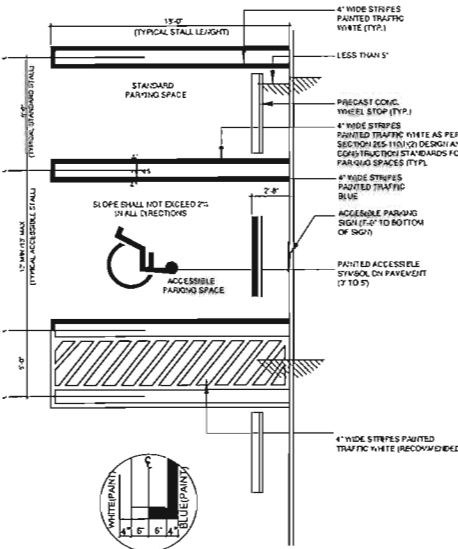
4 TYPICAL DIRECTIONAL ARROWS DETAILS
A-102 N.T.S.



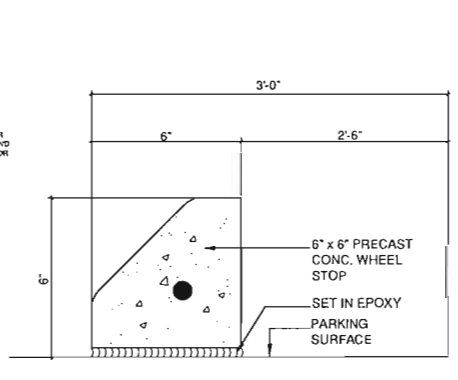
5 HANDICAP PARKING SIGN
A-102 N.T.S.



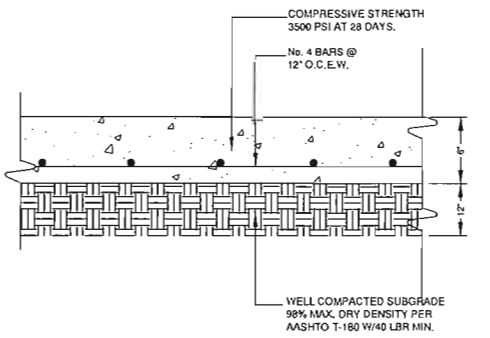
6 TYPICAL STOP SIGN
A-102 N.T.S.



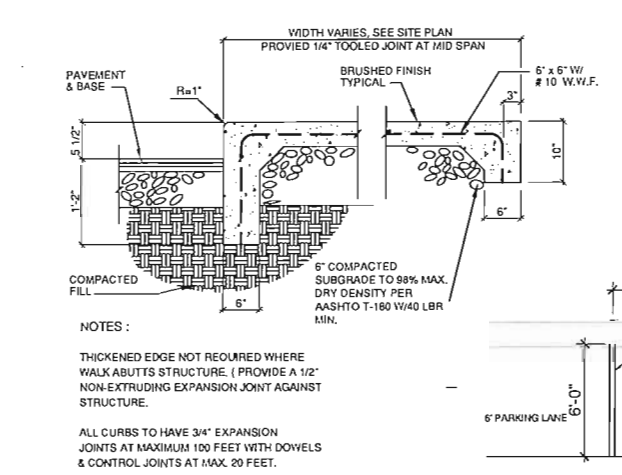
7 TYPICAL PARKING STALLS
A-102 N.T.S.



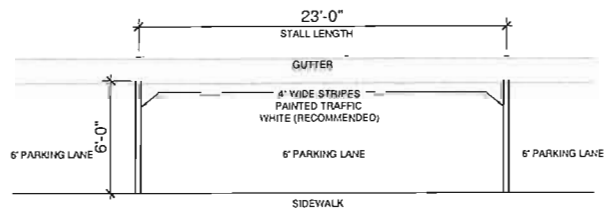
8 PRECAST CONCRETE WHEELSTOP
A-102 N.T.S.



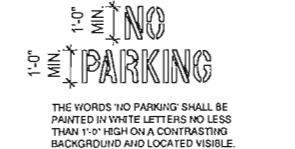
9 TYPICAL CONCRETE PAVEMENT DETAIL
A-102 N.T.S.



10 TYPICAL PERIMETER SIDEWALK
A-102 N.T.S.



11 PARKING LANE DETAIL
A-102 N.T.S.



12 NO PARKING DETAIL
A-102 N.T.S.

ADA MAIL BOXES:

H.C. ACCESSIBLE MAIL BOXES SHALL BE FULLY ACCESSIBLE WITHIN 15\"/>

MAIL BOXED NOTES:

MAIL ROOM TO COMPLY WITH THE U.S. POSTAL SERVICE 4C WHICH INCLUDES THE FOLLOWING SPECIFICATIONS AND FEATURES:

COMPARTMENT FORM FACTOR MINIMUM SIZE REQUIREMENT OF 12\"/>

THE 4C STANDARD MEETS AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS

PROVIDE ONE MAIL PICK-UP SLOT FOR ENTIRE BUILDING

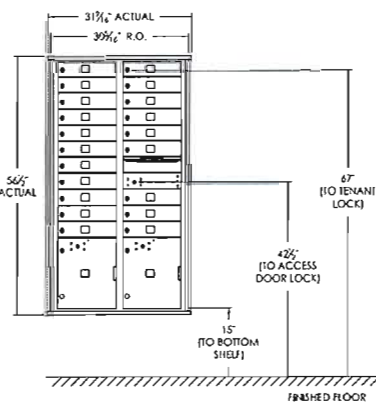
GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS AND MANUFACTURER'S SPECIFICATIONS FOR ARCH. APPROVAL

CONTRACTOR SHALL CONSULT USPS FOR APPROVED MANUFACTURER'S COMPLIANCE

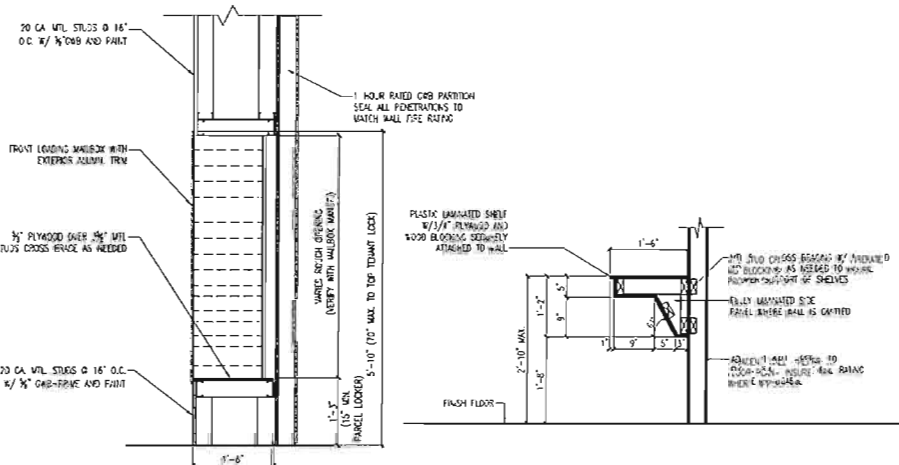
VERIFY ACTUAL SIZE OF UNITS PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE NOTIFIED TO ARCHITECT PRIOR COMMENCING ANY WORK

COLOR OF UNITS TO BE SELECTED BY OWNER

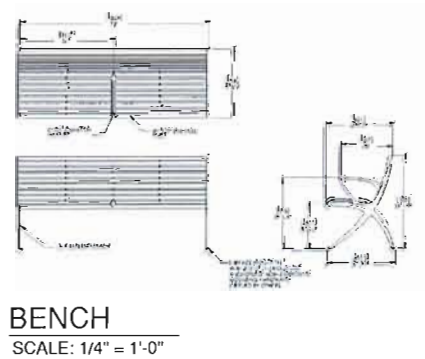
FINAL MAIL BOX CONFIGURATION BY OWNER



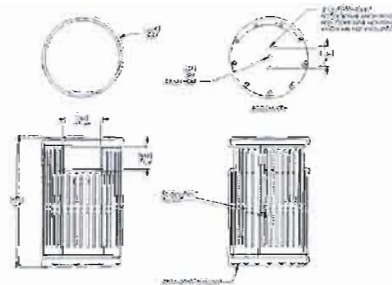
TYPICAL MAIL BOX SECTION DETAIL
SCALE: 1/4\"/>



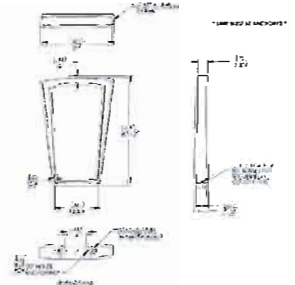
COUNTER SECTION DETAIL
SCALE: 1/4\"/>



BENCH
SCALE: 1/4\"/>



TRASH RECEPTACLE
SCALE: 1/4\"/>



BIKE RACK
SCALE: 1/4\"/>

PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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	10	

101 DANIA BEACH

MIXED USE BUILDING



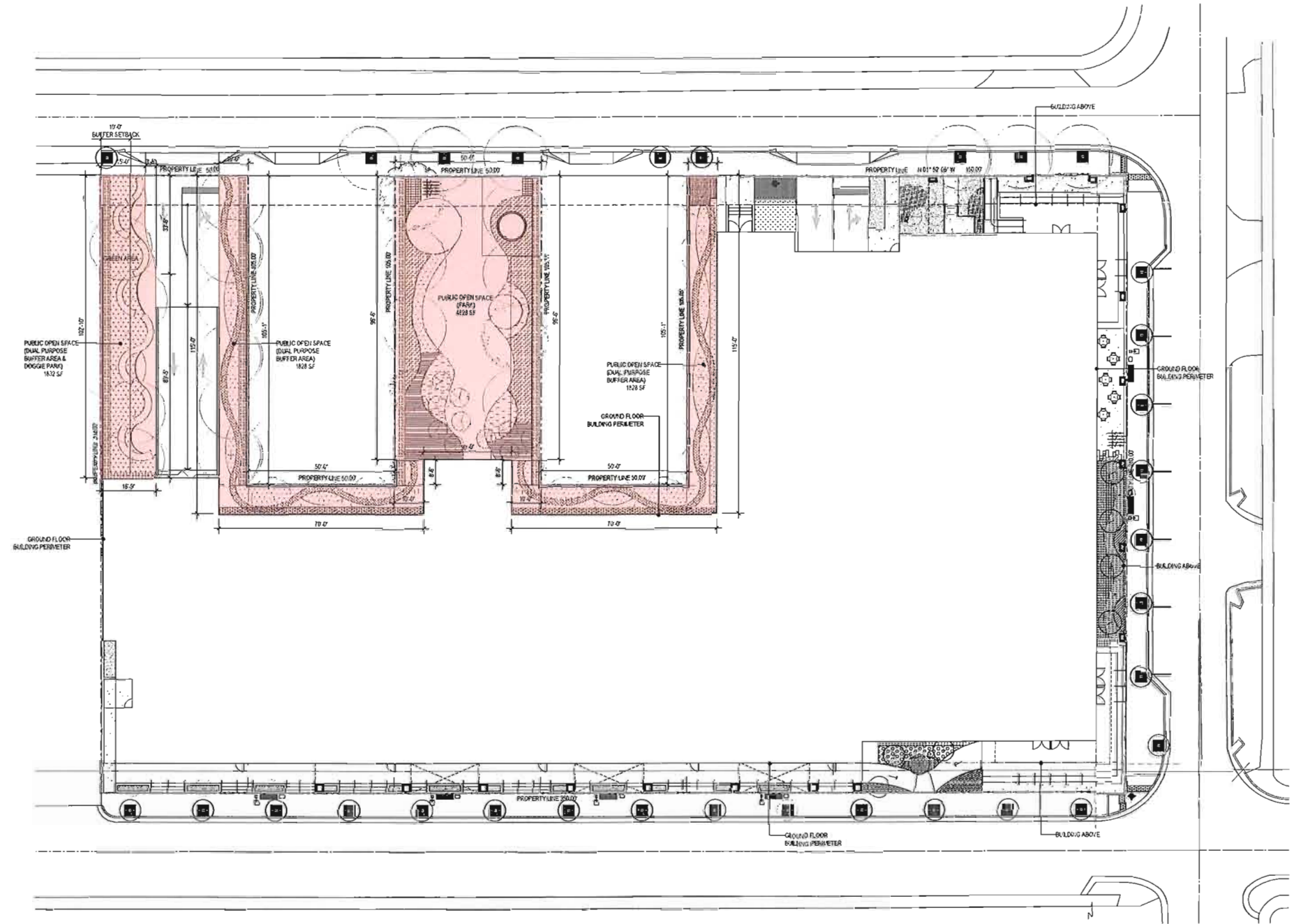
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Digitally signed by Carm en T Diaz
Date: 2022.09.09 15:45:40 -04'00'





PUBLIC OPEN SPACE
SCALE: 1" = 20'-0"
10,316 SF PUBLIC OPEN SPACE

PROJECT No.	REV. #	DATE
	1	
DESIGNED BY	O.M.	
DRAWN BY	4	
CHECKED BY	O.M.	
ISSUE DATE	01-04-2022	
DRAWING SCALE	AS SHOWN	

101 DANIA BEACH

MIXED USE BUILDING



CAYMARES MARTIN
Architectural & Engineering Design
AA 00010552 CA 27136
1001 NW 10th St, Suite 100
Miami, FL 33135
Ph: (305) 569-5040 Fax: (305) 569-5041
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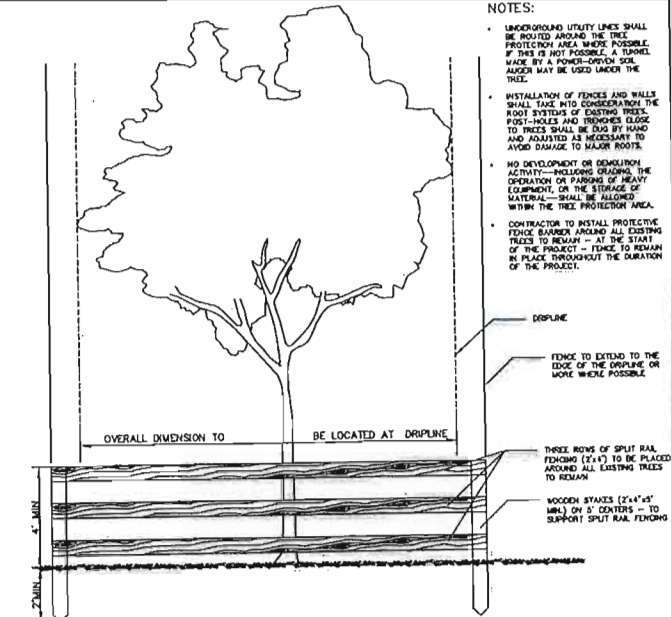


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SHEET No.

A-104



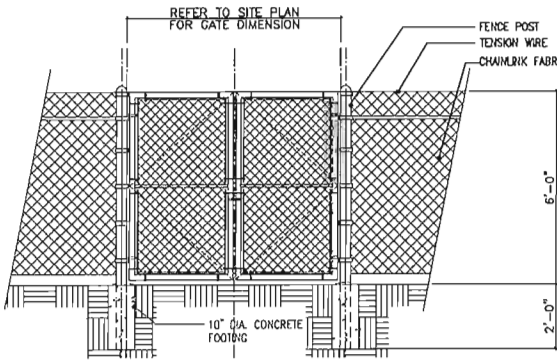
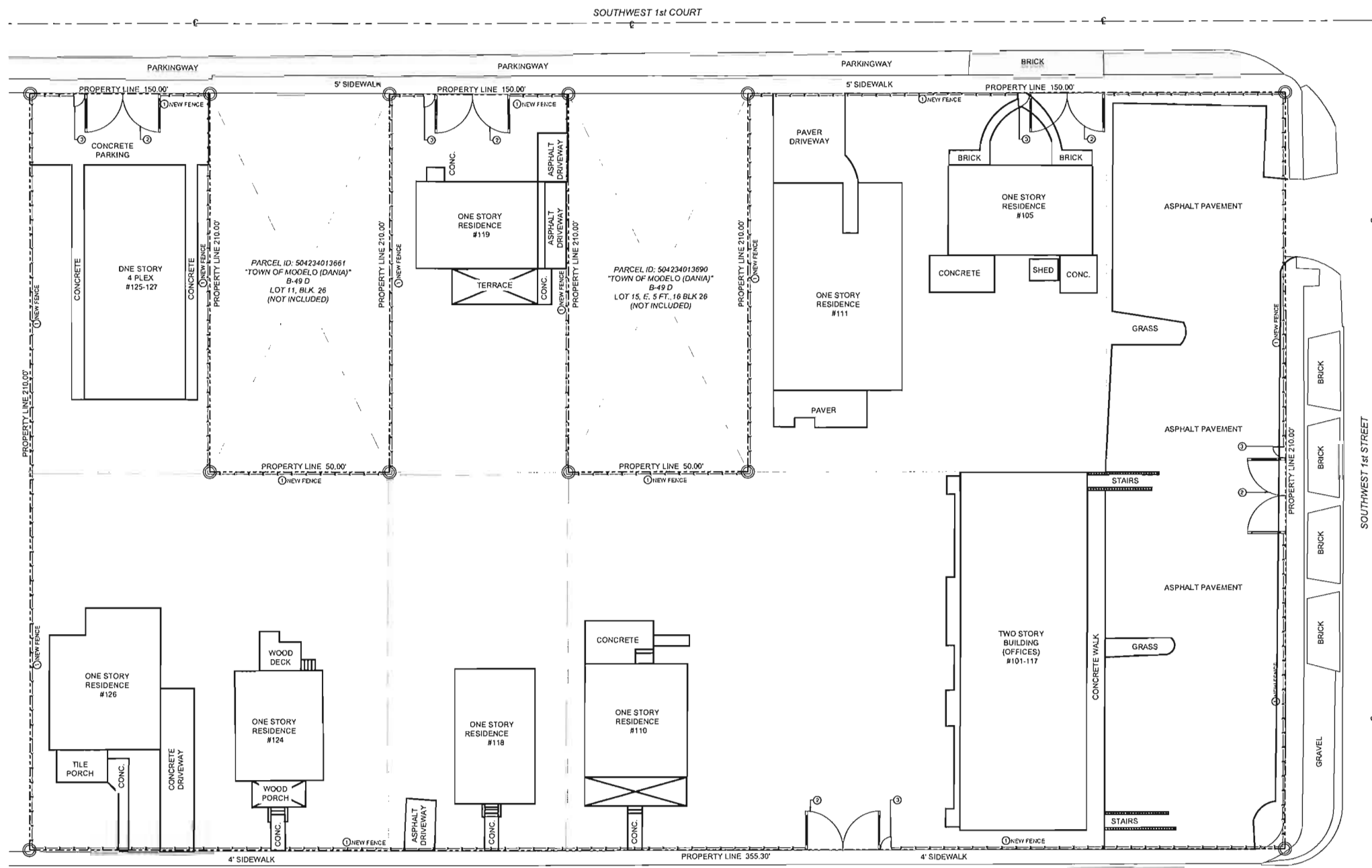
NOTES:

- UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND THE TREE PROTECTION AREA WHERE POSSIBLE. IF THIS IS NOT POSSIBLE, A TUNNEL MADE BY A POWER-DRIVEN SOIL AUGER MAY BE USED UNDER THE TREE.
- INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES. POST-HOLES AND TRENCHES CLOSE TO TREES SHALL BE dug BY HAND AND ADJUSTED AS NECESSARY TO AVOID DAMAGE TO MAJOR ROOTS.
- NO DEVELOPMENT OR DEMOLITION ACTIVITY—INCLUDING GRADING, THE OPERATION OR PARKING OF HEAVY EQUIPMENT, OR THE STORAGE OF MATERIAL—SHALL BE ALLOWED WITHIN THE TREE PROTECTION AREA.
- CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN—AT THE START OF THE PROJECT—FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF THE TREES TO REMAIN
SEE LANDSCAPE PLAN FOR LOCATION OF THE TREES TO REMAIN

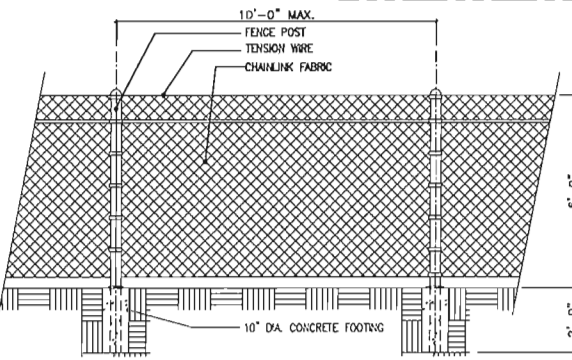
TREE PROTECTION DETAIL

PROPERTY ADDRESS: 126 SOUTHWEST 1ST AVENUE, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3680 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 13 BLK 26; AREA 5,250 SQ.FT	PROPERTY ADDRESS: 119 SOUTHWEST 1ST COURT, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3640 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 6 BLK 26; AREA 5,250 SQ.FT
PROPERTY ADDRESS: 101-117 MONROE UDELL STREET, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3621 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 1,2,4 BLK 26; AREA 15,750 SQ.FT	PROPERTY ADDRESS: 125-127 SOUTHWEST 1ST COURT, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3681 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 14 BLK 26; AREA 5,250 SQ.FT
PROPERTY ADDRESS: 105 SOUTHWEST 1ST COURT, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3680 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 3 BLK 26	PROPERTY ADDRESS: 124 PARK AVENUE EAST, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3670 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 12 BLK 26; AREA 5,250 SQ.FT
PROPERTY ADDRESS: 110 PARK AVENUE EAST, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3630 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 5,8 BLK 26; AREA 10,500 SQ.FT	PROPERTY ADDRESS: 118 SOUTHWEST 1ST AVENUE, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3680 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 13 BLK 26; AREA 5,250 SQ.FT
PROPERTY ADDRESS: 111 SOUTHWEST 1ST COURT, DANIA BEACH, FL 33004 PARCEL ID: 5042 34 01 3640 LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 6 BLK 26; AREA 5,250 SQ.FT	TOTAL AREA: 63,000 SQ.FT.



GATE/CHAINLINK DETAIL I

SCALE: 1/2" = 1'-0"



GATE/CHAINLINK DETAIL II

SCALE: 1/2" = 1'-0"

SITE PLAN NOTES:

1. NEW METAL CHAINLINK FENCE WITH SCREENING (6'-0" HEIGHT)
2. NEW 20'-0" CHAINLINK VEHICULAR GATE (6'-0" HEIGHT)
3. NEW 3'-0" CHAINLINK PEDESTRIAN GATE (6'-0" HEIGHT)

SCOPE OF WORK:

1. INSTALL 6'-0" METAL CHAINLINK FENCE AND SCREEN MESH AROUND PROPERTY AS PER PLAN.
2. PROVIDE DOORS ON THE FENCE AS SPECIFIED IN THE SITE PLAN AND NOTES.

LEGEND:

- DENOTES EXISTING BUILDING AREA TO BE DEMOLISHED. (~15,219 S.F.)
- PROPERTY LINE
- NEW FENCE (491')

SITE PLAN-FENCE

SCALE: 1/16" = 1'-0"



LOCATION MAP

N.T.S.

PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	COMMENTS (03-30-2022)
DRAWN BY:	2	COMMENTS (08-26-2022)
CHECKED BY:	3	
ISSUE DATE:	4	
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..\\LOGO.jpg
SITE PLAN-FENCE
..\\LOGO.jpg
MIXED USE BUILDING

..\\rboard 211.jpg

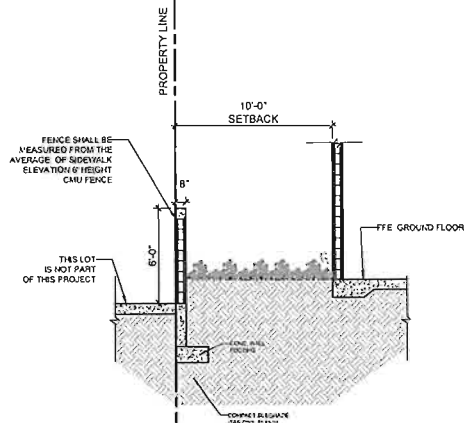
CAYMARES MARTIN
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AK 20001552 CA 27136
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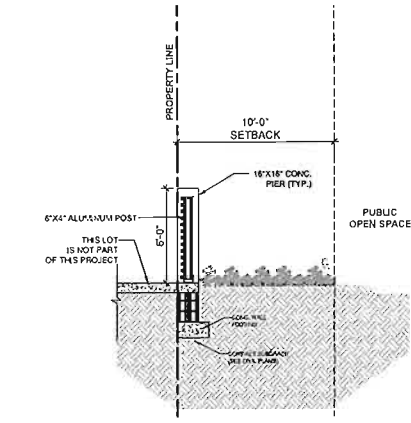
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Carmen T. Diaz
Date: 2022.09.12 16:43:16 -04'00'



SHEET No:
A-105



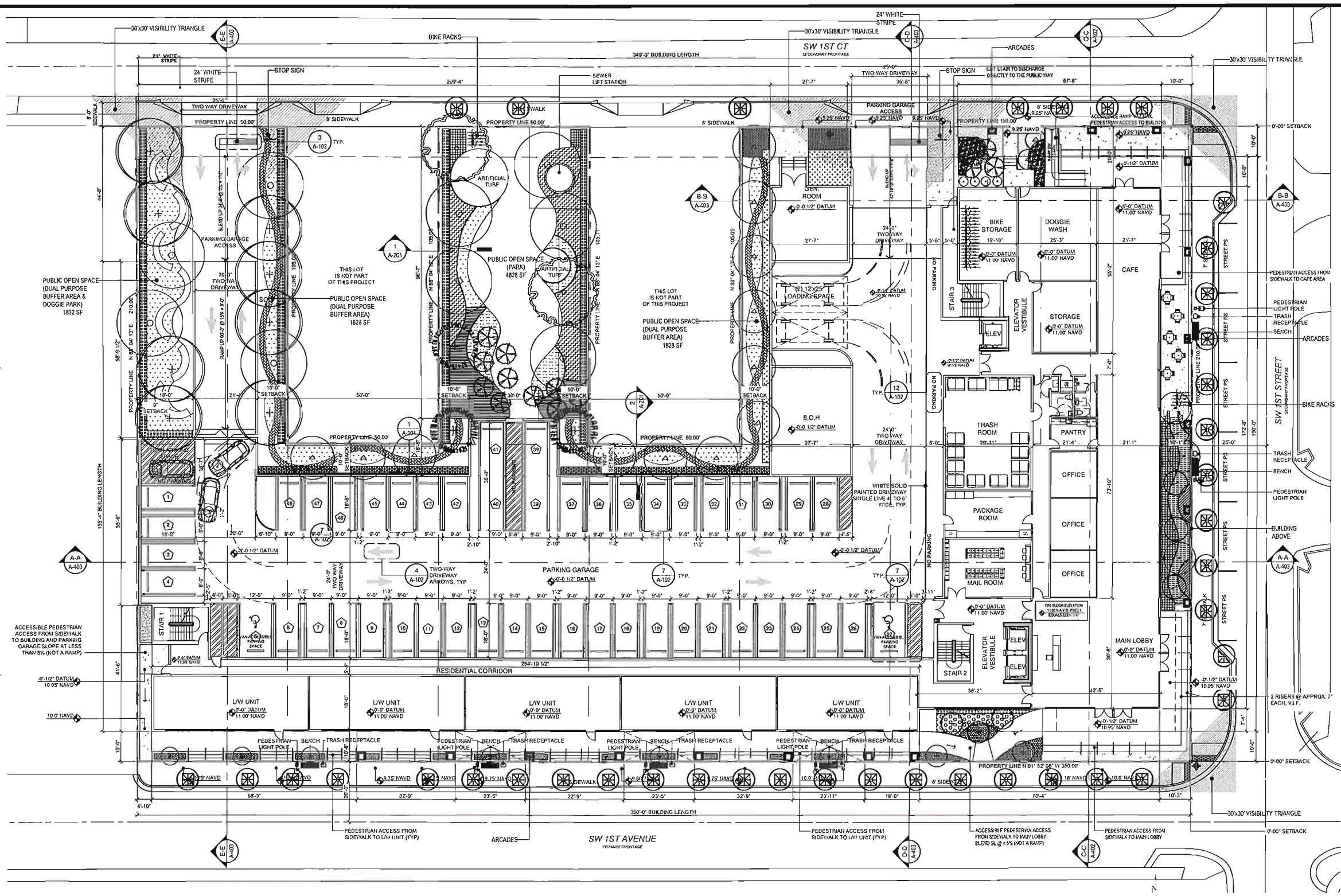
MASONRY BUFFER PERIMETRAL WALL DETAIL
1 A-201 SCALE: 3/16 = 1'-0"



ALUMINUM FENCE DETAIL
2 A-201 SCALE: 3/16 = 1'-0"



REFERENCE FENCE



- PARKING BREAKDOWN -

FLOOR/PARKING TYPE	REG. PS (9'x18')	TANDEM PS (2)(9'x18')	HC PS (17'x18')	STREET PS (6'x23')	TOTAL PS
GROUND FLOOR	42	4	2	6	54

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	L/W 1B-1B	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
GROUND FLOOR		5			5

GROUND LEVEL
SCALE: 1/16 = 1'-0"

PROJECT No.	REV. #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH

MIXED USE BUILDING

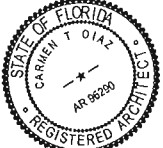


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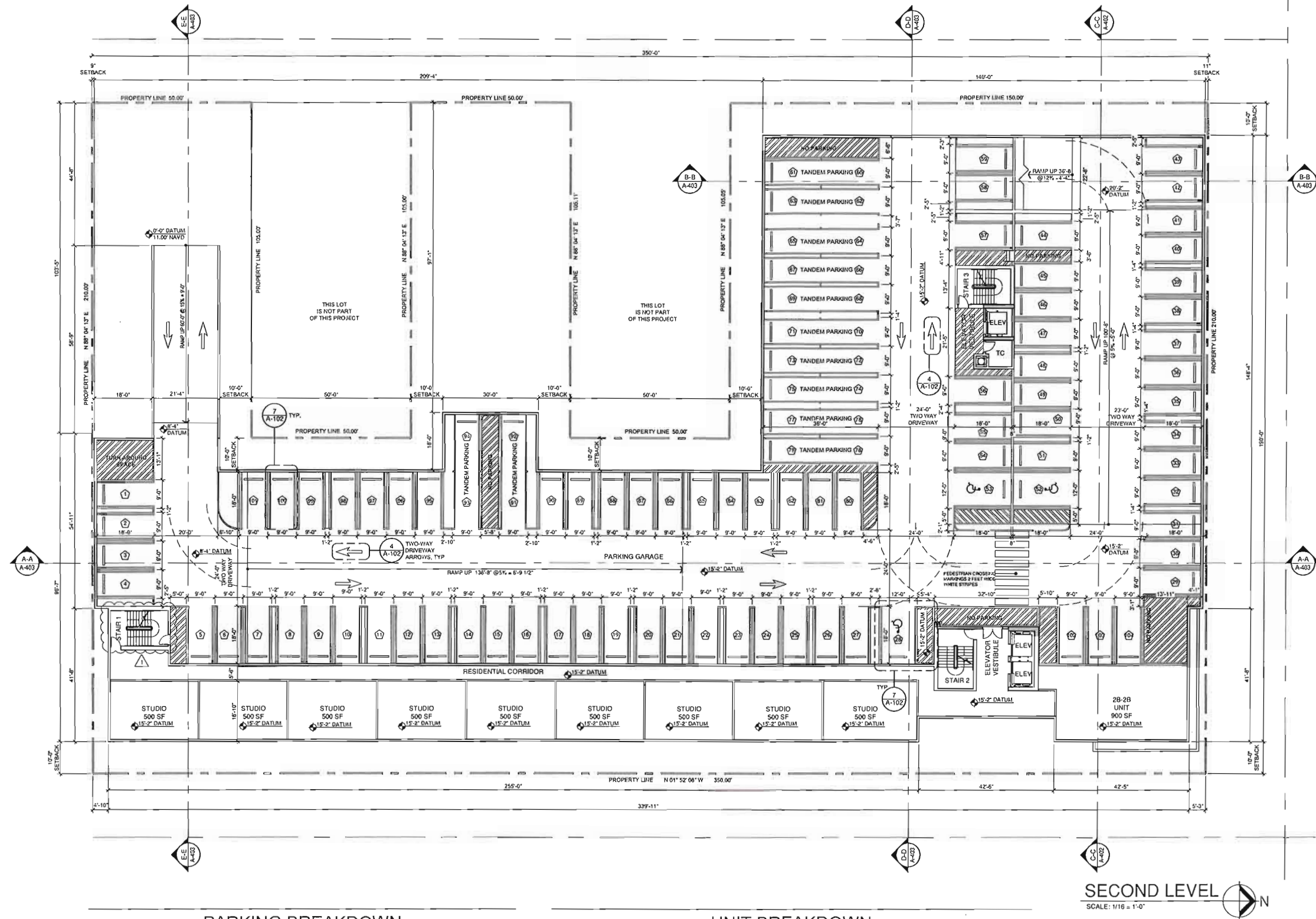


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Date: 2022.09.13 19:41:24 -04'00'



SHEET No:
A-201



SECOND LEVEL
SCALE: 1/16" = 1'-0"

- PARKING BREAKDOWN -

FLOOR/PARKING TYPE	REG. PS (9'x18')	TANDEM PS (2)(9'x18')	HC PS (17'x18')	TOTAL PS
SECOND FLOOR	77	24	3	104

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
SECOND FLOOR	9			1		10

PROJECT No:	REV. #	DATE
DESIGNED BY:	1	05/25/22 FIRE COMMENT
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH MIXED USE BUILDING



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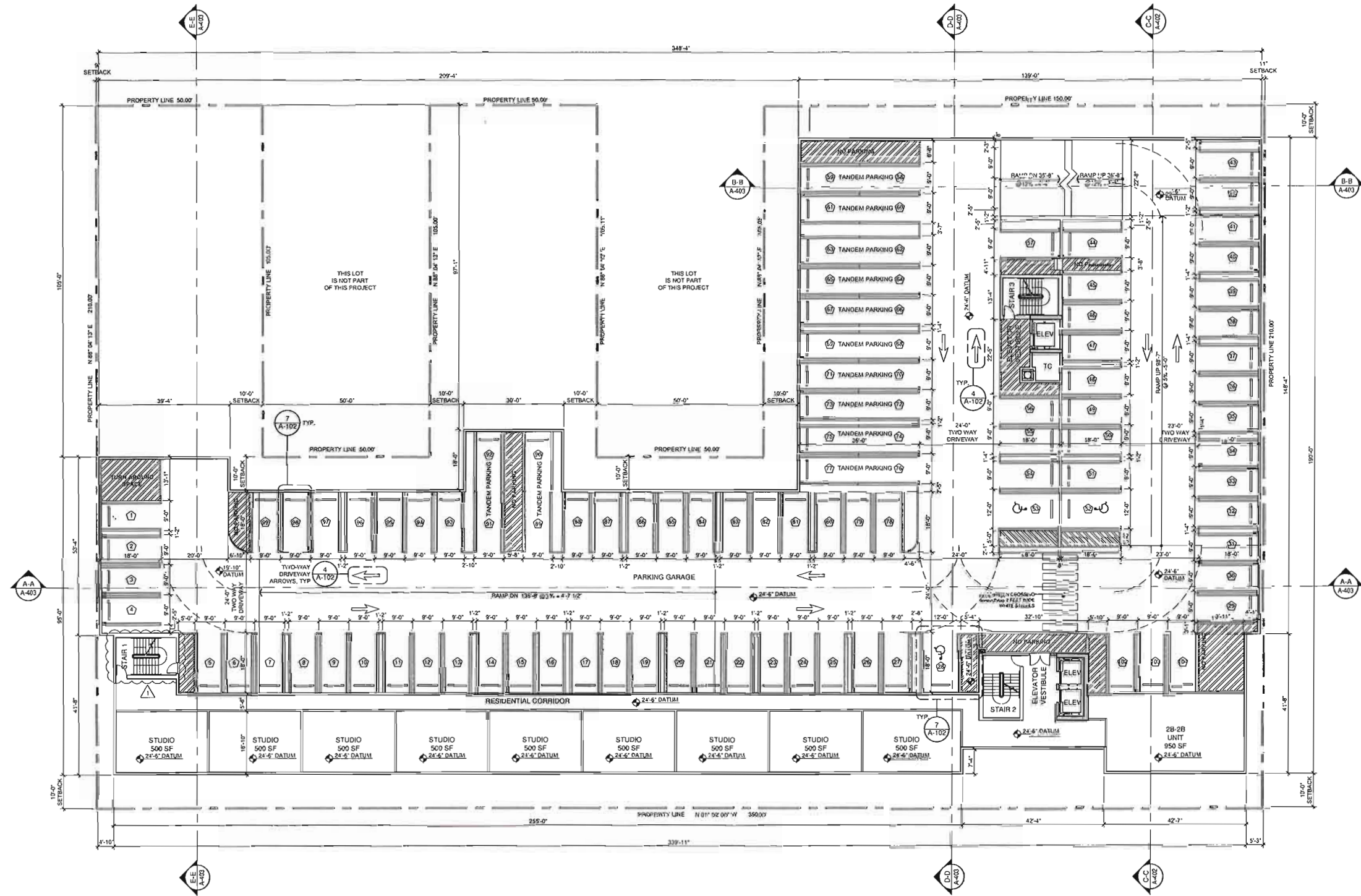
APRIL CARMAR T. DIAZ
15-1 AR 90290
3001 SW 7th Ave, Suite 100
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FAX: (305) 869-5501

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Carmar T Diaz
Date: 2022.08.05
15:51:01
-04'00'



SHEET No:

A-202



THIRD LEVEL
SCALE: 1/16" = 1'-0"

- PARKING BREAKDOWN -

FLOOR/PARKING TYPE	REG. PS (9'x18')	TANDEM PS (2)(9'x18')	HC PS (17'x18')	TOTAL PS
THIRD FLOOR	75	24	3	102

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
THIRD FLOOR	9			1		10

PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	04-08-2022
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH

MIXED USE BUILDING

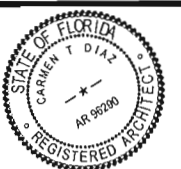


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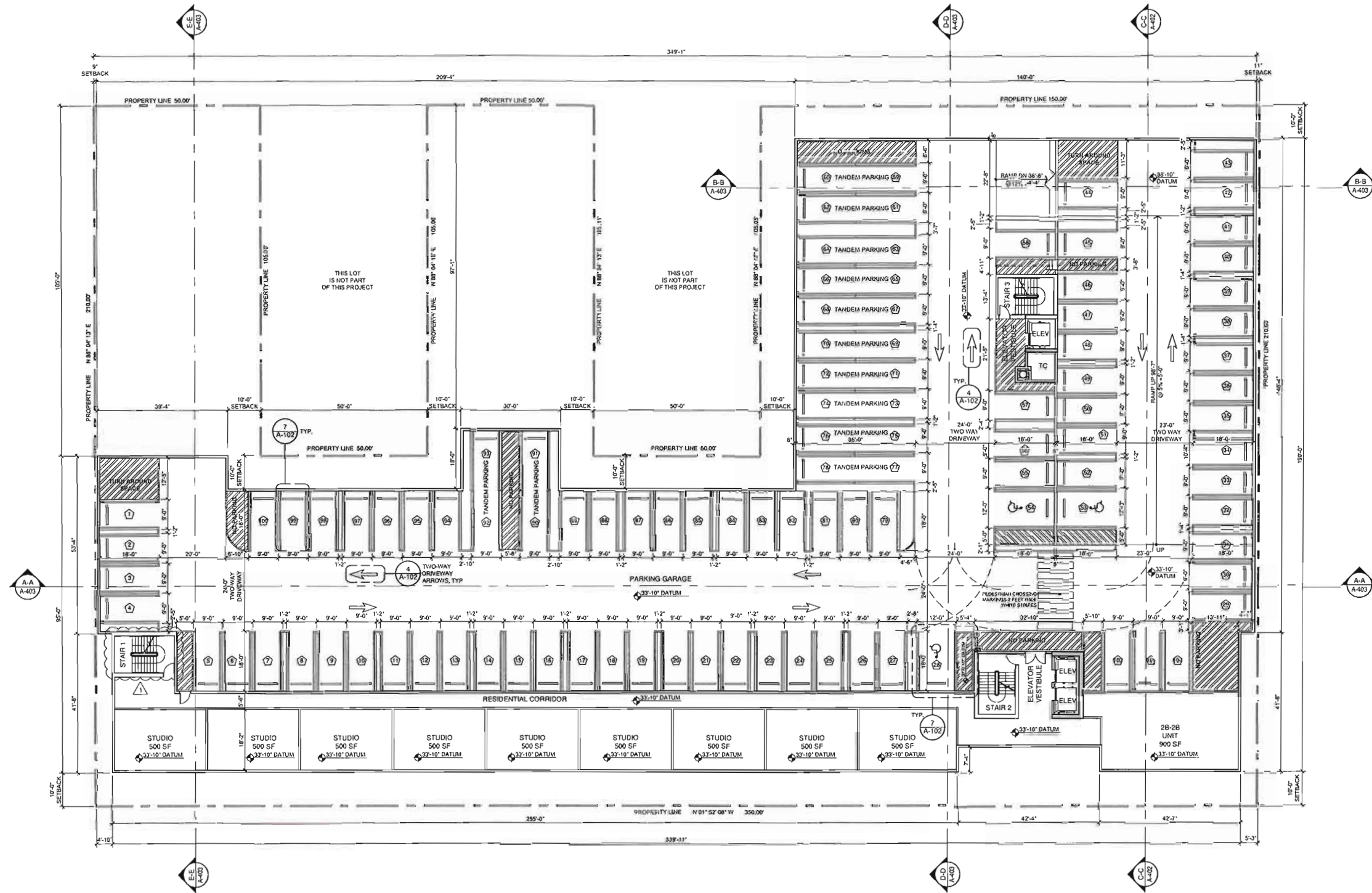


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Date: 2022.08.05 15:51:26 -0400



SHEET No:
A-203



FOURTH LEVEL
SCALE: 1/16" = 1'-0"

- PARKING BREAKDOWN -

FLOOR/PARKING TYPE	REG. PS (9'x18')	TANDEM PS (2)(9'x18')	HC PS (17'x18')	TOTAL PS
FOURTH FLOOR	76	24	3	103

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
FOURTH FLOOR	9		1	1		11

PROJECT NO.	REV.	DATE
DESIGNED BY:	2	04/25/22 FINE COMMENT
DRAWN BY:	3	
CHECKED BY:	4	
ISSUE DATE:	5	
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101 DANIA BEACH

MIXED USE BUILDING

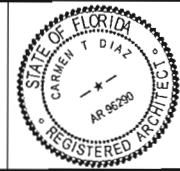


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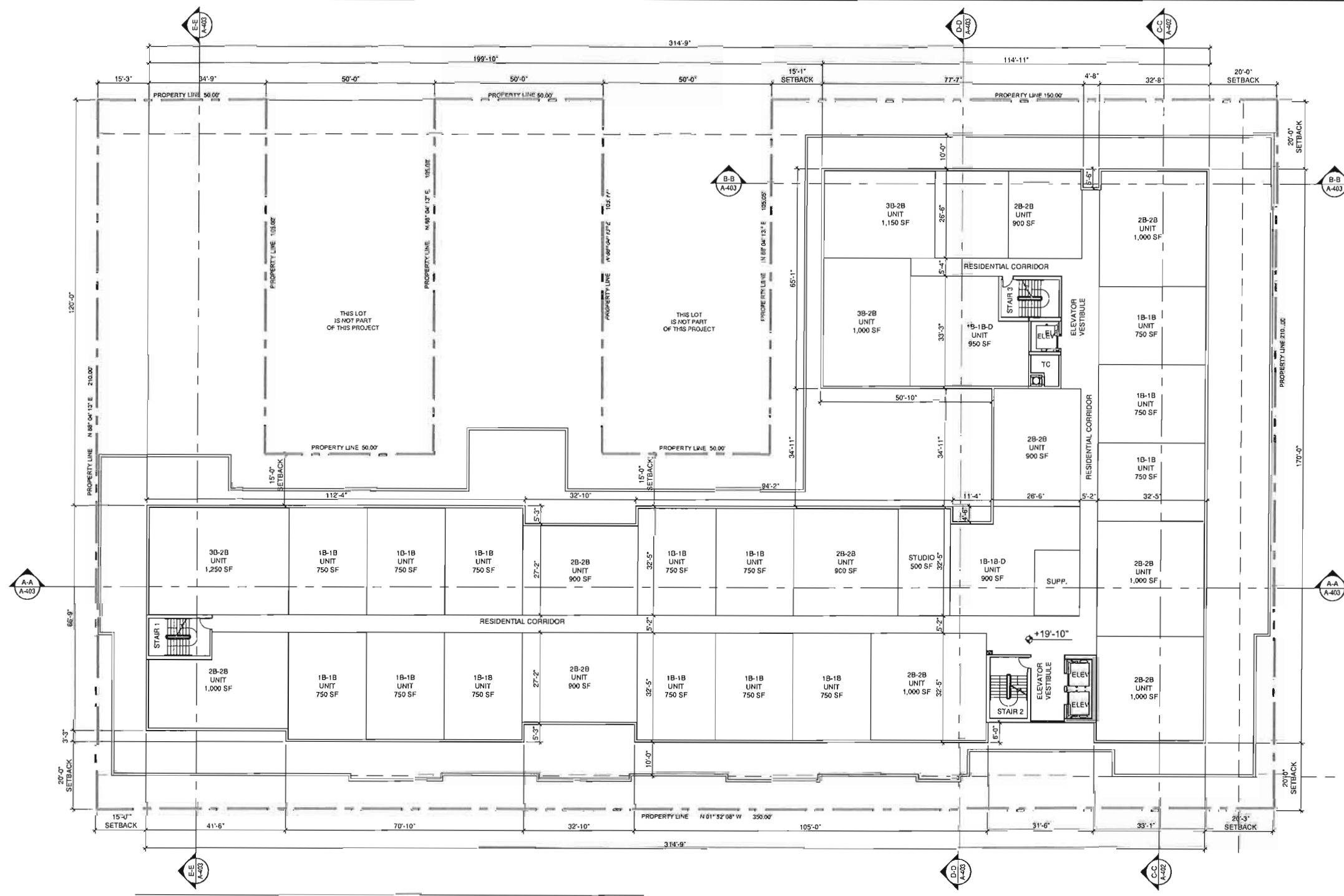


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Carmen T
Diaz
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Carmen T Diaz
Date: 2022.08.05
15:51:48 -04'00'



SHEET No:
A-204



- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
5TH FLOOR	1	16	2	10	2	31

FIFTH LEVEL
SCALE: 1/16" = 1'-0"

101 DANIA BEACH MIXED USE BUILDING



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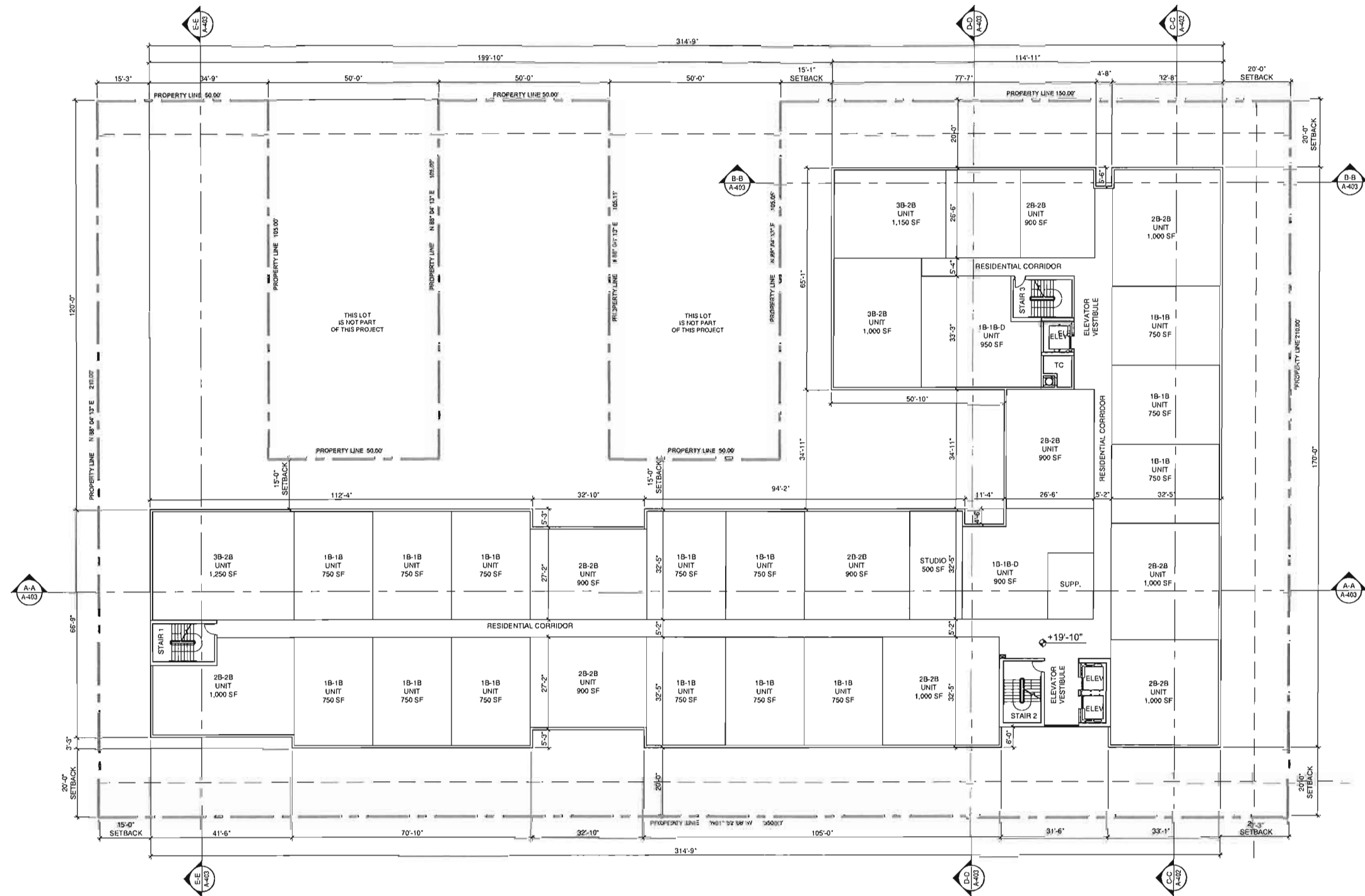
ARCHITECT
CARMEN T. DIAZ
LPC # AR 86290
5001 SW 74th COURT
SUITE 100
MIAMI, FL 33155
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FAX: (305) 669-5041

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Carmen T. Diaz
Date: 2022.08.05
15:52:11
-04'00'



SHEET No:
A-205

PROJECT No.:	REV. #	DATE
DESIGNED BY:	O.M.	
DRAWN BY:		
CHECKED BY:	O.M.	
ISSUE DATE:	04-09-2022	
DRAWING SCALE:	AS SHOWN	



- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
6TH FLOOR	1	16	2	10	2	31
7TH FLOOR	1	16	2	10	2	31

SIXTH & SEVENTH LEVEL

SCALE: 1/16" = 1'-0"



PROJECT No.	REV. #	DATE
DESIGNED BY: O.M.	1	
DRAWN BY: O.M.	2	
CHECKED BY: O.M.	3	
ISSUE DATE: 01-06-2022	4	
DRAWING SCALE: AS SHOWN	5	
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101 DANIA BEACH

MIXED USE BUILDING



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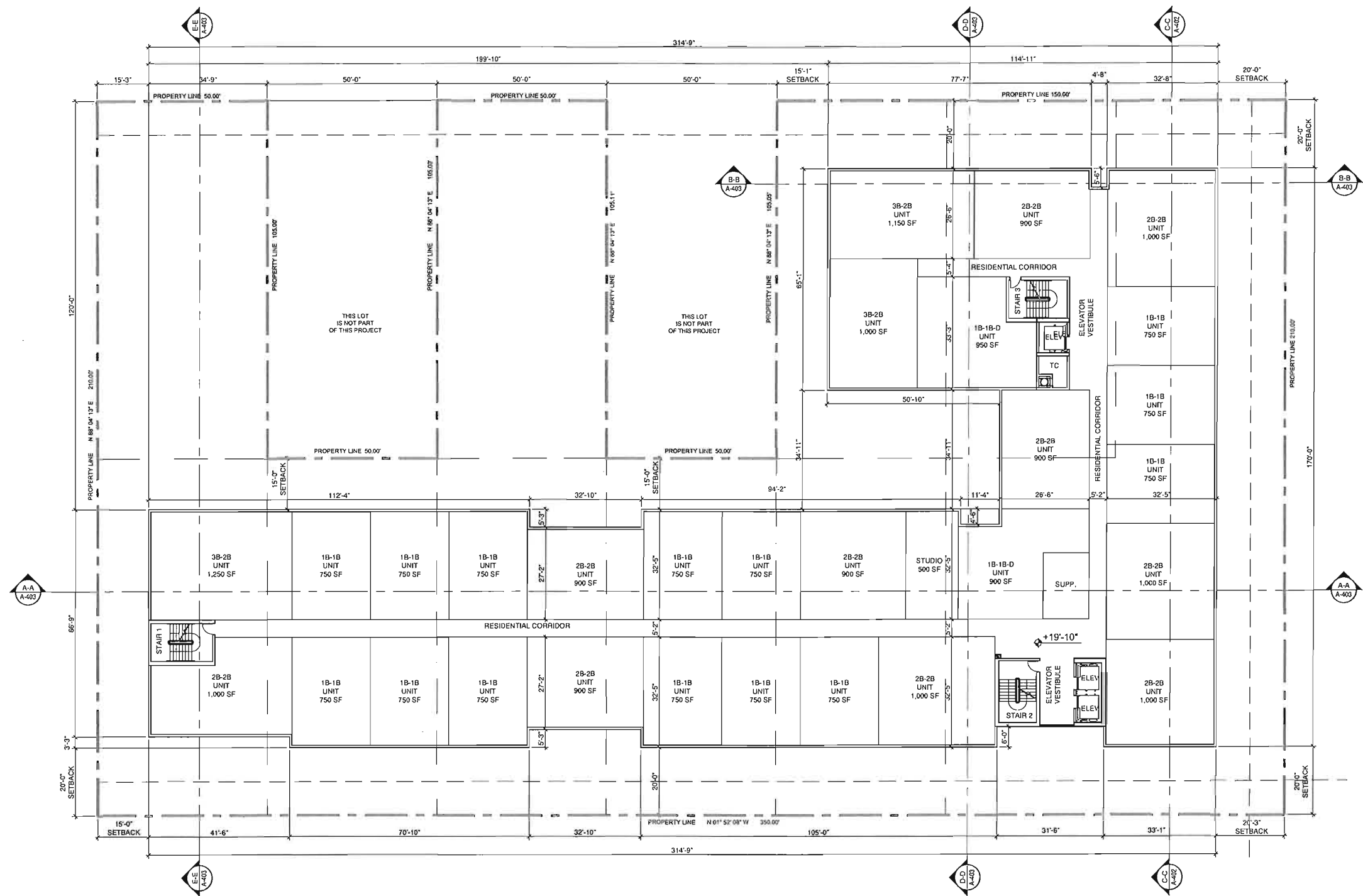
APICIL CARMEN T. DIAZ
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SUITE 100
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Date: 2022.08.05 15:52:36 -0400



SHEET No:

A-206



- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
8TH FLOOR	1	14	2	10	3	30
9TH FLOOR	1	14	2	10	3	30
10TH FLOOR	1	14	2	10	3	30
11TH FLOOR	1	14	2	10	3	30
12TH FLOOR	1	14	2	10	3	30

EIGHTH TO TWELFTH LEVEL

SCALE: 1/16" = 1'-0"



PROJECT No.:	REV. #	DATE
DESIGNED BY: O.M.	1	
DRAWN BY:	2	
CHECKED BY: O.M.	3	
ISSUE DATE: 04-08-2022	4	
DRAWING SCALE: AS SHOWN	5	
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101 DANIA BEACH

MIXED USE BUILDING



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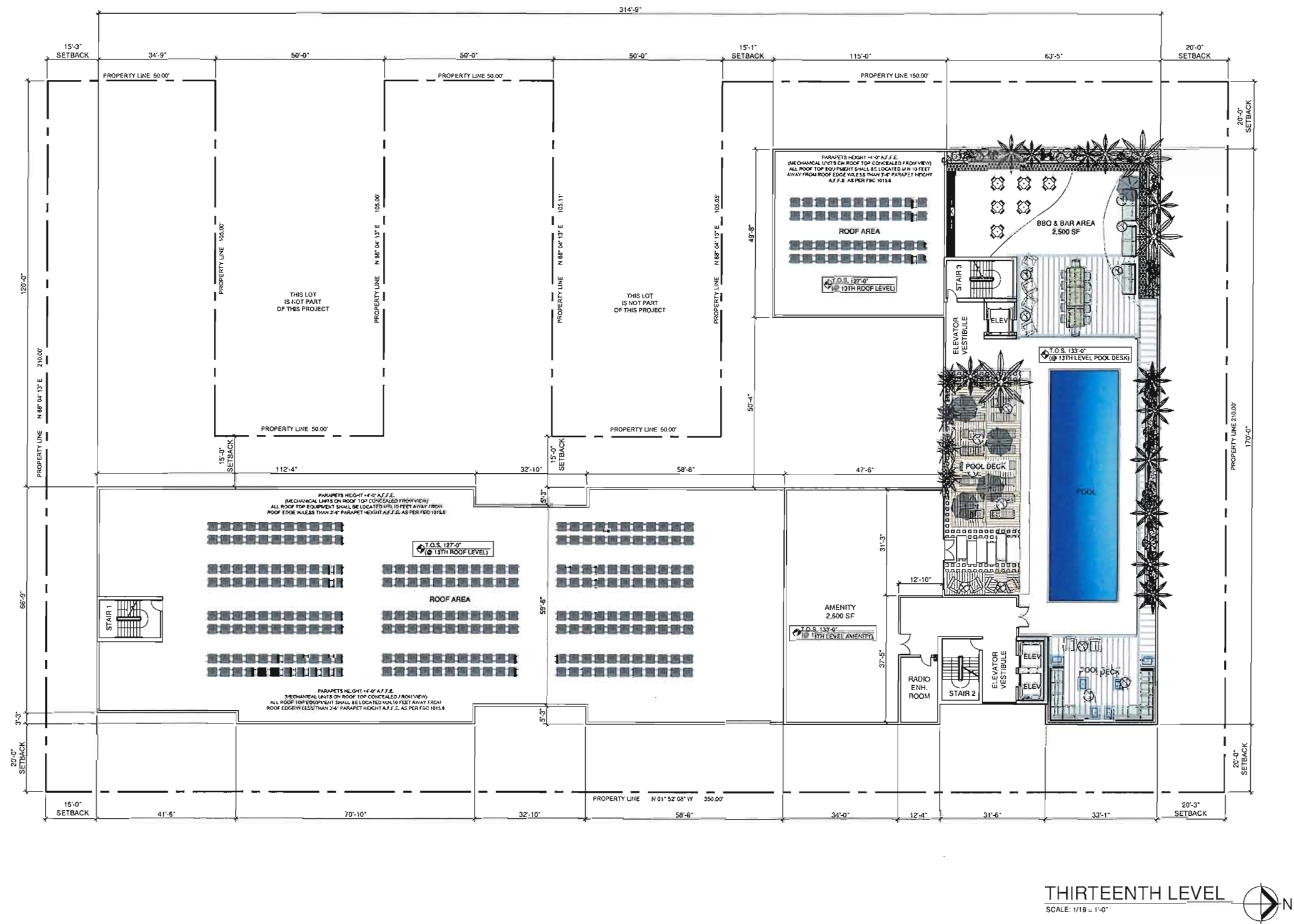
ARCH. CARMEN T. DIAZ
LIC # AR 95790
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Carmen T. Diaz
Date: 2022.08.05
15:53:01
-04'00'



SHEET No.:

A-207



PROJECT No.:	REV. #	DATE
DESIGNED BY: O.M.	1	
DRAWN BY: O.M.	2	
CHECKED BY: O.M.	3	
ISSUE DATE: 04-09-2022	4	
DRAWING SCALE: AS SHOWN	5	
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101 DANIA BEACH

MIXED USE BUILDING



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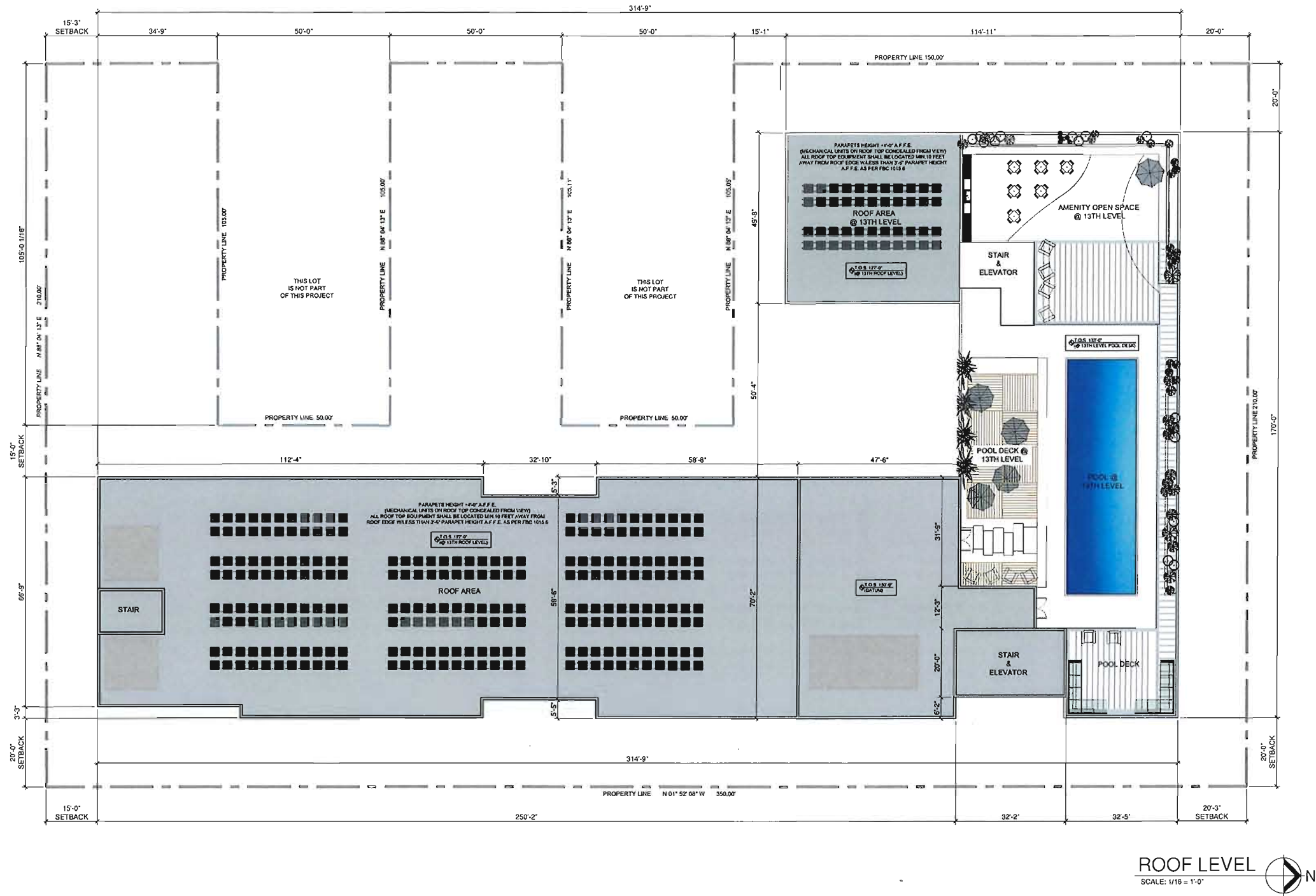
APRIL CARMEN T. DIAZ
LIC # AR 95290
5001 SW 74th Ct, Suite 100
Miami, FL 33155
TEL (305) 669-5040 FAX (305) 669-5041

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SHEET No.:

A-208



PROJECT No.:	REV. #	DATE
	1	
DESIGNED BY:	2	
	3	
DRAWN BY:	4	
	5	
CHECKED BY:	6	
	7	
ISSUE DATE:	8	04-08-2022
	9	
DRAWING SCALE:	10	AS SHOWN

101 DANIA BEACH

MIXED USE BUILDING



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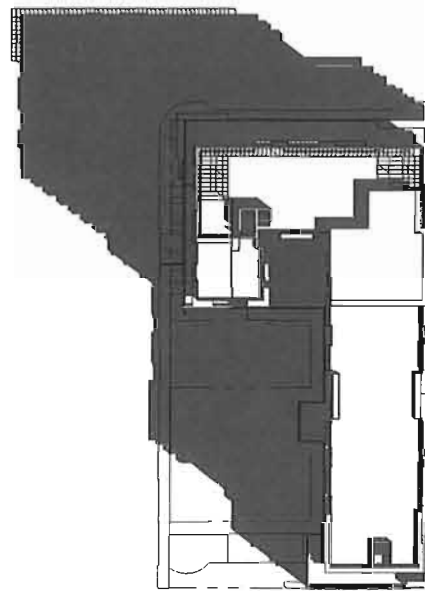


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FAX (305) 669-9041

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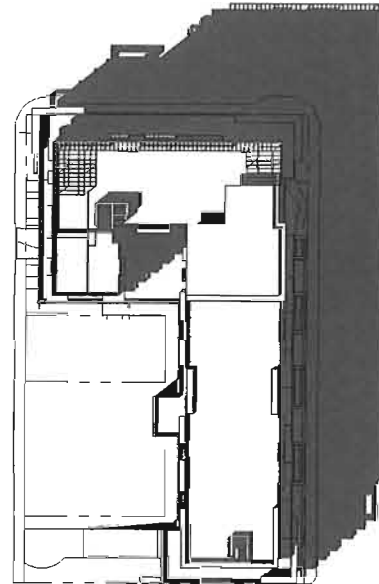
SHEET No.
A-209



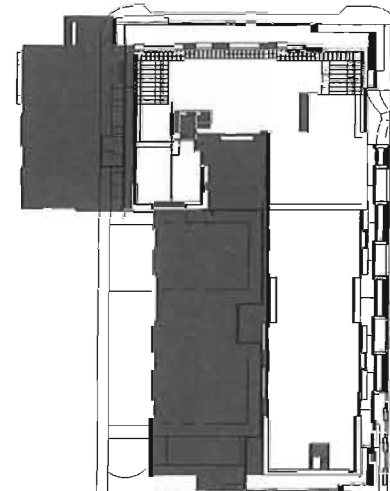
① Site 10AM MAR
1/64" = 1'-0"



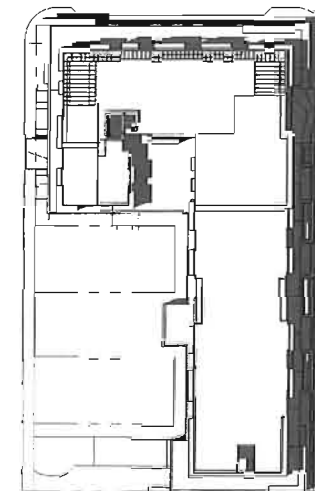
② Site 1 PM MAR
1/64" = 1'-0"



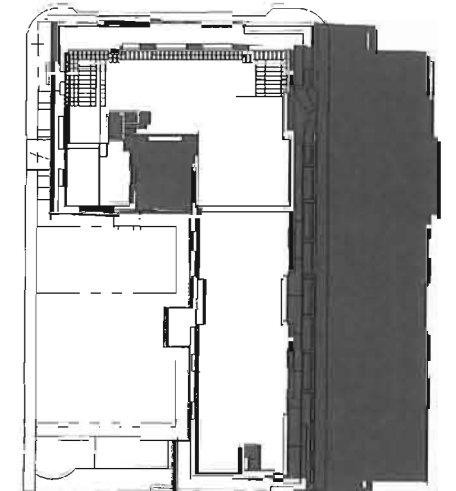
③ Site 3 PM MAR
1/64" = 1'-0"



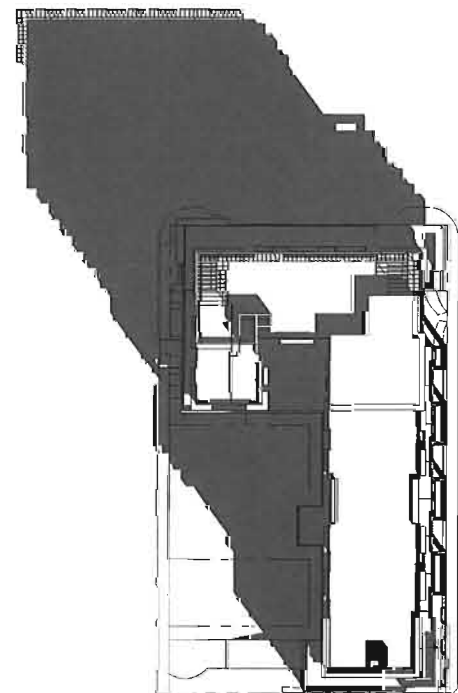
④ Site 10AM JUN
1/64" = 1'-0"



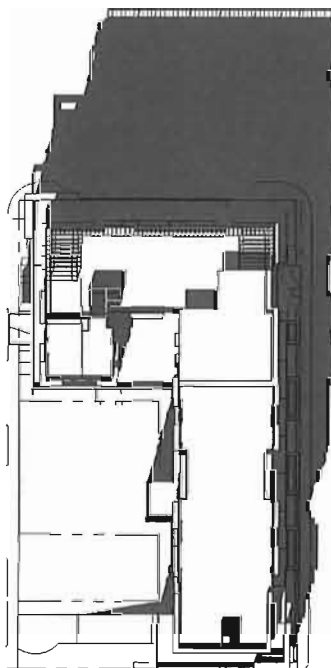
⑤ Site 1 PM JUN
1/64" = 1'-0"



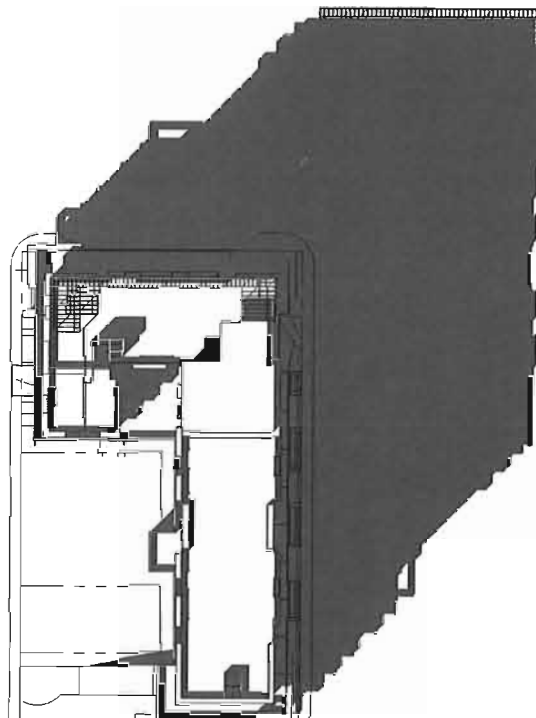
⑥ Site 3 PM JUN
1/64" = 1'-0"



⑦ Site 10AM DEC
1/64" = 1'-0"



⑧ Site 1 PM DEC
1/64" = 1'-0"



⑨ Site 3 PM DEC
1/64" = 1'-0"

PROJECT No.	Project Number	REV.#	DATE	DESCRIPTION
RESOLUTION No.	2019-154	1		
DESIGNED BY:	O.A.	2		
DRAWN BY:		3		
CHECKED BY:	O.A.	4		
ISSUE DATE:	07/14/22	5		
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DANIA BEACH

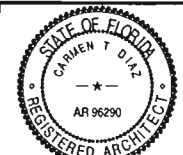
MIXED USE BUILDING

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Digitally signed by
Carmen T. Diaz
Date: 2022.08.05 15:57:02 -04'00'



SHEET No.

A-210

SIGN A HALO LIT CHANNEL LETTERS (BOTTOM RETURN LIT)
SCALE: 3/4" = 1'-0" SQFT = 9.56



SCOPE OF WORK

MANUFACTURE & INSTALL
3" (1" ACRYLIC & 2" ALUMINUM)
DEEP FABRICATED ALUMINUM
CHANNEL LETTERS, .040" ALUMINUM FACE
& 1" ACRYLIC & 2" ALUMINUM RETURNS,
2" ALUMINUM RETURNS & FACE PAINTED
BLACK .063" THK. ALUMINUM BACK,
SIGN ILLUMINATES WITH 8500K WHITE LED
LIGHTING. SIGN FLUSH MOUNTED TO WALL
WITH MOUNTING HARDWARE AS REQUIRED.
FONT USED: EXPRESSA-DEMBOLD
(PROVIDE EXACT FONT).
QUANTITY - 5

SIGN B FACE LIT CHANNEL LETTERS
SCALE: 3/8" = 1'-0" SQFT = 52.45

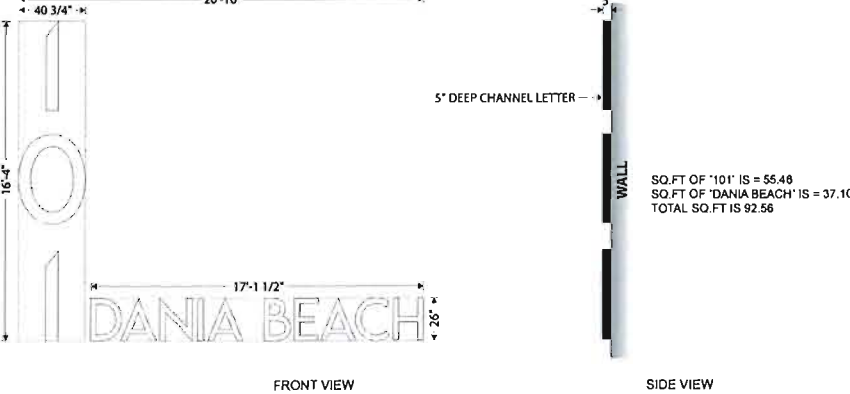


SCOPE OF WORK

MANUFACTURE & INSTALL
FRONT-LIT FABRICATED CHANNEL LETTERS WITH .177 WHITE ACRYLIC FACES,
.063" THICK 5" DEEP ALUMINUM RETURNS PAINTED BLACK, 1" TRIMCAP PAINTED BLACK,
CHANNEL LETTERS FLUSH MOUNTED TO FASCIA.
VECTOR ARTWORK NEEDED SIZES ARE ESTIMATED,
PLEASE VERIFY.
QUANTITY - 1

COLORS SPECS.
BLACK

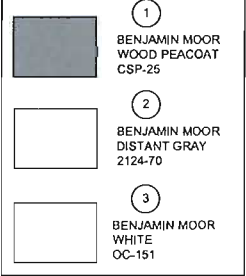
SIGN C FACE LIT CHANNEL LETTERS
SCALE: 1/4" = 1'-0"



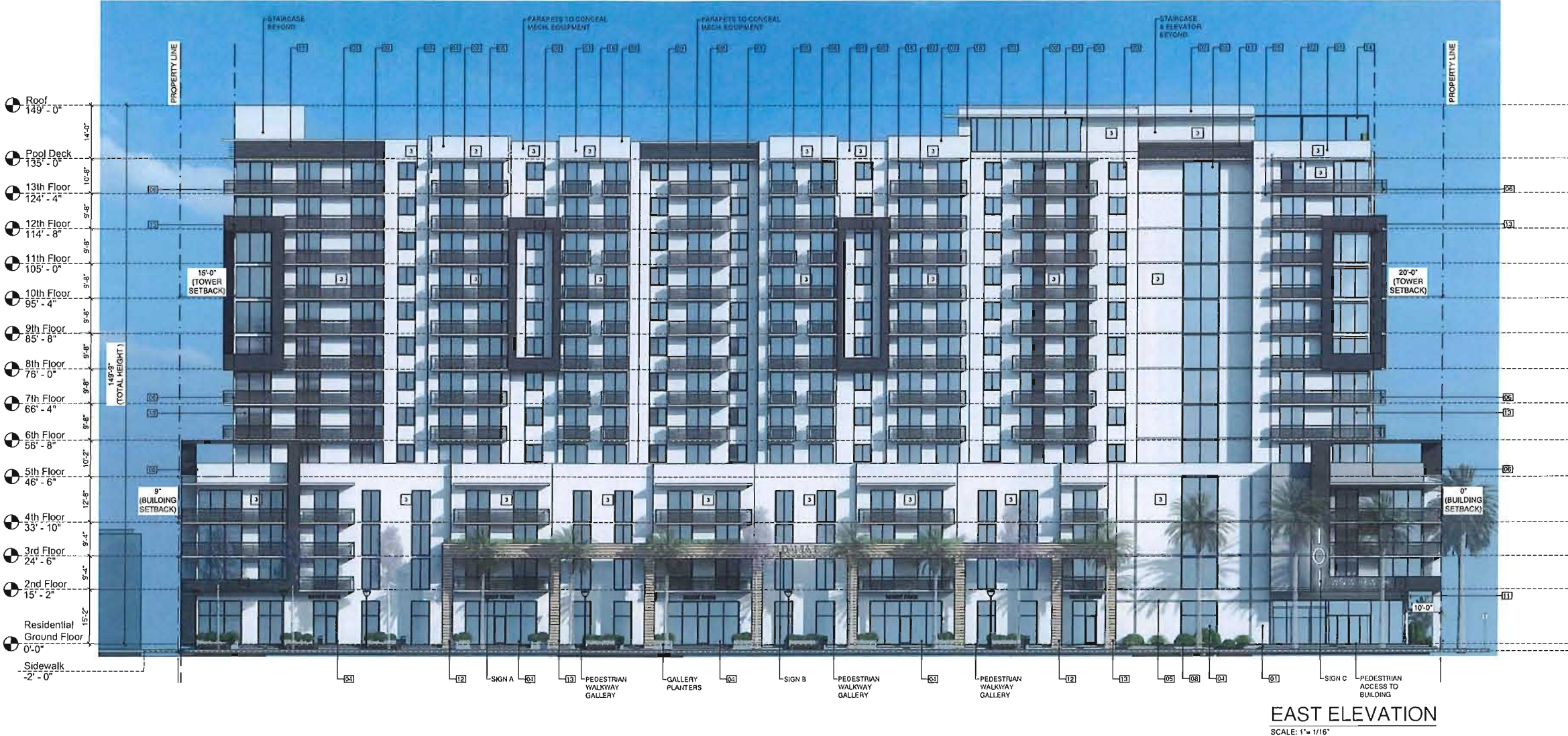
SIGNS AREA

100 SF MAX. AREA PER SIGN PERMITTED Sec. 505-30.(K)(1)	PROPOSED
SIGN TYPE A AREA	47.8 SF
SIGN TYPE B AREA	52.45 SF
SIGN TYPE C AREA	92.56 SF
SIGN TYPE D AREA	9.57 SF
SIGN TYPE E AREA	9.57 SF
TOTAL SIGN AREA:	211.95 SF

COLOR PALETTE



KEY VALUE	MATERIAL LEGEND
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY: CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCOAT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM SLIDING GLASS DOOR ASSEMBLY - W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS
03	ALUMINUM WINDOW ASSEMBLY - W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
04	ALUMINUM STOREFRONT ASSEMBLY - LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
05	CONCRETE SCORE LINES AT FACADE WALLS
06	42" A.F.F. RAILING ENCLOSURE AT BALCONY & TERRACE
07	42" A.F.F. ROOF PARAPET
08	ACCESSIBLE RAMP 1:12 MAX.
09	MOTORIZED OVERHEAD COILING DOOR, TO MEET WIND LOAD REQUIREMENTS
10	EXTERIOR STAIR AS PEDESTRIAN ACCESS TO BUILDING
11	METALLIC LOUVERS
12	WOOD VENEER FINISH MATERIAL
13	ARCHITECTURAL FRAME
14	POOL DECK TRELIS
15	PROTECTION MESH PANEL
16	CONCRETE EYEBROW SLAB



EAST ELEVATION
SCALE: 1" = 1'-0"

PROJECT No.:	REV. #	DATE
DESIGNED BY:	03A	3
DRAWN BY:	4	4
CHECKED BY:	04A	5
ISSUE DATE:	04-09-2022	8
DRAWING SCALE:	AS SHOWN	10

101 DANIA BEACH
MIXED USE BUILDING

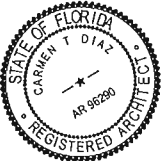


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Digitally signed by
Carmén T. Díaz
Date:
2022.09.09
16:54:56
-04'00'



SHEET No:
A-301

MATERIAL LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY, CUA/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCOA) BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT, COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM SLIDING GLASS DOOR ASSEMBLY, W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING, TO MEET WIND LOAD REQUIREMENTS
03	ALUMINUM WINDOW ASSEMBLY, W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING, TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
04	ALUMINUM STOREFRONT ASSEMBLY, LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING, TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
05	CONCRETE SCORE LINES AT FACADE WALLS
06	42" A.F.F. RAILING ENCLOSURE AT BALCONY & TERRACE
07	42" A.F.F. ROOF PARAPET
08	ACCESSIBLE RAMP 1:12 MAX.
09	MOTORIZED OVERHEAD COILING DOOR TO MEET WIND LOAD REQUIREMENTS
10	EXTERIOR STAIR AS PEDESTRIAN ACCESS TO BUILDING
11	METALLIC LOUVERS
12	WOOD VENEER FINE MATERIAL
13	ARCHITECTURAL FRAME
14	POOL DECK TRELLIS
15	PROTECTION MESH PANEL
16	CONCRETE EYE-BROW SLAB

SCALE: 1/4" = 1'-0" SOFT = 2.5'

9'-2 1/4"

BAR CENTER

FRONT VIEW

MANUFACTURE & INSTALL
3" (1" ACRYLIC & 2" ALUMINUM) DEEP FABRICATED ALUMINUM CHANNEL LETTERS.
.040" ALUMINUM FACE & 1" ACRYLIC & 2" ALUMINUM RETURNS, 2" ALUMINUM RETURNS &
FACE PAINTED BLACK. .063" THK ALUMINUM BACK, SIGN ILLUMINATES WITH 6500K WHITE LED LIGHTING.
SIGN FLUSH MOUNTED TO WALL WITH MOUNTING HARDWARE AS REQUIRED.

FONT USED: 20TH CENTURY FOX
(PROVIDE EXACT FONT).
SIZES ARE ESTIMATED, PLEASE VERIFY.

QUANTITY - 1

SCALE: 3/4" = 1'-0"

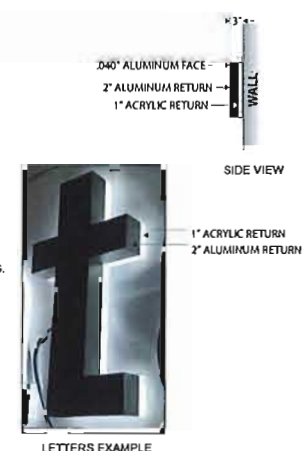
COFFEE TIMES

FRONT VIEW

MANUFACTURE & INSTALL
3" (1" ACRYLIC & 2" ALUMINUM) DEEP FABRICATED ALUMINUM CHANNEL LETTERS,
.040" ALUMINUM FACE & 1" ACRYLIC & 2" ALUMINUM RETURNS, 2" ALUMINUM RETURNS,
FACE PAINTED BLACK, .063" THK. ALUMINUM BACK, SIGN ILLUMINATES WITH 6500K WHITE LED LIGHTING.
SIGN FLUSH MOUNTED TO WALL WITH MOUNTING HARDWARE AS REQUIRED.

FONT USED: CARLITO
(PROVIDE EXACT FONT).
SIZES ARE ESTIMATED. PLEASE VERIFY.

QUANTITY - 1



LETTERS EXAMPLE



SCALE: 1" = 1/16"



SCALE: 1" = 1/16"

PROJECT No.:	REV. #	DATE
	1	
DESIGNED BY: O.M.	2	
	3	
DRAWN BY:	4	
	5	
CHECKED BY: O.M.	6	
ISSUE DATE: 04/09/2022	7	
	8	
DRAWING SCALE: AS SHOWN	9	
	10	

101 DANIA BEACH

MIXED USE BUILDING

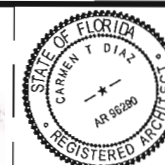


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FAX (305) 663-5031

Carmen T Diaz



SHEET No:

A-302

COLOR PALETTE

1	BENJAMIN MOOR WOOD PEACOCK CSP-25
2	BENJAMIN MOOR DISTANT GRAY 2124-70
3	BENJAMIN MOOR WHITE OC-151

MATERIAL LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY, CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCOAT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM SLIDING GLASS DOOR ASSEMBLY, W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
03	ALUMINUM WINDOW ASSEMBLY, W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
04	ALUMINUM STOREFRONT ASSEMBLY, LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
05	CONCRETE SCORE LINES AT FACADE WALLS
06	42" A.F.F. RAILING ENCLOSURE AT BALCONY & TERRACE
07	42" A.F.F. ROOF PARAPET
08	ACCESSIBLE RAMP 1:12 MAX.
09	MOTORIZED OVERHEAD COILING DOOR TO MEET WIND LOAD REQUIREMENTS
10	EXTERIOR STAIR AS PEDESTRIAN ACCESS TO BUILDING
11	METALLIC LOUVERS
12	WOOD VENEER FINISH MATERIAL
13	ARCHITECTURAL FRAME
14	POOL DECK TRELLIS
15	PROTECTION MESH PANEL
16	CONCRETE EYEBROW SLAB



WEST ELEVATION
SCALE: 1" = 1/16"

PROJECT No.:	REV #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH
MIXED USE BUILDING



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Carmel T. Diaz
Digitally signed by Carmel T. Diaz
Date: 2022.09.09 16:57:34 -04'00'



SHEET No:
A-303



LOBBY BAR & CAFE ENLARGED
SCALE: 3/32" = 1'-0"



INSPIRATION



PROJECT No.:	REV. #	DATE
	1	
DESIGNED BY:	2	
	3	
DRAWN BY:	4	
	5	
CHECKED BY:	6	
	7	
ISSUE DATE:	8	04-08-2022
	9	
DRAWING SCALE:	10	AS SHOWN

101 DANIA BEACH

MIXED USE BUILDING

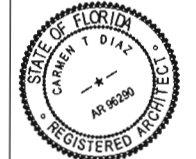


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Carmen T
Diaz
Digitally signed by Carmen T Diaz
Date: 2022.07.21 16:48:54 -0400



SHEET No:
A-304



WALKING TRAIL & DOGGIE PARK
ENLARGED
SCALE: 3/32" = 1'-0"



INSPIRATION



PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	
ORIGIN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH

MIXED USE BUILDING

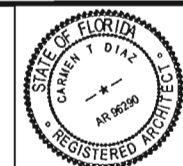


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Carmen T. Diaz
Digitally signed by Carmen T. Diaz
Date: 2022.07.21 16:49:50 -04'00'



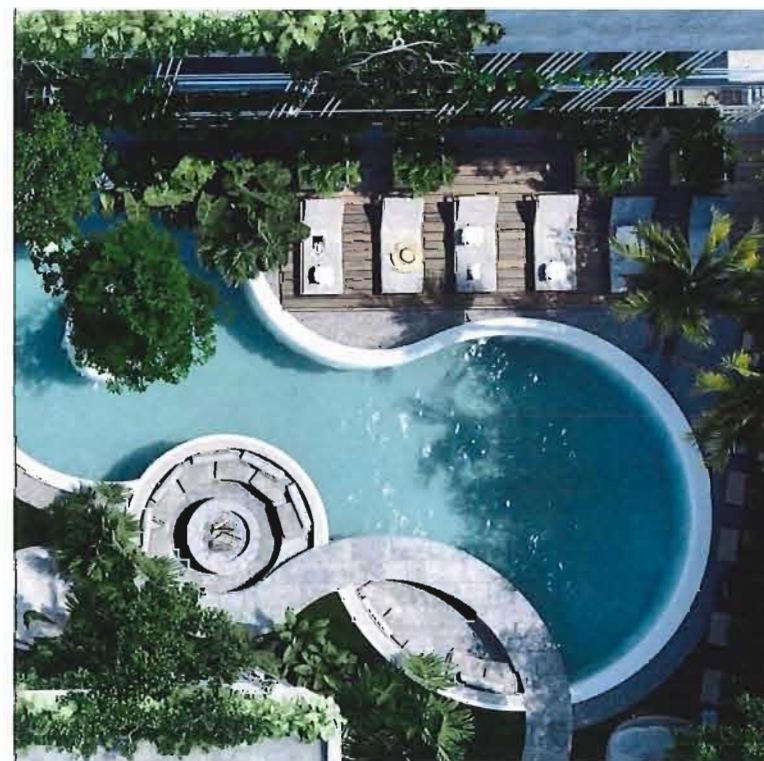
SHEET No:
A-305



POOL DECK & BBQ AREA ENLARGED
SCALE: 3/32" = 1'-0"



INSPIRATION



PROJECT No.:	REV. #	DATE
DESIGNED BY: O.M.	1	
DRAWN BY:	2	
CHECKED BY: O.M.	3	
ISSUE DATE: 04-06-2022	4	
DRAWING SCALE: AS SHOWN	5	
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101 DANIA BEACH

MIXED USE BUILDING

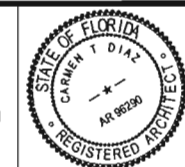


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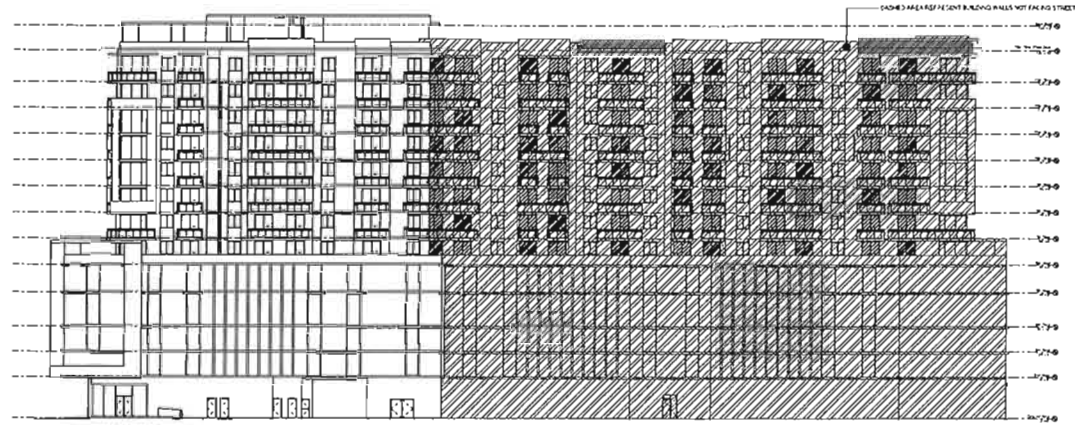
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Date: 2022.07.21 16:50:38 -04'00'



SHEET No.
A-306



1 EAST ELEVATION
A-307 SCALE: 1/32" = 1'-0"



3 WEST ELEVATION
A-307 SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION
A-307 SCALE: 1/32" = 1'-0"

PERCENTAGE OF FENESTRECTIONS			
	BUILDING WALLS FACING STREETS	GLAZING WINDOWS, DOORS AND COLONNADE	PERCENTAGE (>30% - <60%)
NORTH ELEVATION	26,332 SF	9,173 SF	35%
WEST ELEVATION	18,000 SF	5,419 SF	31%
EAST ELEVATION	47,413 SF	18,331 SF	39%

PROJECT No.:	REV. #	DATE
DESIGNED BY: OJA	1	
DRAWN BY:	2	
CHECKED BY: OJA	3	
ISSUE DATE: 04-06-2022	4	
DRAWING SCALE: AS SHOWN	5	
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101 DANIA BEACH

MIXED USE BUILDING



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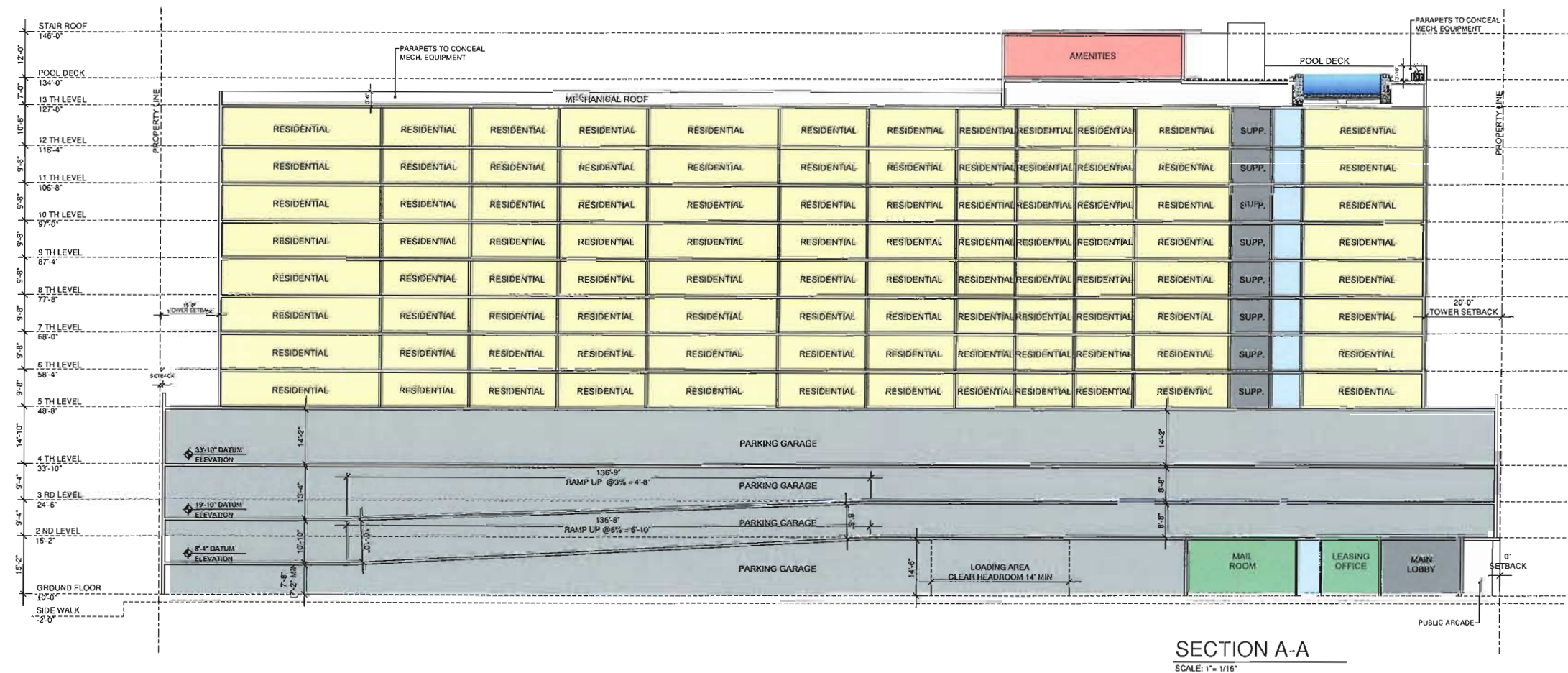
ARCH. CARMEN T. DIAZ
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Digitally signed by Carmen T. Diaz
Date: 2022.07.21 16:51:14 -0400



SHEET No:

A-307



PROJECT No.	REV. #	DATE
DESIGNED BY: O.M.	1	
DRAWN BY:	2	
CHECKED BY: O.M.	3	
ISSUE DATE: 04-03-2022	4	
DRAWING SCALE: AS SHOWN	5	
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101 DANIA BEACH

MIXED USE BUILDING

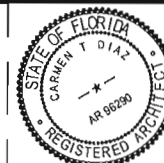


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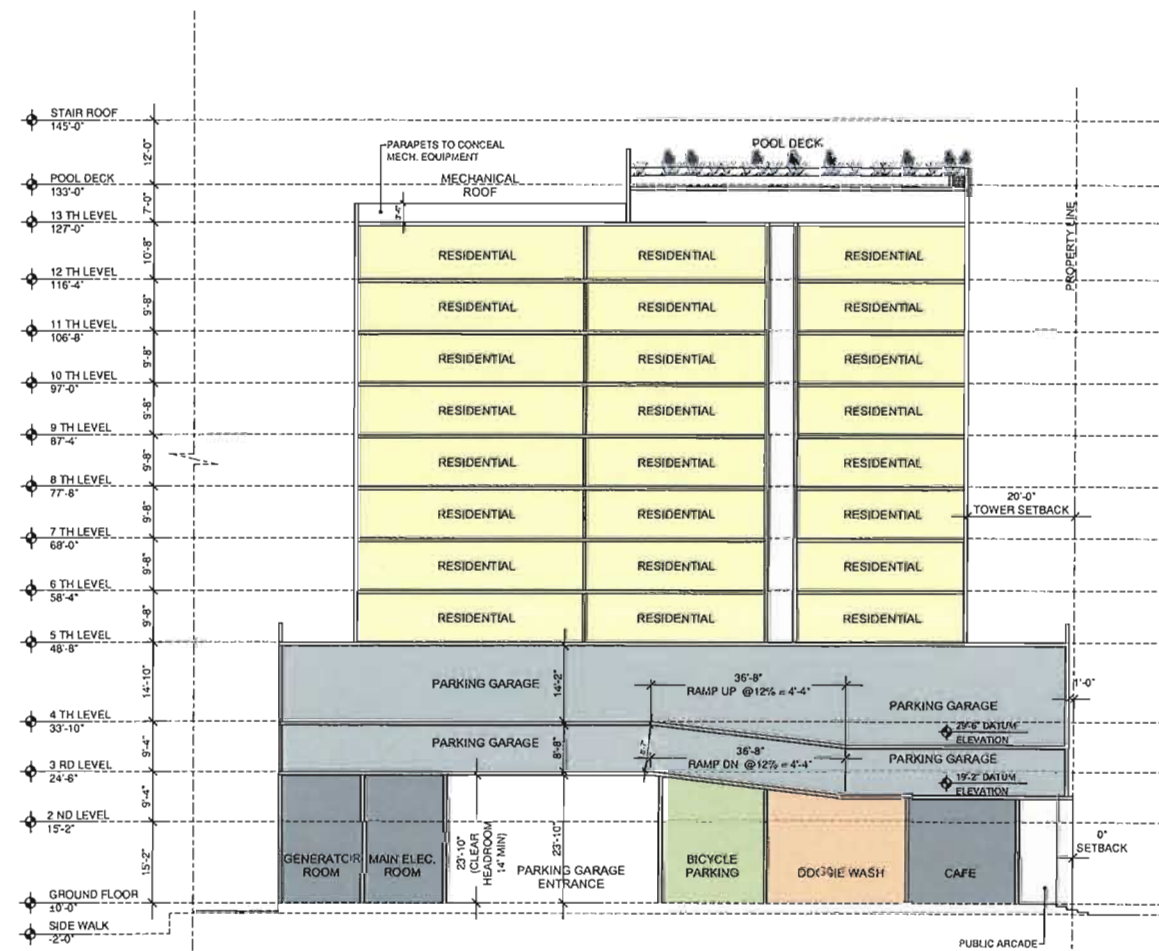


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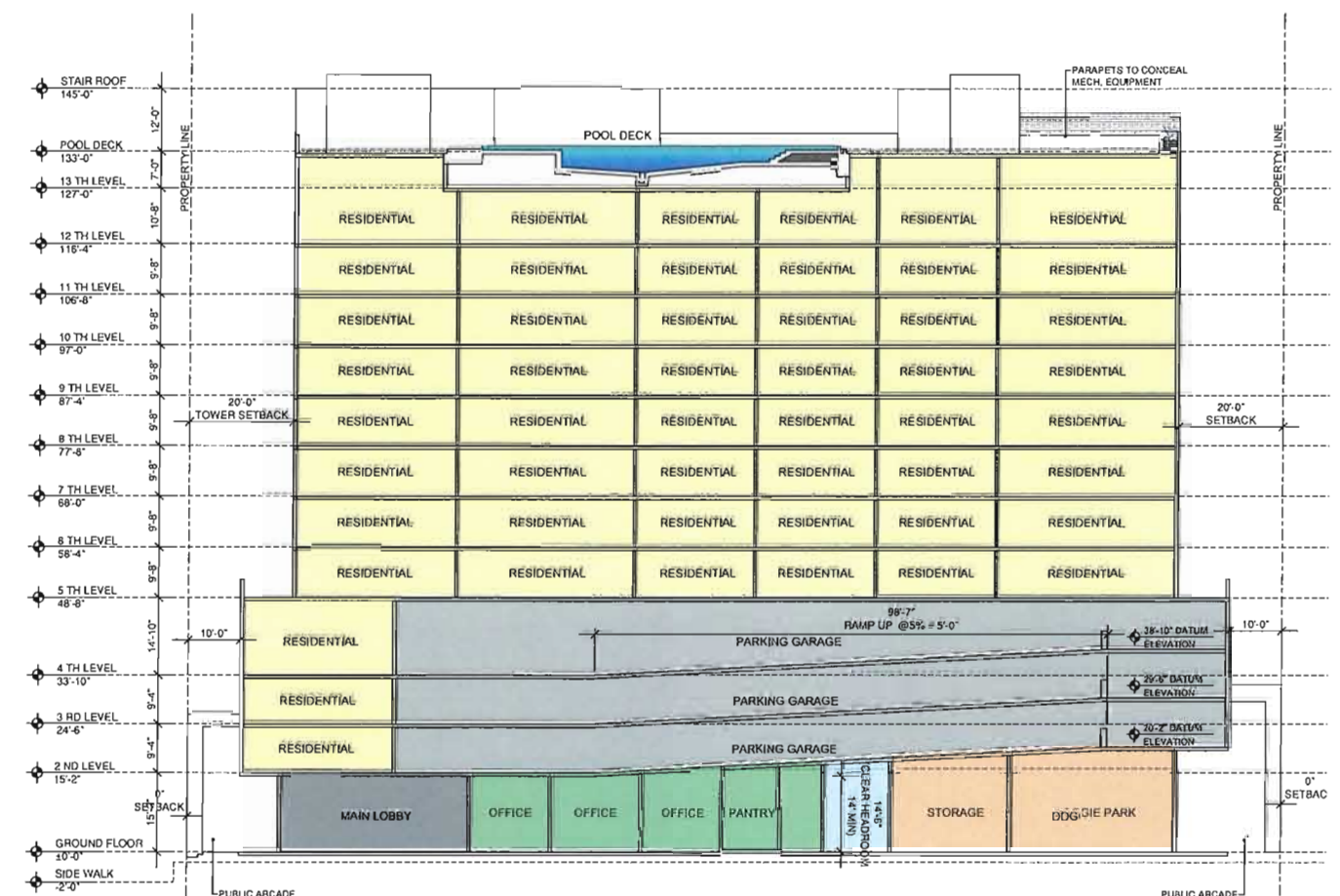
Carmen T. Diaz
Digitally signed by Carmen T. Diaz
Date: 2022.09.09 17:00:14 -04'00'



SHEET No:
A-401



SECTION B-B
SCALE: 1" = 1/16"



SECTION C-C
SCALE: 1" = 1/16"

PROJECT No.	REV. #	DATE
DESIGNED BY:	O.M.	
DRAWN BY:		
CHECKED BY:	O.M.	
ISSUE DATE:	04-09-2022	
DRAWING SCALE:	AS SHOWN	

101 DANIA BEACH

MIXED USE BUILDING



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Carmen T. Diaz
Date: 2022.09.09
17:00:48 -04'00'



SHEET No:
A-402

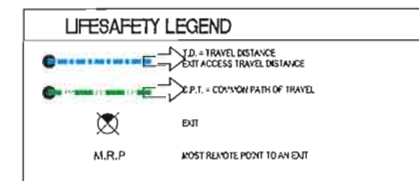
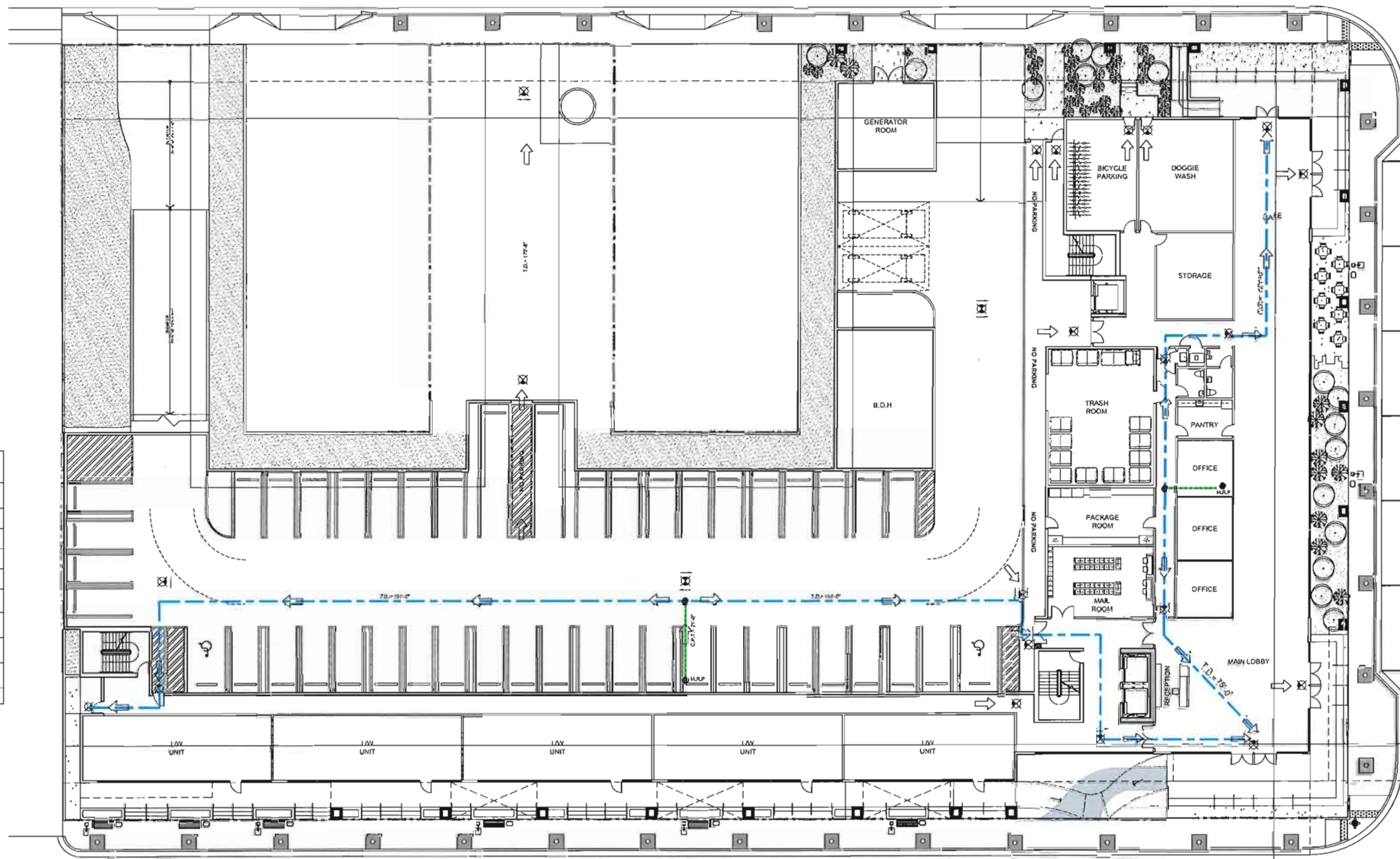


101 DANIA BEACH

MIXED USE BUILDING



LOAD OCCUPANTS (FBC 2017 / TABLE 1004.1.2)		
Ground Level	Floor area	No. of Occupants
PARKING 1 OCCUP / 200 SF	21,240	107 OCCUPANTS
ASSEMBLY WITHOUT SEAT 1 OCCUP / SF	1,334 SF	
DECKS 1 OCCUP / 15 SF	2,943 SF	196 OCCUPANTS
RETAIL 1 OCCUP / 100 SF	2,948 SF	30 OCCUPANTS
RESIDENTIAL 1 OCCUP / 200 SF	6,230	32 OCCUPANTS
LOBBIES / MAIL ROOM 1 OCCUP / 15 SF	4,243 SF	283 OCCUPANTS
AMENITIES 1 OCCUP / 50 SF	2,101 SF	42 OCCUPANTS
SUPPORT / BOH 1 OCCUP / 300 SF	2,726 SF	9 OCCUPANTS
TOTAL		OCCUPANTS



**LIFE SAFETY
GROUND FLOOR**

SCALE: 1/16" = 1'-0"

N

PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH

MIXED USE BUILDING

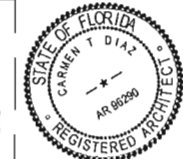


CAYMARES MARTIN
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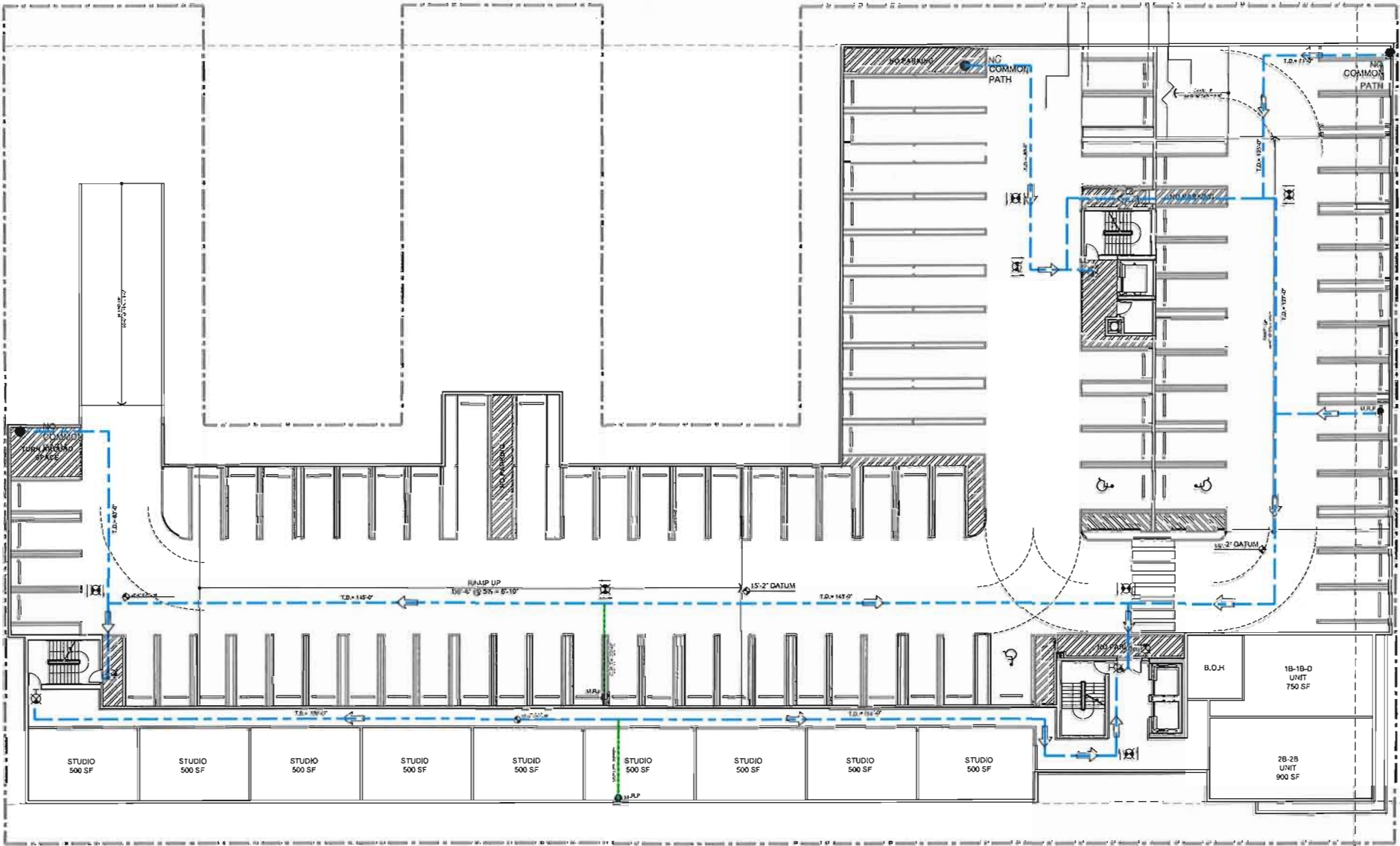
ANCH. CARMEN T. DIAZ
LIC # AA 10290
5001 SW 74th Ct. Ste 100
Suite 100
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TEL: (305) 669-5040
FAX: (305) 669-5041

Carmen T. Diaz
Digitally signed by Carmen T. Diaz
Date: 2022.07.21 16:53:37 -04'00'



SHEET No:
LS-01

LOAD OCCUPANTS (FBC 2017 / TABLE 1004.1.2)		
2nd Level	Floor area	No. of Occupants
PARKING 1 OCCUP / 200 SF	35,850 SF	150 OCCUPANTS
RESIDENTIAL 1 OCCUP / 200 SF	8,095 SF	41 OCCUPANTS
SUPPORT 1 OCCUP / 300 SF	393 SF	2 OCCUPANTS
LOBBIES 1 OCCUP / 15 SF	561 SF	38 OCCUPANTS
TOTAL		261 OCCUPANTS



LIFESAFETY LEGEND

T.D. = TRAVEL DISTANCE
EXIT ACCESS TRAVEL DISTANCE

C.P.T. = COMMON PATH OF TRAVEL

EXIT

M.R.P. = MOST REMOTE POINT TO ANY EXIT

LIFE SAFETY
2ND FLOOR
SCALE: 1/16" = 1'-0"



PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH

MIXED USE BUILDING



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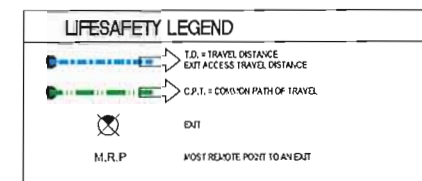
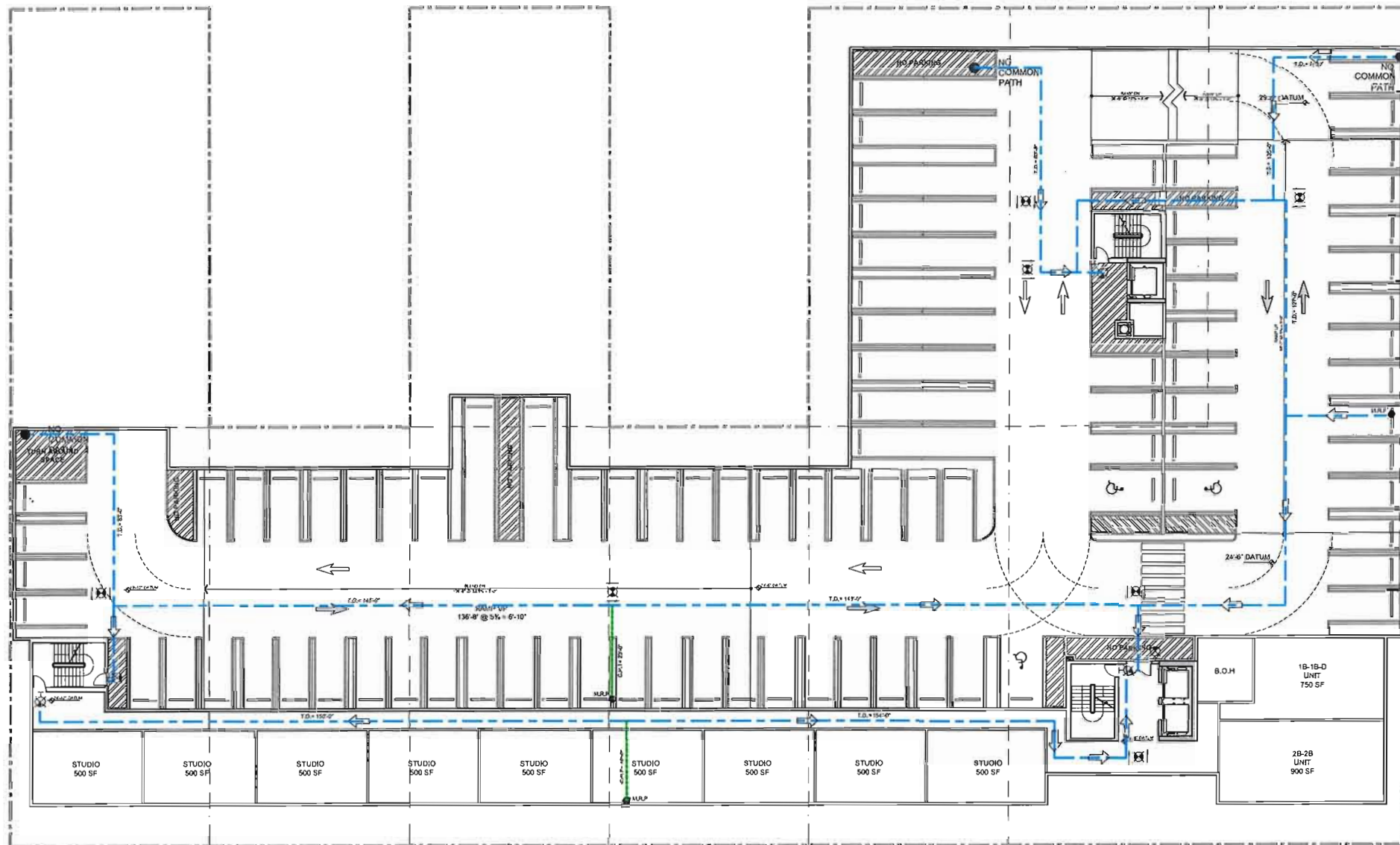
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Carmar T. Diaz
Digitally signed by Carmar T. Diaz
Date: 2022.07.21 16:54:08 -04'00'



SHEET No.
LS-02

LOAD OCCUPANTS (FBC 2017 / TABLE 1004.1.2)		
3RD Level	Floor area	No. of Occupants
PARKING 1 OCCUP / 200 SF	34,660 SF	174 OCCUPANTS
RESIDENTIAL 1 OCCUP / 200 SF	8,572 SF	44 OCCUPANTS
SUPPORT 1 OCCUP / 300 SF	353 SF	2 OCCUPANTS
LOBBIES 1 OCCUP / 15 SF	564 SF	38 OCCUPANTS
TOTAL		514 OCCUPANTS



LIFE SAFETY
3RD FLOOR
SCALE: 1/16" = 1'-0"



PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	
1	2	
2	3	
DRAWN BY:	4	
3	5	
4	6	
CHECKED BY:	7	
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6	9	
ISSUE DATE:	10	
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9		
DRAWING SCALE:	AS SHOWN	

101 DANIA BEACH

MIXED USE BUILDING

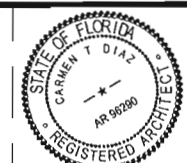


CAYMARES MARTIN
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Digitally signed by
Carmen T. Diaz
Date: 2022.07.21
16:54:35
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SHEET No:

LS-03



PROJECT No:	REV. #	DATE
DESIGNED BY:	1	
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DRAWN BY:	4	
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CHECKED BY:	7	
ISSUE DATE:	04-08-2022	
DRAWING SCALE:	8	
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101 DANIA BEACH

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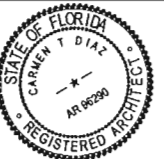
THE APOLLO
COMPANIES



CAYMARES MARTIN
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signed by
Carmen T
Diaz
Date:
2022.07.21
16:56:56
-04'00'



SHEET No:

R-101



PROJECT No.:	REV. #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH

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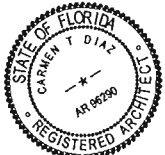


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Digitally signed by
Carmen T. Diaz
Date: 2022.07.21 16:57:33 -04'00'



SHEET No:
R-102



PROJECT No:	REV. #	DATE
DESIGNED BY:	1	
DRAWN BY:	2	
CHECKED BY:	3	
ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH

MIXED USE BUILDING



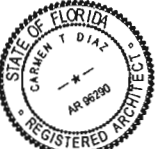
THE APOLLO COMPANIES



CAYMARES MARTIN
Architectural & Engineering Design
AA 26001362 CA 27138
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MIAMI, FL 33155
PH: (305) 660-5040 FAX: (305) 660-5041
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Digitally signed by Carmen T. Diaz
Date: 2022.07.21 16:58:00 -04'00'



SHEET No: R-103



PROJECT No.:	REV. #	DATE
DESIGNED BY:	01A	
DRAWN BY:		
CHECKED BY:	01A	
ISSUE DATE:	04-09-2022	
DRAWING SCALE:	AS SHOWN	

101 DANIA BEACH

MIXED USE BUILDING



CAYMADES MARTIN
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(305) 669-5041
www.caymadesign.com



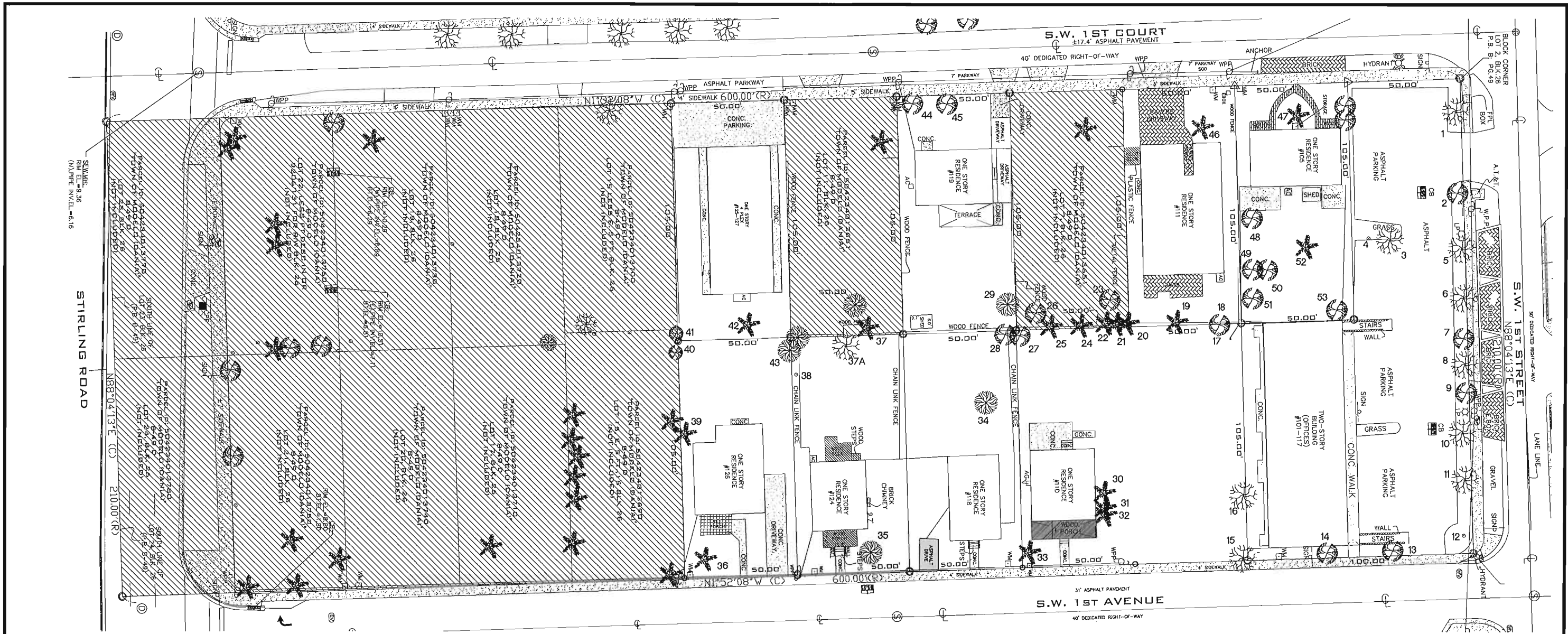
ARCH. CARMEN T. DIAZ
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5001 SW 74th Ct, Suite 100
MIAMI, FL 33155
TEL: (305) 669-5040
FAX: (305) 669-5041

Digitally
signed by
Carmen T.
Diaz
Date:
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16:58:30
-04'00'



SHEET No:

R-104



Tree #	Common Name	Scientific Name	DBH (Inches)	Hgt (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Disposition	Non Invasive canopy to be replaced (\$)	Cat 1 Invasive canopy to be replaced (\$)	Cat 2 Invasive canopy to be replaced (\$)	Specimen Tree Value
1	Live Oak	Quercus virginiana	20	20	30	707	Poor	REMOVE	707			
2	Gumbo Limbo	Bursera simaruba	20	18	22	385	Poor	REMOVE	380			
3	Live Oak	Quercus virginiana	15	23	28	616	Fair	REMOVE	616			
4	Sabal Palm	Sabal palmetto	12	10CT 190A	15	177	Fair	REMOVE				\$1,065.00
5	Live Oak	Quercus virginiana	18	23	30	707	Poor	REMOVE	707			
6	Live Oak	Quercus virginiana	22	22	30	707	Poor	REMOVE	707			
7	Gumbo Limbo	Bursera simaruba	15	24	28	531	Poor	REMOVE	531			
8	Live Oak	Quercus virginiana	19	21	26	531	Poor	REMOVE	531			
9	Gumbo Limbo	Bursera simaruba	14	24	25	491	Poor	REMOVE	491			
10	Live Oak	Quercus virginiana	19	25	30	707	Poor	REMOVE	707			
11	Live Oak	Quercus virginiana	25	25	35	982	Poor	REMOVE	982			
12	Canary Island Date Palm	Phoenix canariensis	25	8CT 160A	24	452	Fair	REMOVE				\$13,973.00
13	White Frangipani	Plumeria alba	15	12	16	201	Fair	REMOVE	201			
14	Gumbo Limbo	Bursera simaruba	50	25	25	491	Poor	REMOVE	491			
15	Live Oak	Quercus virginiana	22	34	45	1590	Fair	REMOVE				\$7,746.00
16	Live Oak	Quercus virginiana	29	40	65	3318	Fair	REMOVE				\$5,443.00
17	Sabal Palm	Sabal palmetto	10	7CT 170A	15	177	Good	REMOVE				
18	Adonis Palm	Adonis palmifera	23	34	35	962	Poor	REMOVE	962			
19	Bird of Paradise	Commersonia						REMOVE	0			
20	Bird of Paradise	Commersonia						REMOVE	0			
21	Bird of Paradise	Commersonia						REMOVE	0			
22	Bird of Paradise	Commersonia						REMOVE	0			
23	Mango Tree	Mangifera indica	8	16	10	79	Good	REMAIN	0			
24	Adonis Palm triple	Adonis palmifera	12	11CT 160A	12	113	Good	REMAIN	0			
25	Adonis Palm triple	Adonis palmifera	12	11CT 160A	12	113	Good	REMAIN	0			
26	Adonis Palm triple	Adonis palmifera	12	11CT 160A	12	113	Good	REMAIN	0			
27	Live Oak	Quercus virginiana	14	26	16	201	Fair	REMOVE	201			
28	Umbrella Tree	Schefflera actinophylla	16	27	32	113	Poor	REMOVE				
29	Mango Tree	Mangifera indica	10	18	15	254	Good	REMAIN	0			
30	Adonis Palm	Adonis palmifera	4	15CT 180A	3	7	Poor	REMOVE	7			

31	Adonis Palm	Adonis palmifera	3	14CT 180A	4	13	Good	REMOVE				
32	Adonis Palm	Adonis palmifera	4	14CT 180A	4	13	Good	REMOVE				
33	Quercus Palm	Quercus palmifera	9	4CT 100A	10	79	Good	REMOVE				
34	Live Oak	Quercus virginiana	10	16	65	3318	Fair	REMOVE	3318			
35	Adonis Palm double	Adonis palmifera	7	10CT 130A	8	50	Fair	REMOVE	50			
36	Adonis Palm double	Adonis palmifera	7	11CT 130A	8	50	Fair	REMOVE	50			
37	Brazilian Pepper	Schinus molle	8	20	10	79	Fair	REMOVE				
37A	Live Oak	Quercus virginiana						REMOVE				
38	Sabal Palm	Sabal palmetto	15	5CT 180A	12	113	Good	REMOVE				\$188.00
39	Forstia Palm	Wolffia bifurcata	10	15CT 200A	16	201	Fair	REMOVE				
40	String of Pearls	Ficus aurea	14	30	45	1590	Fair	REMOVE	1590			
41	Sabal Palm	Sabal palmetto	10	6CT 180A	15	177	Fair	REMOVE	177			
42	Adonis Palm	Adonis palmifera	4	14CT 170A	6	28	Good	REMOVE	28			
43	Mango Tree	Mangifera indica	14	24	18	254	Fair	REMOVE	254			
44	Live Oak	Quercus virginiana	26	27	20	314	Poor	REMOVE	314			
45	Live Oak	Quercus virginiana	27	28	26	531	Poor	REMOVE	531			
46	Forstia Palm	Wolffia bifurcata	4	10CT 130A	6	28	Fair	REMOVE	28			
47	Adonis Palm Triple	Adonis palmifera	13	1CT 160A	10	79	Good	REMOVE	79			
48	Brazilian Pepper	Schinus molle	10	30	30	707	Fair	REMOVE	707			
49	Mango Tree	Mangifera indica	10	20	15	177	Fair	REMOVE	177			
50	Mango Tree	Mangifera indica	8	20	15	177	Fair	REMOVE	177			
51	Wreeping Fig	Ficus benjamina	15	34	25	491	Poor	REMOVE	491			
52	Coccoloba Palm	Coccoloba palmifera	10	5CT 240A	19	284	Good	REMOVE	284			
53	Gumbo Limbo	Bursera simaruba	20	30	25	491	Fair	REMOVE				\$911.00
Total												
SF MITIGATION REQUIRED												
SF MITIGATION PROVIDED												
TOTAL												

TREE DISPOSITION PLAN
SCALE: 1" = 20'-0"

NOTE: 37A IS A SPECIMEN OAK AND APPEARS TO BE ON THE PROPERTY LINE FURTHER EVALUATION PER ARBORIST SHALL BE PROVIDED TO DETERMINE CONDITION AND DISPOSITION OF TREE.

Tree #	Common Name	DBH (Inches)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq ft)	Condition	Market Value for Replacement	Replacement Size	2.7 Factor	Site Factor	Condition Factor	Location Factor	Approved Value
4	Sabal Palm	12	10CT 190A	15	177	Fair	\$ 263	6" CT min	\$ 710	3	0.75	1	\$ 1,065
12	Canary Island Date Palm	25	8CT 160A	24	452	Fair	\$ 1,150	7" CT	\$ 3,105	7	0.75	1	\$ 13,973
15	Live Oak	27	34	45	1590	Fair	\$ 425	4" Cal 16-18" HT, 8-10" DB	\$ 1,148	3	0.75	1	\$ 3,746
16	Live Oak	29	40	65	3318	Fair	\$ 425	4" Cal 16-18" HT, 8-10" DB	\$ 1,148	4	0.75	1	\$ 3,443
38	Sabal Palm	15	5CT 180A	12	113	Good	\$ 263	6" CT min	\$ 710	3	1.35	0.5	\$ 888
53	Gumbo Limbo	20	30	25	491	Fair	\$ 300	4" Cal 16-18" HT, 8-10" DB	\$ 810	3	0.75	0.5	\$ 911

PROJECT NO.:	REV. #	DATE
DESIGNED BY:	1	06-01-2022
DRAWN BY:	2	
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ISSUE DATE:	4	
DRAWING SCALE:	5	
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101 DANIA BEACH MIXED USE BUILDING

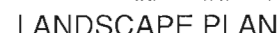
KIMBERLY MOYER, PLA
LANDSCAPE ARCHITECT
LIC. NO. #LA000952
K.moyer@plm.com
954-592-3695

Kimberly Moyer
Digitally signed by Kimberly Moyer
Date: 2022.08.01
11:26:29 -04'00'

SHEET NO.:

TD-1

1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
2. All trees to be removed must be marked 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 954-924-5805 to obtain permit information.
5. No tree relocation or removal shall notify State Office of Florida, Inc. at 1-800-342-4770 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



SCALE: 1" = 20'-0"

Land Use: RAC – Regional Activity Center
Zoning: CC - City Center
Gross Site Area = 81,253 sf (1.86 AC)
Net Site Area = 63,012 sf (1.45 AC)

Plant List						
Chr	Chr	B-H Hybrid Name	Common Name	Size	Height	Drainage
Chr	Chr	Chr	Chr	Chr	Chr	Chr
CV	5	Quercus virginiana	White Oak	12' H x 6" S, 1" DBH	Yes	High
CD	3	Coccoloba diversifolia	Agave Mistle	12' H x 4" S, 1" DBH, 4" CT	Yes	High
CM	3	Quercus	White Oak	10' H x 3" S, 1" DBH	Yes	High
CS	12	Cyrtocarpus	Redwood	12' H x 6" S, 1" DBH	No	High
AS	4	Quercus agrifolia	Common Limbo	16' H x 6" S, 3" DBH	Yes	High
VN	15	Vaccinium montigenum	Mountain Palm	16" L, 16" DBH	No	Mid-Low
LL	8	Lycopodium obscurum	Wet Tarnished	16" H x 6" S, 1" DBH, 4" CT	Yes	High
TM	7	Thymus hirsutus	Yucca Tuberosa	12' H x 3" S, 1" DBH, 4" CT	Yes	High
SP	43	Salix purpurea	Salix Purpurea	12' H x 3" S, 1" DBH	Yes	High
TR	1	Thymus hirsutus	Thymus	8" CT	Yes	Low
LD	4	Linum catharticum	Linum Catharticum	10' H x 4" S, 1" DBH	No	Mid-Low
Shrub/Herbaceous						
C	145	Cynodon dactylon	St. John's	16" x 24" x 24" O.C.	Yes	Mid-Low
AS	130	Asplenium platyneuron	Asplenium	16" x 16" x 20" O.C.	Yes	High
JA	8	Juncus acutiflorus	Campanula	5' H, 16" DBH	No	High
TR	241	Thymus hirsutus	Wet Tarnished Grass	16" x 24" x 24" O.C.	Yes	High
CS	12	Cyrtocarpus	Redwood	12' H x 24" x 24" O.C.	Yes	High
PAR	182	Parthenocarpus	Parthenocarpus	16" x 24" x 24" O.C.	Yes	High
AM	54	Asplenium platyneuron	Asplenium	16" x 24" x 24" O.C.	Yes	High
SA	84	Salix purpurea	Salix Purpurea	16" x 24" x 24" O.C.	No	High
TR	1	Thymus hirsutus	Thymus	16" x 24" x 24" O.C.	Yes	High
SP	11	Salix purpurea	Salix	16" x 24" x 24" O.C.	Yes	High
CC	24	Cynodon dactylon	Cynodon	16" x 24" x 24" O.C.	Yes	High
AL	168	Asplenium platyneuron	Asplenium	16" x 24" x 24" O.C.	Yes	High
CT	30	Cynodon dactylon	Cynodon	16" x 24" x 24" O.C.	Yes	High
RE	4	Rhynchospora	Rhynchospora	16" x 24" x 24" O.C.	No	Low
NO	11	Nicotiana glauca	Nicotiana glauca	16" x 24" x 24" O.C.	No	Mid-Low
TA	4	Thymus hirsutus	Thymus	16" x 24" x 24" O.C.	Yes	High
AM	43	Asplenium platyneuron	Asplenium	16" x 24" x 24" O.C.	No	High
LD	4	Linum catharticum	Linum Catharticum	16" x 24" x 24" O.C.	No	Mid-Low



NOTE:
WHEN A TREE IS PLANTED WITHIN 10' OF ANY
PAVEMENT A ROOF BARRIER SHALL BE
INSTALLED AT EDGE OF PAVEMENT.

PROJECT No.:	REV. #	DATE
	1	09-13-2022
DESIGNED BY:	2	
	3	
DRAWN BY:	J.G.	4
		5
CHECKED BY:	K.M.	6
		7
ISSUE DATE:	06-02-2022	8
		9
DRAWING SCALE:	AS SHOWN	10

101 DANIA BEACH

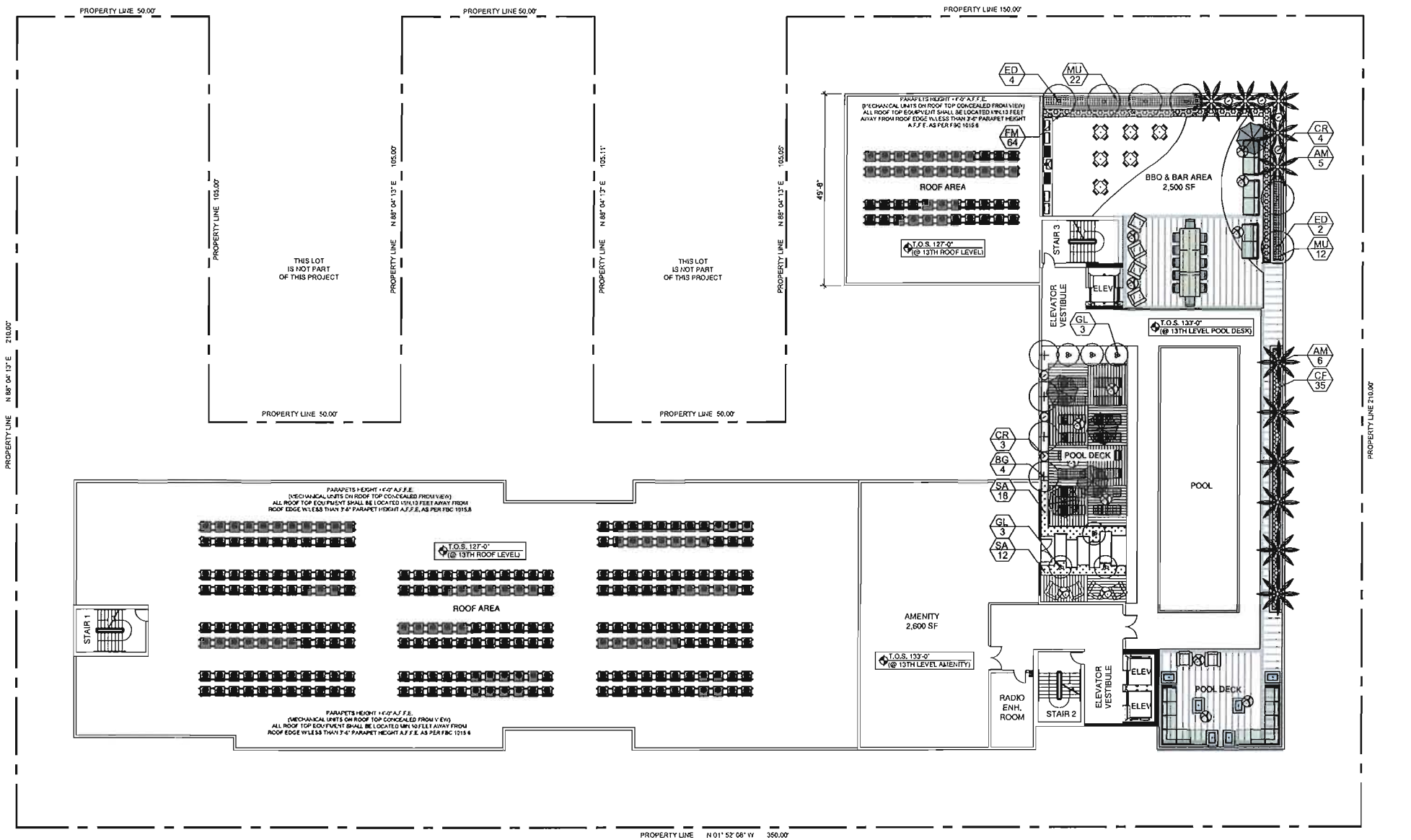
MIXED USE BUILDING

KIMBERLY MOYER, PLA
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k.moyerfa@gmail.com
954-592-3695

Kimberly Moyer Digitally signed by Kimberly Moyer
Date: 2022.09.13 13:09:37 -0400

SHEET No:

L-1



Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
AM	11	Adonidia merrillii	Christmas Palm	8'-12' OA Ht, triple trunks	No	High
ED	6	Elaeocarpus decipiens	Japanese Bluberry	6' Ht x 3" Spr, 1.5" cal	No	Medium
GL	6	Gymnanthes ludida	Crabwood	6' Ht x 3" Spr, 1.5" cal	Yes	High
Shrubs/Groundcovers						
CR	7	Crinum augustum 'Queen Emma'	Crinum Lily	30" x 30"	No	Medium
CF	35	Clusia flava	Small Leaf Clusia	24" x 24", 24" O.C.	No	High
FM	64	Ficus microcarpa 'Green Island'	Green Island Ficus	14" x 14", 18" O.C.	No	High
BG	4	Bambusa textilis gracilis	Graceful Bamboo	6' Ht, 7 stem min, full	No	Low
MU	34	Muhlenbergia capillaris	Muhly Grass	24" x 24", 24" O.C.	Yes	High
SA	30	Schefflera arboricola 'Trinette'	Variegated Arboricola	24" x 24", 24" O.C.	No	High
Mulch			Shredded Melaleuca or Eucalyptus			

ROOF LEVEL LANDSCAPE PLAN
SCALE: 1" = 20'-0"

PROJECT No.	REV. #	DATE
	1	06-03-2022
DESIGNED BY:	2	
	3	
DRAWN BY:	4	J.G.
	5	
CHECKED BY:	6	K.M.
	7	
ISSUE DATE:	8	06-02-2022
	9	
DRAWING SCALE:	10	AS SHOWN

101 DANIA BEACH

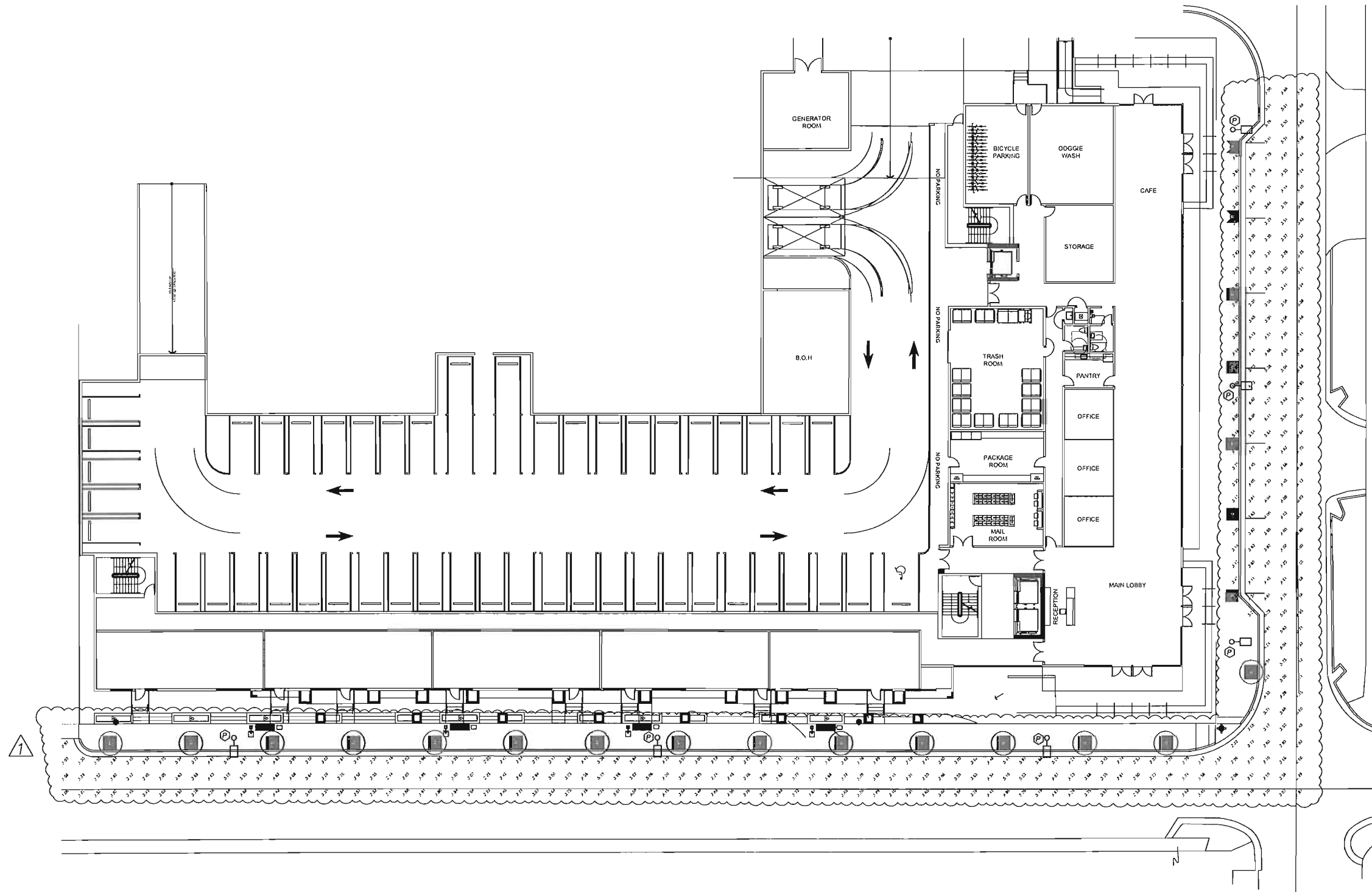
MIXED USE BUILDING

KIMBERLY MOYER, PLA
LANDSCAPE ARCHITECT
LIC. NO. #LA0000952
k.moyera@gmail.com
954-592-3695

Kimberly Moyer
Digitally signed by Kimberly Moyer
Date: 2022.08.03
16:10:14 -04'00'

SHEET No.

L-2



LEGEND
○-□-○ STREET POLE LED LIGHT FIXTURE, MANUFACTURER AEL,
STYLE ATR2, MODEL ATR2_000LDC10_0000C_R4,
MINIMUM HEIGHT 33'.



GROUND FLOOR EXTERIOR PHOTOMETRIC PLAN

SCALE 1/162" = 1'-0", (NATIVE SHEET SIZE=24"x36").

Ground Floor Exterior, Statistical Area Summary					
Ave	Max	Min	Ave/Min	Max/Min	Std.Dev.
3.57	6.89	1.02	3.50	6.56	1.32

POLE LIGHT MOUNTING DETAILS
NTB

NOTES:

- 1.- Direct-burial Standard Concrete Pole approved by FPL bracket and pole catalog (Type 7).
- 2.- The wind load calculation for the Base, Pole & Lighting Fixture assembly to comply with Chap 16 of the Florida Building Code. To be performed by others.
- 3.- For pole foundation details, see structural drawings by manufacturer.
- 4.- Hand hole to be 3" x 5" minimum, and to have a weatherproof gasketed cover.
- 5.- For traffic areas provide metal traffic cover bonded to equipment grounding conductor with #6 CU wire.
- 6.- For non traffic areas provide metal cover.

POLE LIGHT MOUNTING DETAILS
NTB

33' A.F.F.
Minimum 2" for 25' above finished grade and 5' for 20' above finished grade as per specified by manufacturer
HANDHOLE WITH FIBERGLASS COVER
18" above grade, as per manufacturer requirement
15" x 15" CONC. PULL BOX SEE NOTES & CRUSHED ROCK BOTTOM
3/4" PVC

JOSE L CAYMARES Digitally signed by JOSE L CAYMARES
Date: 2022.09.09 12:41:57 -04'00'

PROJECT No.:	REV. #	DATE
DESIGNED BY:	J.L.C.	04/09/2022
DRAWN BY:	J.L.C.	04/09/2022
CHECKED BY:	J.L.C.	04/09/2022
ISSUE DATE:	J.L.C.	04/09/2022
DRAWING SCALE:	AS SHOWN	10

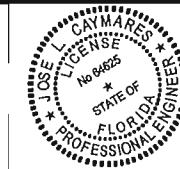
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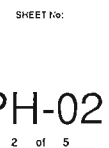


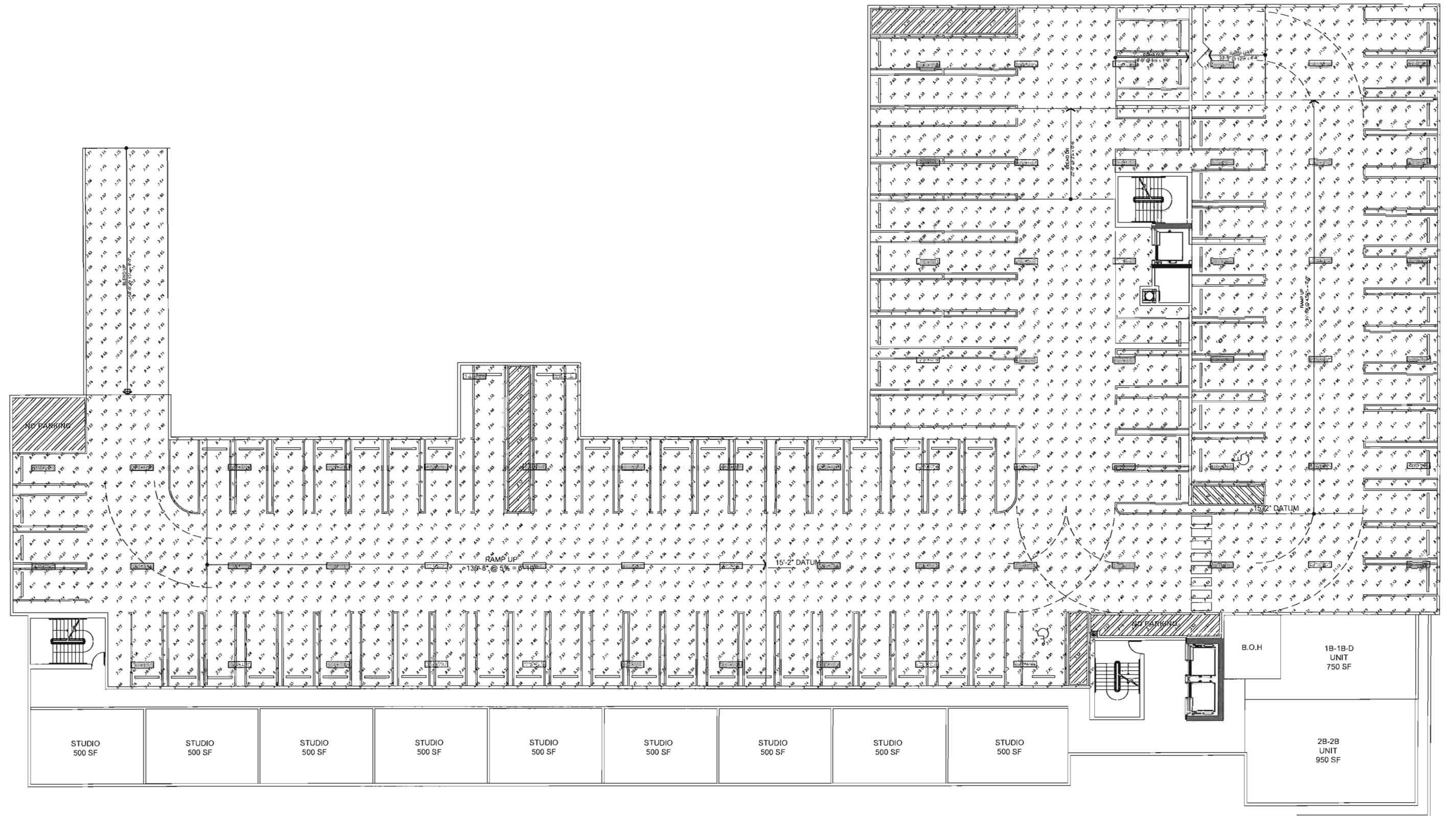
CAYMARES MARTIN, Inc. CA #27136
ARCHITECTURAL & ENGINEERING DESIGN
5001 SW 74 Court, #100, Miami, FL 33155
Tel: 305-680-5640
Fax: 305-680-5641
Jose L. Caymares, P.E. E.E. PE-64520
Date: 07-06-2022
www.caymardesign.com

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5001 SW 74th COURT
SUITE 100
MIAMI, FL 33156
TEL (305) 680-5640
FAX (305) 680-5641



SHEET No:
PH-01
1 of 5





NORTH
 **2nd FL PHOTOMETRIC PLAN**
 SCALE 3/32" = 1'-0", (NATIVE SHEET SIZE=24"x36").

2nd Floor, Statistical Area Summary					
Ave	Max	Min	Ave/Min	Max/Min	Std.Dev.
6.45	12.83	1.20	5.37	10.68	2.52

JOSE L CAYMARES Digitally signed by JOSE L CAYMARES
 Date: 2022.09.09 12:42:33 -04'00'

PROJECT No.	REV. #	DATE
DESIGNED BY:	1	J.L.C. 06/09/2022
DRAWN BY:	2	B.D.C.
CHECKED BY:	3	
ISSUE DATE:	4	
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101 DANIA BEACH
 MIXED USE BUILDING

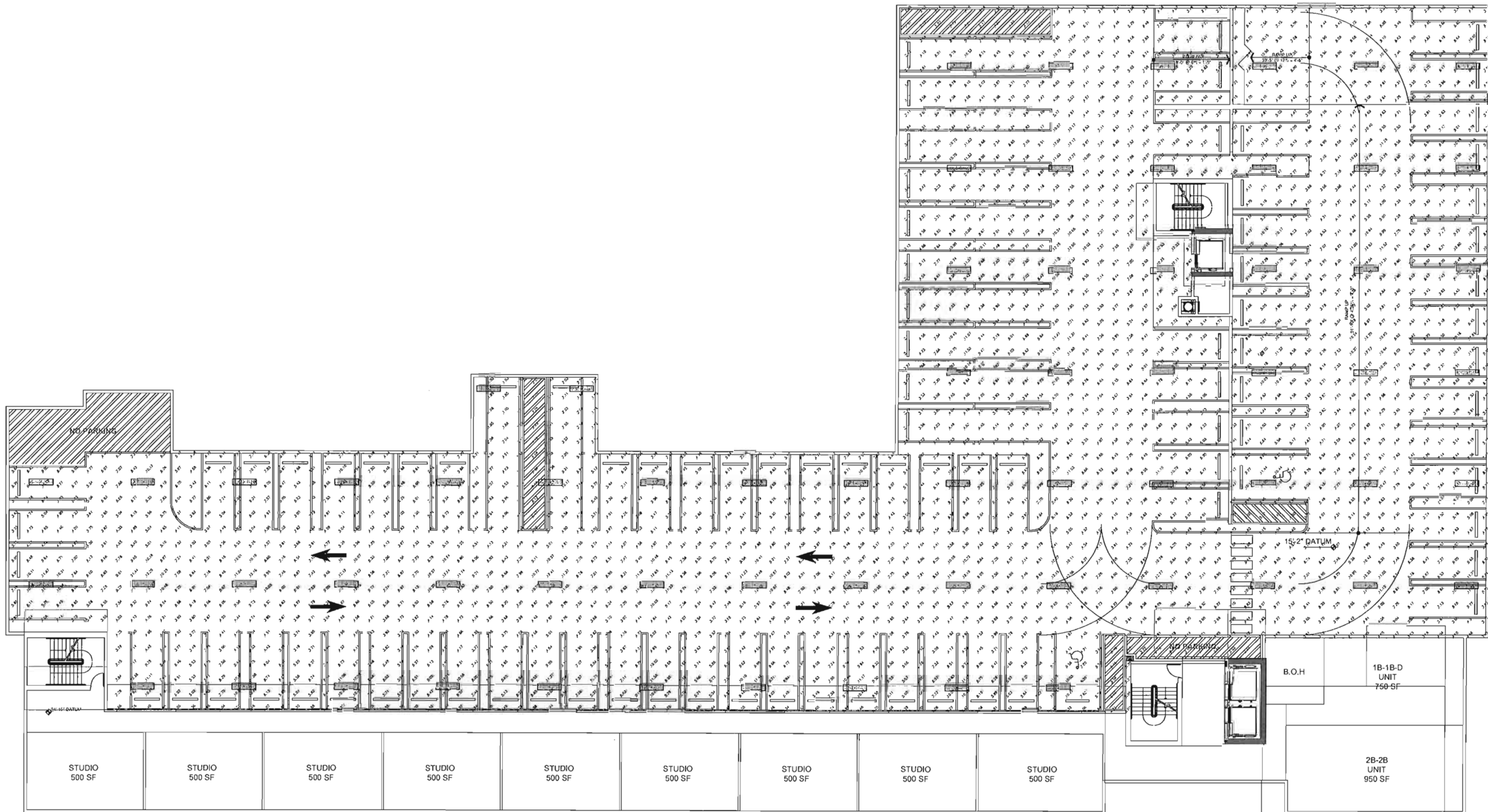


CAYMARES MARTIN, Inc. CA #27136
 ARCHITECTURAL & ENGINEERING DESIGN
 5001 SW 74th Court, #100, Miami, FL 33155
 Florida Corporation - Tel: 305-559-5040
 Fax: 305-559-5041
 Jose L. Caymares, P.E. E.E. PE-64429
 Date: 01-06-2022 www.caymartdesign.com

ARCH. CARMEN T. DIAZ
 LSC # 8316020
 5001 SW 74th Court
 Suite 100
 Miami, FL 33155
 TEL: (305) 668-5020
 FAX: (305) 668-5041



SHEET No.: PH-03
 3 of 5



NORTH
 **4th FL PHOTOMETRIC PLAN**
 SCALE 3/32" = 1'-0", (NATIVE SHEET SIZE=24"x36").

4th Floor, Statistical Area Summary					
Ave	Max	Min	Ave/Min	Max/Min	Std.Dev.
6.43	12.81	1.20	5.37	10.68	2.52

JOSE L CAYMARES Digitally signed by JOSE L CAYMARES
 Date: 2022.09.09 12:43:19 -04'00'

PROJECT No.	REV. #	DATE
DESIGNED BY: J.L.C.	1	J.L.C. 09/09/2022
DRAWN BY:	2	B.D.C.
CHECKED BY:	3	
ISSUE DATE:	4	
	5	
	6	
	7	
	8	
	9	
	10	

101 DANIA BEACH

MIXED USE BUILDING



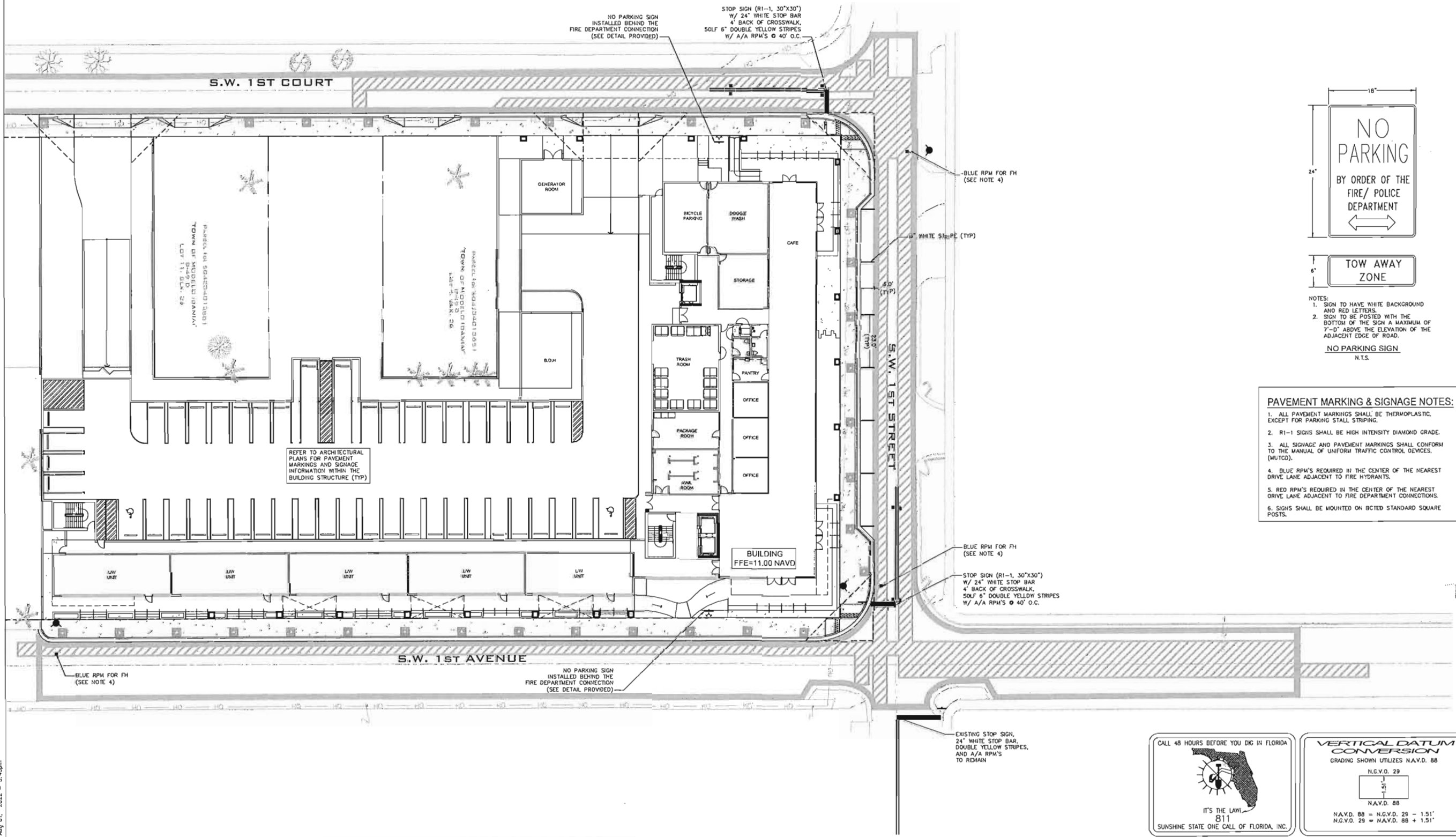
CAYMARES MARTIN, Inc. CA #27136
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 6001 SW 74 Court, #100, Miami, FL 33155
 Florida Corporation - Tel: 305-668-0040
 jose.l.caymares@cmrdesign.com Fax: 305-668-0041
 Jose L. Caymares, P.E. E.E. PE-64826
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SHEET No:
PH-05
 5 of 5

Drawing name: F:\2022 jobs\22-1694.00 Dennis Apartments\22-1694.00 SITE.dwg
Aug 01, 2022 - 2:45pm

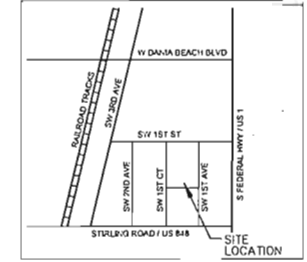


Dennis R
Shultz

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AND SEALED BY DENNIS R. SHULTZ, P.E.
ON Aug 01, 2022

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Digitally signed by Dennis R Shultz
DN: cn=US, o=Flynn Engineering
Services P.A.,
dnQualifier=A01410D0000017C2E11
FE260000C362, cn=Dennis R Shultz
Date: 2022.08.01 15:52:24 -04'00'



LOCATION MAP
NTS



NOTES:
1. SIGN TO HAVE WHITE BACKGROUND
AND RED LETTERS.
2. SIGN TO BE POSTED WITH THE
BOTTOM OF THE SIGN A MAXIMUM OF
7'-0\"/>

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCEPT FOR PARKING STALL STRIPING.
2. R1-1 SIGNS SHALL BE HIGH INTENSITY DIAMOND GRADE.
3. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. BLUE RPM'S REQUIRED IN THE CENTER OF THE NEAREST DRIVE LANE ADJACENT TO FIRE HYDRANTS.
5. RED RPM'S REQUIRED IN THE CENTER OF THE NEAREST DRIVE LANE ADJACENT TO FIRE DEPARTMENT CONNECTIONS.
6. SIGNS SHALL BE MOUNTED ON 8'CTD STANDARD SQUARE POSTS.



VERTICAL DATUM CONVERSION	
GRADING SHOWN UTILIZES NAVD. 88	
N.G.V.D. 29	
↓	
5'	
NAVD. 88	
NAVD. 88 = N.G.V.D. 29 - 1.51'	
N.G.V.D. 29 = NAVD. 88 + 1.51'	



Sheet Title
PAVEMENT MARKING
& SIGNAGE PLAN

101 DANIA BEACH

DANIA BEACH, FL 33004

Job Title



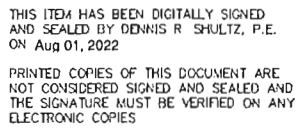
Revisions

Rev	Description

Phase:
ORC
DOCUMENTS

SEAL

Scale:	Date:
1"=20'	04/07/22
Job No.	Pld Date
22-1694.00	08/01/22
Drawn by	Sheet No.
DRS	C1
Proj. Mgr.	
DRS	
Appr. by	1 of 8
DRS	



FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75
SQUARE FOOT PANEL AREA

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75
SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details

Typical Details

DETAIL "B"

DETAIL "A"

STREET ID (D3-1)

Isometric View

2-CROSS STREET
BLADES

THE ENDS OF THE STREET
ID BLADES MUST BE BOLTED
TOGETHER.

BOLTS - #18 HEX HEAD STAINLESS
STEEL 5/16" x 3/4"

NUTS - 5/16" HEX HEAD STAINLESS
STEEL W/ 3/8" NYLON WASHERS

SQUARE TUBE SIGN POST

The Square Tube Sign Post
shall be 2.5" square,
perforated, hot-dipped
galvanized, 12-gauge, grade 50
steel. The post shall be
installed with in-ground
road sleeve anchor as
shown in detail "A" below.

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth

7" Min. Ch.

4"

Ground level

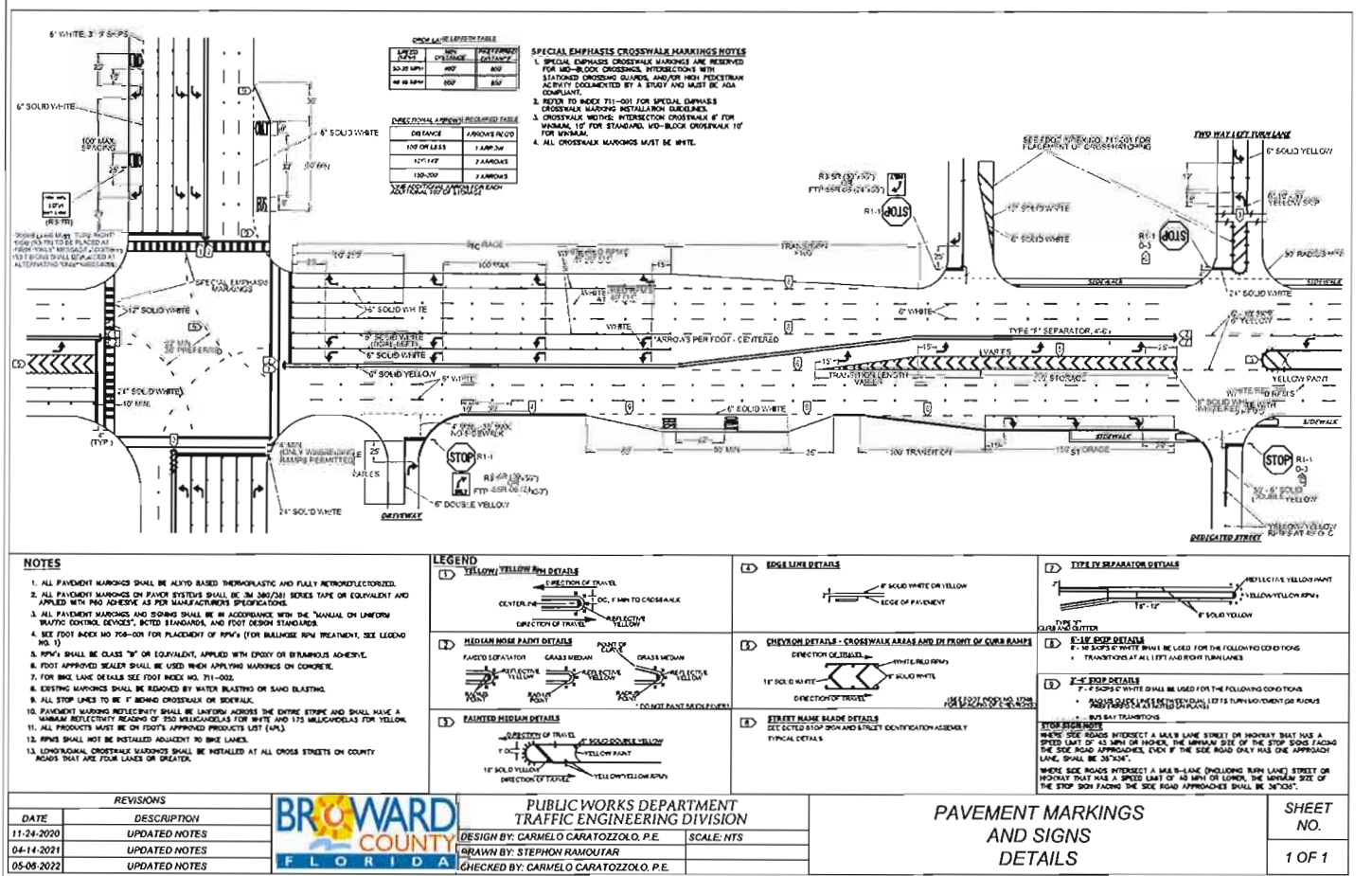
35" Burial
Depth

7" Min. Ch.

4"

Ground level

35" Burial
Depth



FLYNN
ENGINEERING

241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
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EJ / 5578

Sheet Title

BCTED STANDARD DETAILS

101 DANIA BEACH

DANIA BEACH, FL 33004

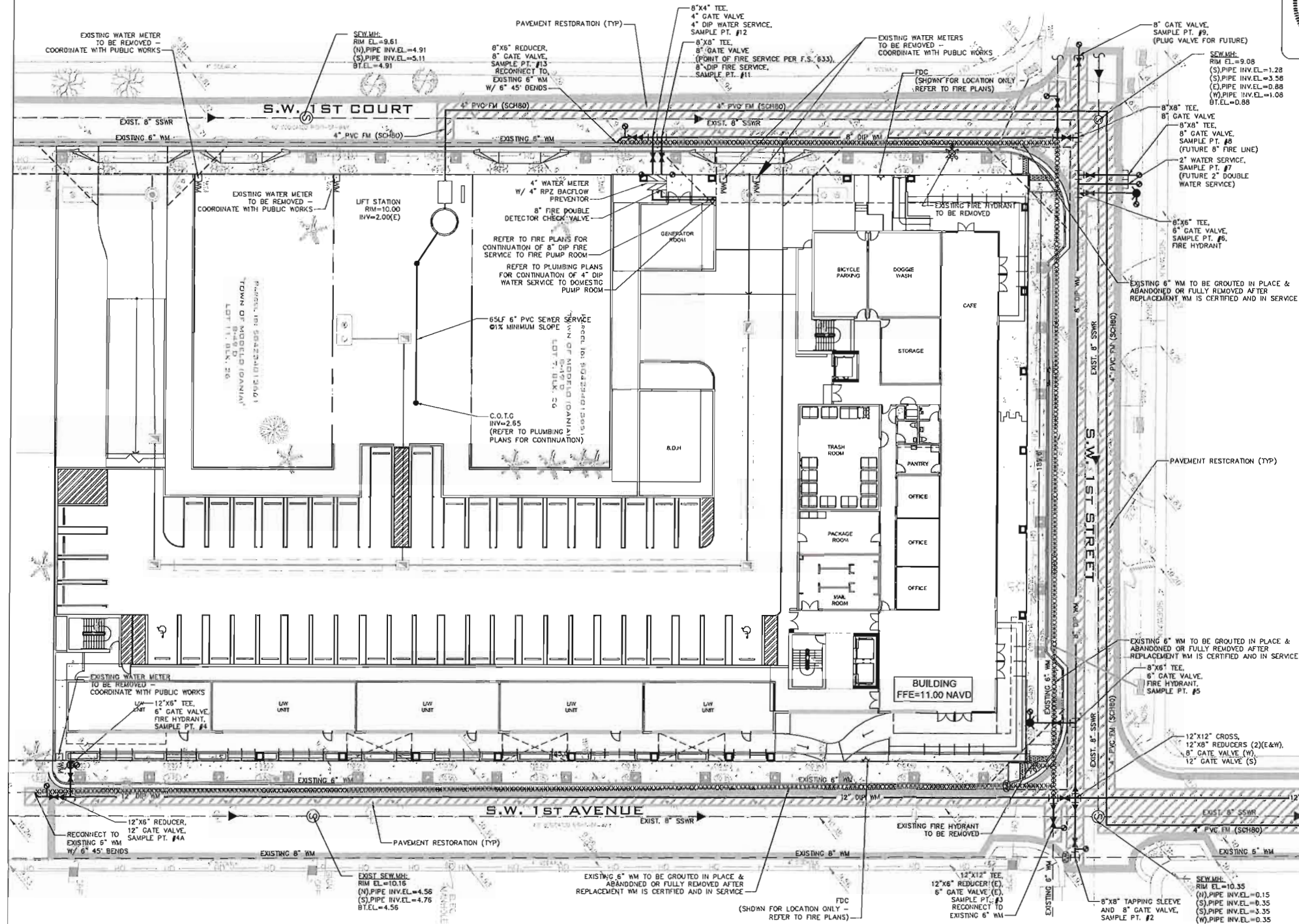
Job title

Revisions

Phase:
SRC
DOCUMENTS

SEAL.

Scale: NTS	Date 04/07/22
Job No. 2-1694.00	Plot Date 05/31/22
Drawn by DRS	Sheet No. C1A
Proj. Mgr. DRS	
Appr. by [Signature]	2 of 8



REQUIRED FIRE FLOW:

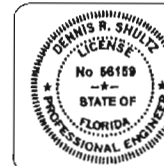
1. MINIMUM REQUIRED FIRE FLOW PER NFPA TABLE 18.4.5.1.2 BASED ON 455,630 SF OF BUILDING WITH TYPE I (132) CONSTRUCTION IS 6,000 GPM BUT THAT REQUIREMENT CAN BE REDUCED 75% WITH THE USE OF FIRE SPRINKLERS LEAVING THE MINIMUM REQUIRED FIRE FLOW FOR THIS SITE TO BE 1,500 GPM @ 20 PSI.
2. AVAILABLE FIRE FLOW PER D5/04/22 FLOW TEST IS 955 GPM @ 20 PSI. TEST FM 101 MONROE UDELL STREET / FLOW FM 250 YDS WEST OF TEST FM

TRASH GENERATION:

1. TRASH GENERATION FROM THE SITE PER CITY CODE SECTION 805-80: 278 UNITS X 8.9 LBS/DAY = 2,474.2 LBS

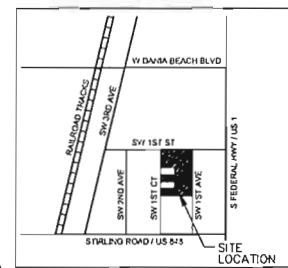
WATER AND SEWER FLOW:

1. EXISTING WATER AND SEWER FLOW FROM THE SITE:
SINGLE FAMILY HOUSES - 9 UNITS (ONEHALL) X 300 GPD = 2,700 GPD
FOUR PLEX - 4 UNITS (CONDO 1-2 BEDROOM) X 250 GPD = 1,000 GPD
OFFICE 6,000 SF X 2 GPD = 1,200 GPD
TOTAL EXISTING FLOW = 4,900 GPD
2. PROPOSED WATER AND SEWER FLOW FROM THE SITE:
259 UNITS (CONDO 1-2 BEDROOM) X 250 GPD = 64,750 GPD
19 UNITS (CONDO 3 BEDROOM) X 300 GPD = 5,700 GPD
RETAIL CAFE 16 SEATS X 30 GPD = 480 GPD
OFFICE 750 SF X 2 GPD = 150 GPD
TOTAL PROPOSED FLOW = 71,080 GPD



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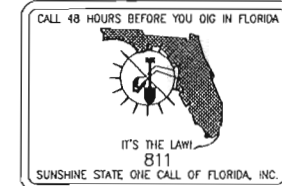
LOCATION MAP
NTS

LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MAINHOLE
- WATER MAIN
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMENSE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE REMOVED

WATER AND SEWER NOTES:

1. CLEANOUTS AND MAINHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
2. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEES, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
3. CONTRACTOR'S SURVEYOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
4. CONTRACTOR IS RESPONSIBLE TO COORDINATE AND SCHEDULE WITH THE CITY PUBLIC WORKS DEPARTMENT FOR ANY WATER MAIN CONNECTIONS AND NEW WATER METERS.
5. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST ALSO BE LOCATED 5' CLEAR OF TREES.
6. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
7. SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER, AND DRAINAGE LINES BOTH VERTICALLY AND HORIZONTALLY.
8. PRESSURE TESTING AND CERTIFICATION OF WATER MAINS AND FORCE MAINS SHALL FOLLOW THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
9. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 6" SEPARATION UNLESS OTHERWISE NOTED.
10. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
11. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
12. PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMENSE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
13. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
14. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.



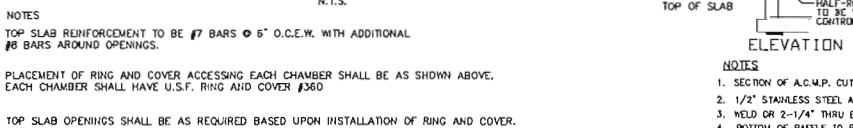
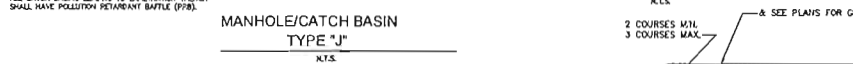
VERTICAL DATUM CONVERSION	
GRADING SHOWN UTILIZES N.A.V.D. 88	
N.G.V.D. 29	
N.A.V.D. 88	
N.A.V.D. 88 = N.G.V.D. 29 - 1.51'	
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'	

Revisions	
A	

Phase:
DRC
DOCUMENTS

SEAL

Scale:	Date
1"=20'	04/07/22
Job No.	Plot Date
22-1694.00	08/01/22
Drawn by	Sheet No.
DRS	C3
Proj. Mgr.	
DRS	
Appr. by	4 of 8
DRS	

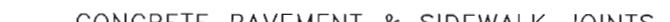
[illegible]

1. DRAINAGE WELLS SHALL HAVE A MIN. COMBINED CAPACITY OF 700 GPM PER FOOT OF AVAILABLE HEAD.
2. WELL DRILLER SHALL OBTAIN AN IDEP PERMIT AND PROVIDE BDLBPB AND THE ENGINEER WITH CERTIFICATION OF CONSTRUCTION COMPLETION & REPORT AS REQUIRED BY PERMIT
3. GRATE TO BE HOT DIP GALVANIZED AFTER FABRICATION. COST OF GRATE AND NECESSARY MATERIALS AND LABOR TO BE INCLUDED W/ COST OF CASING.
4. THE CERTIFIED WELL DRILLER SHALL DEVELOP THE WELL TO A DEPTH WHERE THE WATER CONTAINS A MIN. OF 10,000 PPM OF TOTAL DISSOLVED SOLIDS AND 1,500 PPM CHLORIDES.
5. CONTRACTOR SHALL PROVIDE A BASE BID FOR THE EXPECTED WELL DEPTH . PROVIDED BY WELL DRILLER, WITH AN ADD/ DEDUCT FOR EVERY FOOT ABOVE OR BELOW THE BASE BID. THE FINAL WELL DEPTH SHALL BE WITHIN 25% OF THE BASE BID.

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N.T.S.



NOTE:

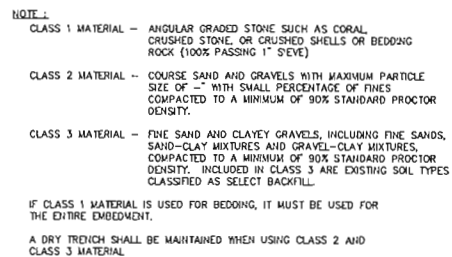
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ASPHALTIC CONCRETE WEARING SURF



N.T.S.

RAVEMENT DETAIL



N.T.S.

NOTE
USE SAME VALVE BOX DETAIL FOR GATE VALVES.
ALL HYDRANTS MUST BE TRAFFIC RATED, WITH BREAK AWAY BASKET.

TYPICAL FIRE HYDRANT ASSEMBLY

N.T.A.



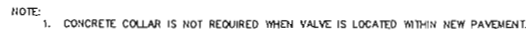
NYR



NOTE:
THE FIGURES IN THIS TABLE ARE BASED ON 150 PSI TEST PRESSURE WITH
2.5 FEET OF COVER AND 2000 POUNDS PER SQUARE FOOT SOIL BEARING
AGAINST UNDISTURBED TRENCH. A 20% SAFETY FACTOR HAS BEEN ADDED.

MYR

FIRE DEPT. CONNECTION DETAIL

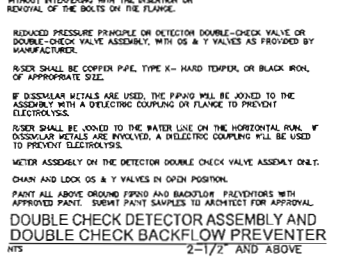


MYR



FILLING & FLUSHING CONNECTION

MTR

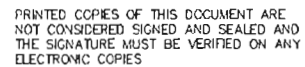


PIPE SUPPORTS WILL BE MADE TO CRADLE THE VALVE ON EACH SIDE OF THE CHECK VALVES, WITHOUT INTERFERING WITH THE INSERTION OR REMOVAL OF THE BOLTS ON THE FLANGE.

- A. REDUCED PRESSURE PRINCIPLE OR DOUBLE-CHECK VALVE OR DOUBLE-CHECK VALVE ASSEMBLY, WITH 05 AND 7 VALVES AS PROVIDED BY MANUFACTURER.
- B. ROVER SHALL BE COPPER PIPE, TYPE-K - HARD TEMPER, OR BLACK IRON, OF APPROXIMATE SIZE.
- C. IF ASSURABLE METALS ARE USED, THE PIPING WILL BE JOINED TO THE ASSEMBLY WITH A DIELECTRIC COUPLER OR FLANGE TO PREVENT ELECTRICAL CORROSION.
- D. ROVER SHALL BE JOINTED TO THE WATER LINE ON THE HORIZONTAL PLANE. IF DOUBLE CHECK VALVE IS INVOLVED, A DIELECTRIC COUPLER WILL BE USED TO PREVENT ELECTRICAL CORROSION.
- E. MASTER ASSEMBLY ON 05 OR DOUBLE CHECK VALVE ASSEMBLY.
- F. CHAIN AND LOCK ON 05 AT VALVES IN OPEN POSITION.
- G. PAINT ALL ABOVE GROUND PIPING AND BACKFLOW PREVENTERS WITH APPROVED, DURABLE PAINT. PAINT SHALL BE SUBJECT FOR APPROVAL.

DOUBLE CHECK DETECTOR ASSEMBLY AND
DOUBLE CHECK BACKFLOW PREVENTER

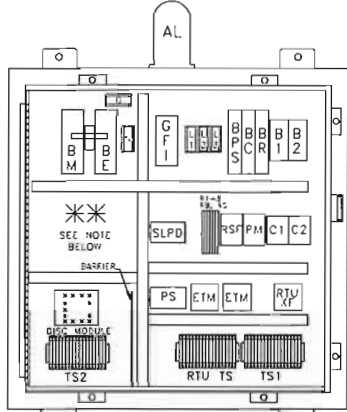
NTS 2-1/2" AND ABOVE



CONTROL CENTER DESIGNED
& MANUFACTURED TO MEET
ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR
ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

ITEM	QTY.	DESCRIPTION
1	1	ALTERNATOR (ON DISC)
2	1	ALARM SILENCE SWITCH
3	1	ALARM SILENCE SWITCH
4	1	ALARM SILENCE SWITCH
5	1	ALARM SILENCE SWITCH
6	1	ALARM SILENCE SWITCH
7	1	ALARM SILENCE SWITCH
8	1	ALARM SILENCE SWITCH
9	1	ALARM SILENCE SWITCH
10	1	ALARM SILENCE SWITCH
11	1	ALARM SILENCE SWITCH
12	1	ALARM SILENCE SWITCH
13	1	ALARM SILENCE SWITCH
14	1	ALARM SILENCE SWITCH
15	1	ALARM SILENCE SWITCH
16	1	ALARM SILENCE SWITCH
17	1	ALARM SILENCE SWITCH
18	1	ALARM SILENCE SWITCH
19	1	ALARM SILENCE SWITCH
20	1	ALARM SILENCE SWITCH

TS1 TERMINAL SCHEDULE

ITEM	QTY.	DESCRIPTION
1	1	ALTERNATOR (ON DISC)
2	1	ALARM SILENCE SWITCH
3	1	ALARM SILENCE SWITCH
4	1	ALARM SILENCE SWITCH
5	1	ALARM SILENCE SWITCH
6	1	ALARM SILENCE SWITCH
7	1	ALARM SILENCE SWITCH
8	1	ALARM SILENCE SWITCH
9	1	ALARM SILENCE SWITCH
10	1	ALARM SILENCE SWITCH
11	1	ALARM SILENCE SWITCH
12	1	ALARM SILENCE SWITCH
13	1	ALARM SILENCE SWITCH
14	1	ALARM SILENCE SWITCH
15	1	ALARM SILENCE SWITCH
16	1	ALARM SILENCE SWITCH
17	1	ALARM SILENCE SWITCH
18	1	ALARM SILENCE SWITCH
19	1	ALARM SILENCE SWITCH
20	1	ALARM SILENCE SWITCH

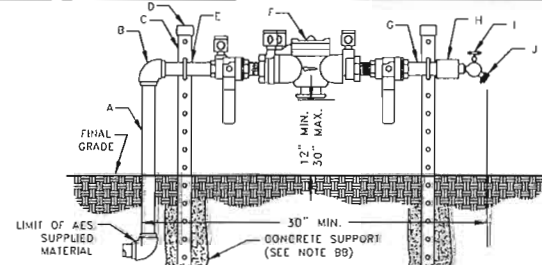
TS2 TERMINAL SCHEDULE

THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 480V.

HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	12:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	9:00

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



ITEM	QTY.	DESCRIPTION
A	1	3/4" x 24" S.S. HIPPLE
B	2	3/4" x 1" S.S. 90° ELBOW
C	2	1" x 1/2" x 40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/H 1279
E	2	3/4" S.S. PIPE BOLTS

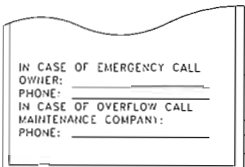
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 4" S.S. HIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE END
J	1	3/4" VACUUM BREAKER

DETAIL B

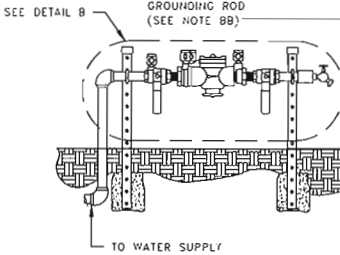
R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.E.E. APPROVED

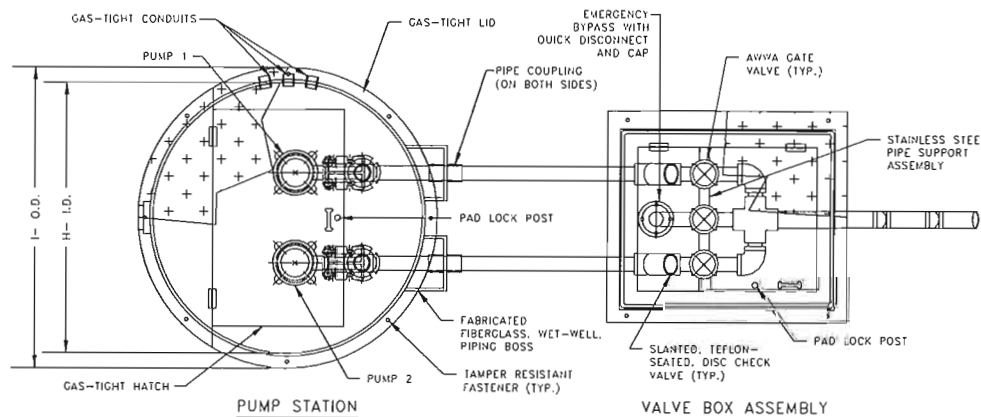
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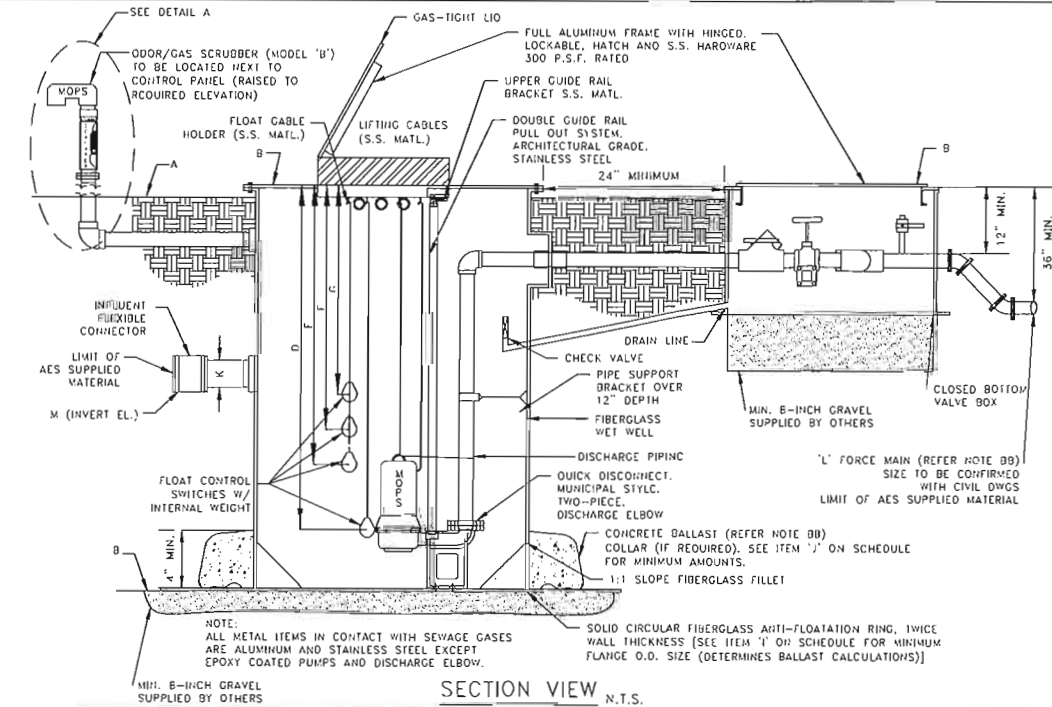
DETAIL C
(SUPPLIED BY MAINT. COMPANY)



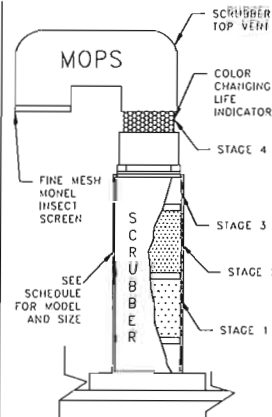
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



TOP VIEW N.T.S.



SECTION VIEW N.T.S.



DETAIL A

MOPS ODOR/GAS SCRUBBER
NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H₂S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
2. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-CELL OR TOP MOUNTED.
3. MODEL 'B' SHOWN.

MOPS

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999 © 2000

PRIVATE SERIES

THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS PROPRIETARY AND IS AND SHALL REMAIN THE PROPERTY OF ATLANTIC ENVIRONMENTAL SYSTEMS, INC. THIS DRAWING AND DESIGN SHOULD BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS INTENDED, AND ONLY WITH WRITTEN AUTHORIZATION FROM ATLANTIC ENVIRONMENTAL SYSTEMS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, MUST CLEARLY SHOW THE ATLANTIC ENVIRONMENTAL NAME AND ADDRESS IN THE REPRODUCTION.

MOPS PUMP STATION SCHEDULE

MOPS SERIES	ITEM DESCRIPTION
INITIAL DESIGN FLOW (G.P.M.)	100 YEAR FLOOD ELEVATION
INITIAL DESIGN HEAD (T.D.H.)	25 YEAR FLOOD ELEVATION
SECONDARY DESIGN FLOW (G.P.M.)	A GRADE ELEVATION
SECONDARY DESIGN HEAD (T.D.H.)	B TOP ELEVATION OF WET WELL
RATED PERFORMANCE SPEED	C BOTTOM ELEVATION OF WET WELL
RATED MOTOR HORSEPOWER	D ALL PUMPS OFF ELEVATION
SUBMERSIBLE PUMP TYPE (P-1, P-2)	E LEAD PUMP ON ELEVATION
PUMP MODEL NUMBER	F LAG PUMP ON ELEVATION
SERVICE ENTRANCE VOLTAGE	G HIGH ALARM ELEVATION
SERVICE ENTRANCE PHASE	H INSIDE DIAMETER OF WET-CELL
CONTROL CENTER FULL LOAD AMPS	I OUTSIDE DIAMETER OF ANTI-FLOATATION RING
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	J MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)
WET WELL SCOURER SYSTEM	K INVERT PIPE DIAMETER
REMOTE STATION MONITOR (TELEMETRY)	L FORCE MAIN DIAMETER
ON-SITE GENERATOR SYSTEM	M PRIMARY INVERT ELEVATION
	N SECONDARY INVERT ELEVATION

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-5.5
MOPS DISCONNECT SWITCH	1	FDS-60-3-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (1997 EDITION).

- PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
- THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
- THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
- THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
- THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
- THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
- THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
- THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

- AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
- BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
- CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
- DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
- EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.
- THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

PRIVATE PUMP STATION

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 Fax: 561-547-3999

DATE	---	---	---
REVISION	01	---	---

Project:	Prepared For:
AES:	Project No:
Date:	Page No:

Project:	Prepared For:
AES:	Project No:
Date:	Page No:

State of Florida, Maxar, Microsoft



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: 04/07/2022

Petition No.: SP-034-22

(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: 101-117 SW 1 St; 105,111,119,125-127 1 CT; 110,118,124,126 Park Ave E

Lot(s) 1,2,4,6,11-15 & Office Block: Blk 26 Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): See Attached Legal Description: See Attached

Applicant/Consultant/Legal Representative (circle one) Javier L. Vazquez - Berger Singerman

Address of Applicant: 1450 Brickell Avenue suite 1900 Miami, Florida 33131

Business Telephone: 305-714-4378 Home: 305-525-2510 Fax: _____ E-mail address: JVazquez@BergerSingerman.com

Name of Property Owner: First Dania Beach LLC

Address of Property Owner: 2875 191st Street PH-4 Aventura, Florida 33180

Business Telephone: 305-677-3700 Ext 401 Home: 954-325-3886 Fax: _____

Explanation of Request: See Letter of Intent (278 Units)

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

Prop. Net Acreage: 1.4465 ac Gross Acreage: 1.8653 AC Prop. Square Footage: 81,253 sf

Existing Use: Office (18-02) /SF (01-01)/ Business Proposed Use: Multi-Family

Is property owned individually, by a corporation, association, or a joint venture? Corporation (First Dania 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 Javier L. Vazquez, Esa. Berger Singerman (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*)
FOR FIRST DANIA BEACH LLC

BEFORE ME THIS 04 DAY OF April, 2022

By:

Edward Abbo

(Print name of person acknowledging)

(Joint owner signature if applicable)

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

 Luciana Gontijo Faria
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG279529
Expires 11/26/2022

Personally known X or Produced Identification _____

Type of identification produced: FL DL or Drivers License A100-220-77-217

***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.***



Property Address List
Project: 101 Dania Beach Apartments

Property Information

AKA Lot #	Address	Lot and Block	Folio Number
Office	101-117 SW 1 St (Monroe Udell St)	49 D Lot 1,2,4 Blk 26	504234013620
Lot #1	105 SW 1 Ct	49 D Lot 3 Blk 26	504234013621
Lot #2	111 SW 1 Ct	49 D Lot 6 Blk 26	504234013640
Lot #4	119 SW 1 Ct	49 D lot 10 Blk 26	504234013660
Lot #6	125-127 SW 1 Ct	49 D Lot 14 Blk 26	504234013681
Lots #11 & 12	110 Park Ave E	49 D Lot 5,8 Blk 26	504234013630
Lot #13	118 Park Ave E	49 D Lot 9 Blk 26	504234013650
Lot #14	124 Park Ave E	49 D Lot 12 Blk 26	504234013670
Lot #15	126 Park Ave E	49 D Lot 13 Blk26	504234013680



City of Dania Beach, Florida
Department of Community Development
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(954) 924-6805 X3643
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Standard Development Application

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

Date Rec'd: 04/07/2022

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(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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Address of Applicant: 1450 Brickell Avenue suite 1900 Miami, Florida 33131

Business Telephone: 305-714-4378 Home: 305-525-2510 Fax: _____ E-mail address: JVazquez@BergerSingerman.com

Name of Property Owner: First Dania Beach LLC.

Address of Property Owner: 2875 191st Street PH-4 Aventura, Florida 33180

Business Telephone: 305-677-3700 Ext 401 Home: 954-325-3886 Fax: _____

Explanation of Request: See attached Exhibit "A" Variance request description

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

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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: [Signature]
(Owner / Agent signature*)
FOR FIRST DANIA BEACH LLC

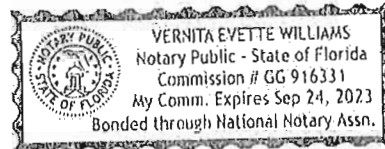
BEFORE ME THIS 6th DAY OF Sept., 2022

By:

Edward Abbo
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

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Project: 101 Dania Beach Apartments

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Lot #13	118 Park Ave E	49 D Lot 9 Blk 26	504234013650
Lot #14	124 Park Ave E	49 D Lot 12 Blk 26	504234013670
Lot #15	126 Park Ave E	49 D Lot 13 Blk 26	504234013680

Exhibit "A" Criteria Statement

Reason for Administrative Variance: 307-20(A) Street Trees – The amount of street trees provided does not satisfy the 1 per 15' requirement.

The applicant has taken every available measure to comply with the Code including the street tree requirement of one street tree every 15' on-center. The City of Dania Beach requires that the street tree calculations, not exclude vehicular and pedestrian openings in the lineal street frontage when calculating overall lineal footage and street tree quantities. The City also has required that 30' visibility triangles at vehicular drives and intersections be clear of trees. Due to these restrictions, and in order to avoid conflicts with underground utility lines and light poles, the street tree quantities provided is less than required. Note: the CRA Design Guidelines has a street tree requirement in this area with spacing that is closer to a 25' O.C. instead of 15'.

Street	Required	Provided
SW 1st Ave	24	21
SW 1st Street	12	12
SW 1st Ct	17	7

May 24, 2022

HAND DELIVERED

Eleanor Norena, Director
Community Development
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Re: Letter of Intent – 101 Dania Beach

Dear Ms. Norena,

The undersigned is legal counsel to First Dania Beach LLC (the “Applicant”), the Owner and/or contract purchaser of approximately 1.86 acres, which is an assemblage of the properties identified in the attached exhibit (the “Property”). The Applicant is an affiliate of The Apollo Companies, which has a very accomplished track record as builders and property managers with a diverse portfolio of assets including rental communities, residential, hotels, office, and retail developments.

The Applicant is seeking site plan approval for a multi-family development which promises to redefine this gateway property in the City of Dania Beach. This constitutes our Revised Letter of Intent to accompany our application for formal Site Plan Approval. Revised plans submitted herewith address DRC comments from its meeting of April 28, 2022. Approval of this application will pave the way for a twelve (12) level multi-family development consisting of five live-work ground level units and a total of 278 rental units. Of the 278 rental units, 35 will be studios, 134 will be 1-bedroom units, 83 will be 2-bedroom units, and the remaining 21 units will be 3-bedrooms. The ground floor of the portion of the building that fronts SW 1st Avenue will contain the live work units, tenant lobby, and leasing office. It is important to note that the final unit count and number of levels has been derived from the use of several incentives in place with the City of Dania Beach, specifically the Public Open Space Incentive and the Sustainability Design Bonus.

The residential amenities provided in the proposed building include a swimming pool, fitness center, clubroom, dog grooming room, package lockers for convenient package deliveries, conference rooms, and coworking offices for the growing number of people that work from home.

A four-level parking garage will include 367 spaces, of which 11 spaces will be reserved for handicap parking. A bike storage room will be included within the building with exterior and interior access. The parking spaces on the ground floor of the parking garage will be reserved for guests, future tenant parking, and live-work unit tenants. The parking on the second floor and above will be reserved for occupants of the apartments in the building. In order to ensure a smooth flow of traffic around the site, the applicant has added a ramp to the parking garage in the rear of

the building accessible thru SW 1st Court. It is important to note that the Applicant's parking plan is provided in accordance with the "Alternative Parking Standards" as per City Code Sec. 265-60.

Through 101 Dania Beach, the Applicant hopes to inspire creativity and pioneer the true celebration of arts in Dania Beach. Although the City's Arts District is in its infancy, the Applicant has incorporated several artistic concepts and activities with the hope others will follow. Examples include active uses and programming on the ground floor by way of an open floor plan that will attract the public through the lobby and connect them to a café and other artistic installations. Local and regional artists will be given the opportunity to display and sell their art and participate in community events through an activated ground floor area, as the Applicant looks forward to working closely with the City as an active participant in City-sponsored events and festivals, including Dania After Dark events.

The applicant has worked closely with Planning and Zoning staff and looks forward to communicating with all affected neighbors in order to assure a seamless process which includes the community involvement. For all of the aforementioned reasons, we respectfully request your favorable review and support of this application. Thank you in advance for your consideration regarding this application.

Respectfully submitted,

Javier L. Vazquez

Javier L. Vazquez, Esq.



**SPINNAKER
GROUP**

OUR PASSION. OUR FOCUS. OUR ONLY BUSINESS. GREEN BUILDINGS.

1177 Clare Ave #7 | West Palm Beach, FL 33401 | 561-801-7576
info@SpinnakerGroup.com | www.SpinnakerGroup.com

September 6, 2022

Mrs. Corinne Lajoie, AICP
Planning & Zoning
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: 101 Dania Beach
46 SW 1st Ave, Dania Beach, FL 33004

Dear Mrs. Corinne Lajoie

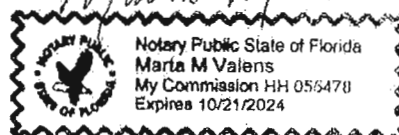
This is a Letter of Intent that Spinnaker Group will be the Sustainability Advisors and part of the development team for the 101 Dania Beach project and shall remain part of the project team throughout its duration to achieve the Florida Green Building Coalition's (FGBC) Green High-Rise Residential rating system Silver certification.

For any questions or concerns, please feel free to contact me directly.

Sincerely,

SPINNAKER GROUP, LLC

Jonathan Burgess, FGBC Designated Professional, LEED Fellow
President, Spinnaker Group, LLC



Building Commissioning • LEED™ Consulting





September 8th, 2022

**AFFIDAVIT
FROM PROJECT ARCHITECT FOR THE INCORPORATION OF GREEN BUILDING MEASURES
INTO THE PROJECT PLANS**

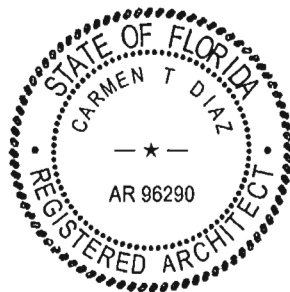
City of Dania Beach
Mrs. Corinne Lajoie, AICP
Planning and Zoning
100 W Dania Beach Blvd, Dania Beach, FL 33004

Re: 101 Dania Beach
101 SW 1st Street, Dania Beach FL 33004

Dear Mrs. Lajoie,

This letter is to inform you that Caymares Martin Architectural and Engineering Design, Project Architect, will be the sustainability advisor and part of the development team for the 101 Dania Beach project and shall remain part of the project team throughout the project's duration in order to achieve the Florida Green Building Coalition's (FGBC) Green High Rise Residential rating system Silver Certification and to incorporate the required Green Building Measures established by City of Dania Beach into the project.

Very truly yours,



Carmen T. Diaz, AIA
AR96290

Florida Green High-Rise Residential Building Standard

Version 4: Revised 4/4/2022

Final Application Form

Project Information

Project Name:	101 SW 1 Street	Dania Beach / 33004	New or Existing:	New
City & Zip:	Dania Beach / 33004		Number of Floors:	13
County:	Broward		Number of Units:	278
Size (SF):	455,000		Website:	apollocompanies.com
Project Description:	Multifamily Rental Apartments			
Building Owner Contact Information				
Name:	Edward Abbo			
Company:	Dania Beach LLC			
Address:	2675 NE 191st Street, Suite PH-4			
City / Zip:	Aventura / 33180			
Phone:	305-677-3700			
Fax:				
E-mail:	edward@apollocompanies.com			
Designated Professional Contact Information				
Name:	Jonathan Burgess			
Company:	Spinmaker Group			
Address:	1177 Clare Ave, Suite 7			
City / Zip:	West Palm Beach / 33401			
Phone:	561-801-7576			
Fax:				
E-mail:	jonathan@spinmakergroup.com			

Total Fee Due: \$9,500 Refer to "Instructions" tab for Application Fees
 Deposit Paid: Amount paid with initial project registration
 Member Discounts: Total % Discount Rate (5% or 10%) Refer to "Instructions" tab for Application Discounts
 Amount Due: \$9,500 Balance Due Must Be Submitted with Final Application.

Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed) Currently this project needs 100 Please refer to Standards Documents and Green Commercial Reference Guide for additional information.

Category	Your Score	Required Min
Category 1: Project Management	33	5 Points
Category 2: Energy	23	15 Points (75 point max)
Category 3: Water	17	10 Points
Category 4: Site	44	5 Points
Category 5: Health	45	10 Points
Category 6: Materials	13	5 Points
Category 7: Disaster Mitigation Innovation	5	2 Points
Total:	180	
Total Needed:	100	
Final Score	180	

Certification Level

Gold

To Qualify your project must



0 - 30 points over the project's adjusted required minimum
 31 - 60 points over the project's adjusted required minimum
 61 - 90 points over the project's adjusted required minimum
 91 > points over the project's adjusted required minimum

PROJECT NAME:

101 Dania Beach Apartments

CURRENT PROJECT SCORE

Total Credits	Standard Credits	Submitted Credits	Additional Credits	Total Possible
451	180	26	159	

100 TOTAL NEEDED FOR CERTIFICATION

PROJECT MANAGEMENT (Required Category Minimum 5)									
TOTAL AVAILABLE		AWARDED		SUBMITTED		POSSIBLE		NA	
42		33		33					
PROJECT MANAGEMENT				CREDIT		REQUIREMENTS		SUBMITTAL	
PREREQUISITES									
PM P1		Required		Reviewing		Green Project Meeting/Charrette	Design Team, Owner and Project Team Decision Makers must participate in a Green Building Design Charrette conducted by an FGBC Designated Professional. The team must review the FGBC High Rise Residential Building Standard Checklist and identify credit of interest for the project. The training must be project specific; general green education courses do not comply.	Provide documentation of design charrette, virtual or in person, such as a copy of the meeting agenda, outline of notes, dated sign in sheet and or screen captures of the virtual attendees. Provide a copy of the FGBC Checklist that resulted from the Charrette.	
PM P2		Required		Reviewing		Green Designated Professional	The project team includes a certified FGBC Green Designated Professional.	Copy of FGBC Green Designated Professional Certificate.	
CREDITS									
Education									
PM1.01	2		2			Comprehensive Design Charrette/Design Team Training	Prior to 50% Construction Documents (CDs) the Design Team, Owner and Project Team Decision Makers must participate in a green project training. This training must be specific to the FGBC Green High Rise Standard and may be offered by the FGBC or the FGBC Designated Professional.	Provide training content documentation, means of training and a dated sign-in sheet.	
PM1.02	2		2			Construction Team Training	Design Team, Owner and Project Team Decision Makers, General Contractor and subcontractors currently under contract participate in an FGBC High Rise Training that addresses the overall certification standard and focuses on the credits targeted by the high rise project. Subcontractors associated with the following activities must be trained prior to commencing work on the site: General Contracting, MEP, HVAC, irrigation, and interior finishes. Multiple trainings may be required to properly educate the construction team.	Provide training content documentation, means of training and a dated sign-in sheet.	
PM1.03	1		1			Staff Training	Operational staff, including facility manager, leasing agent, sales staff, or any individual that works over 20 hours a week in a capacity managing or maintaining the building must attend a green training. This training must be specific to the FGBC Green High Rise Standard and may be offered by the FGBC or the FGBC Designated Professional for the project. Training must include an explanation of the combination of office instructions or home walk-through with hands-on training. This training must be specific to the FGBC Green High Rise Standard credits achieved for the project and given by the projected FGBC Designated Professional. The Designated Professional may provide additional training to the Staff that includes a walk through so	Provide training content documentation, means of training and a dated sign-in sheet. If training is recorded for use by future staff provide link to training video.	
PM1.04	1		1			Homeowner Training	Provide homeowners with "green maintenance" training that is a combination of office instructions or home walk-through with hands-on training. This training must be specific to the FGBC Green High Rise Standard credits achieved for the project and given by the projected FGBC Designated Professional. The Designated Professional may provide additional training to the Staff that includes a walk through so	Provide a copy of the training outline and bio of the approved trainers. If training is recorded for use by future staff provide link to training video.	
PM1.05	1		1			Green Website	Provide information on the project website regarding the FGBC green certification of the project, a link to the project score sheet, information on green operation and maintenance for homeowners, and helpful links for homeowners regarding FGBC, energy efficiency, water efficiency, and healthy homes.	Provide the web address and copies of the content.	
PM 2	5		1			Building Information Modeling 1 point for Architect 3 points for Architect, Structural and MEP 5 points for Architect, MEP, Contractor, Mechanical, Electrical, Plumbing, and Fire Subs	Design team and construction teams use BIM process to optimize the efficiencies related to design, estimating, materials ordering, and construction.	Provide a minimum of 6 examples of 3D renderings and conflict reports. Meeting minutes discussing conflict resolution may be submitted in lieu of conflict reports.	
PM 3	5		5			Cost-Benefit Analysis	FGBC Designated Professional in coordination with the General Contractor and Owner shall document the cost impact of the energy and water credits. Earn 1 point for each energy or water credit: Cost-Benefit Analysis. Analysis shall include a minimum of two building alternatives considered to achieve the credit, the cost associated with each alternative and calculated annual kWh, gallons of water, and cost savings.	The project must submit a copy of the FGBC Checklist identifying the credit(s) analysis. Include assumptions regarding interest rates, life cycle of the materials, and any other assumptions made for the analysis. A short narrative must accompany each credit explaining the options reviewed, environmental benefits, and reasoning for final selection for inclusion in the project.	

PM 4	20		20		Small Unit Credit 10 Points for weighted average < 1500 SF 15 Points for weighted average < 1200 SF 20 Points for weighted average < 900 SF	Design and construct small units. Points are awarded based on the weighted average unit size for the project.	Architectural drawings showing floorplans and units, a list of the types of units, square footage of the units, and a weighted average calculation.
PM 5	5			5	Affordable Housing 2 points: Allocate 5% of the total units in the project to 80% AMI 3 Points: Allocate 5% of the total units in the project to 60% AMI	Set aside a minimum of 5% of the units for 80% and or 60% AMI affordable housing.	Submit documentation of the number of total units and number of affordable units provided. Submit AMI calculations and documentation of unit set asides.
ENERGY (Required Category Minimum 15, Allowed Category Maximum 75)							
TOTAL AVAILABLE		SUBMITTED		POSSIBLE		NA	
133		23		10		49	
Points Below Category Minimum		CREDIT		REQUIREMENTS		SUBMITTAL	
DESIGNATED PROFESSIONAL COMMENTS							
EP 1	Required		Reviewing		OPR	Owner designated representative must develop a list of owner project requirements related to each of the categories of the high-rise standard. The OPR should indicate minimum goals for each category and any specific credits the Owner wishes to target.	Submit a narrative explaining the OPR for the project clearly indicating the minimum project goals for each of the FGBC categories.
EP 2	Required		Reviewing		BOD	Design team representatives develop and document how the design will achieve the Owner Project Requirements. The Basis of Design should include specifically how the performance desires of the Owner will be achieved by the proposed design.	The design team must submit a narrative that explains how the design decisions support the Owner project requirements. The BOD must include a description from the design team as to how each of the FGBC category specific owner goals will be achieved.
EP 3	Required		Reviewing		Testing and Balancing	Mechanical Electrical Plumbing (MEP) Engineering Firm, Commissioning Agent or Independent Inspector representing the owner works with the Architect or design team leader to verify field installed equipment meet OPR, BOD and is installed and operating correctly. Testing and verification must include at a minimum, Heating, Ventilation, Air Conditioning and Refrigeration (HVAC&R) systems & controls, lighting systems and controls, renewable energy systems, hot water system, and energy and water measurement devices as determined by the project engineer of record. Testing and verification shall be performed by a licensed engineer or a professional certified by the National Environmental Balancing Bureau (NEBB), the requires that all building HVAC&R systems be free of CFC's and Halons	Copy of the testing and balancing report and the comfort balance documentation.
EP 4	Required		Reviewing		CFC Reduction in HVAC Equipment		Provide the mechanical equipment schedule and signed approved submittals or a stamped letter from the Mechanical Engineer declaring that the building's new HVAC&R systems do not use CFC-based refrigerants.
CREDITS							
E 1	Performance Improvement						
E 1.01	60		2		Energy Performance improvement 2 point for each percent lower than code	The designed building will receive credit for energy performance that is more efficient than the current Florida Energy Code. Refer to the Florida Energy Code Calculations and their provided summary comparing the baseline and design buildings.	A copy of the Florida Energy Code calculations and input summary. Note the following inputs into the Energy Code calculations will be verified with the field installed design/equipment. The lighting, wall construct and insulation, window solar heat gain coefficient and U-factors, roof construct and insulation, system types and efficiencies, water heaters and exterior lighting.
E 1.02	1		1		Pump Motors	All three phase pump motors > 1 horsepower that are NOT packaged as an integral component of mechanical, fire or booster pumps must be Energy Star, Variable Speed or NEMA Premium™, or have an efficiency > 90% or greater.	Signed approved submittals for all applicable pumps and field photos

E1.03	5	1	4	Lighting Power Density	Design and construct such that the average lighting power density for the building, which includes conditioned space and enclosed spaces defined as enclosed with doors, windows and roof (for instance, fire truck bays) and which excludes the structures exterior and parking area shall be <0.8 W/SF. 1 point: <0.7W/SF 2 points: <0.6W/SF 3 points: <0.5W/SF 4 points: <0.4W/SF 5 points: <0.3W/SF	Signed approved lighting submittal, photos of installed lighting and Watt per square foot calc. Include the Energy Gauge Summit "Total Building Performance Method for Commercial Buildings" full report, including all input and output reports with lighting power densities (Form 506-2010) or its equivalent, signed by lighting designer or MEP.	
E2				Prescriptive Energy Features			
E2.01	2	3		Energy Star Refrigerator	Install Energy Star qualified Refrigerators in: 2 points: Each residential unit 1 point: All amenity and common areas 1 point: All Back of House Operations	Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	
E2.02	2	2		Energy Star Dishwasher	Install Energy Star qualifying dishwashers in: 2 points: Each residential unit 1 point: All amenity and common areas 1 point: All Back of House Operations	Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	
E2.03	2	2		Energy Star Clothes Washer	Install Energy Star Clothes Washers in: 2 points: Each residential unit 1 point: All amenity and common areas (common laundry rooms) 1 point: All Back of House Operations For non commercial clothes washers points may also be awarded for clothes washers with an Integrated Modified Energy Factor (IMEF) ³ 2.38 (top load), IMEF ³ 2.06 (front load), IMEF ³ 2.07 (washers <2.5 cubic feet (CF)) OR if the central laundry facility is on site and includes Energy Star clothes washers. Alternatively, points may also be awarded for commercial clothes washers with a Modified Energy Factor (MEF) ³ 2.2.	Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	
E2.04	2		2	Energy Star Ceiling Fans	Install Energy Star qualified ceiling fans located in the main living area and each bedroom of each residential unit.	Copy of the electrical plan showing fan locations and type, appliance package approved submittal, cut sheet identifying model number and photo of installed fixture	
E2.05	1	1		Energy Star Common Area Appliances	Incorporated into E2.01 and E2.02 Earn one point for each 25% of the building amenity space and common area square footage that include areas with occupancy sensors. Occupancy sensors shall be equipped to automatically turn lighting off within 15 minutes of all occupants leaving a space and allow "manual off" control. In addition, all occupancy sensor controls shall be either "manual on" or use bi-level switching coupled with manual-on control ("automatic on" programmed to a low light level combined with multi-level circuitry and "manual on" switching for higher lighting levels). Where occupancy sensors and daylighting sensors are utilized, the occupancy sensor shall work in conjunction with the daylighting controls.	Copy of the lighting package approved submittal, cut sheet identifying sensor type(s) and photo of installed sensors.	
E2.06	4	3		Automated Lighting Controls			
E2.07	3	3		Exterior Lighting	Select and install exterior lighting that comply with the following: - Parking Garage Lighting: >113 Lumens/Watt - Outdoor pole/arm mounted area and roadway luminaries: >119 Lumens/Watt - Outdoor pole/arm mounted decorative luminaries: >97 Lumens/Watt - Outdoor wall mounted luminaries: >108 Lumens/Watt - Bollards: >45 Lumens/Watt ALL exterior lighting other than safety and security lighting must be controlled by motion sensors, photometric sensors, or timers. OR Comply with the Lighting Power Allowances for Building Exteriors provided in the reference guide.	Provide signed approved submittal for exterior lighting highlighting the lumens per watt. ALL exterior lighting other than safety and security lighting must be controlled by motion sensors, photometric sensors or timers.	

E2.08	1		1		Insulate hot water pipes	Piping carrying liquid with temperatures greater than 105°F must have a minimum of 1" of insulation. Pipes over 1.5" in diameter must have a minimum of 1.5" of insulation. Extent and location to be determined by ASHRAE 90.1-2007 Section 7.4.3 or local code. All pipes greater than 3/4" in diameter conveying hot water must be insulated.	Photos of insulated hot water pipes, plan detail, or approved submittal of selected insulation signed by architect.	
E2.09	2		2		Ductwork sealed with mastic	Seal all duct connections with mastic. This includes rigid duct connections to air handlers AND flex duct connections to junction boxes and supply vents.	Photos of installed ducts and air handlers with mastic. Submit a representative number of photos (3+) from a minimum of 10 units.	
E3					Performance Verification/Testing			
E3.01					Commissioning			
E3.01.01	4		4		Basic Commissioning	Fundamental Building Systems Commissioning: Engage a Commissioning Agent prior to the Design Development Phase of the project. Complete the following commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies, in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007 for HVAC&R systems, as they relate to energy, water, indoor environmental quality, and durability. The commissioning authority (CxA) must do the following: • Review the OPR, BOD, and project design. • Develop and implement a Cx plan. • Confirm incorporation of Cx requirements into the construction documents. • Develop construction checklists. • Develop a system test procedure. • Verify system test execution. • Maintain an issues and benefits log throughout the Cx process. • Prepare a final Cx process report. • Document all findings and recommendations and report directly to the owner throughout the process. Implement or have a contract in place to implement all of the following fundamental best practice commissioning procedures Commissioning includes verifying installation, functional performance testing, training and documentation for EACH of the commissioned system or components as compared to the design intent, training of owner designated O&M professional and completion of the operation and maintenance manuals.	Submit a copy of the CxA signed contract (black out fees), OPR, BOD, Commissioning Plan and Commissioning Report. The commissioning Plan should include an overview of the commissioning process, a list of systems and features, the commissioning participants and their roles, a communication and management plan, an outline of the scope of commissioning tasks, and a schedule. Where possible, include copies of the completed start up checklists. The commissioning report should contain the analysis of whether each commissioned system or component meets the design intent, specifications, was properly installed, passed the functional performance tests, was properly documented in the O&M manuals, and was covered in the operator training.	
E3.01.02	5		5		Advanced Commissioning	Advanced Building Systems Commissioning: Complete Fundamental Commissioning and the following commissioning process (CxP) activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007 for HVAC&R systems, as they relate to energy, water, indoor environmental quality, and durability. In addition to fundamental commissioning the CxA: • Review contractor submittals. • Verify inclusion of systems manual requirements in construction documents. • Verify inclusion of operator and occupant training requirements in construction documents. • Verify systems manual updates and delivery. • Verify operator and occupant training delivery and effectiveness. • Verify seasonal testing. • Review building operations 10 months after substantial completion. • Develop an on-going commissioning plan. The minimum requirements for serving as the commissioning agent for advanced commissioning are serving as the commissioning agent of record on at least two (2) projects certified by a state or nationally recognized green certification program.	Submit all documentation for Basic Commissioning and a copy of the list of recommendations provided to the owner and design team during the Design Document review.	
E3.02					Midpoint Inspections			

[illegible]

CREDITS		TOTAL AVAILABLE	AWARDED	SUBMITTED	POSSIBLE	NA	POINTS BELOW CATEGORY MINIMUM		CREDIT		REQUIREMENTS		SUBMITTAL	DESIGNATED PROFESSIONAL COMMENTS
WATER		91		17	15	49								
Exterior														
W 1		Installed Landscape												
		Plants/Trees from drought-tolerant list:												
W 1.01	3			2							Use of at least 60% of the plants and trees incorporated into the landscape are from a local drought tolerant list; 2 points are available if 80% are from such a list; and 3 points are available if 100% of the plants and trees are from such a list. A minimum of 12 total plants must be present in the landscape to qualify for the credit. Plants shall be listed with high or moderate drought tolerance by Florida Friendly Landscape, WaterWise (water management district) or local drought tolerant list.		Plant list identifying drought tolerant vegetation, landscape plan, and percentage of drought tolerant vegetation calculation.	
W 1.02	5					\$					Turf 1 point: Install only drought tolerant turf < 50% 2 points: Install only drought tolerant turf < 40% 3 points: Install only drought tolerant turf < 30% 4 points: Install only drought tolerant turf < 20% 5 points: Install only drought tolerant turf < 10%			
W 1.03	2			2							Non-Cypress mulch		Landscape plan, and photos of the completed project.	
W 2		Installed Irrigation												
											Properly Installed Irrigation			
W 2.01	5			5							1. Separate zones for turf and landscape beds - multi-program controller 2. High-Volume Irrigation does not exceed 50% of the landscaped area 3. Head to head coverage for rotor/spray heads 4. Correctly install micro-irrigation in landscape beds and narrow areas 5. Provide facility manager installed irrigation plan, on site training and written instructions See FGBC guidelines for irrigation as stated in the Reference Guide.		Copy of the irrigation design, photos of installed irrigation, and a copy of the instructions.	
W 2.02	3					3					Micro-irrigation (Irrigation with a maximum application rate of 0.5 gallons per minute) used and irrigated to FGBC Standard		Copy of the irrigation design, and photos of installed irrigation, irrigation plan and management plan.	
W 2.03	10					10					No Permanent In-Ground Irrigation System Advanced Irrigation Control Systems		Provide a signed letter from the project owner. Cut sheet of innovative equipment	
W 2.04	5				5						Landscape contains no permanently installed irrigation system. Install irrigation control systems that are controlled by Soil Moisture Sensors or other WaterSense Weather-based Wi-Fi enabled Irrigation controllers at both the ground level and amenity decks with irrigation.			
W 3		Water Source Conservation												
W 3.01	4					4					Reclaimed Water for Irrigation 2 points: All irrigation using non potable water 1 point: Meter on reclaimed irrigation system 1 point: Volume-based pricing arrangement		Construction drawings details showing reuse water supply and meter(s). Provide fee structure from entity supplying reuse water.	

W 3.02	10					Rainwater (10 points max) 5 points: Collect, treat and use rainwater to supply 50.0% of the water used for irrigation. 10 points: Collect, treat and use rainwater to supply 100.0% of the water used for irrigation. 5 points: Collect, treat and use rainwater to supply 1.0% of the annual cooling tower make up water. 5 points: Collect, treat and use rainwater to supply 2.0% of the annual cooling tower make up water. 5 points: Collection for toilet/urinal flushing. Collected rainwater must supply a minimum of 25% of the water required for toilet/urinal flushing. 10 points: Rainwater is collected and treated to potable standards for use throughout the building. Rainwater collected must provide a minimum of 25% of the building's annual water use.	Install rainwater harvesting collection, storage, and treatment system to reduce demand on potable water.	Construction drawings indicating design and location of system.	
W 3.03	15				15	Greywater (15 point max) 3 points: Collect, treat, and use AC condensate as a supplement for potable water. 5 points: Collect, treat, and use greywater from all Back of House and amenity/common area spaces to supply the water used for irrigation. 10 points: Collect, treat, and use greywater from all residential units to supply the water used for irrigation. 5 points: Collect, treat, and use greywater from all Back of House and amenity/common area spaces to supply the water used for cooling tower make up water. 10 points: Collect, treat, and use greywater from all fixtures	Greywater system is installed to reduce demand on potable water. System must have a specific collection source and a dedicated use.	Construction drawings indicating design and location of system and calculations of quantities as needed.	
Interior									
W 4									
W 4.01	4			2		Low Flow Toilets Water closets in the individual units 1 point: All toilets ≤ 1.28 gallons per flush (gpf) 1 point: All dual flush with one flush option ≤ 1.6 gpf and one ≤ 1.1 gpf 2 points: All dual flush (one flush option must be ≤ 1.1 gpf) or single flush toilets with ≤ 1.1 gpf 3 points: All toilets are single flush ≤ 1.1 gpf 1 Bonus point: All water closets in the common areas, amenity areas and back of house areas are ≤ 1.28 gpf Low Flow Lavatory Faucets in units 2 points all lavatory faucets are ≤ 1.5 gpm 3 points all lavatory faucets are ≤ 0.5 gpm 1 Bonus point is available if all of the lavatory faucets installed in the common areas are ≤ 1.5 gpm or Motion Sensor self closing faucet (0.25 gal/metering cycle Max)	All installed toilets must comply with the low-flow criteria AND have a minimum MAP (Maximum Performance) rating of 600 OR are WaterSense Certified. For Dual-Flush toilets to receive one point, ONE of the two flush options must be ≤ 1.1 gpf.	Signed approved plumbing submittals and photo of installed low flow fixtures.	
W 4.02	4			2		Low Flow Kitchen Faucets in units 2 points: ≤ 1.5 gallons per minute (gpm) OR WaterSense Certified 1 Bonus point is available if all of the kitchen faucets installed in the common areas are ≤ 2.0 gpm	All installed lavatory fixtures must comply with the low-flow requirements.	Signed approved plumbing submittals and photo of installed low flow fixtures.	
W 4.03	3			2			All installed kitchen fixtures must comply with the low-flow requirements.	Signed approved plumbing submittals and photo of installed low flow fixtures.	

W 4.04	4	2	Low Flow Shower heads in units 1 point: ≤2.0 gallons per minute (gpm) 2 points: ≤1.75 gpm 3 points: ≤1.5 gpm 1 Bonus point is available if all of the shower heads installed in the common areas are ≤2.0 gpm	All installed shower heads must comply with the low flow requirements. A maximum of 1 shower head per 135sf of shower compartment is allowed. If there are multiple showerheads they may NOT operate simultaneously.	Signed approved plumbing submittals and photo of installed low flow fixtures.
W 5			Appliances and Equipment High Efficiency Water-Saving Clothes Washer: 2 Point for IWF ≤ 3.2 (Front Loading), ≤ 4.6 (top Loading), ≤ 4.2 (for clothes washers ≤ 2.5 cubic feet) 2 points: Commercial clothes washers with IWF ≤ 4.0 Tankless, boiler, or recirculating hot water heaters Compact hot water distribution	All installed clothes washers must comply with the stated Water Factor requirement. Install on demand tankless hot water heaters or hot water recirculation system Install compact hot water distribution system. For a conventional system, no branch line from the water heater to any fixture may exceed 25 feet. Branch lines from the central header to each fixture must be a maximum of 1/2-inch diameter. One point is also available for use of a manifold system or a recirculation loop with an on-demand control with auto pump shut-off in the kitchen and each full bathroom.	Photo of installed high efficiency clothes washer and cut sheets Photo of installed tankless water heaters and cut sheets or schematics of recirculation system Floorplan showing location of hot water heaters/distribution system
W 5.01	4	2			
W 5.02	2				
W 5.03	1	2			
W 6			Water Certifications Florida WaterStar™ Certification	Meet the WaterStar™ or WaterSense certification program requirements. Obtain Florida Friendly Landscaping™ Program New Construction Certification	Copy of Florida WaterStar™ Certificate Copy of WaterStar Certification
W 6.01	5	5			
W 6.02	2	2	Florida Friendly Landscape Recognition		
SITE (Required Category Minimum 5)					
TOTAL AVAILABLE		70	44	1	21
CREDITS		70	44	1	21
SITE PRE-REQUISITES					
TOTAL AVAILABLE		70	44	1	21
CREDITS		70	44	1	21
S P1	Required		Reviewing		Copy of Notice of Intent if applicable (some sites do not require due to size).
S P2	Required		Reviewing		Copy of erosion control plan, site details and photos
S 1					
S 1.01	1	1			Site survey and Google earth map.
S 1.02	8	8			Provide proof of certifications.
S 1.03	2	2			Project location and flood information.

\$1.04		4				4			High Density project 1 point: ≥30 Dwelling Units (DU) per Acre 2 points: ≥60 DU/acre 3 points: ≥90 DU/acre 4 points: ≥120 DU/acre	Project with high dwelling unit density	Number of units per acre	
\$1.05		3				3			Greyfield Redevelopment	Locate the building on a site that has existing hardscape or other structure that must be replaced. To achieve this credit, the site must have utility connections available within 1/8 mile boundary.	Copy of a site plan with the existing conditions	
\$1.06		3						3	Brownfield Redevelopment	Development of any EPA or federal/state/local government classified brownfield and provide remediation as required by EPA's Sustainable Redevelopment of Brownfields Program.	Provide a copy of the Phase II Environmental Site Assessment OR a letter from a local, state or federal regulatory agency confirming that the site is classified as a brownfield	
\$1.07		5				5			Access to Basic Services (Connectivity) 1 point awarded for each 3 unique services with a max of 5 pts.	Locate the building on a site that is within 1/2 mile of, and has safe and walkable access to, basic services (this can be measured as the crow flies). Each type of service may only be counted once, i.e. if there are 3 banks, for the purposes of this Checklist that is equal to ONE service. Please refer to the Reference Guide for a list of services.	Aerial context map with building location, and location and type of basic services within 1/2 mile.	
\$1.08		4				3			Public Transportation Access	Site is located within 1/2 mile of an existing or funded rail node OR within 1/4 of mile safe and walkable access to mass transit of at least 1 active bus stop, trolley or ride share (this can be measured as the crow flies). 2 Points: 1 route within 1/2 mile 3 Points: 2-4 routes within 1/2 mile 4 Points: 5+ routes within 1/2 mile	Regional/local drawing or transit map highlighting the building location and the fixed rail stations and bus lines, and indicate the distances between them. Include a scale bar for distance measurement.	
\$2									Site Enhancement			
\$2.01		1						1	Tree Preservation	Protect existing trees during construction of project by employing the following techniques to at least 36 inches of diameter at breast height (DBH) (i.e. nine 4-inch trees, three 12-inch trees, etc.) per acre. Refer to FGBC Reference Guide for all credit requirements.	Tree/native plant identification survey and photo or other documentation of each technique. For multi-family projects, tree protection shall be shown on the site plan or on a tree survey with details on the drawings outlining protection strategies, barricades, fencing, and areas of protection.	
\$2.02		1				1			Minimize Site Disturbance	The maximum square footage of the site that may be disturbed, excluding the building footprint, must be less than or equal to the building footprint.	Copy of project site indicating building footprint, square footage of building footprint and outlining site cleaning, operation boundaries and staging areas. Provide photos of site demonstrating minimal site disturbance.	
\$2.03		1				1			Site Open Space	Exceed minimum zoning requirements for open space by 25%. Stormwater retention/detention areas may be included in the open space calculations if they are specifically designed for dual use/function, for example, recreation areas that function as dry detention may be included in the calculation.	Provide a site plan with the building footprint, square footage of building footprint (for a copy of the local zoning open space requirements) that shows the designated open space and landscape plan. Also provide a list of trees and their projected canopies after 10 years.	
\$3									Transportation			
\$3.01		1				1			Bicycle Storage	Project must provide long term bike storage for a minimum of 5% of the total building occupants. Bike parking must be covered or otherwise protected from the weather. Ground level exterior short term bike racks are NOT included as part of the required 5%.	Provide site plan identifying bike storage, cut sheet of bike rack, and photo of installed bike storage	

					Alternative Fuel Refueling Stations 1 - 4 Points 1 point: 3% of the total parking spaces provided are designated for alternative fuel, hybrid, high capacity or electrical vehicle 2 points: 10% of the total parking spaces are designated for alternative fuel, hybrid, high capacity or electrical vehicle 3 points: 10% of the total parking spaces are designated and constructed to include conduit and dedicated electrical capacity that will allow for non-invasive installation of electric chargers at a future date. 4 points: 15% of the total parking spaces provided are designated for electrical vehicle charging. Provide a minimum of one 220 volt 40 Amp outlet at each parking space. 3	4		Provide preferred parking and/or accommodations based on the requirements listed below, for alternative fuel, hybrid, high capacity or electrical vehicle. Points are available based on the percentage of preferred parking and type of accommodations installed.	Plan identifying location of preferred parking, description of charging apparatus and photos of installed equipment	
S3.02										
S3.03						4		Pursue parking reduction via waiver, variance or shared parking agreement. Parking quantity required must be less than the base parking ratio calculation. 1 point: Enter into a shared parking use agreement with surrounding properties. 2 points: Provide 5% less parking than required by the base parking ratio calculation. 3 points: Provide 10% less parking than required by the base parking ratio calculation.	Provide a calculation of the zoning required parking spaces, a letter from the local jurisdiction indicating the projects parking requirements and a site plan with a total parking count.	
S3.04						3		Incorporate lifts, elevators or valet parking to reduce the structure required to support the parking demands of the high rise. Earn 1 point if a minimum of 10% of the total parking spaces provided are stack parking, elevators, or lifts. Earn 2 points for 20% and 3 points for 30%. Three points are also available if the project has 100% valet parking.	Detail and description of plan and system	
S4								Use ENERGY STAR Roof-compliant, high-reflectance AND high emissivity roofing for low slope roofs: initial reflectance of at least 0.65 and three-year-aged reflectance of at least 0.5 when tested in accordance with ASTM E903 and emissivity of at least 0.9 when tested in accordance with ASTM E408; for steep slope roofs: initial reflectance of at least 0.25 and three-year-aged reflectance of at least 0.15 when tested in accordance with ASTM E903 and emissivity of at least 0.9 when tested in accordance with ASTM E408 for a minimum of 20% of the roof surface (alternatively roof materials may have a LRV ≥ 50); OR install a "green" (vegetated) roof for at least 20% of the roof area. Combinations of high albedo and vegetated roof can be used providing they collectively cover at least 20% of the roof area.	Provide a roof drawing with area calculations and cut sheets for the materials used.	
S4.01						4		Shade, cover or use high albedo hardscape for a minimum of 40% of the site hardscape. For the purpose of this credit site hardscape includes roads, sidewalks, courtyards, amenity decks, and parking lots. Areas square footage that may be included in this calculation are hardscape materials with a SRI ≥ 26, SR ≥ 28, a LRV ≥ 60, or shaded within 10 years The building footprint, i.e., square footage of roof, is NOT considered hardscape unless used as a rooftop terrace amenity. Hardscapes shaded by photovoltaic panels or other systems that are generating electricity can be included in the shade square footage calculation and are exempt from meeting the SRI ≥ 26 requirement.	Provide a site plan identifying all the site features and a cut sheet for any reflective materials used to achieve this credit.	
S4.02						4		A minimum of 50% of the parking shall be located under the building. To qualify for this credit, a minimum of 20% of the exterior wall surface area minus the glazing must have a LRV > 60 for stucco and painted all finishes, a SRI ≥ 29 for metal and vinyl. Natural and man made stone products must be light in color and comparable to LRV > 60 paint.	Plan details for project parking Provide a cut sheet of the exterior wall coating/paint and any shading calculations of claimed.	
S4.03						3		Under Building Parking		
S4.04						4		Building Exterior		
S5								Light Pollution Reduction		

S5.01	1		1		Building, Amenity Desk, and Site Lighting are Dark Sky Compliant	Installed exterior lighting must be fully shielded (pointing downward) to minimize skyglow, glare and light trespass. Consider looking for lights that is rated and approved by the International Dark Sky Association or lighting with "BUG" (Backlight, Up light and Glare) Ratings which are indicators of light trespass.	Provide specifications, construction detail and lighting cut sheets indicating dark sky compliance.	
5.6 Stormwater Management								
S6.01	1		1		Rate and Quantity	No net increase in Stormwater runoff from pre-development conditions to post-development	Civil Engineering stormwater calculations and narrative explaining how the design improves the	
S6.02	1			1	Treatment	Provides onsite treatment of stormwater to remove 80% of (TSS) Total Suspended Solids and 40% of (TP) Total Phosphorous	Civil engineering stormwater calculations and narrative explaining how the design improves the	
S6.03	2			2	Littoral Vegetation	Use littoral vegetation surrounding stormwater ponds - a minimum of 75% of the shoreline (calculated based on percentage of linear feet of shoreline) shall be vegetated with littoral plants.	Plant list and detention pond design.	
S6.04	3		1		Alternative Stormwater Detention: Rain Gardens, Infiltration Trenches, Rainwater Harvesting, and Injection Wells. 1 point: 50% of stormwater collected using LID 2 points: 75% of stormwater collected using LID 3 points: 100% of stormwater collected using LID	Uses Low Impact Development (LID) alternatives to collect and treat stormwater. Alternative systems that qualify include rain gardens, bio-retention filtration systems, infiltration trenches, vegetated roofing and injection wells. A minimum of 50% of the stormwater collection and treatment must use the low impact development treatment system to achieve this credit. Earn one point if 50% of the site stormwater is collected using low LID techniques. Earn an additional point for each additional 25% of total site stormwater that is collected using LID techniques.	Site design, stormwater calculations and construction details of low impact development designs.	
S6.05	1			1	Pervious Hardscape	Install pervious hardscape for a minimum of 25% of the hardscape. Site hardscape includes roads, sidewalks, courtyards, and parking lots. Hardscape may be porous pavers (open grid pavers) or permeable pavement (minimum percolation rate of 2 gal/min/SF and a minimum of 6 inches of open graded base below.	Site drawing with pervious hardscape identified and cut sheet or calculations regarding percolation or perviousness.	
S6.06	1			1	Treat Stormwater from Adjacent Sites	Collect and treat stormwater from adjacent properties to assist in controlling both the quantity and quality of stormwater in the community. Earn 1 point for each additional 10% of stormwater volume the project site can retain and treat.	Civil engineering stormwater calculations	
HEALTH (Required Category Minimum 10)								
TOTAL CREDITS AVAILABLE		69	45	24	NA	Points Below Category Minimum		
HEALTH PREREQUISITES		CREDIT		REQUIREMENTS		SUBMITTAL		DESIGNATED PROFESSIONAL COMMENTS
HP1	Required		Reviewing		Environmental Tobacco Smoke (ETS) Control	No smoking allowed in the common areas of the building and only in outside designated areas that are located 25 feet or more away from all doors, operable windows, HVAC equipment, and fresh air intakes. If the building is non-smoking a minimum of one No Smoking sign must be placed at the front entrance of the building and at outside common areas. If smoking is allowed at a designated area, signage must be placed indicating as such and accommodations must be in place for proper cigarette butt disposal	Site plan indicating designated smoking area.	
HP2	Required		Reviewing		Construction IAQ Management Plan, During Construction	Indoor Environmental Quality shall be protected during construction according to SMACNA guidelines.	Provide copy of the specifications indicating use of SMACNA guidelines and letter from the contractor	
H1 Carbon Dioxide (CO2) Monitoring								
H1.01					Design - Systems: Protect, Monitor, Remediate Poor EQ Assembly Areas	Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system w/ corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment	
H1.01.01	1		1					
H1.01.02	1		1		All Common Areas	Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system with corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment	

H 1.01.03	1				Individual Units	Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system with corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment	
H 1.02	1		1		Increased Ventilation Effectiveness	Meet the minimum requirements of ASHRAE Standard 62.1-2010, Sections 4-7, Ventilation for Acceptable Indoor Air Quality (with errata), or a local equivalent, whichever is more stringent. This credit shall be available for projects installing dehumidification systems.	Provide details on mechanical plans and system design	
H 1.03	1		1		Building Entrance- Outdoor Pollutants	Project shall employ measures such as permanent walk-off grates or mats located at the building main entrance to reduce pollutant contamination of the building entrances. Building entrance must be under cover or mats provided immediately inside the entrance and a maintenance plan must be included to maintain the integrity of the system. Door mats must be sized, at a minimum, of the width of the door and 4 feet in the line of travel.	Provide cut sheet and construction detail of the system installed	
H 1.04					Building Entrance- Covered Entry			
H 1.04.01	1		1		Main Entry	Main entrance of the building shall be covered with no less than 50 square feet of roof to protect entrance from rain. The minimum depth of the entrance cover must be 8 feet perpendicular to the door.	Provide a copy of the dimensioned plan indicating the covered entrance and the square footage of the entrance cover.	
H 1.04.02	1		1		Entry from Primary Parking	Covered path from parking to the main entrance or a Porte cochere at the main entrance.	Provide a copy of the dimensioned plan indicating the covered entrance and the square footage of the entrance cover.	
H 1.05					High-Efficiency Air Filtration System	Design a mechanical ventilation system to include improved air filtration.	Cut sheet of air filter system.	
H 1.05.01	6		2		Common Areas 1 point: Install MERV 8 Air Filters During Construction 1 point: Install MERV 8 Air Filters Pre Occupancy 2 points: Install MERV 13 Air Filters During Construction 2 points: Install MERV 13 Air Filters Pre Occupancy	Design a mechanical ventilation system to include improved air filtration.	Cut sheet of air filter system.	
H 1.05.02	6		2		Individual Units 1 point: Install MERV 8 Air Filters During Construction 1 point: Install MERV 8 Air Filters Pre Occupancy 2 points: Install MERV 13 Air Filters During Construction 2 points: Install MERV 13 Air Filters Pre Occupancy Chemical and Cleaning Product Storage	Design a mechanical ventilation system to include improved air filtration.	Cut sheet of air filter system.	
H 1.06	1		1			Any room(s) containing chemicals or cleaning products for building O&M is ventilated and under negative pressure with respect to the building. The room must also have a door installed that will automatically close.	Provide mechanical drawings and door schedule	
H 1.07	1		1		Thermal Comfort, Comply with ASHRAE 55-1992	Comply with ASHRAE Standard 55-2010, for thermal comfort conditions.		
H 1.08	5			5	Thermal Comfort, Dehumidification System	System installed to control building humidity such as a desiccant system, enthalpy wheel, heat pipes, or dual path system. The dehumidification system shall be centrally located and permanent servicing the common areas and individual units of the building.	Letter from the mechanical engineer and cut sheet of dehumidification equipment.	
H 1.09	1		1		Combustion: No Gas Water Heating Equipment Located Inside Conditioned Area—Or Use of Electric	One point is also available for use of a sealed combustion water heater, or use of an electric water heating system.	Mechanical Schedule	
H 1.010	1		1		Combustion: No Gas Heating Equipment Located Inside Conditioned Area—Or Use of Electric	One point is available for use of a sealed combustion furnace, or use of an electric heating system, such as a heat pump.	Mechanical Schedule	
H 1.011	2			2	Kitchen Hood Vented to Exterior	Home equipped with a range hood vented to the exterior of the building. Non-vented or ductless range hoods are not eligible for the point. Hood ducting must be of building code-approved materials and completely sealed to prevent leakage. Exterior of vent must also contain building code approved termination cover.	Schematic of vent, photos of rough in and out sheet for range vent	
H 2					Design - Occupant Experience			

H 2.01	3	2	Daylight 2 points: 50% 3 points: 75%	Provide natural day lighting to 50% of interior spaces. Achieve a minimum Daylight Factor (the ratio between the measured interior and exterior light levels in lumens) of 2% for a minimum of 25% of the occupied space of the building. (Note: Occupied Space refers to all areas except hallways, bathrooms, laundry rooms and closets.)	Provide plans specifying the day lit areas and day lighting calculations for occupied spaces
H 2.02	3	3	Views: Views for 75% of Spaces	Provide views to vision glazing for 75% of all occupants. Occupants must have line of sight from occupied spaces to the exterior. (Note: Occupied Space refers to all areas except hallways, bathrooms, laundry rooms and closets.)	Provide floor plans showing line of site for occupied areas.
H 2.03			Acoustics		
H 2.03.01	1	1	Between Individual Units	Provide wall assembly with a STC rating ≥ 50	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.
H 2.03.02	1	1	Between Units and Common Areas	Provide wall assembly with a STC rating ≥ 55	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.
H 2.03.03	1	1	Exterior Wall Assembly	Provide wall assembly with a STC rating ≥ 50	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.
H 2.03.04	1	1	Fenestration	Provide fenestration STC rating ≥ 30	Provide cut sheets for the fenestration indicating the STC ratings.
H 2.03.05	1	1	Floor Assembly	Provide floor assembly with STC or Impact Insulation Class (IIC) of 50 or greater.	Provide cut sheets for the fenestration indicating the STC ratings.
H 2.04	1	1	Cleanability: Narrow Grout Lines	All grout lines between tiles must be less than 3/16" wide	Specification and photo of installed tile
H 2.05	2	2	15% of Building Units and All Building Common Areas Designed to Meet ADA Standards	A minimum of 15% of the units in the building must comply with the following requirements: • Ample clear floor space (5 x 5 foot turning radius) to ensure maneuverability at lavatories, toilets, and tubs/showers • The bathroom walls must be reinforced for grab bars that are installed at commode, tub, and shower (FGBC recommends following the ADAAGS for height and size specifications) • 32 inch minimum door width; 36 inches preferred • 24 inch space on latch side of doors or automatic door opener • Light switches a maximum height of 48" from the floor to the top of the switch • Electrical outlets a minimum of 15" from the floor to the bottom of the outlet • Lever handles on doors or doors without latches • Rocker or touch switches AND Include at least one of the following options: • Standard tub with a fold-up seat • Tub with a transfer seat • Whirlpool tub • 3 x 3 foot transfer shower • 5 x 5 foot roll-in shower	Floorplan showing ADA units; cut sheets and signed approved submittal of ADA products, photos of installed features, and plan details
H 3			IAQ Management During Construction		
H 3.01	2	2	Protect Ducts, Range Hood, and Bath Exhaust Fans During Construction	All duct register boxes, supply plenums, range hood, the bath exhaust fans (hooding or fan) and liner boxes are sealed off with cardboard, rigid duct board, or other suitable method directly following mechanical rough in. The temporary tape used to seal the registers during a smoke test does not comply. Ducts must remain sealed until HVAC system start-up. This step prevents construction dust and pollutants from accumulating in the duct system and being released into the air when the system is turned on. If interior finish work (painting, etc.) continues after HVAC start up, ducts must be re-sealed until work is complete	Photo
H 3.02			Moved to H1.05		
H 3.02.01			Moved to H1.05		
H 3.02.02			Pre-Occupancy IAQ Testing		
H 3.03	1	1		Test and remediate building prior to occupancy using procedure consistent with the United States Environmental Protection Agency's current Protocol for Environmental Requirements, Baseline IAQ and Materials, for the Research Triangle Park Campus, Section 01445.	Copy of the IAQ testing results indicating that the maximum chemical contaminant concentration requirements are not exceeded.

H.S.01.02	1				Prohibit Smoking Throughout the Building	1. Prohibit smoking within living units. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included. 2. Prohibit smoking in all common areas of the building. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included. 3. Any exterior designated smoking areas must be located at least 25 feet away from all entries, outdoor air intakes, and operable windows.	Copy of the covenants and restriction, plan showing designated smoking area, copy of signage	
H.S.02	2		2		Integrated Pest Management:	Work with a skilled pest control professional to develop an Integrated Pest Management Plan that addresses the following four items: • Monitoring and prevention of pest populations. • Application of pesticides only "as needed" after prevention and physical controls have been implemented. • Selecting the least hazardous pesticides for control of targeted pests. • Precision targeting of pesticides to areas not contacted or accessible to the occupants • Provide information to homeowners on non toxic pest management practices.	Provide a copy of the pest management plan including identification of the pests and monitor process, action thresholds, prevention activities, and control mechanisms.	
MATERIALS (Required Category Minimum 5)								
CREDITS		TOTAL AVAILABLE	AVAILABLE	SUBMITTED	POSSIBLE	NA		
		31		13		16		
MATERIALS		POINTS BELOW CATEGORY MINIMUM				CREDIT	REQUIREMENTS	SUBMITTAL
M1.01	3					3	Rehabilitate existing building. Maintain 50% of the existing shell (exterior skin and framing, excluding window assemblies) and non structural roofing material.	Floor plan of existing building, demolition plan, and new building floor plan.
M1.02	4			3			Incorporate recycled materials (based on materials cost). Use materials with recycled content such that post-consumer and/or post-industrial recycled content constitutes a minimum of 5% of the total project cost. Earn one additional point for each additional 5% of recycled content materials. The value of the recycled content portion of a material or furnishing shall be determined by dividing the weight of recycled content in the item by the total weight of all material in the item, then multiplying the resulting percentage by the total value of the item. Note pre-consumer waste may only be counted in this credit if it can be substantiated that the pre-consumer materials would otherwise have entered the waste stream. Mechanical and electrical components shall not be included in this calculation. Recycled content materials shall be defined in accordance with the Federal Trade Commission document, Green Guides, available at: https://www.ftc.gov/enforcement/rules/rulemaking-regulatory-reform-proceedings/green-guides .	Complete the Materials Spreadsheet in the checklist. Provide approved submittals for materials and documentation of the products recycled content.
M1.03	1					1	Project is constructed of materials, the top 3 materials by volume, that a local recycling waste hauler has the infrastructure to successfully recycle.	Provide documentation of existing recycling infrastructure and diversion rates attainable.
M1.04	1-3					3	Incorporate rapidly renewable (plant to harvest cycle <10 years) for 3% of the total value of all building materials and products used in the project. Earn one additional point for each 2% of additional rapidly renewable materials such as bamboo flooring, wool carpets, straw board, cotton batt insulation, linoleum flooring, poplar OSB, and sunflower seed board and wheatgrass cabinetry qualify for this credit.	Submit calculations demonstrating that the project incorporates the required percentage of rapidly renewable products. Refer to the "Materials Worksheet" for calculations.

M1.05	3				Certified Wood	Wood products are FSC, SFI or CSA certified. Use a minimum of 50% certified of wood-based materials and products, for wood building components including, but not limited to, structural framing and general dimensional framing, flooring, finishes, furnishings and non-rented temporary construction applications such as bracing, concrete form work and pedestrian barriers. Earn one additional point for each 25% additional certified wood used on the project.	Submit a copy of the wood certification, approved submittal and the calculations showing percentage of certified wood used in the construction of the project.
M1.06	1				Bio-based > 3%	Earn one point if 3% of the materials, based on cost, are bio-based such as solid wood, engineered wood, bamboo, wool, cotton, cork, agricultural fibers, or other bio-based materials having at least 50% bio-based content.	Complete the Materials Spreadsheet in the checklist. Provide approved submittals for materials and documentation of the products bio-based content.
M1.07	2				Resource Efficient or Panelized Wall Systems	Install a minimum of 80% of the non-structural exterior walls must be Autoclaved Aerated Concrete (AAC), Insulated Concrete Forms (ICF), or Structural Insulated Panels (SIPs) or a combination thereof.	Photo, detailed plans, or material cut sheets. Refer to the "Materials Worksheet" for calculations.
M1.08	2				Efficient Drywall Installation: T Walls with Drywall Clips, 2-Stud Corners or Ladder Framing	Use 2-stud corners, ladder T-wall framing, and drywall clips in all possible locations.	Construction details on plans and photos
M2					Material Efficiency and Global Responsibility		
					Recycling for Residents		
					1 point: Provide an accessible recycling area		
					2 points: Install an integrated recycling trash chute		
M2.01	2		1			Provide an accessible area that serves all of the building occupants that is dedicated to the collection, separation, and storage of recyclables. Recycling rooms in the buildings shall be a minimum of 0.1% of the total conditioned square footage of the building while recycling areas outside the structure shall accommodate a recycling dumpster equal in size (in CY) to ((# of units x 0.5 x 18) / 173.57) rounded up to the nearest even number OR install an integrated recycling trash shoots that allow the occupants, when disposing of waste, to select either recycling or waste that is serviced by a recycling waste hauler.	Construction detail, cut sheet, and photo
M2.02	4		3		Construction Waste Management, Divert Waste	Develop and implement a waste management plan, quantifying material diversion goals. Recycle and/or salvage a minimum of 50% of construction, demolition and land clearing waste. Calculations can be done by weight or volume, but must be consistent throughout. Earn additional points for increased diversion of waste.	Tabulate the total waste material, quantities diverted and the means by which diverted.
M2.03	1			1	Resource Reuse ≥ 5%	Use salvaged, refurbished or reused materials, products and furnishings for at least 5% of building materials (based on cost).	Provide a listing of each material or product and the original source of the material used to meet the credit. Refer to the "Materials Worksheet" for credit.
M3					Local and Regional Materials		
					Local/Regional Materials		
					1 point: ≥ 10% < 15%		
					2 points: ≥ 15% < 20%		
					3 points: ≥ 20% < 25%		
					4 points: ≥ 25%		
M3.01	4		3			Earn one point by using a minimum of 10% local/regional materials (by cost) that are manufactured within a 700-mile radius of the project site based on the total project cost of building materials and products. Earn one additional point for each additional 5% of materials that are manufactured within 700 miles of the project site. (Manufacturing refers to the final assembly of components into the building product that is furnished and installed by the tradesman. For example, if the hardware comes from Dallas, Texas, the lumber from Vancouver, British Columbia and the truss is assembled in Kent, Washington; then the location of the final assembly is Kent, Washington.)	Complete the Materials Spreadsheet in the checklist. Provide approved submittals for materials and documentation of the products origination.
M3.02	4		3		Local/Regional Materials, of the Percentage Claimed Above, 50% Harvested Locally	Of the regionally manufactured materials, use a minimum 5% (by cost) of building materials and products that are extracted, harvested or recovered within the following states: Florida, Georgia, Alabama, Mississippi, South Carolina, North Carolina, or Tennessee.	Complete the Materials Spreadsheet in the checklist. Provide approved submittals for materials and documentation of the products origination.
DISASTER MITIGATION AND DURABILITY (Required Category Minimum 2)							
TOTAL AVAILABLE		AWARDED		SUBMITTED		POSSIBLE	
15				5		9	
POINTS BELOW CATEGORY MINIMUM							
DISASTER MITIGATION AND DURABILITY							
DMD 1							
Disaster Mitigation							
DMD 1.01	2		2		Hurricane, Impact Resistant Glazing or shutters provided for project.	ALL installed glazing is impact resistant or protected by shutters.	Provide the manufacturer's cut sheets for the impact resistant products indicating the required approvals and classifications. Provide a door and window schedule listing impact-

DMD 1.02	2	1		Flood, Slab Elevation 1 point: FFE12" above 100-year flood 2 points: FFE24" above 100-year flood	FFE must be above 100-year flood plain or finished grade adjacent to building, whichever is higher. All grades around building must slope away from the foundation a minimum of 6" at 10'-0" distance. The 100-year flood plain is determined by FEMA.	Provide the appropriate drawings illustrating the foundation design, floor elevation and grading requirements. Include a copy of the NHP Elevation Certificate certified by the surveyor, engineer or architect.
DMD 1.03	2	2		Wildfire, Fire Resistant Exterior Finishes	Project must utilize fire-resistant exterior wall cladding, roof covering or sub-roof, soffit and vent materials. An exterior cladding other than wood or vinyl must be used on all exterior walls. A roof covering other than asphalt shingles or wood shakes must be used on the entire roof. Roof covering fire resistance shall exceed Code requirements by a minimum of one classification (for example, Install Class "A" or Class A Assembly when Code requires Class "B"). Soffit and vent materials must be other than wood or vinyl. When these parts of the building are compromised, embers from nearby fires can enter into the attic.	Provide appropriate drawings and manufacturer's cut sheets illustrating the fire resistance of the exterior finish materials.
DMD 1.04	2	2		Termite Prevention 2 points: Use one of the following means of protecting the building from termites: comprehensive termite prevention, alternative termite pretreatment or termite proof structure.	Comprehensive termite prevention: Provide signage in each unit indicating termite treatment provider. Provide the building manager or HOA necessary information for re-inspection and treatment contract renewal. 1. A single slab must be poured monolithically or must have a area treated for termites (conventionally or by approved alternative) before each portion of slab is poured. 2. After the slab has substantially cured, any penetration through the slab such as piping or conduit shall be sealed around its perimeter with an elastomeric sealer. 3. Any foam insulation must terminate above ground such that none of it extends below grade. 4. The exterior cladding of the building must terminate at least 8" above grade. 5. All structural wood products must be treated with Borate or ACQ OR wood must not be used for any structural components of the building. 6. Rainwater conveyance must be discharged into stormwater management system or be conveyed a minimum of 3 feet away from the building foundation. 7. All HVAC condensate line(s) must be collected for reuse, discharged into stormwater management system or conveyed at least 3 feet away from the building. 8. All plants and irrigation should be at least 3 feet from building.	Provide project photos, copy of warranty, and appropriate construction details
DMD 2						
DMD 2.01	1	1		Durable Materials, Exterior Finish Materials	Use finish systems and materials capable of withstanding the moisture and heat impacts of the local climate for a period of 30 years on 100% of the exposed exterior surfaces. Structure shall be Type 1A, exterior materials shall be approved by Miami-Dade County, or have a 30 year warranty.	Plan detail identifying all the systems and materials used for the exterior finish of the building. Attach copies of the NOA for Miami-Dade, manufacturer's warranties or documentation supporting the established history for any material without a written
DMD 2.02	1	1		Lever-Style Clothes Washer Water Shutoff	Install a lever style shutoff valve that only requires a 90° turn to shut off water supply Install a "whole house" water sensor/shutoff system in each residential unit that detects any sign of water leakage anywhere inside the conditioned space and cuts off the main water supply to the unit. At a minimum, sensors must be installed in the vicinity of a clothes washer and tank water heater. Earn additional points if the leak detection system and/or shut off systems are tied to a mobile smart application.	Provide construction detail, signed approved submittal, and photos of installed valves Construction detail, cut sheet, and photo of system installed
DMD 2.03	3	3		1 Point: Leak Detection with Automatic Shut Off 2 Points: Leak Detection System Installed and tied to Mobile Smart Application 3 Points: Leak Detection AND Automatic Shut Off Systems Installed and tied to Mobile Smart Application		
DMD 2.04	1	1		Durability: Use Armored/Metal Hoses from Service to All Fixtures/Appliances Low-Maintenance Finishes	Install armored, braided, pex, or otherwise reinforced hoses to all water using fixture or appliances. Use materials (on the floors, walls and ceiling) that can be maintained in a serviceable condition using green cleaning products for 100% of the interior finishes of the building and 50% (by surface area) of the exterior finishes.	Cut sheet, construction detail, signed approved submittal, site photos Provide a copy of the manufacturer's recommended maintenance procedures, the type and area of material that comply.
DMD 2.05	1	1				

Lajoie, Corinne

From: Edward Abbo <edward@apollocompanies.com>
Sent: Thursday, September 8, 2022 10:11 AM
To: Lajoie, Corinne
Subject: FW: City of Dania Beach - Lien Search

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Edward Abbo
2875 NE 191th Street Suite PH-4
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<http://www.Apollocompanies.com>

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From: Jelaso, Megan <mjelaso@daniabeachfl.gov>
Date: Thursday, September 8, 2022 at 9:54 AM
To: Edward Abbo <edward@apollocompanies.com>
Subject: RE: City of Dania Beach - Lien Search

Good Morning,

Please find the below results for the address: 111 SW 1 CT (folio – 5042-34-01-3640).

- Water – 518458-003 - \$73.41 with a \$180 deposit
- Code Violation – None
- Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
- Other Amounts – None
- Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Lajoie, Corinne

From: Edward Abbo <edward@apollocompanies.com>
Sent: Thursday, September 8, 2022 10:00 AM
To: Lajoie, Corinne; Alberto Sutton
Subject: City of Dania Beach - Lien Search- 105 SW 1 Ct and 111 SW 1 Ct

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Corinne,

Please find below emails, from The City of Dania Beach clearing all violations for the addresses below.

105 SW 1 Ct

111 SW 1 CT

Thank you,



Edward Abbo

2875 NE 191th Street Suite PH-4
Aventura, FL 33180
Office: (305) 677-3700, ext. 405
<http://www.Apollocompanies.com>

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Good Morning,

Please find the below results for the address: 111 SW 1 CT (folio – 5042-34-01-3640).

- Water – 518458-003 - \$73.41 with a \$180 deposit
- Code Violation – None
- Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633

- Other Amounts – None
- Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Have a Great Day



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

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From: Jelaso, Megan <mjelaso@daniabeachfl.gov>
Date: Thursday, September 8, 2022 at 9:52 AM
To: Edward Abbo <edward@apollocompanies.com>
Subject: RE: City of Dania Beach - Lien Search

Good Morning,

Please find the below results for the address: 105 SW 1 CT (folio – 5042-34-01-3621).

- Water – 53985-002 - \$0 currently due with a \$180 deposit
- Code Violation – None
- Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
- Other Amounts – None
- Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Have a Great Day



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

Lajoie, Corinne

From: Ryan St. George <Ryan.StGeorge@metriceng.com>
Sent: Thursday, September 1, 2022 7:12 PM
To: hortencia@caymartdesign.com; edward@apollocompanies.com; Ecolon@archall.net; 'Kim Moyer'; 'Dennis Shultz'; odalis@caymartdesign.com
Cc: 'Julia Gaffney'; 'Olenia Caymares'; 'Olivia'; Lajoie, Corinne; dania.trees@metriceng.com
Subject: RE: 101 Dania Apartments - Sign-Off Landscape

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Hello all,

Provided the variances in bold below are obtained and the adjacent owner approval letter submitted, there are no additional Tier 1 comments and the project can proceed to commission.

A final review of updated documents received this week is provided below:

- The updated TD plan incorporates all requested adjustments, and the revised arborist report is fine. However, the mitigation balance to Tree Trust Fund must be identified on the plan. This number currently appears to be lacking. (22,570 sq. ft required, less 1500 sq. ft provided = 21,070 sq. ft. mitigation required via trust fund payment). To calculate the TTF amount, divide the 21,070 by a standard mitigation category tree credit amount (e.g. 300) to get the equivalent in mitigation trees, multiply the number of mitigation trees (rounded up to the next whole number) by the current market price, and multiply that by 2.7. Include this final number at the bottom of the mitigation calculations summary.
- The only "new" issue I see is the lack of "double row of category 1 trees" specified in the alternative perimeter buffer design guidelines offered in 275-110(D)(2), but the current design could be supported as a variance because the proposed parking garage façade would not provide adequate space for the canopy of the second/inner row of trees, and the buffer trees are currently proposed much tighter than the minimum 40' on center spacing identified in this section of the code/meet the code specified quantity.
- The two *Tabebuia heterophyllas* listed as street trees should be recategorized as NVUA trees since they are located within the property line and not in the City's adjacent SW 1st Ave right-of-way.
- I count 24 native trees in the design, not 22 as shown in the code requirements table.
- I count 18 NVUA trees, not 9 as shown in the code requirements table. If correct, the additional trees above minimum code requirements can also be counted as mitigation.

Below is a summary of variances needed (and supported with the current/most recently received design):

1. **275-110(D) perimeter buffering – lack of staggered trees in the 10' residential buffer**
2. **275-110(D) perimeter buffering – lack of masonry wall at the interface between residential and open space/landscaped west entrance**
3. **307-20(A) street trees – the amount provided does not satisfy the "1 per 15'" requirement**

Also, unless I missed it, I still haven't seen a copy of the adjacent owner's approval letter authorizing the removal of specimen oak tree 37A from the shared property line. **This is a tier 1 item.**

I'm inserting Kim's email from Tuesday below in italics to consolidate all response info in one thread:

Ryan,

For your review and sign off to move forward with Dania Beach site plan approval process, please find attached revised landscape and tree disposition plans.

- The tree disposition plan addresses the additional trees you noted per your site visit and plan mark up. Erin Santiago has also revised the arborist report and the specimen tree values. Owner is aware that most of the mitigation for this project will need to be in mitigation fees. The plan only provides 5 additional open space trees over code to count as mitigation.
- We are showing the buffer wall along the property line as the code allows this with the required landscaping. The 10' buffer against residential at the open space portion of the site provides the required landscaping, but no wall. Owner shall seek a variance for this portion. You had said City will support this request.
- The plan includes the utilities and the 30' sight triangles required by Traffic and Engineering and sabal palm street trees at 15' on center. Lineal footage for street tree calculations have been revised and plan provides as many street trees that can fit along street frontages with the constraints of the visibility triangles, access drives and underground utilities. As you know there is a discrepancy between the code requirements and CRA guidelines regarding the street trees species and spacing.
- Addapave detail has been provided.
- Native calculations have been revised (street trees are not part of this calculation).
- Owner shall provide neighbor's letter for consent to remove oak 37A.
- Root barrier note has been modified.

Please let me know if you have any questions. I appreciate your help and sign off so that Owners can move forward in their site plan approval process.

Thank you

Kim

Regards,



Ryan St. George
South Florida Environmental Services Manager

C 954.668.8244

O 954.533.5719

www.metriceng.com

ryan.stgeorge@metriceng.com

2200 West Commercial Blvd. – Suite 102

Ft. Lauderdale, FL - 33309



From: hortencia@caymartdesign.com <hortencia@caymartdesign.com>

Sent: Wednesday, August 31, 2022 4:08 PM

To: edward@apollocompanies.com; Ecolon@archall.net; 'Kim Moyer' <k.moyerla@gmail.com>; 'Dennis Shultz' <DShultz@FlynnEngineering.com>; odalis@caymartdesign.com

Cc: 'Julia Gaffney' <Julia@FlynnEngineering.com>; Ryan St. George <Ryan.StGeorge@metriceng.com>; 'Olenia Caymares' <olenia@caymartdesign.com>; 'Olivia' <olivia@caymartdesign.com>

Subject: RE: 101 Dania Apartments - Sign-Off Landscape

CAUTION: EXTERNAL EMAIL - DO NOT click links unless you recognize the sender and know it is safe.

Lajoie, Corinne

From: Edward Abbo <edward@apollocompanies.com>
Sent: Wednesday, September 14, 2022 12:54 PM
To: Lajoie, Corinne; Julia Gaffney
Subject: Re: 101 Dania Beach Apartments- Responses to Comments - Planning and Zoning

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Corinne,

Please see notes below. Please confirm you require an email if the reviewer signed off on CAP. I will forward Diana's email separate to this communication. Thank you.

Heidi (Engineering)- Signed of on CAP

Diana (Traffic)- Sent email on Sept 08 3:43 (See Email Below)

David (Fire)- Signed Off on CAPP

Ed

Good afternoon

All TRAFFIC comments have been satisfied for the above-mentioned site plan, based on the following items:

- Revised site plan signed on 9/6/22, received on 9/8/22 and prepared by Caymares Martin
- Revised L-1 plan signed on 9/6/22 received on 9/8/22 and prepared by Kim Moyer
- Traffic Impact Analysis prepared by KBP Consulting dated August 2022 including addendum
- And the alternative parking study prepared by KBP Consulting and dated 8/05/22 and received 8/18/22

Please let me know if you have any questions or required additional information from my end.

Have a great afternoon!

Diana White P.E

Director | Transportation and Mobility Department

Office: 954.921.7781 | Direct: 954.266.6471 | Fax: 954.921.8807



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
320 Terminal Drive, Suite 200 • Fort Lauderdale, Florida 33315 • 954-359-6100

May 16, 2022

Eleanor Norena, Community Development Director
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

RE: Proposed Multifamily Residential Development – 101 Dania Beach
101 SW 1st Street, Dania Beach, FL
BCPA Folios: 504234013620, 504234013621, 504234013640, 504234013660, 504234013681,
504234013630, 504234013650, 504234013670, 504234013680
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Ms. Norena:

The Broward County Aviation Department (BCAD) has reviewed the proposed multifamily residential development at 101 SW 1st Street (BCPA Folios 504234013620, 504234013621, 504234013640, 504234013660, 504234013681, 504234013630, 504234013650, 504234013670, 504234013680) submitted by Edward Abbo of The Apollo Companies on April 28, 2022. The property is located south of Fort Lauderdale-Hollywood International Airport (FLL) within the municipal boundary of the City of Dania Beach. 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 Land Development Code including Section 5-182.10 and Section 27-66. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location and height of the proposed project, Section 27-66 of the Broward County Code of Ordinances requires an environmental review approval from Broward County.
- Based on the location and height of the proposed project, an application for a development permit must be submitted to Broward County and must comply with the requirements of this Section 5-182 of the Broward County Code of Ordinances.
- Based on the location and height of the proposed project, FAR Part 77, Subpart B and Section 5-182(c)(2)c of the Broward County Land Development Code, BCAD requires the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). ***The receipt of a favorable determination from the FAA is required for all critical building points and construction equipment, and must be received prior to any construction activity.*** The federal review

(FAA 7460-1) process can be initiated at the following web address:
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

- No building, structure, or vegetation on the site may exceed the maximum height of 174.55 feet (AMSL) unless submitted to BCAD for additional review. The proposed building was analyzed at 164.00 feet maximum building height (AGL) as noted on the site plan provided to BCAD on May 11, 2022 by Edward Abbo, with a site elevation of 9.80-10.55' above mean sea level (AMSL). Given these assumptions, the proposed building is below the height of protected surfaces by as much as 40.35 feet AMSL on some locations of the building per BCAD's review. Please note that this review did not analyze potential airspace impacts for any temporary construction equipment, including cranes.
- The proposed development, including any building materials utilized, must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield. Additionally, the proposed development must not erect any features which may attract wildlife that would have the potential to pose a safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed multifamily residential development at 101 SW 1st Street, and is based on the site plan, building elevations, and ground survey provided by the applicant, Edward Abbo on May 11, 2022. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This letter serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 5-182.10(b) 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. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Sincerely,

Jennifer
Lu-Chong

Digitally signed by
Jennifer Lu-Chong
Date: 2022.05.16
15:28:00 -04'00'

Jennifer Lu-Chong
Senior Aviation Planner

cc: William Castillo, Broward County Aviation Department
Brady Brewster, Broward County Aviation Department
BCAD Document Control
Edward Abbo, The Apollo Companies



May23, 2022

Mr. Edward Abbo
C/O 101 Dania Beach Apartments
101 SW 1st St
Dania Beach, FL 33004

Number of units 278

To Whom It May Concern:

After reviewing, the site plans for 101 Dania Beach Apartments Waste Management will have no problem providing service at this location. The recommendation for service is to provide 1 apartment style compactors with 5-2 yard compactor cans. Weekly MSW service will be to service 4 compactor cans 4 times per week. For recycling, we will provide 2-2yard loose recycling cans for cardboard and single stream recycling to be serviced 3 times per week. Cans will be staged in loading dock area for service.

If you have any questions, I can be reached at (954)-439-4214.

Very truly yours,

Lee Chayet
Senior Account Manager
954-439-4214 cell
lchayet@wm.com



**CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT**

WATER and SEWER AVAILABILITY

DATE: 4/21/2022 **CDB PROCESS #:** SP-034-22

TO WHOM IT MAY CONCERN:

PROJECT NAME: 101 Dania Apartments – 278 units

ADDRESS (LOCATION) FOR UTILITY: 101 SW 1 Street.

TAX FOLIO NUMBER: 5042 34 01 3620, 5042 34 01 3621, 5042 34 01 3630, 5042 34 01 3640, 5042 34 01 3650, 5042 34 01 3660, 5042 34 01 3670, 5042 34 01 3681, 5042 34 01 3680

CITY OF DANIA BEACH AVAILABILITY:

1) SEWER:

Proposed Flow: 71,080 **GPD** **Previous Flow:** 4,900 **GPD**

Yes

No

Gravity service available:		x
Force Main service available:	x	

2) WATER:

Water service available: **x** 71,080 GPD

Reclaimed water service available: **x**

Specific Conditions:

The Applicant must fulfill the following requirements:

- Connection to the City's gravity sanitary sewer system is not permitted for this project.
- Construct a private lift station onsite to accommodate the proposed flows.
- Design, permit, construct, and certify a new force main from the site to the existing City force main located on Dania Beach Boulevard.
- Design, permit, construct, and certify the new 12-inch watermain (WM) extension to service the proposed project. WM extension will connect to the existing 12-inch WM at the intersection of SW 1st Ave and SW 1st St.
- Additional conditions may be required during building permitting.

Standard Conditions:

- Permits must be obtained and all impact fees paid prior to connecting to the applicable service(s).
- This allocation is valid for 360 days.
- Broward County approval is also required.

D. A. Ozaydin

Dincer Akin Ozaydin, P.E.
Deputy Public Services Director/ City Engineer

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

SITE PLAN
SBBC-3364-2022
County No:
101 Dania Apartments

July 8, 2022 3:30:57

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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date:	July 8, 2022 3:30:57	Single-Family:	8 live - work units	Elementary: 3
Name:	101 Dania Apartments	Townhouse:		Middle: 4
SBBC Project Number:	SBBC-3364-2022	Garden Apartments:		High: 2
County Project Number:		Mid-Rise:		Total: 9
Municipality Project Number:	SP-034-22	High-Rise:		
Owner/Developer:	First Dania Beach LLC	Mobile Home:		
Jurisdiction:	Dania Beach	Total:	278	

Comments

This application proposes the development of 278 high-rise units, which are anticipated generate 9 (3 elementary, 4 middle and 2 high school) students into Broward County Public Schools.

This project falls within the boundary of Land Use Plan Amendment (LUPA) PC 03-6 for a Local Activity Center (LAC) land use designation, which is subject to the mitigation stated in a Tri-Party Agreement between the City of Dania Beach, the School Board and the County. The City subsequently processed LUPA PCT 09-5, which encompassed the previous LAC and established a Regional Activity Center (RAC) land use designation; however, per the recorded Tri-Party Agreement, all residential units located within the original LAC shall continue to be bound by the Recorded Educational Mitigation Agreement and the requirements contained therein, including the payment of the student station costs during environmental review approval of construction plans by the Broward County Development and Environmental Regulation Division. Therefore, this project is vested for public school concurrency requirements per Section 8.11(b)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning.

This application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements. This preliminary determination shall be valid for 180 days for the development mix proposed in this application and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on January 3, 2023. 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. Please be advised that expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination. 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.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-3364-2022 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

7/8/22

Date

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title



July 6, 2022

Javier L. Vazquez, Esquire
Berger Singerman
1450 Brickell Avenue, Suite 1900
Miami, Florida 33131

Via Email Only

Dear Mr. Vazquez:

Re: Platting requirements for a parcel legally described as all of Lots 1-6, 8-10 and 12-14, Block 26, "Town of Modelo," according to the Plat thereof, as recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the south side of Southwest 1 Street, between Southwest 1 Court and Southwest 1 Avenue, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 1.45 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Javier L. Vazquez

July 6, 2022

Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

cc/email: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach

Eleanor Norena, Director, Community Development Department
City of Dania Beach



Lajoie, Corinne

From: Heidi Henderson <HHenderson@cgasolutions.com>
Sent: Thursday, September 15, 2022 9:37 AM
To: Lajoie, Corinne
Cc: Larios, Ibel
Subject: RE: SP 034-22 101 Dania Apartments -- DRC comments

Hello Corinne,

Please see below.

TIER 1 COMMENTS:

1. Addressed. Based on the revised C-1, C-2, and C-3, and response to comments letter received via email on June 15, 2022, addressing Engineering and Public Space comments from June 14, 2022.

TIER 2 COMMENTS:

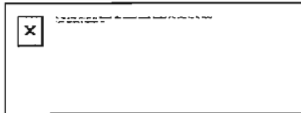
1. Dania Beach Traffic and Broward County approval are required for the new driveways.
2. The Developer is responsible to incorporate new field conditions due to the upcoming developments in the area.
3. The Developer is required to design, permit, construct, and certify a new 12-inch watermain from the intersection of SW 1st Street and SW 1st Avenue to the existing 12-inch watermain to the north.
4. Connection to the gravity sanitary sewer system is not permitted. An onsite lift station will be required.
5. The Developer is required to prepare a model to ensure that the City's 10-inch forcemain / sanitary sewer system has the capacity to accommodate the proposed flows. The model shall be submitted to Public Services for review and approval.
6. The Developer is required to design, permit, construct, and certify a forcemain that connects to the existing City's 10-inch forcemain on Dania Beach Boulevard.
7. The installation of a 12-inch watermain may be necessary from the intersection of SW 1st Street and SW 1st Avenue to the 12-inch watermain on Stirling Road.
8. Adequate fire protection for the development is required. Additional fire hydrants may be required during building permitting.
9. The final drainage calculations and paving, grading, and drainage plan and details are required at the time of building permitting where the onsite drainage system is independent of the offsite drainage system and indicated as such. Onsite drainage must be self-contained.
10. Trench versus boring in ROW. This will not be applicable where they are redoing full pavement restoration -- Per City code Section, Sec. 22-16.5. - Construction, standards and specifications, any road cuts for utilities connections, curb cuts and/or others within the ROW shall be restored per, Broward County Public Works. The holder of a permit is not authorized to open cut any roadway in the city unless it can be demonstrated to the city that directional bore installation is not available.
11. Demolition Plan and Erosion Control Plan and details are required at building permitting.

12. Since the City of Dania Beach is approaching their capacity with respect to the large user agreements, additional flows may generate the need to modify the agreement; thus, there may be additional fees for the City of Hollywood to process the request. The Developer is responsible for all fees to update the agreement if required.
13. Additional comments may apply and will need to be addressed prior to Building Permit approval.
14. The Site Plan approval shall be concurrent with variance approval(s).
15. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.
16. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV.
17. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping.
18. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable).
19. Detail and complete engineering plans will be required prior to Building and R/W permit approval.
20. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc.
21. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.
22. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA).
23. 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.
24. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable.

Thank you so much.

Heidi Belle Henderson, P.E.

Project Manager



Calvin, Giordano & Associates, Inc. - a SAFEbuilt Company
1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316
Office: 954.921.7781 | Direct: 954.266.6484 | Fax: 954.921.8807
Cell: 305.450.2971

Fort Lauderdale | Miami-Dade | West Palm Beach | Clearwater/Tampa | Estero | Port St. Lucie

From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Wednesday, September 14, 2022 12:22 PM
To: Heidi Henderson <HHenderson@cgasolutions.com>

Lajoie, Corinne

From: Zipoli, DAVID <DAVID_ZIPOLI@sheriff.org>
Sent: Thursday, September 15, 2022 11:48 AM
To: Lajoie, Corinne
Subject: RE: 101 Dania Beach Apartments

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Hi Corrine,

That was the original Tier 1 comments. They have since satisfied all comments pertaining to the Tier 1 by emails to me.

I went in CAP and closed the issue.

Thank you for the reminder.

David

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



The largest dual accredited public safety agency in America.

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

From: Lajoie, Corinne [mailto:clajoie@daniabeachfl.gov]
Sent: Thursday, September 15, 2022 11:35 AM

KBP CONSULTING, INC.

August 5, 2022

Mr. Richard G. Lorber, AICP
Planning & Zoning Manager
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

**Re: 101 Dania Beach – Dania Beach, Florida
Alternate Parking Standards Analysis**

Dear Mr. Lorber:

As requested by the Applicant, KBP Consulting, Inc. has prepared an alternate parking standards analysis associated with the proposed development of a multifamily residential building to be located generally in the southeast quadrant of the intersection at SW 1st Avenue (Park Avenue East) and SW 1st Street (Monroe Udell Street) in Dania Beach, Broward County, Florida. A project location map is presented in Attachment A to this memorandum.

The subject site is proposed to be redeveloped with a thirteen-story multifamily residential apartment building with 278 dwelling units containing eight (8) live-work units, 36 studio units, 129 one-bedroom units, 86 two-bedroom units, and 19 three-bedroom units. A small (750 square foot) leasing office will also be provided. The proposed parking supply will consist of 363 parking spaces of which 357 parking spaces will be provided within an on-site parking garage and six (6) parking spaces will be provided as on-street parking along SW 1st Street. It is important to note that the design of the proposed building promotes the use of the multiple amenities, co-working offices and self-contained areas that are included to reduce the actual parking demand. Attachment B contains the preliminary site plan for this project. This parking analysis addresses the adequacy of the proposed parking supply.

ALTERNATE PARKING STANDARDS ANALYSIS

Based upon the City of Dania Beach Code of Ordinances (Sec. 265-50) the proposed development (within a CRA Form-Based District) is required to provide 447 parking spaces in accordance with the following criteria:

- Residential: 5 live-work units x 1.00 parking space / unit = 5.00 parking spaces
35 studio units x 1.00 parking space / unit = 35.00 parking spaces
134 one-bedroom units x 1.25 parking spaces / unit = 167.50 parking spaces
83 two-bedroom units x 1.75 parking spaces / unit = 145.25 parking spaces
21 three-bedroom units x 1.75 parking spaces / unit = 36.75 parking spaces
- Guest Parking: 278 dwelling units x 1 parking space / 5 dwelling units = 55.60 parking spaces
- Leasing Office: 750 square feet x 1 parking space / 400 square feet = 1.88 parking spaces
- **Total Number of Parking Spaces Required per City Code = 446.98, or 447**

KBP CONSULTING, INC.

As mentioned previously, the proposed site plan provides for 363 parking spaces. The purpose of this parking analysis is to assess the adequacy for the proposed parking supply in view of the shortfall with respect to the City's Code of Ordinances. This parking analysis has been prepared pursuant to City's Land Development Code Sec. 265-60 entitled "Alternate Parking Standards".

Access to Alternative Modes of Transportation

Bus service in this area is provided by Broward County Transit via Routes 1, 4 and 16.

- Route 1 provides service along US 1 / S. Federal Highway which is approximately 200 feet to the east of the 101 Dania Beach Apartments site. This route provides regular service seven (7) days per week between the Aventura Mall and the Broward Central Terminal with key stops at Young Circle and the Fort Lauderdale-Hollywood International Airport.
- Route 4 provides service between Hallandale Beach, Hollywood, and Dania Beach with bus stops on Dania Beach Boulevard (approximately 500 feet to the north of the subject site) and on NW 1st Street (approximately 1,100 feet north of the subject site).
- Route 16 provides regular service between Dania Beach City Hall and Pembroke Pines.

The availability of this transit service and the proximity to the site offers an attractive transportation mobility option for residents thereby reducing the potential vehicular parking demand for the 101 Dania Beach project. In addition, the City of Dania Beach has several current transit improvements in progress including:

- Modification of the Community Bus Service to enhance connectivity
- A free shuttle to improve access to the beach and other points of interest
- NW 1st Street Improvement Project which will include enhanced crosswalks and bike lanes
- Complete Streets project by FDOT on SW 40th Avenue between Sheridan Street and Griffin Road to include bike lanes

ITE Parking Analysis

A parking analysis has been conducted for the residential component of this project in accordance with the procedures and data included in the Institute of Transportation Engineers (ITE) *Parking Generation Manual (5th Edition)*. This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals throughout the country. The applicable land use for the 101 Dania Beach project is #222 – Multifamily Housing (High-Rise). The average peak period parking demand rates for this land use are as follows:

- **Land Use #222 – Multifamily Housing (High-Rise) in a General Urban / Suburban Setting**
 - Weekday (Mon – Fri): 0.98 parked vehicles per dwelling unit (average)
 - Weekday (Mon – Fri): 1.19 parked vehicles per dwelling unit (85th Percentile)
 - Weekday (Mon – Fri): 1.01 parked vehicles per occupied dwelling unit (average)
 - Weekday (Mon – Fri): 1.20 parked vehicles per occupied dwelling unit (85th Percentile)

KBP CONSULTING, INC.

The supporting data from the referenced ITE manual is included as Attachment C to this memorandum. Based upon these parking generation rates, the anticipated parking demands for the residential component of the 101 Dania Beach are presented in Table 1 below.

Table 1 101 Dania Beach Parking Generation Analysis Dania Beach, Florida			
Land Use	Size	Projected Peak Parking Demand	
		Average Rate	85th Percentile Rate
<i>Proposed</i> Multi-Family Housing (High-Rise)	278 Dwelling Units	273	331
	278 Occupied Dwelling Units	281	334

Compiled by: KBP Consulting, Inc. (August 2022).

Source: ITE Parking Generation Manual (5th Edition).

Based upon the foregoing analysis conducted in accordance with parking data published by the ITE, the peak parking demand for the 278 dwelling units within the 101 Dania Beach development is projected to be 334 occupied parking spaces when considering 100% occupancy of the residential units. When combined with the two (2) parking spaces required for the leasing office, 336 parking spaces are projected to be adequate to meet the peak parking demands of the 101 Dania Beach development.

Conclusions

As a result of the ITE parking analysis for the residential component of the proposed development, it is apparent that the proposed parking supply of 363 parking spaces at the 101 Dania Beach property will be adequate to meet the anticipated peak parking demand of both the residential and leasing office components.

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

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.

Florida Registration Number 49897

Engineering Business Number 29939

Attachment A

101 Dania Beach

Project Location Map

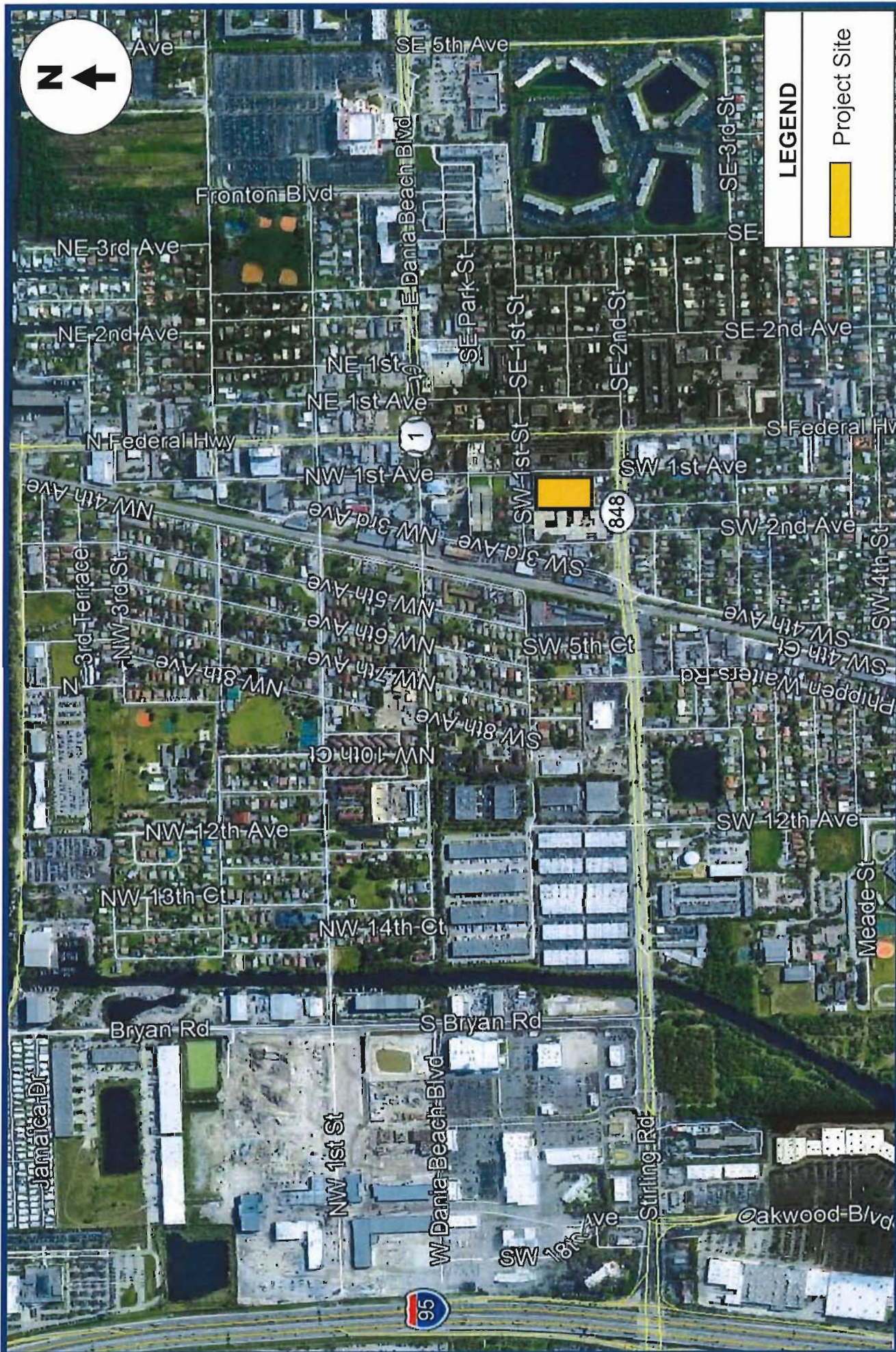


FIGURE 1

Project Location Map

Attachment B

101 Dania Beach

Preliminary Site Plan

Attachment C

ITE Parking Generation (5th Edition)

Parking Data Excerpts

Land Use: 222 Multifamily Housing (High-Rise)

Description

High-rise multifamily housing includes apartments and condominiums that have more than 10 levels (floors) of residence. They are likely to have one or more elevators. Multifamily housing (low-rise) (Land Use 220), multifamily housing (mid-rise) (Land Use 221), and affordable housing (Land Use 223) are related land uses.

Additional Data

In prior editions of *Parking Generation*, the high-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	0.7 (14 sites)	0.6 (13 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	0.6 (6 sites)	0.5 (6 sites)
	Not within ½ mile of rail transit	0.6 (1 site)	0.3 (1 site)
General Urban/Suburban	Within ½ mile of rail transit	Not Available	Not Available
	Not within ½ mile of rail transit	1.2 (6 sites)	0.9 (1 site)

The sites were surveyed in the 1980s, the 2000s, and the 2010s in District of Columbia, Tennessee, and Virginia.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

71, 402, 583

Multifamily Housing (High Rise) (222)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

Number of Studies: 5

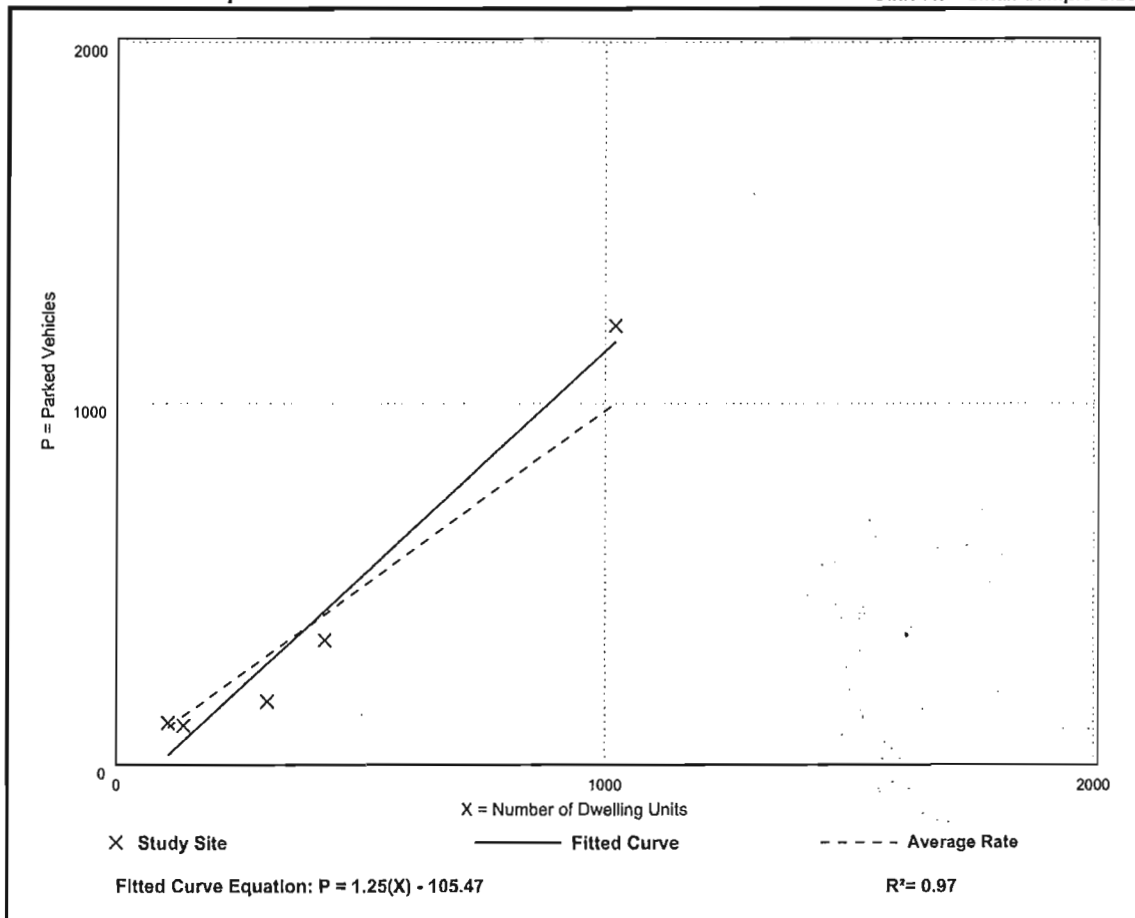
Avg. Num. of Dwelling Units: 399

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.98	0.57 - 1.19	0.78 / 1.19	***	0.27 (28%)

Data Plot and Equation

Caution - Small Sample Size



Multifamily Housing (High Rise) (222)

Peak Period Parking Demand vs: Occupied Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

Number of Studies: 5

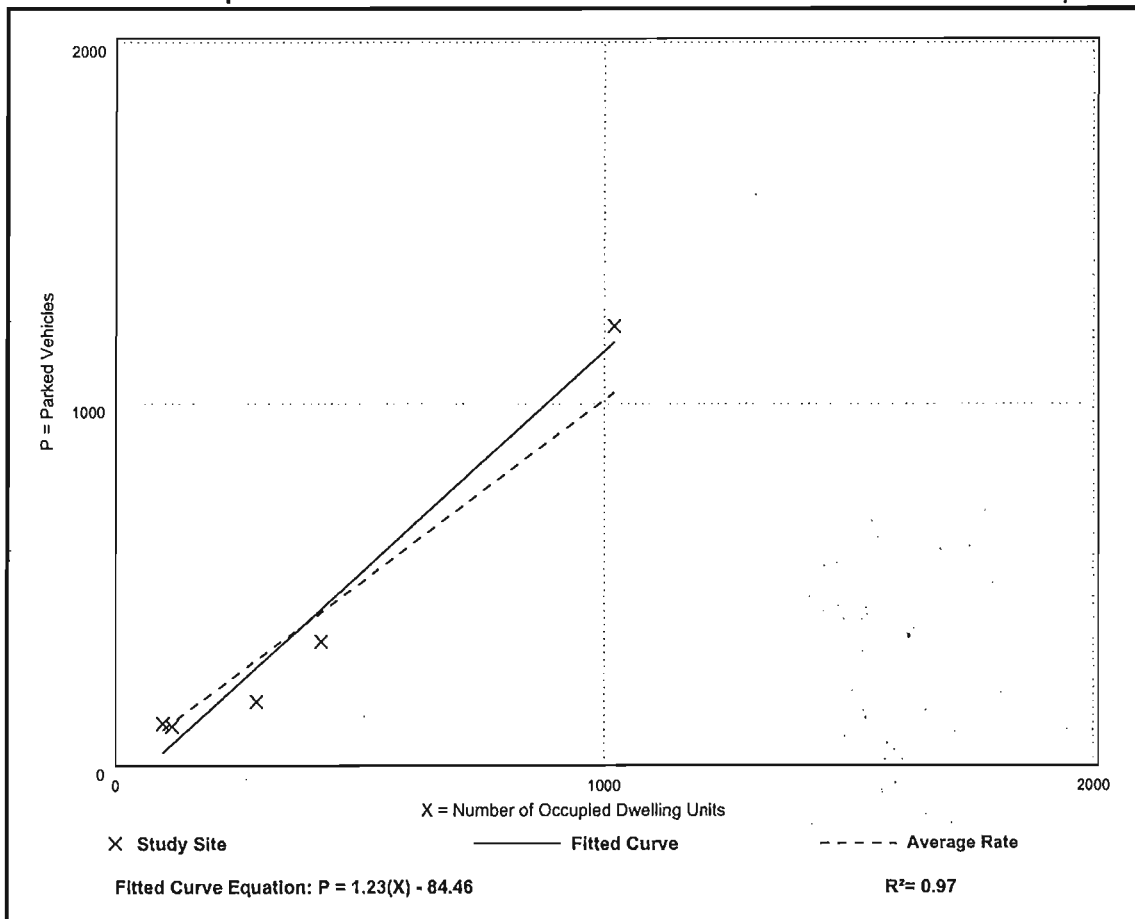
Avg. Num. of Occupied Dwelling Units: 388

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.01	0.61 - 1.20	0.81 / 1.20	***	0.25 (25%)

Data Plot and Equation

Caution – Small Sample Size



April 5, 2022

CITY OF DANIA BEACH, FL
DEPT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

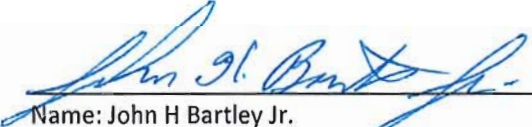
To Whom It May Concern:

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 First Dania Beach, LLC (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.

<u>Property ID #:</u>	<u>Address:</u>	<u>Legal Description:</u>
# 5042 34 01 3640	111 SW 1 COURT	TOWN OF MODELO (DANIA) B-49 D LOT 6 BLK 26

Sincerely,


Name: John H Bartley Jr.

STATE OF FLORIDA;

COUNTY OF BROWARD;

The foregoing instrument was acknowledged before me this 5 day of April, 2022, by John H. Bartley, Jr. as Owner of the property. He is personally known to me or who has produced _____ as identification, and who did not take an oath.


Notary Public (Seal)

My Commission Expires:



KAITLYN A MONTALVO
Commission # GG 287102
Expires October 15, 2022
Bonded Thru Budget Notary Services

CITY OF DANIA BEACH, FL
DEPT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

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 First Dania Beach, LLC (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.

<u>Property ID #:</u>	<u>Address:</u>	<u>Legal Description:</u>
# 5042 34 01 3681	125-127 SW 1 COURT	TOWN OF MODELO (DANIA) B-49 D LOT 14 BLK 26

Jack G. Fisher

The foregoing instrument was acknowledged before me this 5 day of APRIL, 2022, by JACK GENE FISHER as Owner of the property. He is personally known to me or who has produced as identification, and who did not take an oath.


Notary Public

My Commission Expires: 05-29-2022



Catherine M. Friedman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG222757
Expires 5/29/2022

April 5, 2022

CITY OF DANIA BEACH, FL
DEPT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

To Whom It May Concern:

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 First Dania Beach, LLC (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.

<u>Property ID #:</u>	<u>Address:</u>	<u>Legal Description:</u>
# 5042 34 01 3680	126 PARK AVE E	TOWN OF MODELO (DANIA) B-49 D LOT 13 BLK 26

Sincerely,

Jack G. Fisher

Name: Jack G Fisher II

STATE OF FLORIDA;

COUNTY OF BROWARD;

The foregoing instrument was acknowledged before me this 5 day of APRIL, 2022, by JACK GENE FISHER, as Owner of the property. He is personally known to me or who has produced as identification, and who did not take an oath.

Catherine M. Friedman

Notary Public

(Seal)

My Commission Expires: 05-29-2022.



Catherine M. Friedman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG222757
Expires 5/29/2022

April 5, 2022

CITY OF DANIA BEACH, FL
DEPT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

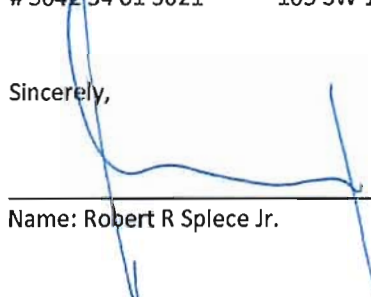
To Whom It May Concern:

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 First Dania Beach, LLC (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.

<u>Property ID #:</u>	<u>Address:</u>	<u>Legal Description:</u>
# 5042 34 01 3621	105 SW 1 COURT	TOWN OF MODELO (DANIA) B-49 D LOT 3 BLK 26

Sincerely,


Name: Robert R Splece Jr.

STATE OF FLORIDA;

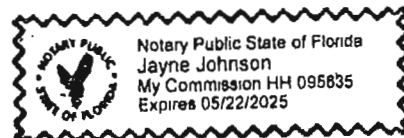
COUNTY OF ~~BROWARD~~; Monroe

The foregoing instrument was acknowledged before me this 7 day of April, 2022, by Robert R. Splece Jr. as Owner of the property. He is personally known to me or who has produced FL DL as identification, and who did not take an oath.


Notary Public

(Seal)

My Commission Expires: 5-22-2025





241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004
www.flynnengineering.com

SITE PLAN COMMENTS

Corrine Lajoie

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. Per Section 635-50, the following are required with site plan application but not provided:

- (H) Site boundaries clearly identified, dimensioned and tied to section areas

RESPONSE: Architectural Site Plan shows the required dimensions, see sheet A-100

- (J) The location and dimensions of proposed setbacks lines

RESPONSE: Setbacks clearly dimensioned were previously provided, see sheet A-100

- (K) The location and dimensions of proposed reservation for parks, playgrounds, open spaces and other common areas

RESPONSE: Public Open Space is now denoted, see sheet A-100 and A-201

- (M) The location, dimensions and character of construction of proposed curb cuts, entrances and exiting, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas

RESPONSE: For proposed curb cuts and vehicular entrances refer to Civil plans; for number of parking spaces, loading spaces and on-site pedestrian and vehicular areas refer to architectural floor plans, A-100 and A-201

- (N) Photometric plan

RESPONSE: See attached plans PH-1, PH-2, PH-3 AND PH-4

- (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each.

RESPONSE: See sheet A-100 for trash room. In addition, refer to letter provided by management company with description of operations.

- (S) Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and methods of illumination.

RESPONSE: See sheet A-301 & A-302 for signs location on plan elevation and refer to Details Drawings 1-11 for more information regarding sign's design, dimension, and methods of illumination.

- (W) type and location of mail receptacles

RESPONSE: See sheet A-100 for mail room location. Mail Boxes to be front loaded, accessible and USPS approved. Typical model shown on sheet A-102

- (AA) Phasing plan, if applicable, which beginning and end dates of construction of the entire project and beginning and ending dates for all phases of the project.

RESPONSE: All phasing to be done on site, phasing plan if required will be provided prior to permitting.

· (EE) shadow study for building 5-stories or taller

RESPONSE: Shadow study provided, see sheet A-210.

2. RAC TRAFFIC IMPACT MITIGATION: The KBP Consulting Traffic Impact Analysis signed and dated April 6, 2022 identifies 85 PM Peak Hour Trips for the 101 Dania Apartments site plan. Therefore, \$1,807.10 (85 trips X \$21.26) is due prior to issuance of a building permit.

RESPONSE: Acknowledged, Fee will be paid at requisite time.

3. RECREATION AND OPEN SPACE IMPACT FEE: Per Resolution 2014-071, Recreation and Open Space Impact Fee to be paid at the time the building permit is issued.

UNIT Fee

Multi-Family Dwelling \$1,364.00

278 Units \$ 379,192.00

RESPONSE: Acknowledged, Fee will be paid at requisite time.

4. TIER 1 - UTILITIES: Identify projected water, sewer and solid waste demand for the project. Must provide documentation from Public Services, or Broward County as applicable, stating capacity is available to meet the projected demands prior to public hearing.

RESPONSE: See water capacity letter dated 4/21 regarding water availability and conditions required by Applicant. Also see

5. TIER 1 - INCENTIVE BONUSES – Describe incentives proposed to be used to achieve bonus height and density. 2X requested.

RESPONSE: Clear breakdown of the bonuses is shown on sheet A-101

Public Open Space – identify location of the 9,000s.f. public open space on the site plan.

RESPONSE: Open space is now show with correct label, see Sheet A-100

Sustainable Building Practices – Per Section 305-30, to utilize Sustainable Building Practices the applicant must provide the following information:

· (F)(2) Written statement identifying the green building certification program selected by the applicant which must be approved by the Community Development Director.

RESPONSE: Please see Florida Green High-Rise Residential Building Standard attached.

· (F)(3) Complete residential green development/building checklist, with narrative explanation of how the green building measures are being incorporated.

RESPONSE: Please see Florida Green High-Rise Residential Building Standard attached.

· (F)(4) The city shall require the proposal exceed the number of points necessary for incentive credit – the project should receive Silver LEED status.

RESPONSE: Please see attached.

· (F)(5) a notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the projects plan.

RESPONSE: Please see affidavit attached.

· (F)(6) Project site and engineering plans shall clearly detail all green building measures which are intended to qualify for incentives.

RESPONSE: Please see Florida Green High-Rise Residential Building Standard attached.

· (F)(7) A notarized affidavit certifying that a green building expert professional certified or accredited by a green building development rating organization deemed acceptable by the Community Development Director is a part of the development team and shall remain part of the project team throughout its duration.

RESPONSE: Please see attached.

6. TIER 1 - SIGNS: Per Section 635-50(S) Provide copy of all signs for compliance review. 2X requested.

RESPONSE: See previous response

7. The proximity to the airport will be required FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.

RESPONSE: See the attached FAA/BCAD approval Dated May 16, 2022.

8. PUBLIC ART PROGRAM: Please provide estimated construction value of project for estimation purposes. Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts of \$1 Million or more shall provide fee for the creation, acquisition and installation of public art in the city.

a. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or

b. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines.

RESPONSE: A combination of In-lieu public art fee and a placement of on site art will be used.

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. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit.

RESPONSE: All cost recovery has been paid at application for up to two reviews. The Applicant will be paying the additional fees/balances as required.

10. Must provide latest revised set of plans electronically prior to going to public hearing.

RESPONSE: The Latest sets of plans will be uploaded prior to public hearing.

11. TIER 1 - Applicants are expected to contact neighbors adjacent to property, as well as condominiums and neighborhood associations to advise of this development. Please provide documentation (such as mailing receipts, photographs of community meetings, letters of support/objection) of public outreach efforts.

RESPONSE: Public notification has been given to property owners within a 1,000 foot radius of the external boundaries of the subject property, see attached public mailing notice.

12. TIER 1 - Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.

RESPONSE: Acknowledged, A statement will be obtained prior to Public Hearing.

13. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction.

RESPONSE: All staging will be done on site. A conceptual staging plan will be provided prior to the issuance of a building permit.

14. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.

RESPONSE: At this time all staging will be done on-site. If staging cannot occur on-site, the Applicant will comply with MOT requirement above.

15. Please e-mail draft site plan approval resolution and legal description, prepared by an attorney, for development approval in word format to rlorber@daniabeachfl.gov four (4) weeks prior to public hearing.

RESPONSE: Draft site plan approval will be sent prior to public hearing.

16. MAILED NOTICE: In order to comply with the provisions of Section 610-30(D), the applicant must provide mailing list and labels for property owners within 1,000' of the development site to Community Development at least 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices.

RESPONSE: See mailing notice provided at time of resubmittal (June 2, 2022)

17. POSTED NOTICE: Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. Staff will provide the language and format prior to the public hearing date; the applicant will fabricate the sign and install. See guidelines at the end of this document.

RESPONSE: Signs will be posted prior to deadline as provided by City Staff.

18. TIER 1 - Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.

RESPONSE: A lien search will be provided prior to public hearing.

19. Per Section 8.7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. City Commission must approve use of the City logo.

RESPONSE: Screen detail has been provided with resubmission support documents (June 2, 2022)

20. TIER 1 – provide letter from Broward County Planning Council identifying whether this property needs to be replatted.

RESPONSE: Please see BCPC letter attached dated July 6th, 2022.

21. Obtain a SCAD report from Broward County School District regarding school concurrency and impact fees.

RESPONSE: Please see SCAD letter attached dated July 8th, 2022.

22. TIER 1 - Loading: Per Sec. 270-10 each loading space shall provide 14' vertical clearance. Identify clearance dimensions on plan.

RESPONSE: Clear Headroom at loading spaces is clearly shown on plans, see section Sheet A-401, A-402 & A-403

23. TIER 1 – Per Section 265-51, provide minimum bicycle parking requirements as part of the parking calculation table as identified.

RESPONSE: Clearly identified on A-101 and parking calculations on A-101

24. TIER 1 – Per Sec. 220-60 must identify how equipment will be screened from view.

RESPONSE: All equipment is located on the interior of the building and shielded from view. All A/C will be located on the roof level.

25. TIER 1 – Applicant must obtain statement from City Engineer or designee, stating that adequate water and sewer capacity exists for this project.

RESPONSE: See Water Capacity form dated 4/21 stating adequacy.

26. Project site identified in the "Zoning Map" section shown on Sheet A-101 shows the nursing home as the project location. Revise accordingly.

RESPONSE: Sheet revised A-101

27. TIER 1 – Total required parking = 846.26, not 447 as shown in Parking Calculation Table on Sheet A-101. Revise accordingly.

RESPONSE: Correct Parking Tabulations are located on sheet A-101. Parking required was reviewed and 846 are not a correct calculation.

28. TIER 1 – Shared parking calculations should be 843 parking spaces. Revise accordingly.

RESPONSE: That is not correct according to the number of units and amount of parking required per unit type.

29. The utilization of incentives reduced the required pervious area. Revise "Required" pervious area requirement accordingly in the Site Data Table on Sheet A-101.

RESPONSE: Refer to Revised Sheet A-101

30. TIER 1 - The amount of pervious + impervious should = 100%. Sheet A-101 identifies 20.5% pervious + 75.55% impervious = 96.05% . Revise accordingly.

RESPONSE: Refer to Revised Sheet A-101

31. Per Section 303-40(L) building placement is in part determined by building type. Identify proposed building type. See Section 303-40(N) for allowable building types.

RESPONSE: Building type per section 303-40 (L) is Commercial / Mixed Use, per section 303-40 (N) building types allowable are Arcade or Shopfront, building configuration corrected to comply, see architectural plan.

32. TIER 1 – must meet design requirements identified in Article 310/311 based on identified building types, including specified window percentages. Provide dimensions and calculations on plans.

RESPONSE: Refer to sheet A-307

33. Identify street names on site plan.

RESPONSE: Previously clearly identified on sheet A-100

34. TIER 1 - Per Sec. 265-140(C) clearance between a parking space and a wall (excluding columns) or other solid obstruction shall be a min. of 2.5 feet. Revise accordingly and identify on site plan.

RESPONSE: Refer to Architectural Floor Plans A-100 and A-201

35. TIER 1 - Per Section 265-150(E) min. access width dimension at street for 2-way traffic is 25'. Provide measurement on site plan.

RESPONSE: Refer to Revised Sheet A-101 and A-100

36. TIER 1 - Per Sec. 265-140(E & F) Vertical clearance on ground floor of parking garage must = 14', all other floors must measure 7'2". Identify measurement on site plan.

RESPONSE: Vertical clearance at garage is 14' clear. It is clearly shown on section A-401, A-402 & A-403.

37. TIER 1 - Per Sec. 265-140(I) identify how the proposed parking structure meets the design requirements identified in Article 530.

RESPONSE: Design proposed for parking structures to comply with Art 530 per Sect 265-140, refer to architectural plans A-201 to A-204 and A-301 to A-303

38. TIER 1 - Identify how trash collection will be done. Identify vertical clearance needed for truck and arm.

RESPONSE: Vertical clearance is 14'. Management company provides operation.

39. TIER 1 - The Build-to-Line requires building placement 0'-5' from property line. Identify building setback measurement from property line on SW 1 Court to building to ensure compliance.

RESPONSE: Per section 303-40 (N) building types allowable are Arcade or Shopfront, setback on SW 1 CT will be 10' to comply Art. 303-40 (L), see sheets A-100 and A-201

40. TIER 1 - Per Sec. 309-10 (1) must construct on-street parking, install street furniture (such as benches, transit shelters, street lighting, waste bins, bike racks, bike lockers, etc.) for street frontage of project.

RESPONSE: Refer to Sheet A-100

41. TIER 1 - CRA on-street parking, See CRA Redevelopment Plan Street Section detail – on-street parking must be provided on SQ 1 Street, SW 1 Avenue and SW 1 Court. Provide detail on site plan.

RESPONSE: Refer to Civil Plans

42. TIER 1 - Per Sec. 307-20:

(A) Street landscaping and hardscaping, identify location, specimen, and detail of proposed street trees on site plan. Identify spaced to ensure the required spaced requirement is being met.

RESPONSE: Street trees to be spaced 25' OC in 4 x 4 addapave planting cutouts in sidewalk. See landscape plan for locations and species. Street tree quantity calculations shown in code chart on sheet L-1.

(B) Must meet CRA Redevelopment Plan Street Section details which can be provided.

RESPONSE: Streetscape provided per CRA development concepts and code requirements.

(C) Identify proposed street scape elements such as benches, lighting, trash bins, bike racks, etc, which must meet the CRA Redevelopment Plan details.

RESPONSE: Benches ,lighting, trash bins and bike racks shown along streets. See L-1 sheet.

43. TIER 1 - Per Sec. 307-30 Dumpsters, dumpster enclosures and loading zones must be 20' from any street. Identify measurement on plans to ensure compliance.

RESPONSE: See sheet A-100 for trash room, location more than 20' from any street, refer to revised sheet A-101.

44. TIER 1 – SETBACKS: Required Provided

Per Section 303-40(L)

Front (East) 0' – 5' 10' – revise accordingly

Street Side (north & west) 0' – 5' 2' / 0'

Internal Side (south and internal lot lines) 0' 4' 10" / 0'

Rear (west interior) 0' 2" / 4' 4"

Clarify setback of building in North West corner.

RESPONSE: Refer to Revised Architectural Plans A-101

45. TIER 1 – Per Sec. 303-40(P) Step backs are measured from edge of building not property line. See Figure 303-9 entitled "Illustrating Upper Story Setbacks".

· 10' setback @ 6th floor required on all street frontages

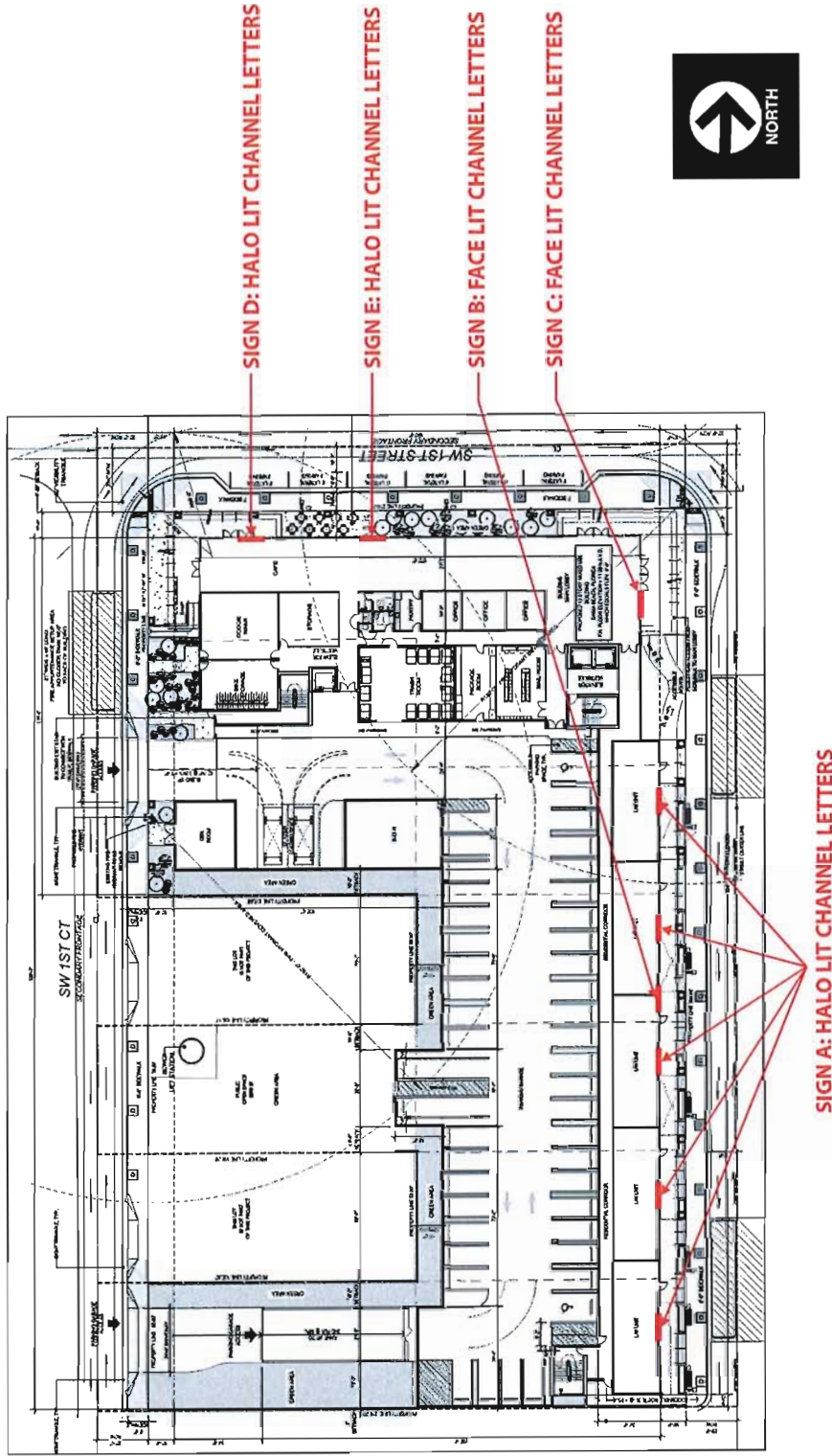
· Setback = 12% of lot width or 15' @ 6th floor is required for all interior sides.

Revise plans with setback measurement from base of building face.

RESPONSE: Refer to Revised Architectural Plans A-205 and A-206

SITE PLAN

SCALE: NTS



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CUSTOMER: John Curtis Design

SITE ADDRESS: 101 SW 1st St
Dania Beach, FL 33004

ACCOUNT REF.: JOSEPH WESTBROOK (714) 237-1600
Inspired@insigniasign.com

DESIGNER: IDV_AK
DATE: 08.02.22

FILE NAME: 101 Dania Beach Tenant Names_CONCEPT

REVISION HISTORY

REV.	DATE	BY	DESCRIPTION
1			
2			
3			
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John curtis

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HALO LIT CHANNEL LETTERS

SCALE: NTS



PROPOSED ELEVATION:



NIGHT ELEVATION:



EXISTING ELEVATION:

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Inspired@insigniariding.com

DESIGNER: IDV_AK
DATE: 08.02.22

FILE NAME: 101 Dania Beach Tenant Names_CONCEPT

CUSTOMER: John Curtis Design

SITE ADDRESS: 101 SW 1st St
Dania Beach, FL 33004

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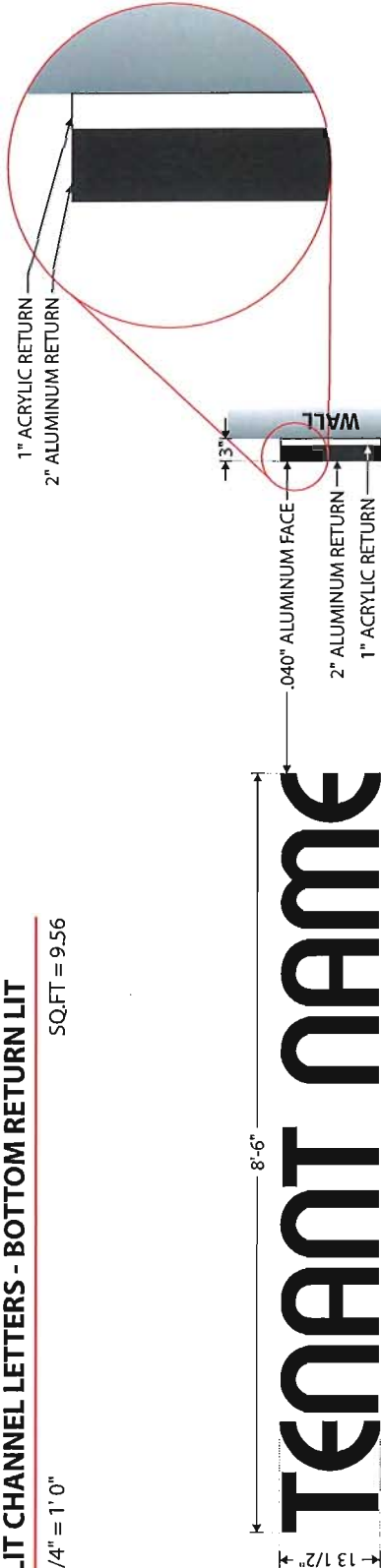
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HALO LIT CHANNEL LETTERS - BOTTOM RETURN LIT

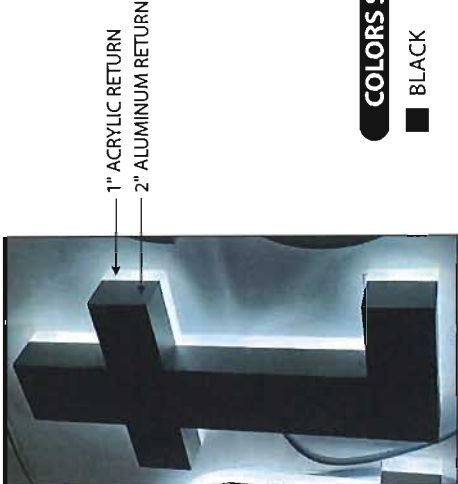
SCALE : 3/4" = 1' 0"

SQ.FT = 9.56



FRONT VIEW

SIDE VIEW



LETTERS EXAMPLE

FONT USED: EXPRESSA-DEMIBOLD, PLEASE PROVIDE EXACT FONT

SCOPE OF WORK

MANUFACTURE & INSTALL
3" (1" ACRYLIC & 2" ALUMINUM) DEEP FABRICATED ALUMINUM CHANNEL LETTERS,
.040" ALUMINUM FACE & 1" ACRYLIC & 2" ALUMINUM RETURNS, 2" ALUMINUM RETURNS &
FACE PAINTED BLACK .063" THK. ALUMINUM BACK, SIGN ILLUMINATES WITH 6500K WHITE LED LIGHTING,
SIGN FLUSH MOUNTED TO WALL WITH MOUNTING HARDWARE AS REQUIRED.

QUANTITY - 5

COLORS SPECS.

■ BLACK

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Danis Beach, FL 33004

ACCOUNT REP.: JOSEPH WESTBROOK (714) 237-1600
Inspired@insigniarising.com

DESIGNER: IDV_AK
DATE: 06.02.22

FILE NAME: 101 Danis Beach Tenant Names_CONCEPT

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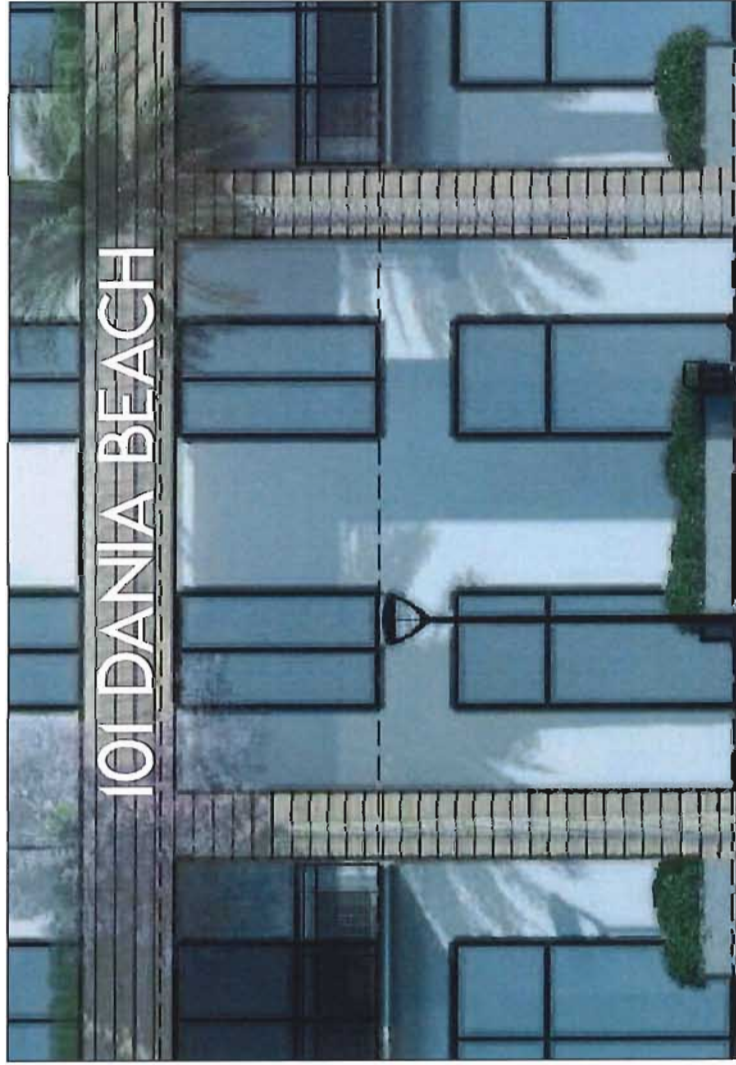
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FACE LIT CHANNEL LETTERS

SCALE : NTS

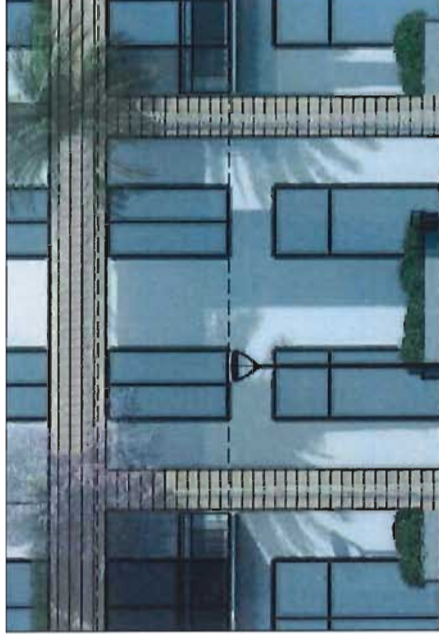
B



PROPOSED ELEVATION (DAY VIEW)



PROPOSED ELEVATION (NIGHT VIEW)



EXISTING ELEVATION

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DESIGNER: IDV_AK
DATE: 08.07.22

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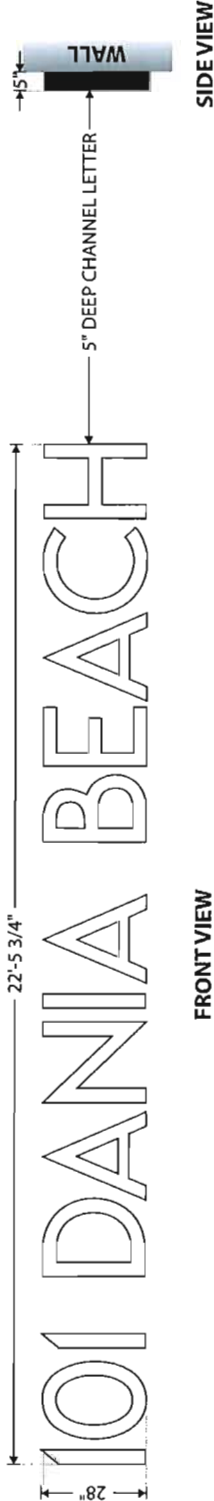
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FACE LIT CHANNEL LETTERS

SCALE : 3/8" = 1' 0"

SQ.FT = 52.45



VECTOR ARTWORK NEEDED
SIZES ARE ESTIMATED, PLEASE VERIFY

SCOPE OF WORK

MANUFACTURE & INSTALL
FRONT-LIT FABRICATED CHANNEL LETTERS WITH .177 WHITE ACRYLIC FACES,
.063" THICK 5" DEEP ALUMINUM RETURNS PAINTED BLACK, 1" TRIMCAP PAINTED BLACK.
CHANNEL LETTERS FLUSH MOUNTED TO FASCIA.

COLORS SPECS.

■ BLACK

QUANTITY - 1

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Inspired@insigniarising.com

DESIGNER: IDV_AK
DATE: 08.07.22

FILE NAME: 101 Dania Beach Tenant Name_CONCEPT

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APPLICABLE LOCAL CODES. THE
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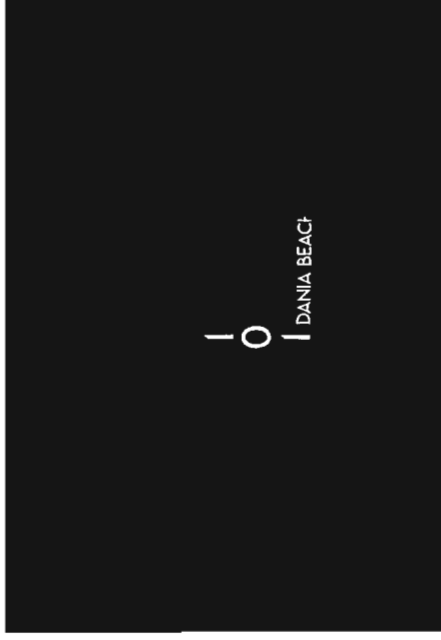
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FACE LIT CHANNEL LETTERS

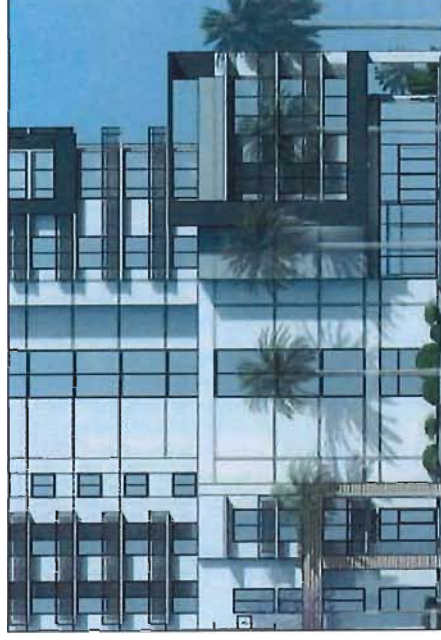
SCALE: NTS



PROPOSED ELEVATION (DAY VIEW)



PROPOSED ELEVATION (NIGHT VIEW)



EXISTING ELEVATION

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DESIGNER: IDV_AK
DATE: 08.02.22

FILE NAME: 101 Dania Beach Tenant Names_CONCEPT

CUSTOMER: John Curtis Design

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Dania Beach, FL 33004

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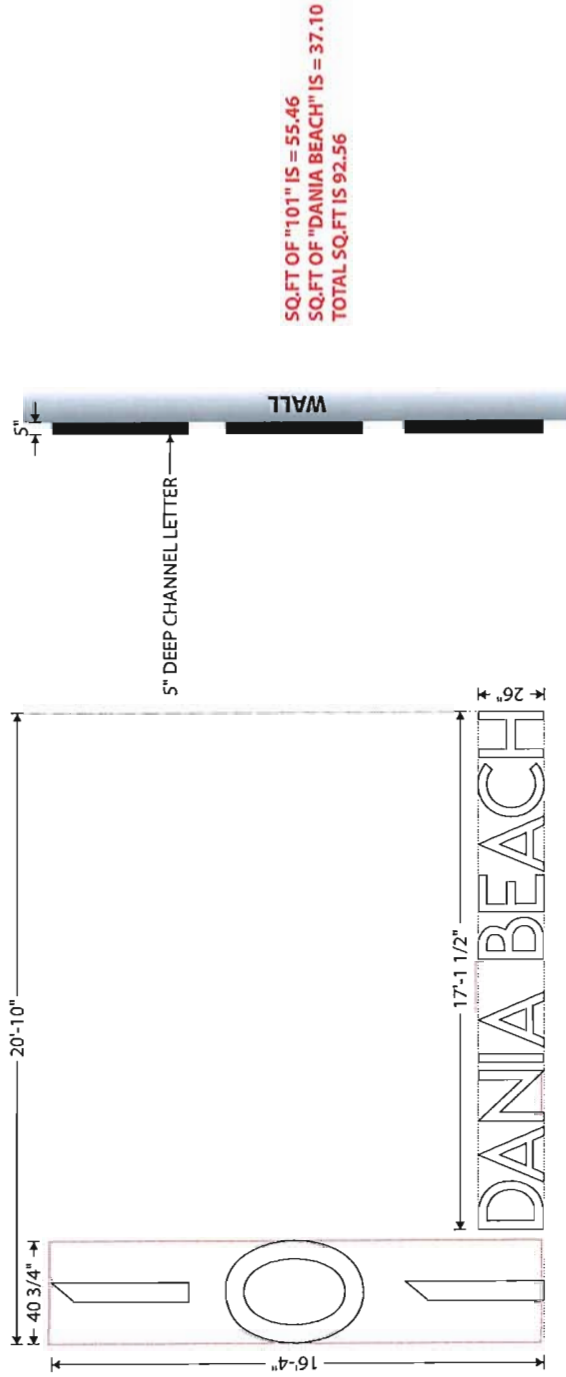
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C FACE LIT CHANNEL LETTERS

SCALE : 1/4" = 1' 0"



FRONT VIEW

SIDE VIEW

VECTOR ARTWORK NEEDED
SIZES ARE ESTIMATED, PLEASE VERIFY

SCOPE OF WORK

MANUFACTURE & INSTALL
FRONT-LIT FABRICATED CHANNEL LETTERS WITH .177 WHITE ACRYLIC FACES.
.063" THICK 5" DEEP ALUMINUM RETURNS PAINTED BLACK, 1" TRIMCAP PAINTED BLACK.
CHANNEL LETTERS FLUSH MOUNTED TO FASCIA.

COLORS SPECS.

■ BLACK

QUANTITY - 1

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Inspired@InsigniaRising.com
DESIGNER: IDV_AK
DATE: 08.02.22
FILE NAME: 101 Dania Beach Tenant Names_CONCEPT

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REV. DATE BY DESCRIPTION
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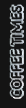
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PROPOSED ELEVATION (DAY VIEW)



PROPOSED ELEVATION (NIGHT VIEW)



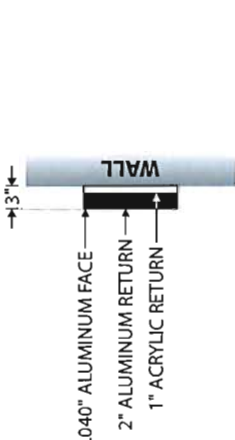
HALO LIT CHANNEL LETTERS - BOTTOM RETURN LIT

SCALE : 3/4" = 1' 0"

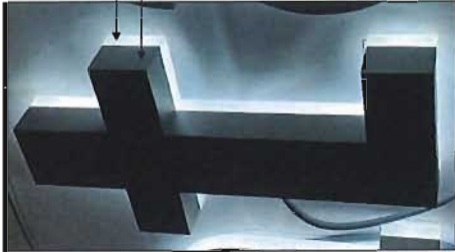
SQ.FT = 9.57



FRONT VIEW



SIDE VIEW



LETTERS EXAMPLE

FONT USED: 20TH CENTURY FONT, PLEASE PROVIDE EXACT FONT SIZES ARE ESTIMATED, PLEASE VERIFY

SCOPE OF WORK

MANUFACTURE & INSTALL
3" (1" ACRYLIC & 2" ALUMINUM) DEEP FABRICATED ALUMINUM CHANNEL LETTERS,
.040" ALUMINUM FACE & 1" ACRYLIC & 2" ALUMINUM RETURNS &
FACE PAINTED BLACK .063" THK. ALUMINUM BACK SIGN ILLUMINATES WITH 6500K WHITE LED LIGHTING.
SIGN FLUSH MOUNTED TO WALL WITH MOUNTING HARDWARE AS REQUIRED.

QUANTITY - 1

COLORS SPECS.

■ BLACK

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ACCOUNT REP.: JOSEPH WESTBROOK (714) 237-1600
Inspired@insigniaholding.com

DESIGNER: IDV_AK
DATE: 08.07.22

FILE NAME: 101 Danis Beach Tenant Names_CONCEPT

REVISION HISTORY

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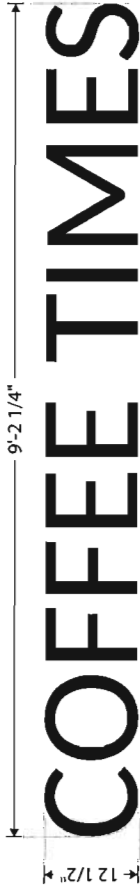
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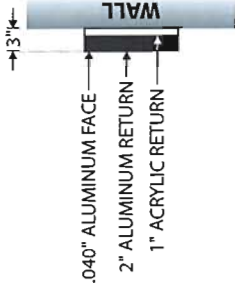
HALO LIT CHANNEL LETTERS - BOTTOM RETURN LIT

SCALE : 3/4" = 1' 0"

SQ.FT = 9.57



FRONT VIEW



SIDE VIEW

FONT USED: CARLITO, PLEASE PROVIDE EXACT FONT
SIZES ARE ESTIMATED, PLEASE VERIFY

SCOPE OF WORK

MANUFACTURE & INSTALL
3" (1" ACRYLIC & 2" ALUMINUM) DEEP FABRICATED ALUMINUM CHANNEL LETTERS.
.040" ALUMINUM FACE & 1" ACRYLIC & 2" ALUMINUM RETURNS, 2" ALUMINUM RETURNS &
FACE PAINTED BLACK .063" THK. ALUMINUM BACK, SIGN ILLUMINATES WITH 6500K WHITE LED LIGHTING.
SIGN FLUSH MOUNTED TO WALL WITH MOUNTING HARDWARE AS REQUIRED.

QUANTITY - 1



LETTERS EXAMPLE

COLORS SPECS.
■ BLACK

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ACCOUNT REP.: JOSEPH WESTBROOK (714) 237-1600
Inspired@InsigniaRising.com
DESIGNER: IDV_AK
DATE: 08.02.22
FILE NAME: 101 Dania Beach Tenant Names_CONCEPT

REVISION HISTORY
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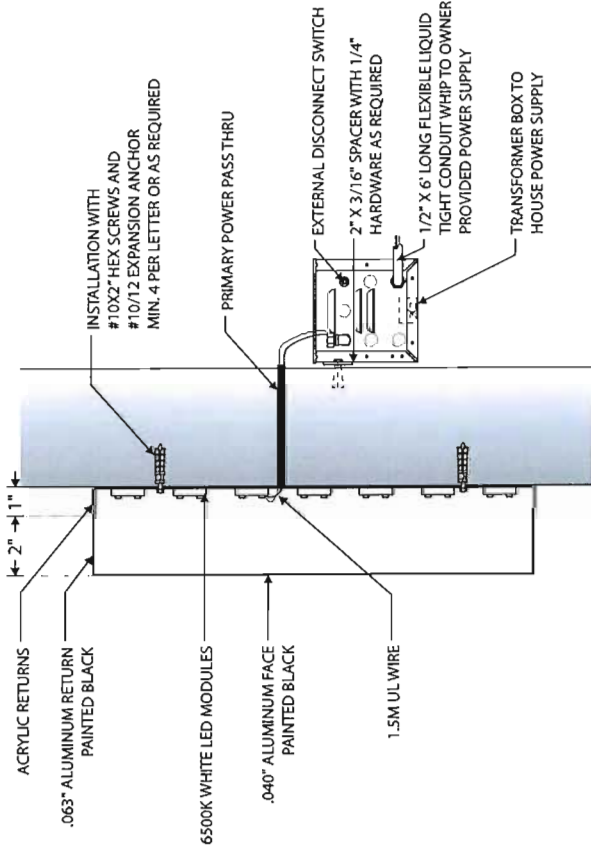
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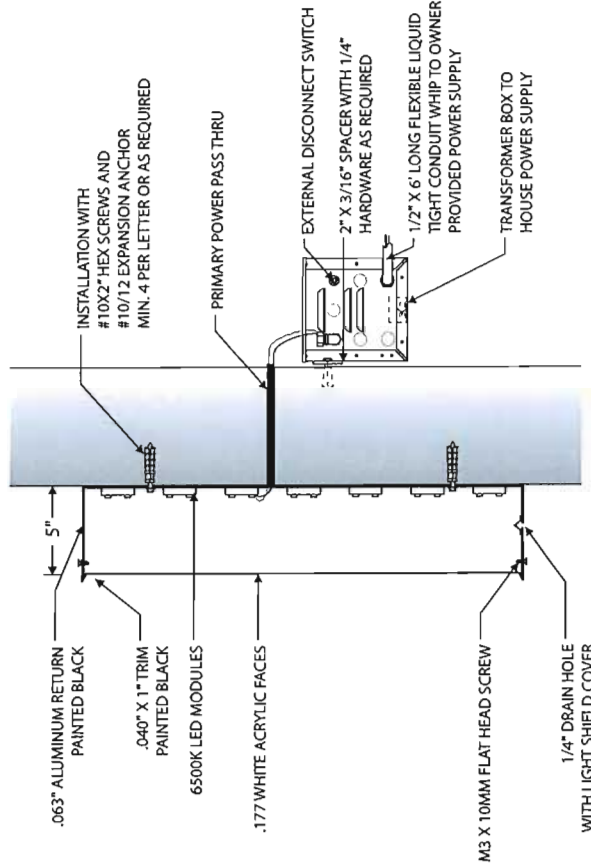
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CROSS SECTION DETAILS

SCALE : NTS



TENANT NAMES CROSS SECTION



"101 DANIA BEACH" CROSS SECTION

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DESIGNER: IDW_AK
DATE: 08.02.22

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Broward Office
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Fort Lauderdale, FL 33316
Phone: 954.888.9882

Palm Beach Office
1910 North Florida Mango Road
West Palm Beach, FL 33409
Phone: 561.508.0615

SP-034-22 101 Dania Apartments, 2nd Review

Electronic Plan Review Results

Project Information

Phase 100% **A/E:** Carmen T Diaz
Submittal: Construction Documents
Facility 101 Dania **Plans** 04/07/2022
Name: Apartments **Dated:**
Project SP-034-22 **Plans** 6/3/22
Name: 101 Dania **Received:**
Apartments,
2nd Review
Project No: SP-034-22 **Review** 6/17/22
Completed:
Building FBC2020 **Review** Review Disapproved. Note that your project has been reviewed by DRC twice or
Code: **Status:** more. Please coordinate with the Reviewer(s) corresponding to the discipline(s) for
the remaining comments. This project cannot proceed to public hearing with
outstanding Tier 1 comments remaining. You may find the Reviewers' email
addresses below.
Please contact the Planner who reviewed your project for further information.
Note that if you opt to resubmit for the third time, a filing fee of a \$1,000.00 will be
required

Project Mixed Use Multi Store development
Description:

Plan Review Summary

Discipline	Status	Reviewer	Email	Phone	License
06) Engineering/Civil	Disapproved	Diana White	dwhite@cgasolutions.com	954-921-7781	
06) Engineering/Civil	Accepted_As_Noted	Heidi Henderson	hhenderson@cgasolutions.com	954-921-7781	
07) Fire	Accepted	David Zipoli	David_Zipoli@sheriff.org	(954) 9262417	
09) Planning/Zoning	Disapproved	Corinne Lajoie	clajoie@daniabeachfl.gov	954926805	
		Richard Lorber	rlorber@daniabeachfl.gov	954926805	
10) Landscape	Disapproved	Ryan St. George	ryan.stgeorge@metriceng.com	3052355098	
11) Flood Plain	Accepted	Richard Benton	rbenton@capfla.com	3054481711	
12) CRA	Accepted	Bill Harris	bharris@daniabeachfl.gov	954926805	

Plans and specifications review is performed in accordance with the Florida Building Code, Florida Statutes and all applicable codes.

Open Issues: 12

CRA Review

General Issues

1. CRA 1st Review Mandatory

**C.A.P. Government,
Inc.**

Katrina Fumagali

4/21/22 1:59 PM

Express Workflow - 1

The CRA supports this project. It is compatible for increased residential units and density in the City Center Zoning District. The active first floor space and the landscaping is a plus for this Mixed-Use Project.

Bill Harris

Business Attraction & Investment Manager

CRA

City of Dania Beach

100 W Dania Beach Blvd., Dania Beach, 33004

www.DaniaBeachCRA.org

t: 954-924-6801 x3667

bharris@daniabeachfl.gov

[Ver. 2] [Edited By Katrina Fumagali]

Flynn Engineering

John Kramer

6/2/22 10:41 AM

Express Workflow - 1

1:The CRA supports this project. It is compatible for increased residential units and density in the City Center Zoning District. The active first floor space and the landscaping is a plus for this Mixed-Use Project.

RESPONSE: Acknowledged.

ENGINEERING

General Issues

18. Civil Review Mandatory

**Calvin, Giordano &
Asso.**

Heidi Henderson

6/15/22 4:56 PM

Express Workflow - 2

TIER 1 COMMENTS:

1. Addressed. Based on the revised C-1, C-2, and C-3, and response to comments letter received via email on June 15, 2022, addressing Engineering and Public Space comments from June 14, 2022.

TIER 2 COMMENTS:

1. Dania Beach Traffic and Broward County approval are required for the new driveways.
2. The Developer is responsible to incorporate new field conditions due to the upcoming developments in the area.
3. The Developer is required to design, permit, construct, and certify a new 12-inch watermain from the intersection of SW 1st Street and SW 1st Avenue to the existing 12-inch watermain to the north.
4. Connection to the gravity sanitary sewer system is not permitted. An onsite lift station will be required.
5. The Developer is required to design, permit, construct, and certify a forcemain that connects to the existing City's 10-inch forcemain on Dania Beach Boulevard.
6. The installation of a 12-inch watermain may be necessary from the intersection of SW 1st Street and SW 1st Avenue to the 12-inch watermain on Stirling Road.
7. Adequate fire protection for the development is required. Additional fire hydrants may be required during building permitting.
8. The final drainage calculations and paving, grading, and drainage plan and details are required at the time of building permitting where the onsite drainage system is

independent of the offsite drainage system and indicated as such. Onsite drainage must be self-contained.

9. Trench versus boring in ROW. This will not be applicable where they are redoing full pavement restoration -- Per City code Section, Sec. 22-16.5. - Construction, standards and specifications, any road cuts for utilities connections, curb cuts and/or others within the ROW shall be restored per, Broward County Public Works. The holder of a permit is not authorized to open cut any roadway in the city unless it can be demonstrated to the city that directional bore installation is not available.
10. Demolition Plan and Erosion Control Plan and details are required at building permitting.
11. Additional comments may apply and will need to be addressed prior to Building Permit approval.
12. The Site Plan approval shall be concurrent with variance approval(s).
13. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.
14. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV.
15. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping.
16. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable).
17. Detail and complete engineering plans will be required prior to Building and R/W permit approval.
18. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc.
19. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.
20. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and "in accordance with Americans with Disability Act (ADA).
21. 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.
22. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable.

Fire

General Issues

3. Fire Mandatory

BROWARD SHERIFF'S OFFICE

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 SUBMITTAL REQUIREMENTS

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. **Provide a Fire Department Service Delivery Concurrency Evaluation in accordance with the Florida Fire Prevention Code (7th Edition), NFPA 1, Chapter 15 (This is applicable to all proposed developments in Dania Beach that would increase the fire department's service population by 1 percent or more OR increase the fire department's total protected building square footage by 1 percent or more).**
2. **NFPA 1 Chapter 15.6.2 If a fire department service delivery concurrency evaluation is required by the AHJ, development shall not proceed until the report has been accepted by the AHJ.**
3. **Second-Fourth level- Residential Corridor only has 1 exit for the units. NFPA 101 30.2.4**

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]
- General Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
- Drive aisles must be a minimum of 12 feet in width. [AHJ] & Vertical clearances of 14 ft. minimum are required by AHJ

FIRE TRUCK DIMENSIONS

Overall Length – 48 Ft.
Bumper To Bumper -46 Ft.
Wheel Base Length – 9 Ft.

5. **Proof of Water Supply & Fire Flow Demand as follows: NFPA 1.18.3.1/NFPA 1.18.4.5.1**

1. **Fire Hydrant Flow Test- Water flow per Broward County Amendments F-112.**
2. **Building Construction Type and Square Footage**
3. **Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer**
4. **A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)**
5. **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).**
6. Water Supply Information as follows:
 1. All existing and proposed water main sizes
 2. Existing and proposed fire hydrant locations
 3. Dimensions of the three nearest adjacent hydrants to the project site
 4. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

7. Additional Fire Department Access Information as follows:
 1. Fire Lane locations and striping detail (demonstrated)
 2. "NO PARKING" sign locations and sign details demonstrated
 3. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable)
 4. Building Accessibility
 5. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
 6. Fire Department Access Routes During Construction
8. Additional Water Supply Information as follows:
 1. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
9. A detail sheet accompanying the Civil Plans with the following details:
 1. Fire Hydrant Detail
 2. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 3. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 4. Post Indicating Valve Detail (where applicable)
 5. Underground Gate Valve Detail (where applicable)
 6. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 7. Signage Detail for the Fire Department Connections (where applicable)
10. Address Detail – Contact the Diana Beach Fire Prevention office at 954-342-4262.
11. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. (Life Safety Plan)
12. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page. (BDA)

ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:

1. 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.

2. 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.

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 1:10.11.1.1] 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 1:10.11.1.6] [NFPA 1.10.11.2]

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 1:10.11.1.8]

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; 1:18.2.3]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.5.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, “**NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT**” or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart**. [1:18.2.3.6.3]

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. [1:18.2.3.5.2]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.3.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner.

[1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Knox.com 800-552-5669 or Email customerserviceemail@knox.com)

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) [1:18.2.3.5.3] [AHJ]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead "T" Turn-around, Cul-de-sacs, Alternative (Modified) "T" Turn-around, etc.). [1:18.2.3.5.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.5.5.2]

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. [1:18.2.3.5.5.3]

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. [1:18.2.3.5.6.2]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be "traffic type" to break-away upon impact.

- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.7.1]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]
- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

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 January 21, 2020) 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 (2018 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure.

Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective January 21, 2020) to the Florida Fire Prevention Code (7th Edition), Section F-112, NFPA 13 (2016 Ed.) and NFPA 14 (2016 Ed.)

**Broward County Amendments to the Florida Fire Prevention Code
Amendments Effective January 21,2020.**

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:

1. Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.
- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.

**BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265**

APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Site Plan Application #: _____

Name of
Project/Development: _____

Address of
Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water
Purveyor: _____

Water Purveyor
Address: _____

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (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 _____

John

Kramer April 27, 2022

6/2/22

10:40 AM

Express **DAVID ZIPOLI**

Workflow - Broward Sheriff's Office
1 DEPT. of Community Development
103 West Dania Beach Blvd
Dania Beach, FL
Division: Fire

RE: 101 Dania Apartments
Site Plan# SP-034-22
Response to 1st Review Fire Comments Dated April 20, 2022

SITE PLAN SUBMITTAL REQUIREMENTS

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. Provide a Fire Department Service Delivery Concurrency Evaluation in accordance with the Florida Fire Prevention Code (7th Edition), NFPA 1, Chapter 15 (This is applicable to all proposed developments in Dania Beach that would increase the fire department's service population by 1 percent or more OR increase the fire department's total protected building square footage by 1 percent or more).

RESPONSE: The concurrency eval is not applicable since this project does not increase the population of Dania by more than 1% or the total bldg SF of Dania total by more than 1%

2. NFPA 1 Chapter 15.6.2 If a fire department service delivery concurrency evaluation is required by the AHJ, development shall not proceed until the report has been accepted by the AHJ.

RESPONSE: See response 1 above.

3. Second-Fourth level- Residential Corridor only has 1 exit for the units. NFPA 101 30.2.4

RESPONSE: There is an Exit Stair at each end of the corridor. (Sheet A-202)

4. 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]

RESPONSE: N/A

- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

- **Building complies with this requirement**
- General Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
-
- Drive aisles must be a minimum of 12 feet in width. [AHJ] & Vertical clearances of 14 ft. minimum are required by AHJ

RESPONSE: All drive aisles are two-way and 24 feet in width. Ground Floor minimum headroom equals 14 feet.

5. Proof of Water Supply & Fire Flow Demand as follows: NFPA 1.18.3.1/NFPA 1.18.4.5.1

- Fire Hydrant Flow Test- Water flow per Broward County Amendments F-112.
- Building Construction Type and Square Footage
- Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
- A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
- 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: Documents have been provided at resubmittal (June 2, 2022).

6. Water Supply Information as follows:

- All existing and proposed water main sizes
- Existing and proposed fire hydrant locations
- Dimensions of the three nearest adjacent hydrants to the project site
- Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)

RESPONSE: This information is provided on the Water & Sewer Plan (C3).

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

7. Additional Fire Department Access Information as follows:

- Fire Lane locations and striping detail (demonstrated)
- "NO PARKING" sign locations and sign details demonstrated
- A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable)
- Building Accessibility
- Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
- Fire Department Access Routes During Construction

RESPONSE: See sheet A-101 & c-1 for details

8. Additional Water Supply Information as follows:

- Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.

RESPONSE: This information is provided on the Water & Sewer Plan (C3).

9. A detail sheet accompanying the Civil Plans with the following details:

- Fire Hydrant Detail
- Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
- Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)

- Post Indicating Valve Detail (where applicable)
- Underground Gate Valve Detail (where applicable)
- Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
- Signage Detail for the Fire Department Connections (where applicable)

RESPONSE: Fire Department detail sheet has been added to set.

10. Address Detail – Contact the Diana Beach Fire Prevention office at 954-342-4262.

RESPONSE: Final address to be 101 SW 1st St and has been coordinated with Dania Beach Prevention Office.

11. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. (Life Safety Plan)

RESPONSE: See Life Safety plan sheets (LS01-LS05).

12 through 19 – BDA SYSTEM

At this point, all provisions for future BDA installation are provided now in the plans. These provisions are listed on sheet A-100 under “IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM”. This can only occur once the building is constructed and signals can be tested.

12. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page. (BDA)

RESPONSE: See Above.

13. 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.

RESPONSE: See Above.

14. A test “grid” plan shall be produced to ensure testing throughout the building.

RESPONSE: See Above.

15. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:

RESPONSE: See Above.

24.5.2.3.1 Inbound.

16. 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.

RESPONSE: See Above.

24.5.2.3.2 Outbound.

17. 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.

- 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.
- General building areas shall be provided with 90 percent floor area radio coverage.

RESPONSE: See Above.

18. 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

RESPONSE: See Above.

19. 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.

RESPONSE: See Above.

20. 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 1:10.11.1.1] The address shall be posted at the construction site upon the start of construction.

RESPONSE: Acknowledged.

21. 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 1:10.11.1.6] [NFPA 1.10.11.2]

RESPONSE: Acknowledged.

22. 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]

RESPONSE: Acknowledged.

23. Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.11.1.8]

RESPONSE: Acknowledged.

24. Drive aisles must be a minimum of 12 feet in width.

RESPONSE: All drive aisles in this project are two-way aisles 12 feet in width. Dimensions have been added to plans

25. Vertical clearances of 14 ft. minimum are required by AHJ.

RESPONSE: Plans are complying with this requirement; refer to schematic building sections for graphic information. (Sheets A-401 - A403)

26. Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2.3]

RESPONSE: Refer to Civil Plans.

27. Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.5.1.1]

RESPONSE: Refer to Civil Plans.

28. Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.

RESPONSE: Will Comply. Note added to plan sheet C1

29. Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road

RESPONSE: Will Comply. Note added to plan sheet C1

30. Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

RESPONSE: Acknowledged. Note added to sheet C1.

31. 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**. [1:18.2.3.6.3]

RESPONSE: A Pavement Marking and Signage Plan (C1) has been provided to address the pavement markings and signage for the fire lanes in front of the FDC's.

32. Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.3.5.2]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.3.5.2] – Examples: Turf Block, Concrete, Stone, etc.

RESPONSE: Note added to Site Plan for future concrete surface requirements to support a min. of 32 tons.

33. The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]

RESPONSE: Will Comply. Note added to plan sheet C1

34. Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Knox.com 800-552-5669 or Email customerserviceemail@knox.com)

RESPONSE: Acknowledged. Application will be submitted prior to permitting.

35. 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) [1:18.2.3.5.3] [AHJ].

RESPONSE: The turning radius for the fire trucks are within the public right of way.

36. When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

RESPONSE: All parking spaces are 18' in length and turning radii inside

37. Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

RESPONSE: N/A

38. 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.). [1:18.2.3.5.4]

RESPONSE: Fire Department Truck access is through the Public R.O.W. and fire trucks do not need to go inside the building since the building has 3 sides facing the R.O.W. and there is no T turn around required

39. 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]

RESPONSE: The project will be sprinklered and meets the 450' requirement.

40. 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]

RESPONSE: Will comply. See sheet LS-01

41. 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. [1:18.2.3.5.5.2]

RESPONSE: N/A

42. Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.5.5.3]

RESPONSE: N/A

43. 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. [1:18.2.3.5.6.2]

RESPONSE: Will comply.

44. 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.

RESPONSE: Will Comply.

45. 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]

RESPONSE: Refer to Pavement Marking and Signage Plan (C1).

46. 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]

RESPONSE: Refer to Water and Sewer Plan (C3).

47. Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.7.1]

RESPONSE: Refer to Water and Sewer Plan (C3).

48. 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]

RESPONSE: Refer to Water and Sewer Plan (C3).

49. Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

RESPONSE: N/A

50. 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]

RESPONSE: Refer to Water and Sewer Plan (C3).

51. 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

RESPONSE: Acknowledged.

52. 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.

RESPONSE: See WS Plan and Fire Truck Access Plan (Sheet C3 & A-102)

53. 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]

RESPONSE: Note has been added to A-102.

54. A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]

RESPONSE: Note has been added to A-102.

55. 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]

RESPONSE: See Fire Truck Access Plan A-102.

56. 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]

RESPONSE: Acknowledged.

57. Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

RESPONSE: Acknowledged.

58. All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

RESPONSE: Acknowledged.

59. 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]

RESPONSE: Acknowledged.

60. 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.]

RESPONSE: Acknowledged.

61. 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 January 21, 2020) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

RESPONSE: Flow test results are provided (See support docs).

62. If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

RESPONSE: Flow test results have been provided in resubmittal (June 2, 2022)

63. The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2018 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.

RESPONSE: See needed Fire Flow Requirement prepared by an Engineer licensed in Florida. Provided at resubmittal (June 2, 2022).

64. 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):

- a. 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 January 21, 2020) to the Florida Fire Prevention Code (7th Edition), Section F-112, NFPA 13 (2016 Ed.) and NFPA 14 (2016 Ed.)

RESPONSE: Acknowledged and provided as required.

65. F-112 – Automatic Sprinklers Required

RESPONSE: Acknowledged and provided as required.

66. 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:

- 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.

RESPONSE: Acknowledged and will comply as required.

- 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.

RESPONSE: Acknowledged and will comply as required.

- Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.

RESPONSE: Acknowledged.

- 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.

RESPONSE: Acknowledged and will comply as required.

- The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.

RESPONSE: Acknowledged.

- 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.

RESPONSE: Acknowledged and will comply. See fire flow test provided at time of resubmittal (June 2, 2022).

Landscaping

General Issues

4. Landscaping Mandatory

Metric Engineering Inc.

Ryan St. George

4/20/22 3:29 PM

Express Workflow - 1

1) Please provide the native percentage of shrubs in addition to the trees already shown for Sec. 275-60 in the landscape requirements table.

2) Provide a tree disposition plan for all existing tree resources within the project limits [Sec. 275-80(C)].

3) Provide mitigation calculations utilizing the tree replacement standards in Sec. 825-100(A)(5)&(6), or Sec. 825-140(C) for specimen trees.

4) Sheet L-1 seems to show street tree plantings proposed in the pavement area rather than in the grassy swale. Please modify the drawing to make this element more clear.

5) Per Sec. 307-20(A), street trees shall be sabal palms spaced an average of 15' along all adjacent roadways (with intermittent small accent trees added for conformance with the street sections in the Community Redevelopment Plan). The current landscape requirements table references Dania Beach Blvd. and Federal Highway and NE 1st Court which do not front this development. Correct these references to match the proposed project location.

6) The landscape requirements table includes a section 271 which does not exist in the City's Land Development Code. Please clarify the origin/intent for this item or delete as appropriate.

7) Left justify the Dania Beach Standard Landscape Plan notes to improve legibility.

8) Per Sec. 275-190(O), include a note or detail showing root barrier or alternative technology will be utilized anywhere trees are proposed within 10' of hardscape (sidewalks, pavement, curb, etc.)

Flynn Engineering

John Kramer

6/2/22 10:38 AM

Express Workflow - 1

April 27, 2022

RYAN ST. GEORGE

Metric Engineering

Dept. of Community Development

Division: Landscaping

Dania Beach, FL

RE: 101 Dania Apartments

Site Plan# SP-034-22

Response to 1st Review Landscaping Comments Dated April 20, 2022

1. Please provide the native percentage of shrubs in addition to the trees already shown for Sec. 275-60 in the landscape requirements table.

RESPONSE: Native shrubs percentage has been added to the landscape requirement code chart on sheet L-1.

2. Provide a tree disposition plan for all existing tree resources within the project limits [Sec. 275-80(C)].

RESPONSE: A separate tree disposition plan (sheet TD-1) and arborist report (dated May 4, 2022) have been provided.

3. Provide mitigation calculations utilizing the tree replacement standards in Sec. 825-100(A)(5)&(6), or Sec. 825-140(C) for specimen trees.

RESPONSE: See Tree disposition Plan (Sheet TD-1) with mitigation calculations provided. Owner is aware that funds for mitigation shortage shall be paid into the tree trust fund.

4. Sheet L-1 seems to show street tree plantings proposed in the pavement area rather than in the grassy swale. Please modify the drawing to make this element more clear.

RESPONSE: See revised sheet L-1.

5. Per Sec. 307-20(A), street trees shall be sabal palms spaced an average of 15' along all adjacent roadways (with intermittent small accent trees added for conformance with the street sections in the Community Redevelopment Plan). The current landscape requirements table references Dania Beach Blvd. and Federal Highway and NE 1st Court which do not front this development. Correct these references to match the proposed project location.

RESPONSE: Sabal palms and ornamental trees have been provided along the street frontages at 1 per 25' per the Community Redevelopment Plan.

6. The landscape requirements table includes a section 271 which does not exist in the City's Land Development Code. Please clarify the origin/intent for this item or delete as appropriate.

RESPONSE: Landscape code requirement chart has been revised on sheet L-1.

7. Left justify the Dania Beach Standard Landscape Plan notes to improve legibility.

RESPONSE: Notes are left justified. See updated LA sheet L-1

8. Per Sec. 275-190(O), include a note or detail showing root barrier or alternative technology will be utilized anywhere trees are proposed within 10' of hardscape (sidewalks, pavement, curb, etc.)

RESPONSE: A root barrier note has been added to sheet L-1. Detail to be provided at time of building permit.

Metric Engineering Inc.

Ryan St. George

6/16/22 6:35 PM

Express Workflow - 2

1. Staff will be verifying the accuracy of the Tree Survey/Disposition plan as well as the arborist report and appraisal calculations, and will advise of any needed corrections. Note: there appears to be a large specimen oak tree in the southern portion of the project that is not identified on the tree disposition plan. This tree has canopy that overhangs well into the project and would likely conflict with the proposed parking garage. We will advise of any conflicts after the site verification inspection is complete. (Tier 1).
2. Revised sheet L-1 shows no street trees (i.e. landscaping within the right-of-way outside the limits of the project). If street tree/landscaping cannot be provided to meet Sec. 307-20 of the City's code, a variance will be needed. (Tier 1)
3. Landscaping shown on the architectural plans (A-201 and A-202) must be updated to match the current proposed landscape plan.
4. The project does not provide adequate buffers to the two outparcels as required by Sec. 275-110. A variance from these criteria cannot be supported. (Tier 1).
5. The proposed south landscape buffer appears to provide the minimum number of trees, but does not provide the required 10' wide landscaped area along its entire extent, the perimeter wall, or end to end hedge. A variance cannot be supported for a non-conforming perimeter buffer. (Tier 1).

Traffic Engineering

General Issues

5. Traffic Impact Study Mandatory

Calvin, Giordano &
Asso.

Diana White

4/20/22 10:37 PM

Express Workflow - 1

1. Please include the equations for the existing conditions of the trip generation (single family housing and small office building). Also, the trip generation section must include the 750 sq. ft. of Leasing Office Space.
2. Please include a roadway segment analysis along SW 1st Street & SW 1st Court in accordance with FDOT's latest Q/LOS procedures.
3. The TIA must include any approved but unbuilt trips along the impact area of the proposed project.

Flynn Engineering

John Kramer

5/26/22 1:30 PM

Express Workflow - 1

April 27, 2022

Diana White

CITY OF DANIA BEACH

Traffic Engineering

Engineering and Public Service

100 W Dania Beach Boulevard

RE: 101 Dania Apartments

Site Plan# SP-034-22

Response to 1st Review Traffic Engineering Comments Dated April 20, 2022

1. Please include the equations for the existing conditions of the trip generation (single family housing and small office building). Also, the trip generation section must include the 750 sq. ft. of Leasing Office Space.

RESPONSE: The requested trip generation rates for the single-family housing and the small office building land uses have been added to the updated traffic study methodology memorandum. The trip generation analysis has been modified to include the leasing office space.

2. Please include a roadway segment analysis along SW 1 Street & SW 1 Court in accordance with FDOT's latest Q/Los procedures.

RESPONSE: A Q/Los analysis of SW 1st Street and SW 1st Court has been added to the traffic study methodology memorandum.

3. The TIA must include any approved but unbuilt trips along the impact area of the proposed project.

RESPONSE: Based upon a recent discussion with the City's traffic engineering consultant, it is agreed that traffic associated with the nearby City Place project will be included in this traffic impact study.

Calvin, Giordano &
Asso.

Diana White

6/13/22 8:10 PM

Express Workflow - 2

Please submit a Traffic Impact Study as per the agreed methodology

6. Signing and Marking Mandatory

Calvin, Giordano &
Asso.

Diana White

4/20/22 10:38 PM

Express Workflow - 1

Sec. 265-110 of the City's code of Ordinance. - Design and construction standards for parking lots, all off-street parking areas shall be so arranged and marked as to provide for orderly, safe loading, unloading, parking and storage of vehicles with individual parking stalls clearly defined with directional arrows and traffic signs provided as necessary for traffic control, including but not limited to, the clear demarcation of one-way traffic aisles or driveways. Also, pavement markings for parking facilities shall be provided in conformance with the Manual on Uniform Traffic Control Devices, latest edition. Please provide signing and pavement marking plan sheet for the provided site plan demonstrating compliance with current City code requirements. This can be accomplished by calling out the size, color, materials and showing the location for all proposed markings on the drawings.

Flynn Engineering John Kramer 5/26/22 1:36 PM Express Workflow - 1	1. Sec. 265-110 of the City's code of Ordinance. - Design and construction standards for parking lots, all off-street parking areas shall be so arranged and marked as to provide for orderly, safe loading, unloading, parking and storage of vehicles with individual parking stalls clearly defined with directional arrows and traffic signs provided as necessary for traffic control, including but not limited to, the clear demarcation of one way traffic aisles or driveways. Also, pavement markings for parking facilities shall be provided in conformance with the Manual on Uniform Traffic Control Devices, latest edition. Please provide signing and pavement marking plan sheet for the provided site plan demonstrating compliance with current City code requirements. This can be accomplished by calling out the size, color, materials and showing the location for all proposed markings on the drawings. RESPONSE: A Pavement Marking and Signage Plan (C1) has been provided to address the offsite pavement markings and signage.
Calvin, Giordano & Asso. Diana White 6/13/22 8:28 PM Express Workflow - 2	Plan sheet C1 reads "Refer to Architectural Plans for pavement marking and signage information within the building structure" There are no call-outs for any pavement markings within the building on the architectural plans, at a minimum 24" white stop bars, stop signs must be provided at all site access driveways
11. Site Circulation Mandatory	
Calvin, Giordano & Asso. Diana White 4/20/22 10:41 PM Express Workflow - 1	Please clarify the call-out labels at the parking garage access on plan sheet A-201 that read "20'-0" Two-way driveway" adjacent from each other. Having two driveways so close from each other generates multiple conflict points and safety concerns. Please address this issue.
Flynn Engineering John Kramer 5/26/22 1:39 PM Express Workflow - 1	Please clarify the call-out labels at the parking garage access on plan sheet A-201 that read "20'-0" Two-way driveway" adjacent from each other. Having two driveways so close from each other generates multiple conflict points and safety concerns. Please address this issue. RESPONSE: See updated Sheet (A-100). One of the driveways was removed.
Calvin, Giordano & Asso. Diana White 6/15/22 5:01 PM Express Workflow - 2	There are still some safety concerns with the proximity to the residential driveway at 121 SW 1st Court. No TIA has been provided for review to look at the volume of trips that the project access driveway will be handling. it seems that this will be the main point of access for the site and there may be some conflicts with vehicles in and out of these 2 driveways; since these are so close to each other. [Ver. 2] [Edited By Diana White]
12. General Recommendation	
Calvin, Giordano & Asso. Diana White 4/20/22 10:42 PM Express Workflow - 1	CGA has reviewed the shared parking calculations based on the City of Dania Beach Code of Ordinance Section 265-90 and shown on plan sheet A-101 dated 4.7.22, prepared by The Apollo Companies and we have no comments regarding the provided number of parking stalls. Any variation on the land uses, number of units, sf area, etc. may cause a change in the parking calculations.
Flynn Engineering John Kramer 5/26/22 1:39 PM Express Workflow - 1	1. CGA has reviewed the shared parking calculations based on the City of Dania Beach Code of Ordinance Section 265-90 and shown on plan sheet A-101 dated 4.7.22, prepared by The Apollo Companies and we have no comments regarding the provided number of parking stalls. Any variation on the land uses, number of units, sf area, etc. may cause a change in the parking calculations. RESPONSE: Acknowledged

Calvin, Giordano &
Asso.

Issue Closed

Diana White

6/13/22 8:42 PM

Express Workflow - 2

Calvin, Giordano &
Asso.

Issue re-opened

Diana White

6/15/22 4:45 PM

Express Workflow - 2

15. Site Circulation Mandatory

Calvin, Giordano &
Asso.

Dead End parking aisles are prohibited under the Dania Beach Land Development Code, Sec. 265-110 (C) (7) which reads as follows: "Dead-end parking aisles are prohibited, except where a double-loaded dead-end aisle serves fewer than twenty-one (21) parking spaces and a turnaround area is provided that will accommodate a three-point turnaround, or where the number of parking spaces in the double-loaded dead-end aisle is ten (10) or fewer (AASHTO "P" Design Vehicle)."

Diana White

6/14/22 9:34 PM

Express Workflow - 2

The proposed Dead End parking in the ground, 3rd and 4th levels include over 21 parking spaces in each level, please address this issue.

[Ver. 2] [Edited By Diana White]

16. Site Circulation Mandatory

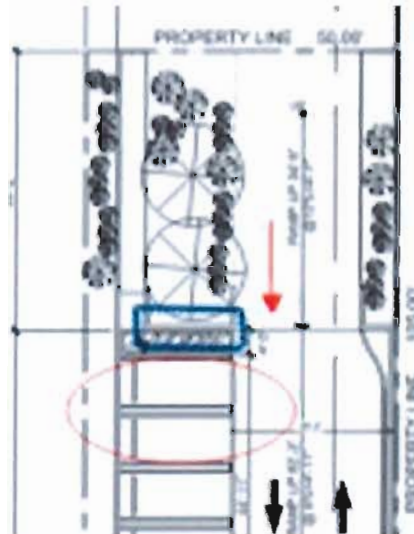
Calvin, Giordano &
Asso.

There are some safety concerns with the proposed parking stalls along the main access ramp in proximity to the wall. It seems that vehicles parked along this area of concern may not have sufficient visibility of incoming traffic going up the ramp as these are backing out of the stalls.

Diana White

6/14/22 9:39 PM

Express Workflow - 2



17. Parking Study Mandatory

Calvin, Giordano &
Asso.

Diana White
6/14/22 9:47 PM
Express Workflow - 2

Calvin, Giordano, and Associates has reviewed the Alternative Parking Study prepared by KBP Consulting, Inc., and dated May 3, 2022. We are in agreement with the provided methodology and conclusions presented demonstrating that an acceptable number of parking spaces are being provided on site. It should be noted that the submitted study is a Draft. A Signed and Sealed report will need to be provided to the City. Additionally, the parking study states that a total of 367 parking spaces are being provided on site, while the submitted site plan shows a total of 362 parking spaces. Please correct the number of provided parking spaces in the Signed and Sealed report to match the proposed site plan.

Zoning

General Issues

13. DRC 1st Zoning Review (Site Plan) Mandatory

City of Dania Beach

Richard Lorber
4/18/22 2:39 PM
Express Workflow - 1

Site Plan – 101 Dania Apartments
SP-034-22
1st review

DRC MEETING DATE: 4/28/22

Zoning designation: CC
FLU designation: RAC
PROPERTY ADDRESS:
REVIEW COMPLETED BY Richard Lorber, AICP (954) 289-4379

REQUESTS: Site Plat for the development of a thirteen story, 278 dwelling unit multifamily development, including 449 parking spaces.

SITE PLAN COMMENTS:

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. RAC TRAFFIC IMPACT MITIGATION: The KBP Consulting Traffic Impact Analysis signed and dated April 6, 2022 identifies 85 PM Peak Hour Trips for the 101 Dania Apartments site plan. Therefore, \$1,807.10 (85 trips X \$21.26) is due prior to issuance of a building permit.
3. RECREATION AND OPEN SPACE IMPACT FEE: Per Resolution 2014-071, Recreation and Open Space Impact Fee to be paid at the time the building permit is issued.

UNIT	Fee
Multi-Family Dwelling	\$1,364.00
278 Units	\$ 379,192.00

4. UTILITIES: Identify projected water, sewer and solid waste demand for the project. Must provide documentation from Public Services, or Broward County as applicable, stating capacity is available to meet the projected

demands prior to public hearing.

5. **INCENTIVE BONUSES – Describe incentives proposed to be used to achieve bonus height and density.**
6. **SIGNS:** Provide copy of all signs for compliance review.
7. The proximity to the airport will be required FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.
8. **PUBLIC ART PROGRAM:** Please provide estimated construction value of project for estimation purposes. Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts of \$1 Million or more shall provide fee for the creation, acquisition and installation of public art in the city.
 - a. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or
 - b. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines.
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. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit.
10. Must provide latest revised set of plans electronically prior to going to public hearing.
11. **Applicants are expected to contact neighbors adjacent to property, as well as condominiums and neighborhood associations to advise of this development. Please provide documentation (such as mailing receipts, photographs of community meetings, letters of support/objection) of public outreach efforts.**
12. Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.
13. For all projects resulting in buildout of the site, such that construction staging cannot

occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction.

14. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.
15. Please e-mail draft site plan approval resolution and legal description, prepared by an attorney, for development approval in word format to rlorber@daniabeachfl.gov four (4) weeks prior to public hearing.
16. **MAILED NOTICE:** In order to comply with the provisions of Section 610-30(D), the applicant must provide mailing list and labels for property owners within 1,000' of the development site to Community Development at least 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices.
17. **POSTED NOTICE:** Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. Staff will provide the language and format prior to the public hearing date; the applicant will fabricate the sign and install. See guidelines at the end of this document.
18. **Applicant must provide the results of a Municipal Lien Search Request** from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.
19. Per Section 8.7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. **Provide screen detail with next submittal.**

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- **FLOOD PLAN:** Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official

Flynn Engineering

John Kramer

6/2/22 10:35 AM

Express Workflow - 1 April 27, 2022

Richard Lorber

CITY OF DANIA BEACH

DEPT. of Community Development

Division: Planning & Zoning

Dania Beach, FL

RE: 101 Dania Apartments

Site Plan# SP-034-22

Response to 1st Review Zoning Comments Dated April 18, 2022

SITE PLAN COMMENTS:

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.

RESPONSE: Acknowledged. The Applicant will work with staff on providing all required information.

2. RAC TRAFFIC IMPACT MITIGATION: The KBP Consulting Traffic Impact Analysis signed and dated April 6, 2022 identifies 85 PM Peak Hour Trips for the 101 Dania Apartments site plan. Therefore, \$1,807.10 (85 trips X \$21.26) is due prior to issuance of a building permit.

RESPONSE: Number of trips has been reduced, café is no longer public and will not account for traffic flow.

3. RECREATION AND OPEN SPACE IMPACT FEE: Per Resolution 2014-071, Recreation and Open Space Impact Fee to be paid at the time the building permit is issued.

UNIT	Fee
Multi-Family Dwelling	\$1,364.00
278 Units	\$ 379,192.00

RESPONSE: Acknowledged. Fees will be paid prior to issuance of a building permit.

4. UTILITIES: Identify projected water, sewer and solid waste demand for the project. Must provide documentation from Public Services, or Broward County as applicable, stating capacity is available to meet the projected demands prior to public hearing.

RESPONSE: See water capacity letter dated 4/21 regarding water availability and conditions required by Applicant.

5. INCENTIVE BONUSES – Describe incentives proposed to be used to achieve bonus height and density.

RESPONSE: Incentives have been provided on sheet A101.

6. SIGNS: Provide copy of all signs for compliance review.

RESPONSE: Proposed sign locations have been added to site plan (Sheet 0).

7. The proximity to the airport will be required FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.

RESPONSE: See the attached FAA/BCAD approval Dated May 16, 2022.

8. PUBLIC ART PROGRAM: Please provide estimated construction value of project for estimation purposes. Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts of \$1 Million or more shall provide fee for the creation, acquisition and installation of public art in the city.

- a. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or
- b. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines.

RESPONSE: A combination of In-lieu public art fee and a placement of on site art will be used.

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. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit.

RESPONSE: All cost recovery has been paid at application for up to two reviews. The Applicant will pay any additional fees/balances as required.

10. Must provide latest revised set of plans electronically prior to going to public hearing.

RESPONSE: The Latest sets of plans will be uploaded prior to public hearing.

11. Applicants are expected to contact neighbors adjacent to property, as well as condominiums and neighborhood associations to advise of this development. Please provide documentation (such as mailing receipts, photographs of community meetings, letters of support/objection) of public outreach efforts.

RESPONSE: Public notification has been given to property owners within a 1,000 foot radius of the external boundaries of the subject property, see attached public mailing notice.

12. Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.

RESPONSE: Acknowledged, A statement will be obtained prior to Public Hearing.

13. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction.

RESPONSE: All staging will be done on site. A conceptual staging plan will be provided prior to the issuance of a building permit.

14. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.

RESPONSE: At this time all staging will be done on-site. If staging cannot occur on-site, the Applicant will comply with MOT requirement above.

15. Please e-mail draft site plan approval resolution and legal description, prepared by an attorney, for development approval in word format to rlorber@daniabeachfl.gov four (4) weeks prior to public hearing.

RESPONSE: Draft site plan approval will be sent prior to public hearing.

16. **MAILED NOTICE:** In order to comply with the provisions of Section 610-30(D), the applicant must provide mailing list and labels for property owners within 1,000' of the development site to Community Development at least 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices.

RESPONSE: See mailing notice provided at time of resubmittal (June 2, 2022)

17. **POSTED NOTICE:** Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. Staff will provide the language and format prior to the public hearing date; the applicant w fabricate the sign and install. See guidelines at the end of this document.

RESPONSE: Signs will be posted prior to deadline as provided by City Staff.

18. Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.

RESPONSE: The Applicant will comply. Statement is required to be no older than 90 days prior to the public hearing. The Applicant will release closer to public hearing date.

19. Per Section 8.7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal.

RESPONSE: Screen detail has been provided with resubmission support documents (June 2, 2022)

-
- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
RESPONSE: Acknowledged, additional funds will be provided by the Applicant if required.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
RESPONSE: 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.
RESPONSE: This site is in a FEMA X Zone. The FFE of the BLDG is 11.00 NAVD and is noted on the engineering plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.
RESPONSE: Acknowledged.

C.A.P. Government,
Inc.

Carlos A. del Pino
6/17/22 5:22 PM
Express Workflow - 2

Comments entered on behalf of Planning Reviewer:

SP-034-22 – 101 Dania Apartments DRC MEETING DATE: 4/28/22
2nd review

Zoning designation: CC

FLU designation: RAC

PROPERTY ADDRESS:

REVIEW COMPLETED BY Richard Lorber, AICP (954) 289-4379

REQUESTS: Site Plat for the development of a thirteen story, 278 dwelling unit multifamily development, including 449 parking spaces.

SITE PLAN COMMENTS:

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. Per Section 635-50, the following are required with site plan application but not provided:

· (H) Site boundaries clearly identified, dimensioned and tied to section areas

- (J) The location and dimensions of proposed setbacks lines
- (K) The location and dimensions of proposed reservation for parks, playgrounds, open spaces and other common areas
- (M) The location, dimensions and character of construction of proposed curb cuts, entrances and exiting, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas
- (N) Photometric plan
- (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each.
- (S) Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and methods of illumination.
- (W) type and location of mail receptacles
- (AA) Phasing plan, if applicable, which beginning and end dates of construction of the entire project and beginning and ending dates for all phases of the project.
- (EE) shadow study for building 5-stories or taller

2. RAC TRAFFIC IMPACT MITIGATION: The KBP Consulting Traffic Impact Analysis signed and dated April 6, 2022 identifies 85 PM Peak Hour Trips for the 101 Dania Apartments site plan. Therefore, \$1,807.10 (85 trips X \$21.26) is due prior to issuance of a building permit.

3. RECREATION AND OPEN SPACE IMPACT FEE: Per Resolution 2014-071, Recreation and Open Space Impact Fee to be paid at the time the building permit is issued.

UNIT Fee

Multi-Family Dwelling \$1,364.00

278 Units \$ 379,192.00

4. TIER 1 - UTILITIES: Identify projected water, sewer and solid waste demand for the project. Must provide documentation from Public Services, or Broward County as applicable, stating capacity is available to meet the projected demands prior to public hearing.

5. TIER 1 - INCENTIVE BONUSES – Describe incentives proposed to be used to achieve bonus height and density. 2X requested.

Public Open Space – identify location of the 9,000s.f. public open space on the site plan.

Sustainable Building Practices – Per Section 305-30, to utilize Sustainable Building Practices the applicant must provide the following information:

- (F)(2) Written statement identifying the green building certification program selected by the applicant which must be approved by the Community Development Director.
- (F)(3) Complete residential green development/building checklist, with narrative explanation of how the green building measures are being incorporated.
- (F)(4) The city shall require the proposal exceed the number of points necessary for

incentive credit – the project should receive Silver LEED status.

- (F)(5) a notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the projects plan.

- (F)(6) Project site and engineering plans shall clearly detail all green building measures which are intended to qualify for incentives.

- (F)(7) A notarized affidavit certifying that a green building expert professional certified or accredited by a green building development rating organization deemed acceptable by the Community Development Director is a part of the development team and shall remain part of the project team throughout its duration.

6. TIER 1 - SIGNS: Per Section 635-50(S) Provide copy of all signs for compliance review. 2X requested.

7. The proximity to the airport will be required FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.

8. PUBLIC ART PROGRAM: Please provide estimated construction value of project for estimation purposes. Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts of \$1 Million or more shall provide fee for the creation, acquisition and installation of public art in the city.

a. Pay In-Lieu Public Art Fee: Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in-lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or

b. Combination of In-Lieu Public Art Fee and Placement of Art on Site: Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designed and conform to the adopted public art guidelines.

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. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit.

10. Must provide latest revised set of plans electronically prior to going to public hearing.

11. TIER 1 - Applicants are expected to contact neighbors adjacent to property, as well as condominiums and neighborhood associations to advise of this development. Please provide documentation (such as mailing receipts, photographs of community meetings, letters of support/objection) of public outreach efforts.

12. TIER 1 - Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.

13. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction.

14. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for period of construction prior to issuance of a building permit.

15. Please e-mail draft site plan approval resolution and legal description, prepared by an attorney, for development approval in word format to rlorber@daniabeachfl.gov four (4) weeks prior to public hearing.

16. MAILED NOTICE: In order to comply with the provisions of Section 610-30(D), the applicant must provide mailing list and labels for property owners within 1,000' of the development site to Community Development at least 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices.

17. POSTED NOTICE: Per Article 610, the applicant must obtain and post property signs in accordance with the City requirements. Staff will provide the language and format prior to the public hearing date; the applicant w fabricate the sign and install. See guidelines at the end of this document.

18. TIER 1 - Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.

19. Per Section 8.7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal. City Commission must approve use of the City logo.

20. TIER 1 – provide letter from Broward County Planning Council identifying whether this property needs to be replatted.

21. Obtain a SCAD report from Broward County School District regarding school

concurrency and impact fees.

22. TIER 1 - Loading: Per Sec. 270-10 each loading space shall provide 14' vertical clearance. Identify clearance dimensions on plan.

23. TIER 1 – Per Section 265-51, provide minimum bicycle parking requirements as part of the parking calculation table as identified.

24. TIER 1 – Per Sec. 220-60 must identify how equipment will be screened from view.

25. TIER 1 – Applicant must obtain statement from City Engineer or designee, stating that adequate water and sewer capacity exists for this project.

26. Project site identified in the "Zoning Map" section shown on Sheet A-101 shows the nursing home as the project location. Revise accordingly.

27. TIER 1 – Total required parking = 846.26, not 447 as shown in Parking Calculation Table on Sheet A-101. Revise accordingly.

28. TIER 1 – Shared parking calculations should be 843 parking spaces. Revise accordingly.

29. The utilization of incentives reduced the required pervious area. Revise "Required" pervious area requirement accordingly in the Site Data Table on Sheet A-101.

30. TIER 1 - The amount of pervious + impervious should = 100%. Sheet A-101 identifies 20.5% pervious + 75.55% impervious = 96.05% . Revise accordingly.

31. Per Section 303-40(L) building placement is in part determined by building type. Identify proposed building type. See Section 303-40(N) for allowable building types.

32. TIER 1 – must meet design requirements identified in Article 310/311 based on identified building types, including specified window percentages. Provide dimensions and calculations on plans.

33. Identify street names on site plan.

34. TIER 1 - Per Sec. 265-140(C) clearance between a parking space and a wall (excluding columns) or other solid obstruction shall be a min. of 2.5 feet. Revise accordingly and identify on site plan.

35. TIER 1 - Per Section 265-150(E) min. access width dimension at street for 2-way traffic is 25'. Provide measurement on site plan.

36. TIER 1 - Per Sec. 265-140(E & F) Vertical clearance on ground floor of parking garage must = 14', all other floors must measure 7'2". Identify measurement on site plan.

37. TIER 1 - Per Sec. 265-140(I) identify how the proposed parking structure meets the design requirements identified in Article 530.

38. TIER 1 - Identify how trash collection will be done. Identify vertical clearance needed for truck and arm.

39. TIER 1 - The Build-to-Line requires building placement 0'-5' from property line. Identify building setback measurement from property line on SW 1 Court to building to ensure compliance.

40. TIER 1 - Per Sec. 309-10 (1) must construct on-street parking, install street furniture (such as benches, transit shelters, street lighting, waste bins, bike racks, bike lockers, etc.) for street frontage of project.

41. TIER 1 - CRA on-street parking, See CRA Redevelopment Plan Street Section detail – on-street parking must be provided on SQ 1 Street, SW 1 Avenue and SW 1 Court. Provide detail on site plan.

42. TIER 1 - Per Sec. 307-20:

(A) Street landscaping and hardscaping, identify location, specimen, and detail of proposed street trees on site plan. Identify spaced to ensure the required spaced requirement is being met.

(B) Must meet CRA Redevelopment Plan Street Section details which can be provided.

(C) Identify proposed street scape elements such as benches, lighting, trash bins, bike racks, etc, which must meet the CRA Redevelopment Plan details.

43. TIER 1 - Per Sec. 307-30 Dumpsters, dumpster enclosures and loading zones must be 20' from any street. Identify measurement on plans to ensure compliance.

44. TIER 1 – SETBACKS: Required Provided

Per Section 303-40(L)

Front (East) 0' – 5' 10' – revise accordingly

Street Side (north & west) 0' – 5' 2' 0"

Internal Side (south and internal lot lines) 0' 4' 10" 0"

Rear (west interior) 0' 2' 4' 4"

Clarify setback of building in North West corner.

45. TIER 1 – Per Sec. 303-40(P) Step backs are measured from edge of building not property line. See Figure 303-9 entitled "Illustrating Upper Story Setbacks".

- 10' setback @ 6th floor required on all street frontages
- Setback = 12% of lot width or 15' @ 6th floor is required for all interior sides.

Revise plans with setback measurement from base of building face.

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.

Closed Issues: 6

ENGINEERING

General Issues

2. Engineering Comments, 1st Review Mandatory

Calvin, Giordano &
Asso.

Heidi Henderson
4/23/22 7:57 AM
Express Workflow - 1

TIER 1 COMMENTS:

1. Please provide a response letter for following comments. Please give specific responses to the open issues, not generic responses such as "see plan" or "corrected".
2. Please submit signed and sealed preliminary civil plans (water and sewer plan and details, paving, grading and drainage plan and details, at a minimum). This is to ensure the constructability of the site at the site planning stage. The following comments are to aid in the preliminary design of the project to ensure that the project may be completed per code requirements.
3. Please show sight triangles on the site plan, landscape plan, and engineering plans and verify that there are no obstacles in those areas. Please confirm that the sight triangles and the proposed landscaping meet code Sec. 275-180. - Sight distance for landscaping adjacent to street intersections and points of access, and per Sec. 225-10. - Intersection vision.
4. Please show the existing 8-inch watermain on your civil plans that runs north and south along SW 1st Ave.
5. The developer is required to construct the 12-inch watermain from the intersection of SW 1st Street and SW 1st Avenue to the existing 12-inch watermain to the north. It is a possibility that the proposed City Place project will be installing an 8-inch on SW 1st Street and extending the 12-inch watermain north; however, that is

not a guarantee. Please have the civil plans continue to show the proposed 12-inch watermain connection to the north. Close coordination with PSD is recommended for this project throughout the building permitting process to ensure the required improvements are met.

6. The installation of a 12-inch watermain may be necessary from the intersection of SW 1st Street and SW 1st Avenue to the 12-inch watermain on Stirling Road.
7. The connection to the sanitary sewer is not permitted. An onsite lift station will be required along with the construction of a force main that connects to the existing City's 10-inch force main on Dania Beach Boulevard, per the water and sewer capacity form.
8. Please confirm if there has been a pre-application meeting with BC SWM and what the outcome is, if it has occurred.
9. Please provide preliminary drainage calculations to ensure the site can maintain its required drainage. The calculations must include the following storm events and that the site meets the criteria for each: the 5-year 1-hour storm event (for trench, if applicable), 5-year 1-day, 10-year 1-day storm event, the 25-year 3-day storm event, and the 100-year 3-day storm event, and their corresponding elevations.
10. Please provide cross-sections for all sides of the property that clearly indicate that the 25-year 3-day storm event will be met onsite, including at the entrances; and that the proposed grades will be able to tie back into the existing grade at a 3:1 max slope in the pervious area, or 2% at the sidewalks, etc.
11. Please identify all ADA ramp and ramp type, accessible route, curb ramp, curb ramp type on site plan and PGD plans (onsite and offsite) and add the corresponding details, if applicable.
12. Please clearly indicate the ADA spaces, aisles, and accessway and provide additional grades at each end of the ADA space, access isles, and the sidewalk to ensure ADA standards are met.
13. Please clarify if there should be a nose down curb at the edge of the detectable warnings, if applicable.
14. Please show all survey data -- the existing elevations in the roadway, sanitary sewer manholes, inverts, fire hydrants, etc.
15. Please show the trash enclosure on the plans and please confirm how the enclosure will be picked up by the waste management company.
16. In compliance with article 805. CONCURRENCY OF DETERMINATIONS of the City Code of Ordinances, applicants shall provide projected water, sewage and solid waste generations amounts in tabular format.
17. Per City code Section, Sec. 22-16.5. - Construction, standards and specifications, any road cuts for utilities connections, curb cuts and/or others within the ROW shall be restored per, Broward County Public Works. The holder of a permit is not authorized to open cut any roadway in the city unless it can be demonstrated to the city that directional bore installation is not available.
18. Any road cuts for utilities connections, curb cuts and/or others within the ROW shall be restored. Please show the required restoration on the adjacent ROW. Please show the hatch on the PGD plan and W&S plan. The City requires restoration for the full width of the roadway. Please clearly indicate the proposed full pavement restoration trench and the mill and resurfacing. Please use two separate hatches to clearly indicate the difference between trench and pavement restoration and mill and resurfacing. Please note that milling and resurfacing must extend to the closest intersection or a minimum of 10 feet on either side.
19. Please add pavement section detail and trench section detail. The City refers to Broward County details.
20. The maximum ramp grades for driveway access to above grade or below grade parking are twelve (12) percent for ramps not accessing parking spaces, six (6)

percent for ramps accessing ninety (90) degree parking spaces, and five (5) percent ramps accessing angled parking spaces. Please demonstrate and confirm this is being met.

21. The ground floor vertical clearance shall be a minimum fourteen (14) feet when necessary to accommodate loading, sanitation, service, or emergency vehicle access. Please demonstrate and confirm this is being met.

TIER 2 COMMENTS:

1. The Developer is required to design, permit, construct, and certify a new 12-inch watermain from the intersection of SW 1st Street and SW 1st Avenue to the existing 12-inch watermain to the north.
2. Connection to the gravity sanitary sewer system is not permitted. An onsite lift station will be required.
3. The Developer is required to design, permit, construct, and certify a force main that connects to the existing City's 10-inch force main on Dania Beach Boulevard.
4. The installation of a 12-inch watermain may be necessary from the intersection of SW 1st Street and SW 1st Avenue to the 12-inch watermain on Stirling Road.
5. Demolition Plan and Erosion Control Plan and details are required at building permitting.
6. Additional comments may apply and will need to be addressed prior to Building Permit approval.
7. The Site Plan approval shall be concurrent with variance approval(s).
8. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.
9. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV.
10. All pavement markings shall be alkyl-based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping.
11. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable).
12. Detail and complete engineering plans will be required prior to Building and R/W permit approval.
13. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc.
14. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.
15. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA).
16. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.
17. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface

Water License, Broward County EPGMD Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable.

[Ver. 3] [Edited By Heidi Henderson]

Flynn Engineering

John Kramer

6/2/22 10:40 AM

Express Workflow - 1 April 27, 2022

HEIDI HENDERSON

Calvin, Giordano & Asso.

DEPT. of Community Development

Division: Engineering

Dania Beach, FL

RE: 101 Dania Apartments

Site Plan# SP-034-22

Response to 1st Review Engineering Comments Dated April 23, 2022

TIER 1 COMMENTS:

1. Please provide a response letter for following comments. Please give specific responses to the open issues, not generic responses such as "see plan" or "corrected".

RESPONSE: Specific responses are provided for each of the following comments

2. Please submit signed and sealed preliminary civil plans (water and sewer plan and details, paving, grading and drainage plan and details, at a minimum). This is to ensure the constructability of the site at the site planning stage. The following comments are to aid in the preliminary design of the project to ensure that the project may be completed per code requirements.

RESPONSE: A full set of preliminary civil plans is provided, signed and sealed by a licensed P.E.

3. Please show sight triangles on the site plan, landscape plan, and engineering plans and verify that there are no obstacles in those areas. Please confirm that the sight triangles and the proposed landscaping meet code Sec. 275-180. - Sight distance for landscaping adjacent to street intersections and points of access, and per Sec. 225-10. - Intersection vision.

RESPONSE: Sight Triangles are shown in Site Plan and all obstacles including Landscape have been removed in order to meet Code Sec. 275-180 & Sec. 225-10. See Sheet A-100

4. Please show the existing 8-inch watermain on your civil plans that runs north and south along SW 1 Ave.

RESPONSE: Existing 8" WM has been added and labeled on the water and sewer plan (C3).

5. The developer is required to construct the 12-inch watermain from the intersection of SW 1 Street and SW 1 Avenue to the existing 12-inch watermain to the north. It is a possibility that the proposed City Place project will be installing an 8-inch on SW 1 Street and extending the 12-inch watermain north; however, that is not a guarantee. Please have the civil plans continue to show the proposed 12-inch watermain connection to the north. Close coordination with PSD is recommended for this project throughout the building permitting process to ensure the required improvements are met.

RESPONSE: Water and Sewer Plan (C3) show the proposed 12" WM connection to the north on 1st Ave as coordinated w/ PSD & the Applicant.

6. The installation of a 12-inch watermain may be necessary from the intersection of SW 1 Street and SW 1 Avenue to the 12-inch watermain on Stirling Road.

RESPONSE: Water and Sewer Plan (C3) shows a 12" WM extension from 1st St / 1st Ave south to Stirling Road as coordinated w/ PSD & Applicant.

7. The connection to the sanitary sewer is not permitted. An onsite lift station will be required along with the construction of a force main that connects to the existing City's 10-inch force main on Dania Beach Boulevard, per the water and sewer capacity form.

RESPONSE: Water and Sewer Plan (C3) shows a provide onsite lift station with a force main connection to the existing City 10" force main on Dania Beach Blvd.

8. Please confirm if there has been a pre-application meeting with BC SWM and what the outcome is, if it has occurred.

RESPONSE: The applicant does not require the pre-app meeting as suggested by the city.

9. Please provide preliminary drainage calculations to ensure the site can maintain its required drainage. The calculations must include the following storm events and that the site meets the criteria for each: the 5-year 1-hour storm event (for trench, if applicable), 5-year 1-day, 10-year 1-day storm event, the 25-year 3-day storm event, and the 100-year 3-day storm event, and their corresponding elevations.

RESPONSE: Drainage calculations are provided by a licensed Civil Engineer.

10. Please provide cross-sections for all sides of the property that clearly indicate that the 25-year 3-day storm event will be met onsite, including at the entrances; and that the proposed grades will be able to tie back into the existing grade at a 3:1 max slope in the pervious area, or 2% at the sidewalks, etc.

RESPONSE: Cross Sections have been provided on Paving Grading and Drainage Plan (C2).

11. Please identify all ADA ramp and ramp type, accessible route, curb ramp, curb ramp type on site plan and PGD plans (onsite and offsite) and add the corresponding details, if applicable.

RESPONSE: Curb ramps are shown and labeled on Paving Grading and Drainage Plan (C2).

12. Please clearly indicate the ADA spaces, aisles, and accessway and provide

additional grades at each end of the ADA space, access isles, and the sidewalk to ensure ADA standards are met.

RESPONSE: These items will be indicated and additional grades provided on architecture plan sheets as parking is located within the parking garage. See sheets A-201 through A-204

13. Please clarify if there should be a nose down curb at the edge of the detectible warnings, if applicable.

RESPONSE: Curb ramps are shown and labeled on Paving Grading and Drainage Plan (C2).

14. Please show all survey data -- the existing elevations in the roadway, sanitary sewer manholes, inverts, fire hydrants, etc.

RESPONSE: The Survey includes the existing elevations and that information has also been indicated on the civil plans.

15. Please show the trash enclosure on the plans and please confirm how the enclosure will be picked up by the waste management company.

RESPONSE: The Trash enclosure and equipment is indicated on the site plan and a solid waste management plan is provided. See sheet A-100

16. In compliance with article 805. CONCURRENCY OF DETERMINATIONS of the City Code of Ordinances, applicants shall provide projected water, sewage and solid waste generations amounts in tabular format.

RESPONSE: The Applicant has provided a projection of services. A letter from PSD was sent to the Applicant on 4/21/22

17. Per City code Section, Sec. 22-16.5. - Construction, standards and specifications, any road cuts for utilities connections, curb cuts and/or others within the ROW shall be restored per, Broward County Public Works. The holder of a permit is not authorized to open cut any roadway in the city unless it can be demonstrated to the city that directional bore installation is not available.

RESPONSE: The Applicant will comply with all code requirements as it relates to road restoration as requested.

18. Any road cuts for utilities connections, curb cuts and/or others within the ROW shall be restored. Please show the required restoration on the adjacent ROW. Please show the hatch on the PGD plan and W&S plan. The City requires restoration for the full width of the roadway. Please clearly indicate the proposed full pavement restoration trench and the mill and resurfacing. Please use two separate hatches to clearly indicate the difference between trench and pavement restoration and mill and resurfacing. Please note that milling and resurfacing must extend to the closest intersection or a minimum of 10 feet on either side.

RESPONSE: The area will be indicated in hatch pattern on engineering plans C2 and C3 with notes on C2.

19. Please add pavement section detail and trench section detail. The City refers to Broward County details.

RESPONSE: Refer to Paving Grading and Drainage Details plan (C4).

20. The maximum ramp grades for driveway access to above grade or below grade parking are twelve (12) percent for ramps not accessing parking spaces, six (6) percent for ramps accessing ninety (90) degree parking spaces, and five (5)

percent ramps accessing angled parking spaces. Please demonstrate and confirm this is being met.

RESPONSE: Please refer to Arch Sheets A-100 through A-204. Ramp slopes at 90 degree parking have a maximum slopes of 6%; express ramps or ramps with no parking have a maximum slope of 12 %. See also schematic Building Sections for vertical headroom clearances and slopes.

21. The ground floor vertical clearance shall be a minimum fourteen (14) feet when necessary to accommodate loading, sanitation, service, or emergency vehicle access. Please demonstrate and confirm this is being met.

RESPONSE: Refer to Building Sections (Sheets A-401 – A-403) showing graphically the clear headroom of all levels including the First Level with clear headroom of +14 feet (Min).

TIER 2 COMMENTS

22. The Developer is required to design, permit, construct, and certify a new 12-inch watermain from the intersection of SW 1 Street and SW 1 Avenue to the existing 12-inch watermain to the north.

RESPONSE: Refer to response 5 above.

23. Connection to the gravity sanitary sewer system is not permitted. An onsite lift station will be required.

RESPONSE: Refer to response 7 above.

24. The Developer is required to design, permit, construct, and certify a force main that connects to the existing City's 10-inch force main on Dania Beach Boulevard.

RESPONSE: Refer to response 7 above.

25. The installation of a 12-inch watermain may be necessary from the intersection of SW 1 Street and SW 1 Avenue to the 12-inch watermain on Stirling Road.

RESPONSE: Refer to response 6 above.

26. Demolition Plan and Erosion Control Plan and details are required at building permitting.

RESPONSE: Demolition Plan and Erosion & Sediment Control Plan will be provided at time of building permit.

27. Additional comments may apply and will need to be addressed prior to Building Permit approval.

RESPONSE: Any additional comments will be addressed prior to building permit approval.

28. The Site Plan approval shall be concurrent with variance approval(s).

RESPONSE: Acknowledged. The Variance approvals will be indicated on sheet A-101.

29. In accordance with City Code of Ordinances in Article 415, SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.

RESPONSE: The Owner will be responsible for the maintenance/

construction of sidewalk/swales within the ROW as required by code.

30. Provide BC standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV.

RESPONSE: Broward County standard details for PM&S will be provided at time of building permit.

31. All pavement markings shall be alkylid-based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping.

RESPONSE: See response 30 above.

32. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable).

RESPONSE: A MOT plan will be provided to City by a Licensed General Contractor / Professional Engineer in State of Florida at time of building permit.

33. Detail and complete engineering plans will be required prior to Building and R/W permit approval.

RESPONSE: Final engineering plans including details will be provided at time of building permit.

34. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc.

RESPONSE: Crossing data will be provided on final engineering plans including details will be provided at time of building permit.

35. Show also all existing and proposed utilities on the landscaping plans for potential conflicts.

RESPONSE: Existing & proposed Utilities have been added to the Landscape Plans.

36. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA).

RESPONSE: See Sheets A-100 through A-204

37. 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 .DWG file will be issued w/ final submittal.

38. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building Permit (South Florida Water Management District (SFWMD), Broward County Surface Water License, Broward County EPGMD Wastewater Permit / BC Water and

Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BCTED etc.). Also, include Utility / Right of Way Permits from City, Broward County, and State Roads as applicable.

RESPONSE: Appropriate approvals will be provided prior to issuance of the building permit.

Calvin, Giordano &
Asso.

Issue Closed

Heidi Henderson

6/15/22 4:55 PM

Express Workflow - 2

Fire

General Issues

14. Fire Mandatory

Broward
Sheriff's
Office -
Dania
Beach

David

Zipoli

6/7/22

3:14 PM

Express

Workflow

- 2

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 SUBMITTAL REQUIREMENTS

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. Provide two FDC's per NFPA 14 7.12.2 2016 ED. Sheet C-3

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

7. Additional Fire Department Access Information as follows:

1. Fire Lane locations and striping detail (demonstrated)

2. "NO PARKING" sign locations and sign details demonstrated
 3. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable)
 4. Building Accessibility
 5. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
 6. Fire Department Access Routes During Construction
8. Additional Water Supply Information as follows:
1. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
9. A detail sheet accompanying the Civil Plans with the following details:
1. Fire Hydrant Detail
 2. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 3. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 4. Post Indicating Valve Detail (where applicable)
 5. Underground Gate Valve Detail (where applicable)
 6. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 7. Signage Detail for the Fire Department Connections (where applicable)
10. Address Detail – Contact the Diana Beach Fire Prevention office at 954-342-4262.
11. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. (Life Safety Plan)
12. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page. (BDA)

ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.

2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:

1. 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.

2. 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.

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 1:10.11.1.1] 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 1:10.11.1.6] [NFPA 1:10.11.2]

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 1:10.11.1.8]

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; 1:18.2.3]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.5.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

- Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **“NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT”** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart**. [1:18.2.3.6.3]

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. [1:18.2.3.5.2]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.3.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Knox.com 800-552-5669 or Email customerserviceemail@knox.com)

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) [1:18.2.3.5.3] [AHJ]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead “T” Turn-around, Cul-de-sacs, Alternative (Modified) “T” Turn-around, etc.). [1:18.2.3.5.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.5.5.2]

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. [1:18.2.3.5.5.3]

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. [1:18.2.3.5.6.2]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS

Please provide fire hydrant detail in accordance with the following:

- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be "traffic type" to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS

Provide clearances of 36" in circumference around all fire hydrants. [1:18.5.7.1]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings.

[24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]
- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

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 January 21, 2020) 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 (2018 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective January 21, 2020) to the Florida Fire Prevention Code (7th Edition), Section F-112, NFPA 13 (2016 Ed.) and NFPA 14 (2016 Ed.)

Broward County Amendments to the Florida Fire Prevention Code Amendments Effective January 21,2020.

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:

1. Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
 - b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.
 - c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
 - d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
 - e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
 - f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.

BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265

APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: _____

Site Plan Application #: _____

Name of
Project/Development: _____

Address of
Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water
Purveyor: _____

Water Purveyor
Address: _____

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (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
[Ver. 2] [Edited By David Zipoli]

Date

Broward
Sheriff's
Office -
Dania
Beach
David
Zipoli
6/9/22
1:10 PM
Express
Workflow
- 2

Issue Closed

Traffic Engineering

General Issues

7. Site Circulation Mandatory

Calvin, Giordano & Asso. Diana White 4/20/22 10:39 PM Express Workflow - 1	As per Sec. 275-180. of the Code - Landscaping, except required turf and groundcover, shall not be located closer than five (5) feet from the edge of any roadway and three (3) feet from the edge of any alley or pavement. Please include the distance from the trees to the pavement and roadway edge on plan sheet L-1.
Flynn Engineering John Kramer 5/26/22 1:37 PM Express Workflow - 1	1. As per Sec. 275-180. of the Code - Landscaping, except required turf and groundcover, shall not be located closer than five (5) feet from the edge of any roadway and three (3) feet from the edge of any alley or pavement. Please include the distance from the trees to the pavement and roadway edge on plan sheet L-1. RESPONSE: See landscape Plans for dimensions.
Calvin, Giordano & Asso. Diana White 6/13/22 8:37 PM Express Workflow - 2	Issue Closed
8. Site Circulation Mandatory	
Calvin, Giordano & Asso. Diana White 4/20/22 10:39 PM Express Workflow - 1	As per Sec. 265-140, the clearance between a parking space and a wall (excluding columns) or other solid obstruction shall be a minimum of two and one-half (2.5) feet. Please make sure to add these dimensions to the site plan to demonstrate compliance.
Flynn Engineering John Kramer 5/26/22 1:38 PM Express Workflow - 1	1. As per Sec. 265-140, the clearance between a parking space and a wall (excluding columns) or other solid obstruction shall be a minimum of two and one-half (2.5) feet. Please make sure to add these dimensions to the site plan to demonstrate compliance. RESPONSE: Architectural Plans were updated to add the required space where obstructions were present.
Calvin, Giordano & Asso. Diana White 6/13/22 8:39 PM Express Workflow - 2	Issue Closed
9. Site Circulation Mandatory	
Calvin, Giordano & Asso. Diana White 4/20/22 10:40 PM Express Workflow - 1	Please provide an Auto-turn Exhibit that demonstrates that enough pavement width for the intended design vehicle is provided to access the Loading Area. Both scenarios (ingress/egress) must be shown on the same exhibit.
Flynn Engineering John Kramer 6/2/22 10:36 AM Express Workflow - 1	1. Please provide an Auto-turn Exhibit that demonstrates that enough pavement width for the intended design vehicle is provided to access the Loading Area. Both scenarios (ingress/egress) must be shown on the same exhibit. RESPONSE: Turn radii have been added to sheet A-100
[Ver. 2] [Edited By John Kramer]	

Calvin, Giordano & Asso. Diana White 6/14/22 9:17 PM Express Workflow - 2	The loading area has been modified from a dead-end to a continuous travel way
Calvin, Giordano & Asso. Diana White 6/14/22 9:17 PM Express Workflow - 2	Issue Closed
10. Site Circulation Mandatory	
Calvin, Giordano & Asso. Diana White 4/20/22 10:40 PM Express Workflow - 1	Provide sight distance triangles for the parking garage access driveway and the services access driveway in accordance with Section 225-10 of the City's Code of Ordinance
Flynn Engineering John Kramer 5/26/22 1:38 PM Express Workflow - 1	1. Provide sight distance triangles for the parking garage access driveway and the services access driveway in accordance with Section 225-10 of the City's Code of Ordinance RESPONSE: Sight Triangles will be provided on sight plan. See Sheet (A-100)
Calvin, Giordano & Asso. Diana White 6/13/22 8:39 PM Express Workflow - 2	Issue Closed



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

May 13, 2022

City of Dania Beach
Planning & Zoning Division
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Re: Property owners within 1,000 feet of:

101-117 Monroe Udell Street, Dania Beach, FL 33004 (Folio: 504234013620)
105 SW 1 Court, Dania Beach, FL 33004 (Folio: 504234013621)
111 SW 1 Court, Dania Beach, FL 33004 (Folio: 504234013640)
119 SW 1 Court, Dania Beach, FL 33004 (Folio: 504234013660)
125-127 SW 1 Court, Dania Beach, FL 33004 (Folio: 504234013681)
110 Park Ave E, Dania Beach, FL 33004 (Folio: 504234013630)
118 Park Ave E, Dania Beach, FL 33004 (Folio: 504234013650)
124 Park Ave E, Dania Beach, FL 33004 (Folio: 504234013670)
126 Park Ave E, Dania Beach, FL 33004 (Folio: 504234013680)

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,000 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Broward County Property Appraisers' Office. Only properties located within city limits are included.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **215, including 0 international**

(This total includes one address label to the Planning & Zoning Manager, one address label to the Community Development Assistant Director, and in case of a condominium, one address label to each Condominium Association as listed as registered with the Florida Department of State Division of Corporations)

State of: FL

County of: Miami-Dade

BEFORE ME: an officer duly authorized to take acknowledgments, on this 13th day of May, 2022, personally appeared Diana Rio who is personally known to me and who did not take an oath, who executed the foregoing, and executed the same freely and voluntarily for the purposes therein expressed.

Notary Public

Dated this 13th day of May 2022



Mabel Rio
Comm. # GG939791
Expires: Dec. 15, 2023
Bonded Thru Aaron Notary

Name 1	Name 2	Address	City	State	Zip	Country
121 STIRLING LLC		242 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
1258875 FLORIDA INC		203 SE 2 ST	DANIA BEACH	FL	33004	USA
19 S FEDERAL LLC		100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
23 SE 12TH STREET LLC		8267 SW 51 ST	COOPER CITY	FL	33328	USA
238 S F DANIA LLC		242 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
242 S F DANIA LLC		242 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
249 SOUTH FEDERAL HWY LLC		PO BOX 447	DANIA BEACH	FL	33004	USA
250 SOUTH FEDERAL LLC		250 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
3475 SAGO PALM LLC		9553 MAJESTIC WAY	BOYNTON BEACH	FL	33437	USA
4 DANIA BEACH HOLDINGS LLC		6201 SW 70 ST #200	SOUTH MIAMI	FL	33143	USA
501 W LLC		67 N FEDERAL HWY	DANIA BEACH	FL	33004	USA
7-ELEVEN INC		1722 ROUTH ST STE 1000	DALLAS	TX	75201	USA
AA DANIA HOLDINGS LLC		12 NW 1 AVE	DANIA BEACH	FL	33004	USA
ADAMS, SIDNEY B & MOLLY D		243 SW 1 CT	DANIA BEACH	FL	33004	USA
ADELE BESNER TR	BESNER, HANNA TRSTEE ETAL	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308	USA
AKIBA, CHARLES &	AKIBA, ANN FRANCINE	11 N FEDERAL HWY	DANIA BEACH	FL	33004	USA
AKIBA, CHARLES & ANN FRANCINE		3 N FEDERAL HWY	DANIA BEACH	FL	33004	USA
ALBERT, DENIS		258 SW 1 CT	DANIA BEACH	FL	33004	USA
ALL S FLORIDA DEVELOP INC &	VICTORY HEIGHTS PROPERTIES INC	201 SE 2 AVE	DANIA BEACH	FL	33004	USA
ALL SOUTH FLORIDA	DEVELOPMENT INC	201 SE 2 AVE	DANIA BEACH	FL	33004	USA
ALLEN, CORTEZ		600 NE 27 ST APT 3603	MIAMI	FL	33137	USA
ALLOUSH 1777 LLC		8737 NW 39 ST	HOLLYWOOD	FL	33024	USA
AMSDILL, BRUCE E & MICHELE M		201 SW 2 PL	DANIA BEACH	FL	33004	USA
ARMSTRONG, JUNE		209 SW 2 PL	DANIA BEACH	FL	33004	USA
BAKER, JOSEPH &	BAKER-HILL, CHERYL	PO BOX 94	DANIA BEACH	FL	33004	USA
BARNARD, TAMYRA	HERRERA, VICTOR	239 SW 1 CT	DANIA BEACH	FL	33004	USA
BARTELMES, ROBERT J EST		214 SW 2 TER	DANIA BEACH	FL	33004	USA
BARTLEY, DOREEN ANNE	BARTLEY, JOHN H JR	201 SE 2 AVE	DANIA BEACH	FL	33004	USA
BELINFANTI, ERNESTINE H/E	BROWN, JACK & BROWN, DONELL ETAL	590 SW 1 ST	DANIA BEACH	FL	33004	USA
BELLERA, INGRID		2801 NE 183 ST #1409	AVENTURA	FL	33160	USA
BENT, RODERICK DUDLEY		121 SW 1 CT	DANIA BEACH	FL	33004	USA
BESNER, HILDA		4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308	USA
BLACK, TABATHA		229 SW 2 AVE	DANIA BEACH	FL	33004	USA
BOURGERY, MONIQUE M		117 SE 1 TER	DANIA BEACH	FL	33004	USA
BRACKE, MARINA SIMONNE		9841 BROKEN BOW RD	DALLAS	TX	75238	USA
BRAXTON, NICOLE ASHER		12954 BANYAN RD	NORTH MIAMI	FL	33181	USA
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	USA
BRYANT, CURTIS JR		205 SW 2 TER	DANIA BEACH	FL	33004	USA
C & L SUNSHINE ENTERPRISES INC		121 SE 1 AVE	DANIA BEACH	FL	33004	USA
C & M AMERICAN DEVELOPERS LLC		4840 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA

CAMERON, HEATHER		1314 E LAS OLAS BLVD #6	FORT LAUDERDALE	FL	33301	USA
CANINO, BONNIE		238 SW 1 AVE	DANIA BEACH	FL	33004	USA
CARI MCELYEA KRESA REV TR	KRESA, CARI MCELYEA TRSTEE	900 RIVERSIDE DR	DAYTONA BEACH	FL	32117	USA
CARTER, CAROLYN		6648 EVERGREEN DR	MIRAMAR	FL	33023	USA
CATOIU, SILVANA		217 SW 2 TER	DANIA BEACH	FL	33004	USA
CECIL, RAWATEE		215 SW 2 PL	DANIA BEACH	FL	33004	USA
CHING, CARL	CECIL, BALRAM JR	3817 SW 50 CT	FORT LAUDERDALE	FL	33312	USA
CHIU, PETRU		113 SE 2 AVE	DANIA BEACH	FL	33004	USA
CHURCH'S CHICKEN DANIA LLC		3615 NW 2 AVE	MIAMI	FL	33127	USA
CITY OF DANIA BEACH	PLANNING & ZONING MGR	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
CITY OF DANIA BEACH		100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
CITY OF DANIA BEACH	COMMUNITY DEVELOPMENT ASSIST. DIR.	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
CJS IHOP DANIA BEACH LLC	%ORION INVESTMENT & MGMT	200 S BISCAYNE BLVD #6 FLR	MIAMI	FL	33131	USA
CLAIRE GARRETT REV TR	GARRETT, CLAIRE TRSTEE	3148 CALLE LARGO DR	HOLLYWOOD	FL	33021	USA
CLARK, DIANE S		137 SW 3 ST	DANIA BEACH	FL	33004	USA
CLARK, TONYA M		133 SW 1 CT	DANIA BEACH	FL	33004	USA
COLEY-LEWIS, YVONNE		108 SE 2 AVE	DANIA BEACH	FL	33004	USA
COLLINS, DWIGHT A		26 SW 5 AVE	DANIA BEACH	FL	33004	USA
COLLINS, RODNEY C	% KIM FORD	22 SW 5 AVE	DANIA BEACH	FL	33004	USA
COLLINS, RODNEY CH/E	COLLINS, SYLVIA D ETAL	24 SW 5 AVE	DANIA BEACH	FL	33004	USA
COLUCCI, DOMINICK JR H/E	COLUCCI, HARRIET L H/E ETAL	21 SE 2 ST	DANIA BEACH	FL	33004	USA
COMBS, MICHAEL WAYNE H/E	COMBS, LARITZA	115 SW 1 CT	DANIA BEACH	FL	33004	USA
COOK, DOROTHY JEAN		46 SW 1 AVE	DANIA BEACH	FL	33004	USA
CRUISE, ROBIN		3731 N 53 AVE	HOLLYWOOD	FL	33021	USA
CRUZ, FLOR A		47 SE 1 AVE	DANIA BEACH	FL	33004	USA
DAILEY, LOLETHA		1968 NW 55 ST	MIAMI	FL	33142	USA
DAMSE COMMONWEALTH INC		10800 SW 27 CT	DAVIE	FL	33328	USA
DAMSE LLC		10800 SW 27 CT	DAVIE	FL	33328	USA
DANIA ANTIQUE & JEWEL ARCADE		PO BOX 1814	DANIA BEACH	FL	33004	USA
DANIA BEACH BOULEVARD INVESTORS	LLC	22 SW 5 AVE	DANIA BEACH	FL	33004	USA
DANIA CANTERBURY L P		18201 COLLINS AVE #3909A	SUNNY ISLES BEACH	FL	33160	USA
DANIA DISCOUNT DRUGS INC		16-18 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
DANIEL, SUSHIL		215-217 SW 2 AVE	DANIA BEACH	FL	33004	USA
DANINO, ZOILA ANGELA		2271 NE 171 ST	NORTH MIAMI BEACH	FL	33160	USA
DAWSON JOHNSON OPERATIONS LLC	DAWSON OPERATIONS LLC	19450 SINGING HILLS DR	PORTER RANCH	CA	91326	USA
DEGRAVE, JACKIE		133 SE 2 ST	DANIA BEACH	FL	33004	USA
DIAZ, JOSE LUIS		221 SW 2 PL	DANIA BEACH	FL	33004	USA
DUKES, JAMES W		29 SW 6 AVE	DANIA BEACH	FL	33004	USA
EAGLE RUN INVESTMENTS LLC	GARALFA & OKAMOTO LLC	2501 EAGLE RUN DRIVE	WESTON	FL	33327	USA
EFFRAT, DAVID		105 SE 2 ST #1-2	DANIA BEACH	FL	33004	USA
ELLERY, JANICE ANN		214 SW 2 PL	DANIA BEACH	FL	33004	USA

ELY, KURT D EST			245 SW 1 AVE	DANIA BEACH	FL	33004	USA
EPIPHANY INVESTMENT GROUP LLC			PO BOX 246717	PEMBROKE PINES	FL	33024	USA
ERIC & ELYSE LLC			4680 SW 61 AVE	DAVIE	FL	33314	USA
ESTABA, NELLY H/E	ESTABA, WILLIAM		210 SW 1 CT	DANIA BEACH	FL	33004	USA
EUREKA NORTH SHORE LODGE # 269	FREE AND ACCEPTED MASONS OF FL		101 SE 1 AVE	DANIA BEACH	FL	33004	USA
EXALANT, MANNO			1310 NE 201 TER	MIAMI	FL	33179	USA
F & G REAL ESTATE HOLDINGS LLC			17 SW 1 ST	DANIA BEACH	FL	33004	USA
FARSI, ARASH			109 SE 2 ST #1-2	DANIA BEACH	FL	33004	USA
FIFTH AVENUE REAL ESTATE	INVESTORS LLC		22 SW 5 AVE	DANIA BEACH	FL	33004	USA
FIRST DANIA BEACH LLC			3323 NE 163 ST PH-704	NORTH MIAMI BEACH	FL	33160	USA
FISHER, JACK G II			318 SW 1 AVE	DANIA BEACH	FL	33004	USA
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY		3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	USA
FLORIDA EAST COAST RAILWAY CO	% MICHAEL O BAGLEY - SUITE 370		7150 PHILIPS HWY	JACKSONVILLE	FL	32256	USA
FLORIDA EAST COAST RAILWAY LLC			7150 PHILIPS HWY	JACKSONVILLE	FL	32256	USA
FONTUS CAPITAL LLC			5711 SW 32 TER	FORT LAUDERDALE	FL	33312	USA
FORD, KIMBERLY C	FORD, JUSTIN & FORD, JACKIE		22 SW 5 AVE	DANIA BEACH	FL	33004	USA
FREC INVESTMENTS			530 E 32 ST	HIALEAH	FL	33013	USA
FROSBUTTER, JOHN & HELENA			133 SW 3 ST	DANIA BEACH	FL	33004	USA
FURMAN, TALU			1834 NE 214 TER	MIAMI	FL	33179	USA
G&A GROUP 1 LLC			PO BOX 1859	DANIA BEACH	FL	33004	USA
GAINES, MICHAEL A &	GAINES, PAMELA R		PO BOX 1402	REDAN	GA	30074	USA
GALLI, MICHELE			115 SE 2 ST	DANIA BEACH	FL	33004	USA
GANT, TAMARA DENISE			214 SW 1 CT #1-3	DANIA BEACH	FL	33004	USA
GANTT, PICKENS A			1953 HIGHWAY 11 W UNIT A	BRISTOL	TN	37620	USA
GARALFA ESTATES 2 LLC			777 SW 37 AVE SUITE 510	MIAMI	FL	33135	USA
GARALFA ESTATES 3 LLC			777 SW 37 AVE #510	MIAMI	FL	33135	USA
GONZALEZ, ALBERT			11040 NW 28 ST	CORAL SPRINGS	FL	33065	USA
GREEN, WILLIAM F			21 SW 6 AVE	DANIA BEACH	FL	33004	USA
HANDY STORAGE FOURTEEN INC	% BRADLEY CONSTRUCTION		2119 NE COACHMAN RD	CLEARWATER	FL	33765	USA
HANSFORD, SUSAN M			3267 ROCKY RIVER DR	CLEVELAND	OH	44111	USA
HARNIK MANAGEMENT LLC			3850 OTTAWA LN	COOPER CITY	FL	33026	USA
HARRISON, RODNEY B			4865 SW 58 AVE	DAVIE	FL	33314	USA
HART, WILLIAM J			207 SW 2 PL	DANIA BEACH	FL	33004	USA
HAYASTAN 229 LLC			624 FLAMINGO DR	FORT LAUDERDALE	FL	33301	USA
HAYASTAN 230 LLC			624 FLAMINGO DR	FORT LAUDERDALE	FL	33301	USA
HAYASTAN 234 LLC			624 FLAMINGO DR	FORT LAUDERDALE	FL	33301	USA
HERRERA AMORO, CARLOS			221 SW 2 AVE	DANIA BEACH	FL	33004	USA
HOOSE, BONNIE			676 SHADOW BAY WAY	OSPREY	FL	34229	USA
HOOSE, BONNIE J			676 SHADOW BAY WAY	OSPREY	FL	34229	USA
HORNE, DOROTHY BOATWRIGHT			2451 NW 18 CT	FORT LAUDERDALE	FL	33311	USA
HYPOEDANIA LLC			9290 NICKELS BLVD	BOYNTON BEACH	FL	33436	USA

JACK BESNER TR	BESNER, HANNA S TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308	USA
JEANTY, MARIE A		17 SW 6 AVE	DANIA BEACH	FL	33004	USA
JEFFERSON, YOLANDA L		203 SW 2 TER	DANIA BEACH	FL	33004	USA
JOHN A LETO SR TR	LETO, JOHN A SR TRSTEE	3100 STIRLING ROAD	HOLLYWOOD	FL	33021	USA
JONES, CLARENCE E		717 SW 8 ST	DANIA BEACH	FL	33004	USA
JONES, M L JR & BARBARA H		PO BOX 357	DANIA BEACH	FL	33004	USA
JONES, MILTON L JR	JONES, BARBARA H	9 NW 4 AVE #A	DANIA BEACH	FL	33004	USA
KIM BARTNICK LLC		267 CODRINGTON DR	FORT LAUDERDALE	FL	33308	USA
KODNER GALLERIES INC		45 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
KODNER GALLERIES INC		PO BOX 386	DANIA BEACH	FL	33004	USA
KODNER, RUSS		949 S NORTHLAKE DR	HOLLYWOOD	FL	33019	USA
KRISHVINAY INC		2728 DAVIE BLVD #128	FORT LAUDERDALE	FL	33312	USA
LEVINA, KONSTANCIYA H/E	LEVIN, ROMAN	236 SW 1 CT	DANIA BEACH	FL	33004	USA
LEWIS, MARTIN H	% GOLD COAST MANAGEMENT	1001 N SOUTHLAKE DR	HOLLYWOOD	FL	33019	USA
LIVE CHEAP LLC		627 NW 177 ST	MIAMI GARDENS	FL	33169	USA
LLANOS, CARLOS	LLANOS, ANNA	522 S 58 TER	HOLLYWOOD	FL	33023	USA
LUCCI, RICHARD M		610 NE 3 STREET	DANIA BEACH	FL	33004	USA
MACIAS, LUZ E		201 SW 2 AVE	DANIA BEACH	FL	33004	USA
MALLES, DEMETRIA C	MALLES, VIRGINIA R	241 SW 1 AVE #1-2	DANIA BEACH	FL	33004	USA
MANCILLA, RUDOLPH C		112 SE 2 AVE	DANIA BEACH	FL	33004	USA
MANCUSI, JOSEPH A &	MANCUSI, MICHAEL	214 NE 2 PL	DANIA BEACH	FL	33004	USA
MARTINEZ, JOSE & ADRIANA		141 SE 2 AVE	DANIA BEACH	FL	33004	USA
MCCLYE, THOMAS C EST		137 SE 2 CT	DANIA BEACH	FL	33004	USA
MCKENZIE, ROHAN	RICHARDSON, LEOCADIA	15 SW 6 AVE	DANIA BEACH	FL	33004	USA
MONTEREY REV TR	BAK, ITZHAK TRSTEE	1100 NE 8 ST	HALLANDALE BEACH	FL	33009	USA
MORS PROPERTIES LLC		2604 SW 55 ST	FORT LAUDERDALE	FL	33312	USA
MOUNTAINEER PROPERTY DEVELOPMENT	CORP	126 S FEDERAL HWY STE 201	DANIA BEACH	FL	33004	USA
MURPHY, GENEVA		34 SW 4 AVE	DANIA BEACH	FL	33004	USA
NEHME, SAMUEL T & HODA C		2510 SANDS WAY	HOLLYWOOD	FL	33026	USA
NEW LIFE 2014 LLC		9 SW 6 AVE	DANIA BEACH	FL	33004	USA
NEWLIFE 2014 LLC		100 BAYVIEW DR #1826	SUNNY ISLES BEACH	FL	33160	USA
NO WORRIES INC		300 MONROE ST	HOLLYWOOD	FL	33019	USA
NOLAN, MICHAEL C		201 SW 1 CT	DANIA BEACH	FL	33004	USA
OAK STREET INVESTMENT GRADE	NET LEASE FUND SERIES 2020-1 LLC	125 S WACKER DR STE 1220	CHICAGO	IL	60606	USA
O'CONNOR, KRISTOPHER	OWENS, MADISON	117 SE 2 AVE	DANIA BEACH	FL	33004	USA
OSORIO, MARCO F		129 SE 1 AVE FRNT	DANIA BEACH	FL	33004	USA
PALACIOS, MARIA DOLORES		118 SE 1 ST	DANIA BEACH	FL	33004	USA
PALMIERS INVESTMENTS LLC		2805 E OAKLAND PARK BLVD #168	FORT LAUDERDALE	FL	33306	USA
PARRISH, ISAAC		33 SW 6 AVE	DANIA BEACH	FL	33004	USA
POROKU LLC		3137 NE 163 ST	NORTH MIAMI BEACH	FL	33160	USA
PUBLIC LAND	% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA

QUINTANA, SILVIA			719 S 15 AVE	HOLLYWOOD	FL	33020	USA
RAFAEL, MESTRE			119 SE 2 AVE	DANIA BEACH	FL	33004	USA
RESIDENCE AT WESTLAKE GROUP LLC			7020 ISLEGROVE PL	BOCA RATON	FL	33433	USA
RESIDENCE AT WESTLAKE GROUP LLC			150 STIRLING RD	DANIA BEACH	FL	33004	USA
RIDGELY, JAMES			880 SE 2 AVE	DANIA BEACH	FL	33004	USA
RISI, LOUISE			195 SE 2 ST #1-2	DANIA BEACH	FL	33004	USA
RM 33 LLC			2500 PARKVIEW DR #2211	HALLANDALE BEACH	FL	33009	USA
ROA-ZAITER, SONNYA M			216 SW 2 PL	DANIA BEACH	FL	33004	USA
ROBERSON, ALICE			106 SW 5 CT	DANIA BEACH	FL	33004	USA
ROBERT J & MEREDITH K DONLY TR		DONLY, ROBERT & MEREDITH TRSTEE	354 SE 6 ST	DANIA BEACH	FL	33004	USA
ROBERT MARKS & BARBARA MARKS TR		MARKS, BARBARA TRSTEE	925 S NORTHLAKE DR	HOLLYWOOD	FL	33019	USA
RONJEAN CORPORATION			537 N RAINBOW DR	HOLLYWOOD	FL	33021	USA
RUSSIAN SAINT MATRONA		FOUNDATION CORP	113 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
S R WEISS PROPERTIES LLC			130 SW 3 AVE	DANIA BEACH	FL	33004	USA
S3 HOSPITALITY MIAMI LLC			10901 PINE LODGE TRL	DAVIE	FL	33328	USA
SAMUEL WEISS REV TR		WEISS, SAMUEL TRSTEE	130 SW 3 AVE	DANIA BEACH	FL	33004	USA
SCHOOL BOARD OF BROWARD COUNTY		ATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	USA
SHELL, BRENDA LESHEY			33 SW 5 AVE	DANIA BEACH	FL	33004	USA
SHERIDAN, JAN			321 NE 3 AVE	DANIA BEACH	FL	33004	USA
SIGNATURE INVESTMENT		HOLDINGS LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
SIGNORE, PETER ANTHONY III			45 SE 14 ST	DANIA BEACH	FL	33004	USA
SILAS, COREY M			200 SE PARK ST	DANIA BEACH	FL	33004	USA
SKOPP, STEVEN			933 HARBOR VIEW N	HOLLYWOOD	FL	33019	USA
SMART, J & BIRDY M			30 SW 4 AVE	DANIA BEACH	FL	33004	USA
SNISKY, CHRISTOPHER			205 SW 2 PL	DANIA BEACH	FL	33004	USA
SPARACINO, NATALYA S			218 SW 2 PL	DANIA BEACH	FL	33004	USA
SPEC BROS LLC			1026 N NORTHLAKE DR	HOLLYWOOD	FL	33019	USA
SPIECE, ROBERT R JR			23000 SW 180 CT	MIAMI	FL	33170	USA
STEINER, DANISE A & JERRY L			5117 NW 106 TER	CORAL SPRINGS	FL	33076	USA
SUNSHINE VILLA APARTMENTS, INC.		C/O ANDRE GENEUREUX, PRES.	223 S FEDERAL HIGHWAY #83	DANIA BEACH	FL	33004	USA
SUNSHINE VILLA APTS INC			223 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
SYV INVESTMENT LLC			2275 SW 105 TER	DAVIE	FL	33324	USA
TAH 2017-2 BORROWER LLC		%TRICON AMERICAN HOMES LLC	15771 RED HILL AVE	TUSTIN	CA	92780	USA
TCK ENTERPRISES INC			2044 NW 25 AVE	POMPANO BEACH	FL	33069	USA
TEMBUK LLC			PO BOX 1720	DANIA BEACH	FL	33004	USA
TERJESEN, MARIA		TERJESEN, ROBERT T	110 SE PARK ST	DANIA BEACH	FL	33004	USA
THEOGENE, MILLIE			50 SW 5 AVE	DANIA BEACH	FL	33004	USA
TIMBO POR A LLC			2020 NE 163 ST #310	MIAMI	FL	33162	USA
TISDALE, BRENDA REA H/E		TYSON, TAMESHIA H/E ETAL	207 SW 2 TER	DANIA BEACH	FL	33004	USA
TROMBETTA, ANDREA OSSWALD			1422 MAYO ST	HOLLYWOOD	FL	33020	USA
UPSON, GEOFFREY C			118 SE 2 AVE	DANIA BEACH	FL	33004	USA

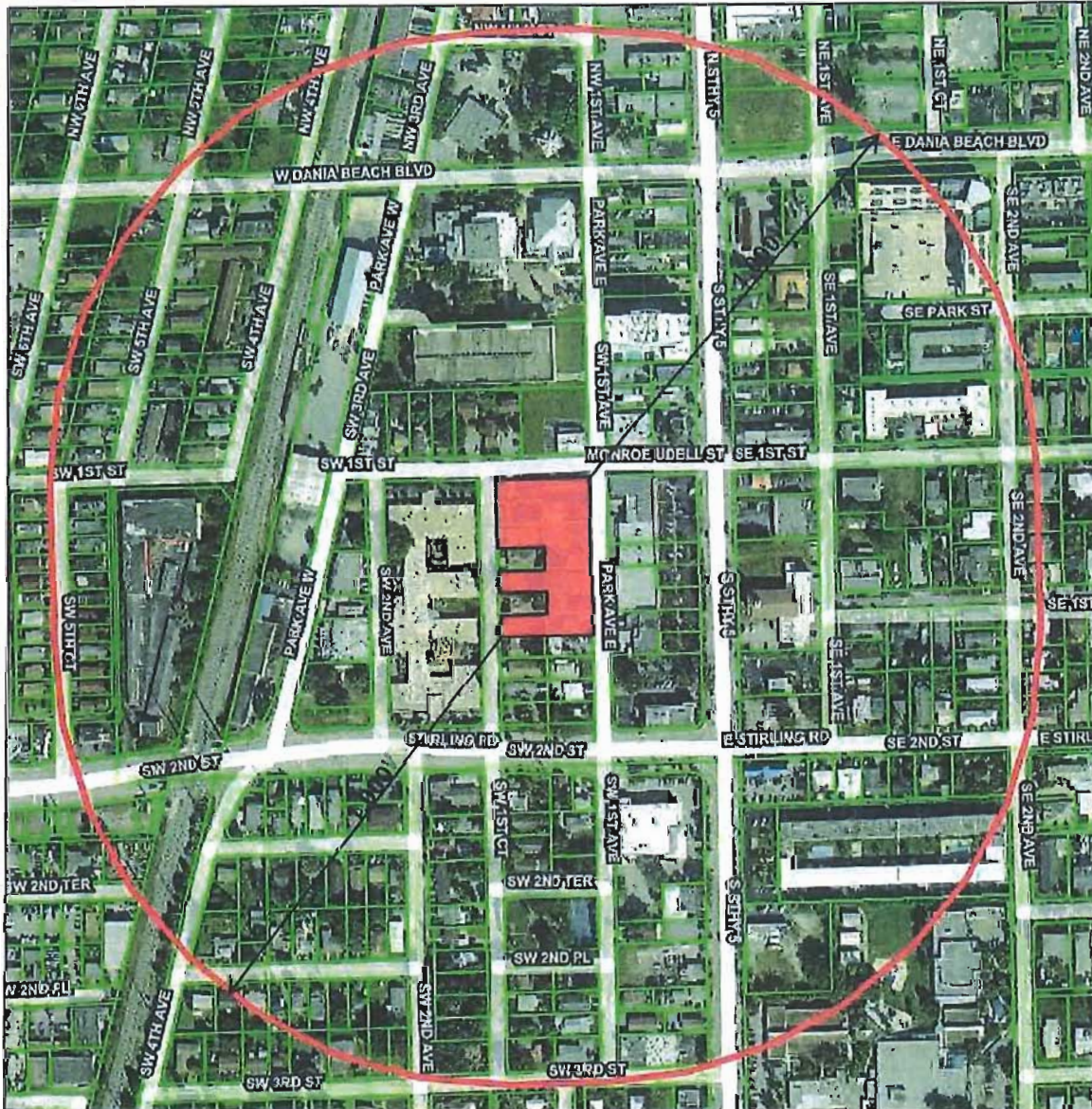
VINOGRADOVS, DENIS	TYMCHENKO, VOLODYMYR	212 SW 1 AVE #1-2	DANIA BEACH	FL	33004	USA
VIOLA L GILLESPIE REV TR	GILLESPIE, JAMES R III ETAL	110 SE 1 TER	DANIA BEACH	FL	33004	USA
WENTZEL, JOE		318 SE 4 ST	DANIA BEACH	FL	33004	USA
WESTFALL, CHERYL		4900 SW 29 AVE	FORT LAUDERDALE	FL	33312	USA
WHITE ROSE HOMES LLC		PO BOX 1271	BOYNTON BEACH	FL	33425	USA
WIGGINS INVESTMENTS OF	SOUTH FLORIDA LLC	455 NE 17 AVE	FORT LAUDERDALE	FL	33301	USA
WU, ANNA	WU, NAI JEN & HE, XIAO XIA	242 S FEDERAL HWY	DANIA BEACH	FL	33004	USA
YHL1 LLC		137 SE 2 AVE	DANIA BEACH	FL	33004	USA
ZAK GROUP LLC		2200 N OCEAN BLVD #N901	FORT LAUDERDALE	FL	33305	USA
ZATTIERO, AURA		37 SW 6 AVE	DANIA BEACH	FL	33004	USA
ZECCA, OLINDO		829 NW 6 AVE	DANIA BEACH	FL	33004	USA



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

1,000' RADIUS MAP



- 101-117 Monroe Udell Street, Dania Beach, FL 33004 (Folio: 504234013620)
- 105 SW 1 Court, Dania Beach, FL 33004 (Folio: 504234013621)
- 111 SW 1 Court, Dania Beach, FL 33004 (Folio: 504234013640)
- 119 SW 1 Court, Dania Beach, FL 33004 (Folio: 504234013660)
- 125-127 SW 1 Court, Dania Beach, FL 33004 (Folio: 504234013681)
- 110 Park Ave E, Dania Beach, FL 33004 (Folio: 504234013630)
- 118 Park Ave E, Dania Beach, FL 33004 (Folio: 504234013650)
- 124 Park Ave E, Dania Beach, FL 33004 (Folio: 504234013670)
- 126 Park Ave E, Dania Beach, FL 33004 (Folio: 504234013680)



CITY OF DANIA BEACH

OFFICE OF THE CITY MANGER

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

MEMORANDUM

Date: September 27, 2022

To: Mayor Tamara James
Vice Mayor Marco A. Salvino, Sr.
Commissioner Joyce L. Davis
Commissioner Lori Lewellen
Commissioner Lauren Odman

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

Subject: Manager's Report

This past week I was in communication with our Chief Finance Officer regarding affordable housing. We will be working with our Deputy City Manager, Procurement Manager, and CRA Director to put a draft RFP together to work with a Developer/ Builder to assess all City/ CRA properties for possible housing opportunities.

Pier Refurbishing Project

1. Began Q1 of 2022.
2. Project is about 35% complete.

a) To date, we have done 4 expansion joint restorations and 13 concrete closure pours in those expansion joints as well as some concrete restoration of steel rebar chairs on the underside of the restaurant.

b) Boards and railing sections have been replaced on the north and south sides of the pier from the entrance of the pier to bent 19.

c) Board/railing sections replacement will continue replacing boards until bent 22 (near the east end of the pier) to be followed by board replacement along the center section.

d) After (c) above the "T" platform at the end (east tip) of the pier will be replaced, followed by the continuation of expansion joint rehabs (total of about 87 concrete closure pours)

e) Replacement of the decking on the entrance ramp of the pier will follow the "T – platform" completion, to be followed by restoration of any cracks and concrete spalling that is observed on the underside of the pier.

f) Any concrete piles which need restoration will be addressed last. As of now, at least one pile will require a pile jacket for structural reinforcement.

3. Expected completion in Q3 2023.

SE Drainage Project costs \$15 million, and we separated the project into (2) Phases, Phase I and Phase II (construction phase).

Below are the next steps for Phase I of the SE Drainage Project:

- 1) The cost of Phase I is about \$7.5 million. We are in the process of getting a funding agreement with Broward County.
- 2) Once we have the construction funding, we will be able to advertise the project.
- 3) Once we advertise the project, we will be to accept the bids and will award the contract to the contractor.
- 4) We are hoping to start the construction before January 1st, 2023.

We are looking at various options to promote the City, expose our brand, inform and communicate to our residents and visitors and at the same time keep our City cleaner and more beautiful. Deputy Manager Sosa-Cruz and I met with one of the owners of Look Advertising to discuss their product as it achieves all the above. It's a sole source and we look forward to receiving all the details we need to perhaps engage in a pilot program.

As I have mentioned, on October the 7th, I will be a speaker at the PEA Luncheon. My presentation/speech will be "The Renaissance of Dania Beach". I look forward to communicating our story of working successfully together.

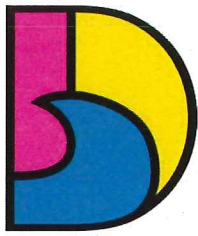
The week of October the 10th will be very busy, but also extremely exciting as we continue to promote our City and bring the priorities of your adopted Strategic Plan to fruition. Wednesday, the 12th of October, at 5:30 p.m., we will celebrate the groundbreaking of CW Thomas Park! We will be investing \$18 million dollars and turn this Park into a State of the Art facility for all ages. On Thursday, the 13th of October, at 5:00 p.m., we will host the Mayor's State of the City address at the Marriott in beautiful Dania Pointe. This will be another great opportunity to get the word out and promote the remarkable initiatives, programs and the successes of Dania Beach.

On October the 22nd from noon- 4:00 p.m., we will be hosting our 1st annual employee picnic and family gathering celebration. Deputy Manager Candido Sosa- Cruz, Chief HR Officer Linda Gonzalez, and our Chief of Staff Máxine Singh are working closely with our host committee and Vice-Mayor Marco Salvino as we commence the new fiscal year in gratitude mode, celebrating Team Dania Beach.

This past week of September, from the 18th to the 21st, I attended the ICMA 2022 Conference. As a Credentialed Professional Manager, I am committed to ongoing professional development. Additionally,

I am very proud to say that our Deputy Manager attended the Conference virtually. We in Dania Beach are 1 of 6 Cities in Broward and Miami Dade that both the Manager and the Deputy Manager are Certified Professional Managers. This conference is invaluable and provides so many opportunities for our City. The benefits are truly endless.

The Culture in our City promoted by our commitment to RISE, along with your support, is paramount to the success of our City. At the end of the day, the investment in our people greatly contributes to the Excellence we are providing in all areas of municipal services.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

DATE: September 27, 2022

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager Candido Sosa-Cruz
Digitally signed by Candido Sosa-Cruz
Date: 2022.09.20 13:18:07 -04'00'

FROM: Eleanor Norena, CFM, Community Development Director Eleanor Norena
Digitally signed by Eleanor Norena
DN: cn=Eleanor Norena, o=Community Development, ou,
email=enorena@daniabeachfl.gov, c=US
Date: 2022.09.20 12:10:09 -04'00'

RE: Manager's Monthly Report –August 2022 – Community Development Department

The following is a summary of Community Development Department activity during the month of August 2022.

Community Development Special Projects:

RAC Land Use Amendment: The Land Use Amendment application was submitted to Broward County on May 31, 2022. Staff is working with our consultant to address comments from Broward County, then the application will be submitted to the State of Florida for further review. We anticipate bringing this back to the City Commission for second reading early next year.

Green/Net Zero Regulations: Recommendations were brought to the City Commission for discussion at the June 28, 2022 City Commission meeting. Staff is finalizing the proposed text amendment establishing Green/Net Zero initiatives and regulations. We anticipate bringing this back to the City Commission in October 2022.

Zoning Text Amendment – Incentives: Recommendations were brought to the June 28, 2022 City Commission meeting for discussion. Staff is finalizing the proposed text amendment enhancing our development incentives in the Regional Activity Center. We anticipate bringing this back to City Commission in October 2022.

Neighborhood Signage: The Department has engaged residents in the neighborhood located between SW 24 Avenue and SW 27 Avenue, north of Griffin Road to identify an acceptable neighborhood name. The installation of this sign allows us to complete the rebranding initiative that the CRA started last year. This item was brought to City Commission in August 2022 and we are working with the contractor to have the signs installed by October 2022.

Swale Treatment Text Amendment: The Department has drafted a text amendment to expand the treatment options for swales. The text amendment was heard by the City Commission for two reading in September 2022.

Building Division:

The Building Department reviewed and issued 249 building permit applications.

Building staff conducted 2,313 inspections and issued two residential and one commercial certificates of occupancy.

The Department collected \$1,113,929.87 in building permit revenue for the month of August 2022.

Planning and Zoning Division:

HydraSource Warehouse – This site plan and plat request is for new construction of a 1-Story, 9,272 square foot Warehouse with associated infrastructure and landscaping located at 3581 SW 26 Terrace. It is currently being reviewed by the DRC.

Hilton Embassy Suites Hotel – This site plan is for new construction of a 13-Story, 222 room hotel located at 233 North Federal Highway. It is currently being reviewed by the DRC.

MADYard – This site plan modification request is for the renovation of existing building and creation of outdoor art gallery and restaurant use, located at 481-485 S. Federal Highway. It is currently being reviewed by the DRC.

101 Dania Beach Apartments – This site plan application proposes a multifamily residential building containing 278 RAC dwelling units located at 101 SW 1st Street. It is currently being reviewed by the DRC and we anticipate this site plan to be presented to the City Commission at the second meeting in September 2022.

Kings Head Pub Site – This site plan application proposes a multifamily residential building containing RAC 216 dwelling units located at 500 East Dania Beach Blvd. It is currently being reviewed by the DRC.

Quarterdeck Food/Beverage Kiosks – This site plan application proposes three kiosks at the Quarterdeck Restaurant at Dania Beach Pier. It is currently being reviewed by the DRC.

Dania Oaks Place Phase III – This site plan and plat application proposes to develop 14 townhome units on a 1.03-acre parcel. It is currently being reviewed by the DRC.

Dania Oaks Place Phase I & II – This site plan modification is a revision to landscaping plans for earlier phases of Oaks Place which are under construction. It is currently being reviewed by the DRC.

Showroom Warehouse - Applicant David Gigel has applied for a Site Plan approval for a warehouse with twenty percent office space at 684 SW 7 Terrace. This project is currently being reviewed by the DRC.

Dania Plaza – This application is for Site Plan approval for a 90-room hotel proposed for 380 S. Federal Highway, along with the required application for Special Exception approval. It is being reviewed by the DRC.

Miscellaneous Zoning Activities:

- 11 Certificate of Use applications processed
- 34 Vacation Rental applications processed
- 97 Zoning Counter interactions
- 6 Public Hearing items processed

Code Enforcement Division:

The team is continuing to work with BSO to enforce violations at vacation rentals, addressing noise, parking issues, and any stay less than five (5) days.

Code is contacting the BSO Homeless Outreach when we notice homeless campsites or homeless related issues.

A total of 67 complaints were submitted into the code complaint system and were inspected by code staff.

Code Officers have been driving through assigned zones and reminding residents we are in hurricane season and to keep properties secured by removing all prohibited outside storage.

Code has been monitoring political signs for proper size and location.

Code is continuously working with Public Services to address bulk trash issues within the City. 40 bulk notices were issued in August.

Beach Ranger and Parking Division:

Parking Revenue Collected in August: \$162,187

- Turtle friendly lighting inspections are being conducted nightly to make sure the City is compliant with State, County, and City Regulations..
- Staff continues to patrol downtown City Center and all active construction sites for parking and code violations.
- Staff reported 20 violations at the beach in the Dania APP including safety issues, graffiti, and trash
- Staff handled numerous violations at the beach which included but not limited to placement of tents, smoking, fishing and dogs.

Oak Hammock Tree Protection Overlay District:

- See attached Summary Report

ARTICLE 826 – OAK HAMMOCK TREE PROTECTION ZONING OVERLAY DISTRICT

ANNUAL SUMMARY REPORT

MONTH	Total # Trees Removed	# House Bill Removals	# City Permitted Removals	# Complaints	# Citations or Violations	Fines or mitigation Assessed	Fines or mitigation Paid	# Replacement Trees Provided	# Other Regulated Activities
September '20	2	2	0	1	0	0	0	0	0
October '20	0	0	0	0	0	0	0	0	0
November '20	3	3	0	1	1	\$1,500	0	0	0
December '20	2	2	0	1	1	\$1,000	0	0	0
2020 Subtotal	7	7	0	3	2	\$2,500.00	0	0	0
January '21	1	1	0	1	0	0	0	0	0
February '21	1	1	0	1	0	0	0	0	0
March '21	2	1	1	0	0	0	0	0	0
April '21	0	0	0	0	0	0	0	0	1
May '21	0	0	0	0	0	0	0	0	1
June '21	0	0	0	0	0	0	0	0	0
July '21	1	1	0	0	0	0	0	0	1
August '21	0	0	0	0	0	0	0	0	0
September '21	0	0	0	1	0	0	0	0	0
October '21	0	0	0	0	0	0	0	0	0
November '21	0	0	0	0	0	0	0	0	0
December '21	0	0	0	1	0	0	0	0	1
2021 Subtotal	5	4	1	4	0	0	0	0	4

ARTICLE 826 – OAK HAMMOCK TREE PROTECTION ZONING OVERLAY DISTRICT

ANNUAL SUMMARY REPORT

MONTH	Total # Trees Removed	# House Bill Removals	# City Permitted Removals	# Complaints	# Citations or Violations	Fines or mitigation Assessed	Fines or mitigation Paid	# Replacement Trees Provided	# Other Regulated Activities
January '22	0	0	0	0	0	0	0	0	0
February '22	0	0	0	0	1	0	0	0	1
March '22	0	0	2	0	0	0	0	0	0
April '22	0	0	0	0	0	0	0	0	1
May '22	0	0	0	0	0	0	0	0	0
June '22	0	0	0	0	0	0	0	0	0
July '22	2	0	0	0	0*	0	0	0	0
August '22	0	0	3	0	0	0	0	0	0
2022 Subtotal	0	0	2	0	1	0	0	0	2
GRAND TOTAL	12	11	3	7	3	\$2,500.00	0	0	6

Note: Table includes actions documented in the final 4 months of 2020 once "zoning in progress" began

* - Citation/Violation Pending

ARTICLE 826 – OAK HAMMOCK TREE PROTECTION ZONING OVERLAY DISTRICT

ANNUAL SUMMARY REPORT

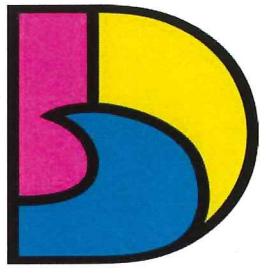
Summary of Activities/Incidents

1. 8/25/20 – Zoning in progress resolution (R-2020-094) approved by City Commission (START OF TRACKING)
2. 9/5/20 – Unpermitted removal of 2 specimen sized live oak trees at 5861 SW 36th Terrace (2 X HOUSE BILL REMOVALS – City did not agree with report)
3. 11/25/20 – Unpermitted removal of 3 specimen sized live oak trees at 5901 SW 36th Terrace (3 X HOUSE BILL REMOVALS – City did not agree with report)
4. 12/28/20 – Unpermitted removal of 2 more specimen sized live oak trees at 5901 SW 36th Terrace (2 X HOUSE BILL REMOVALS – City did not agree with report)
5. 1/24/21 – Unpermitted removal of 1 specimen sized live oak tree at 5870 SW 37th Avenue (1 X HOUSE BILL REMOVAL – City agreed with report)
6. 1/26/21 – Article 826 – Tree Protection Overlay District ordinance adopted
7. 2/16/21 – Unpermitted removal of 1 specimen sized live oak tree at 5961 SW 37th Ave (1 X HOUSE BILL REMOVAL – City agreed with report)
8. 3/4/21 – Permitted removal of 1 foxtail palm tree at 5830 SW 37th Avenue
9. 3/6/21 – Unpermitted removal of 1 specimen sized live oak at 5720 SW 37th Terrace (1 X HOUSE BILL REMOVAL – City agreed with report)
10. 4/25/21 – Pruning advance notice received for 5910 SW 37th Ave
11. 5/25/21 – Driveway repaving at 5861 SW 36th Terrace (prior House Bill Removal – grandfathered – see item 2 above). Added to Overlay Summary because site does not meet minimum overlay district landscape standards even though no landscape alterations occurred.
12. 7/16/21 – General license request to remove specimen tree denied. Tree removed using house bill (1 X HOUSE BILL REMOVAL – City did not agree with report)
13. 9/15/21 – Complaint alleging excessive root impacts at 5940 SW 37th Ave
14. 12/13/21 – Complaint investigation at 5930 SW 36th Terrace
15. 12/20/21 – Tree removal coordination w/new owner of 5720 SW 37th Terrace.
16. 2/25/2022 – Tree removal permit application submitted for 5981 SW 37th Terrace. Evaluation in progress.
17. 2/26/2022 – Citation/Violation at 5840 SW 37 Ave for trimming without permit/providing notice. Violation later rescinded due to all actual trimming activities being acceptable under Article 826

ARTICLE 826 – OAK HAMMOCK TREE PROTECTION ZONING OVERLAY DISTRICT

ANNUAL SUMMARY REPORT

18. 3/30/2022 – approval for removal of 2 hazard trees and hazard mitigation pruning of a 3rd tree at 5981 SW 37 Terr – no mitigation due to remaining trees exceeding code requirements.
19. 4/20/2022 – Tree removal permit application received for 5861 SW 37 Terrace. Numerous tree removals proposed on double lot for major residential modification. Evaluation/Coordination in progress.
20. 7/27/2022 – Unauthorized tree removal (2 oaks) at 5940 SW 37th Ave. Attempted to use invalid arborist report from 2 years prior by W. Granda (certification revoked by ISA, and removals occurred after effective date 97/1/220 of updated HB statute FL SB 518 (22R). Code citation pending completion of project background data/research.
21. 8/20/2022 – Authorized removal of 3 hazard trees at 5840 SW 37th Ave. One hollow, one growing within eave of house, third sandwiched in between, leaning significantly over structure, and unable to ensure stability after removal of other two. Remaining trees exceed minimum requirements. No mitigation required.



DANIA BEACH
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CITY OF DANIA BEACH HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: September 18, 2022

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Linda Gonzalez, SPHR, SHRM-SCP – Chief Human Resources Officer *LG*

RE: Human Resources and Risk Management Report

The following is a summary of Human Resources and Risk Management activities:

- Open Recruitments:
 - Assistant City Attorney (re-advertised)
 - Deputy HR Director
 - Senior Manager, Planning and Zoning
 - Coordinator, Farm and Market
 - Beach Ranger – Full-Time
 - Fleet Mechanic II
 - Lifeguard Lieutenant
- Interviewing Process
 - Equipment Operator I
 - HR Specialist
- Background Process
 - Recreation Assistant (2 positions)
 - Beach Ranger
- Recent Hires
 - Equipment Operator III (2 promotions)
 - Equipment Operator I (Beam Team)
 - Code Compliance Officer
 - Recreation Assistant
 - Deputy Finance Director
 - Lifeguard (on-call)

Human Resources continues to provide a recruitment incentive that is now available for all open positions. The incentive is designed to encourage and motivate team members to recommend qualified candidates. The Bonus incentive is \$300 in total, paid in three (3) increments.

We have completed our meetings with St. Thomas regarding our new intern program. The CRA and Chief of Staff will be seeking an intern with St. Thomas. Our last meeting took place on Friday, September 16 and at this time St. Thomas is working to identify the interns based on the requirements submitted to them.

The City has held ongoing training and development courses and informational sessions during the months of August and September. The informational sessions are designed to support team members understanding of their new benefits. The Collective Bargaining Training focuses on the new contract and incorporation of the collective bargaining agreement. This month, multiple courses were taught by a new facilitator. We have received outstanding feedback from all course offerings.

8/11/2022	Advanced Customer Service Training and De-escalation Principles
8/11/2022	Advanced Customer Service Training and De-escalation Principles
8/17/2022	Collective Bargaining Agreement Training <i>Management Team Training</i>
Saturday Class 9/10/2022	Collective Bargaining Agreement Training <i>Employee Training</i>
9/13/2022	Collective Bargaining Agreement Training <i>Supervisory Training</i>
9/14/2022	Collective Bargaining Agreement Training <i>Employee Training</i>
9/15/2022	Addressing Performance <i>Supervisors, Managers and Directors Only</i>
9/15/2022	Don't Panic! It's Just Disruption
9/19/2022	Effective Communication
9/20/2022	Collective Bargaining Agreement Training <i>Employee Training</i>
9/22/2022	Collective Bargaining Agreement Training <i>Employee Training</i>
9/22/2022	Collective Bargaining Agreement Training <i>Employee Training</i>
9/26/2022	Informational Benefits Session - BENCOR
9/26/2022	Informational Benefits Session - BENCOR
9/27/2022	Informational Benefits Session - VOYA
9/27/2022	Informational Benefits Session - VOYA
9/28/2022	Informational Benefits Session - BENCOR
9/28/2022	Informational Benefits Session - BENCOR
9/29/2022	Informational Benefits Session - VOYA
9/29/2022	Informational Benefits Session - VOYA

HR completed open enrollment for current employees and a benefits review period for retirees under 65 on September 2 and are in the implementation process for an October 1 effective date. There was no increase to team members or retirees for medical, dental, and vision insurance. Employees enjoyed decreases in insurance over the last 2 years. Additionally, the City offered a new City paid credit protection benefit with coverage up to one (1) million dollars and a voluntary pet insurance benefit through the ASPCA. HR has also created our first retiree benefits handbook for retirees, their dependents, and surviving spouses. The benefits review period now reflects the requirement for retirees to contribute one-third to their life insurance.

We are now preparing for the benefits review period for retirees, dependents and surviving spouses aged 65 and older on the Medicare advantage plan. There are approximately 100 individuals on this plan. Life insurance updates will be made during this benefits review period. There will be a 1.9% increase to the rates this year for this retiree group.

HR is also presenting the worker's compensation and liability insurance renewals for the City for all lines of coverage.

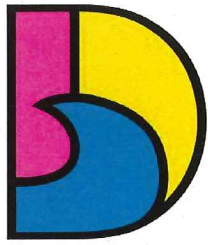
To continue with our Monthly Theme Tradition, during the month of September we partnered with Antonio's Pizza to celebrate "Slice of Pizza month." This will be a small way to recognize our team members and their efforts and close out the Fiscal Year. These events allow our team members the opportunity to step away from their busy schedules, enjoy each other's company and a delicious treat from a Dania Beach landmark.

Human Resources and the Finance Department are working closely together to ensure a smooth implementation of the new collective bargaining agreement and new benefits. We are conducting a third and final meeting in September to ensure all aspects of the implementation are addressed for the multitude of benefits and cost of living increase. Significantly, all employees will now be covered by the terms and conditions of the Personnel Policy Manual under this agreement. This Agreement puts the City in a position to continue to recruit and retain the best talent by ensuring we are competitive as an employer.

HR is preparing for the City's first ratification celebration on September 27, with both the City and Union bargaining team, City Administration and Elected Officials. We are pleased to celebrate the teamwork and RISE standards exhibited during the negotiation process and look forward to a continued productive and cooperative relationship.

HR and IT have now completed the import/export process between our ERP New World and applicant tracking platform NeoGov. We are in the middle of our "on-board" implementation and have multiple software initiatives we are working on with IT, including Laserfiche, DocuSign, and Neo-Gov Perform. In the new Fiscal Year, we will be working on new Certificate of Insurance software, Total Rewards software, and Verification of Employment integration. These enhancements will modernize and expedite HR and IT processes.

A quarterly safety committee meeting was held on August 31. Three new Committee members were introduced. The City Health Coach gave a presentation on United Health Care tools and resources. A presentation was made by our broker on Cyber Security. BSO gave a presentation on community updates. Three safety awards were made for the "See Something, Say Something Program," and the Chair and Vice-Chair reviewed the Safety Inspection Checklists from all Committee Members. Fire Drills were also conducted by the Fire Department, as we do bi-annually.



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CITY OF DANIA BEACH PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: September 20, 2022

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

FROM: Eric Brown, Parks & Recreation Director

SUBJECT: Parks and Recreation Updates

Parks and Recreation Department Updates

CIP project updates:

- Tootie Adler Park – The RFP for Construction Services is closed on August 31st. We received 5 bids. Our recommendation to select Conengineers Builders, LLC in the amount of \$837,090.34 with \$50,000 in contingency funds is on the September 27th agenda.
- CW Thomas Park – The Plat Waiver was approved at the September 14th Commission Meeting. The Vacation of the ROW is going before the P & Z Board September 21st with the first reading for approval going before City Commission on September 27th. The Construction Manager at Risk contract was approved by City Commission on September 14th. A ceremonial groundbreaking will be held on October 12th at 5:30pm at CW Thomas Park.
- Melaleuca Park - Playmore Recreational Products has received the approved permit. Staff is working with the vendor to schedule a pre-construction meeting on September 29th.
- IT Parker – The agreement with Saltz Michelson Architects has been executed and the PO has been opened. The team has begun working on the design.

Ocean Rescue Lifeguards have been busy with preventative actions and parent educations due to unsupervised children in water near rip currents and gullies. Lobster season opened August 6th. There were many inexperienced boaters and divers in the water attempting to get their free dinner therefore, lifeguards were busy with vessel enforcements and SCUBA/Snorkeling enforcements.

Lifeguards are fabricating platforms for the arrival of the final two new lifeguard towers, towers 1 and 2. These towers are tentatively scheduled for delivery on September 28th.

Ocean Rescue Report:

- Rescues – 2
- Medical – 3
- Law Enforcement Calls – 7

- Missing Persons – 0

With Summer wrapping up, staff was full swing into the new school year with the kick off of our second year of our Rising Stars After School Program! This program proves to be a success with Frost Park sold out at 30 participants, CW Thomas Park with 19 participants and PJ Meli Aquatic Complex with 15 participants.

On September 11th staff from CW Thomas Park took the teens to the Miami Dolphins vs. New England Patriots game at Hard Rock Stadium. The teens has a great time!



On Saturday, August 20th staff kicked off the first Adult Archery session at Frost Park. The adults had a great time, and we look forward to continuing to build the program.



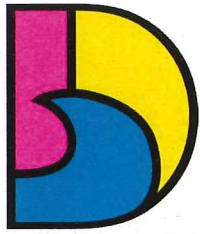
With the new school year there are a number of upcoming programs that staff is currently promoting and recruiting participants for. This includes:

- Kreation Station for Homeschoolers at CW Thomas Park

- Sew Kreative for Adults at CW Thomas Park
- Fall Basketball Clinics at CW Thomas Park
- E-Sports Tournament at CW Thomas Park
- 5 on 5 Basketball Tournament at CW Thomas Park

Ongoing programs:

- Walkers Club at CW Thomas Park
- Karate at PJ Meli Aquatic Complex
- Jazzercise at Frost Park
- 1Up! Gaming at CW Thomas Park
- Adult Kickball at PJ Meli Aquatic Complex
- Pickleball Clinics at Frost Park
- Line Dance at Frost Park
- Youth Archery Program at Frost Park
- Adult Archery Program at Frost Park
- Swim Team at PJ Meli Park
- Waterpolo at PJ Meli Park



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CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: September 27, 2022

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

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

RE: PUBLIC SERVICES DEPARTMENT ACTIVITIES – August 23, 2022 to September 25, 2022

Provided below is a summary of the main PSD activities for roughly the past eight weeks.

- Status of the following projects is as follows:
 - **Southeast Drainage Improvement Project** – A schedule for Phase I of the project was provided by the engineering design consultant and assessed by PSD. The permit was issued by the County in mid-June. Project is expected to start early in 2023.
 - **SW 37th Terrace Drainage project** - Construction began in late July and is proceeding on schedule and is roughly 55 percent complete.
 - **SW 54th Court Drainage project** – Start of construction is expected in September.
 - **Water Treatment Plant Accelerator Cleaning/Maintenance** – The project for this important work on a major water treatment process component is required every 5 to 6 years. It was awarded in August and work is scheduled to begin in October and take roughly 90 days.
- **Pier Refurbishing Project:** Work on the pier's deck is nearly 60 percent complete with roughly the first 650 feet of outer deck sections and railings being replaced on the west end of the span. This has been accompanied by undercarriage concrete restoration work. The first phase of the project is expected to be completed by late autumn 2022.
- **West Wing Remodeling** – The project is nearing completion with only cabinet work, doors installation and some of the plumbing to be completed. This project will be completed by early October.



-
- **NW 1st Street Roadway Improvement Project** – The attractive stamped asphalt decorative crosswalks (along with road markings) were completed in late June, and includes in-ground lights and LED lit crosswalk signs to enhance safety.
 - **SE 5th Avenue Decorative Crosswalk** – The decorative brick pavers with the butterfly images was recently completed, followed installation of the special ground-lit crosswalk with LED crosswalk sign at NW 8th Avenue. A ribbon cutting ceremony was held in early September.
 - **Griffin Road Median Landscape Improvements** – Construction of the first component of the Citywide Corridor Master Plan was initiated in late August and is proceeding in a timely manner. The project is expected to be completed by the first week in October.

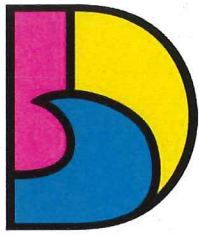
GRANTS

Resilient Florida – Infrastructure Grant

The PSD submitted Resilient Florida grant applications for two stormwater projects and two (2) sewer projects to rehabilitate six (6) lift stations. This grant program provides 50% of the project costs. In addition, the PSD submitted applications for the SW 52nd Street Drainage Project and SW 34 Terrace Drainage Project. The FY 2023 Capital Projects Plan includes both projects.

State Legislative Appropriation

The Florida Fiscal Year 2022-23 Budget's Local Support Grant Program awarded the City \$300,000 for the SW 34 Terrace Drainage Project. The project is designed and included in the City's FY 2023 Capital Projects Plan.



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CITY OF DANIA BEACH COMMUNICATIONS PUBLIC INFORMATION OFFICER

MEMORANDUM

DATE: September 2022
TO: Ana M. Garcia, ICMA-CM, City Manager
VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
FROM: Katia Bordy, Public Information Officer
SUBJECT: Public Information Officer Communications

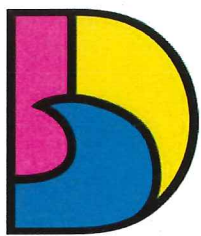
Candido Sosa-Cruz
Digitally signed by Candido Sosa-Cruz
Date: 2022.09.20 11:26:32 -04'00'

Ongoing Communication

The City's website, social media, and TV Channel 78 are continuously updated with relevant, new, and important information. All City Departments receive media support on a variety of projects.

Below are the latest social media, website, and video communications including special event activities:

- Covered and promoted Lucky Fish Groundbreaking Ceremony
- Covered and promoted Butterfly Crosswalk ribbon-cutting Ceremony
- Created City Manager's Port Everglades Presentation
- Ongoing Creation of Collateral for the State of The City Address / Eventbrite Invite
- Covered and promoted 9/11 Remembrance Ceremony
- Designing Creative Bus Wraps and Bus Signs
- Preparing Bulk Map and Magnet 2023 – Updated and promoted King Tides
- Prepared Employee Picnic and Employee Pizza Day Collateral
- Created collateral to Promote Art in Public Places
- Planning, Filming, Editing, Preproduction of Come RISE w Dania Beach Video
- Planning and Designing Come RISE w Dania Beach Developments Brochure V2
- Took multiple Drone Footage of Public Services Projects and new developments
- Photographed and Promoted CIP Projects, Pier Repair, West Wing
- Promoted multiple Parks Programs and Activities
- Promotes Dania Beach pristine – beach cleanup stations
- Created Commission Meetings Proclamations and Recognitions
- Promoted Public Services and Community Development Programs
- Designed and Promoted Youth Advisory Council Meetings
- Designed and Promoted Monthly Celebrations on social media
- Prepared and Promoted Monthly Themes



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**CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)**

EXTERNAL MEMORANDUM

DATE: September 20, 2022

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

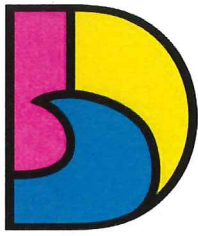
FROM: Sergio Pellecer, District Fire Chief

RE: Dania Beach Memo to City Manager

Please see the requested information below concerning the last month August 17, 2022 through September 20, 2022, of the meetings and day to day operations for the BSO Fire Rescue and Emergency Service in Dania Beach:

- Daily morning BSO conference calls – Department Head direction for the day.
- Daily monitoring of Fire Stations and personnel safety – Review Calls and Operations Coffee with the District Chief
- Agenda reviews team conference 08/15/2022
- Agenda reviews with Commissioners
- BSO Ops Conference call with District Chiefs – Daily morning operations review
- Monthly Meeting Broward County Board of Rules and Appeals
- Fire Station #1 Hardening Grant – Continued to monitor progress along with assistance Windows approved by Commission in permitting process. The City Team is still working on Roof and Generator specs and bid process.
- Meeting with General Contractor and Facilities manager about Fire Station 1 project
- Architect Drawings completed for Station 1 signed off by City project manager J. Quintero
- Restoration of old Air Raid Siren for Station 1
- Preparing for new crew at Fire Station 1 – Station 1 inside will be painted by September 30, 2022.
- New Dishwasher installed and operational at Fire Station 17
- Replacement Hose for Station 1 and 17 ordered. During Hose testing we had multiple sections fail, this new hose will replace old hose.
- ISO required hydrant flow maintenance inspections with City Team
- Special Magistrate Hearing Dania Beach – Testify ref. 150 Stirling Road
- September 11, 2022 First Annual Commemoration

Training during this period Continue with American Heart BLS and ACLS training, Battalion controlled training Decontamination on calls, Company Level Training NFPA 1410, FPL Port everglades Pre-Plan



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**CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)**

MEMORANDUM

DATE: September 20, 2022

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

FROM: Daniel J. Marks, Captain

RE: Dania Beach Monthly Memo to City Manager

PART I CRIME SUMMARY

PART 1 CRIMES 08/25/22 - 09/07/22	
PART 1 CRIMES	TOTAL
AGGRAVATED BATTERY	9
AUTO THEFT	4
BURGLARY BUSINESS	2
BURGLARY CONVEYANCE	8
BURGLARY RESIDENCE	4
ROBBERY	4
THEFT - ALL OTHER	12
THEFT - MOTOR VEHICLE PARTS	14
THEFT - RETAIL / SHOPLIFTING	7
THEFT FROM BUILDING	1
Grand Total	65

NOTABLE DECREASES

Within the past 2 weeks, there were:

- A decrease of 2 Burglary Residence.
- A decrease of 3 Auto Thefts.
- A decrease of 4 Burglary Conveyance.

CRIME TRENDS

- Catalytic Converter Thefts

- Multiple vehicle owners across the city have fallen victim to these thefts. The suspects slide under the vehicles remove the bolts holding the converter and are gone within 5 minutes.

NOTABLE ARRESTS

Arrests: 08/25/2022 – 09/07/2022
39

In 2 weeks, detectives have made

- 33 arrests (which included one suspect that had committed an armed robbery at Bass Pro Shops, a serial vehicle burglary suspect that had committed burglaries within Dania Beach and a suspect that committed an armed residential burglary within Dania Beach).
- Seized one firearm
- Recovered three stolen vehicles.
- Seized 557 grams marijuana, 94 grams methamphetamine, 93 grams cocaine.
- Executed narcotics search warrant at 606 W Dania Beach Blvd as a result of a long-term narcotics investigation. This search warrant yielded 63 grams of cocaine, 380 grams marijuana, and a stolen firearm, which were all in the possession of a convicted felon who had an active warrant for robbery with a firearm.

Burglary and Petit Theft: Suspect (W/M 12/16/86) was arrested for Burglary and Petit Theft at 1855 Griffin Rd and Transported to BSO Main Jail. 02-2208-000818.

Aggravated Battery w/ deadly weapon: Suspect (B/F 10/20/69) was arrested for stabbing a victim at 31 NW 14th CT. She was charged with Aggravated Battery w/ deadly weapon and Transported to BSO Main Jail. 02-2209-000149.

Grand Theft, Petit Theft and Criminal mischief: Suspect (W/M 12/15/83) was arrested at 141 SW 19th CT for stealing catalytic converters while driving a vehicle with a stolen tag. He was charged with Grand Theft, Petit Theft and Criminal mischief and transported to BSO Main Jail. 02-2209-000548.

Grand Theft, Criminal Mischief, Possession of Firearm by Felon: Suspect (B/M 10/12/84) was arrested at 141 SW 19th CT for stealing catalytic converters while being a convicted felon and in possession of a firearm. He was charged with Grand Theft, Criminal Mischief, Possession of Firearm by Felon and transported to BSO Main Jail. 02-2209-000548.

Burglary Business: On 09/03/2022, Deputy R. Chavez received a call from dispatch informing him that a victim of a previously reported Business Burglary / Grand Theft had located his stolen kayaks on "Offer Up". Detective M. Marotta worked together with Deputy Chavez and the victim. A plan was formulated,

which resulted in a 17-year-old H/M (Offender) to be apprehended and two stolen boats were recovered.

Grand Theft: On 08/19/2022, Deputies received a call from dispatch informing them that an unknown individual who was later identified as Ollie Hightower 08/16/1998 (Offender) stole \$1,620.46 worth of merchandise from the establishment. A photo line-up was presented to the witness who was able to positively identify Ollie Hightower that stole the items from the business.

MOTORS / COMMERCIAL VEHICLE ENFORCEMENT

- Continued high visible patrol/enforcement for school zones.
- Continue to monitor/enforce traffic on SE 5th Av and E Dania Beach Blvd due to Sheridan bridge closure.
- Ramping up enforcement on State Road 84 due to construction almost completed and all lanes open, speeds are picking up.

HOMELESS OUTREACH TEAM

- Deputy Hatfield encountered a transient individual who visits regularly with an At Large client. It was discovered this subject has been displaced for some time due to an overdue storage unit containing his carpentry tools and putting him out of work and on the streets. Upon learning the unit would be up for auction on August 1st, Deputy Hatfield negotiated a settlement agreement from approx. 900\$ to 500\$ to release the property. Furthermore, Deputy Hatfield contacted this client's former employer (who still had work available and lined up for him). The employer agreed to pay the settlement amount. Deputy Hatfield then secured a moving truck utilizing his personal funds to assist this client in emptying the unit, obtain his tools and resume work. The client was instructed on how to obtain a Homeless Affidavit (obtained) in order to secure his Driver's License, which he obtained (The DL) on 7/22/2022.
- **Following up** regarding the above client: He obtained his driver's license and is back working. He does work on screen enclosures and general construction work so if anyone needs good, inexpensive work done let Deputy Hatfield know. The client did work on his home

(removed screen enclosure) and will be doing work at another Deputy's home (replacing screens on his screen enclosure).

- We have been monitoring the situation at three abandoned businesses in Dania Beach where we have received calls and e-mails of homeless gatherings. Regular checks are being conducted at these locations.
- We have a chronic homeless individual who is blind. We have started the process of enrolling him in Medicaid which is a long process requiring visits to doctors and obtaining previous medical information. Once he gets Medicaid he will, hopefully, be able to fix his eyesight enough to get around and care for himself. Our goal with this individual to also get him Social Security Disability, which, along with his Medicaid, may be enough to get him into an Assisted Living Facility.

NEIGHBORHOOD SUPPORT TEAM

FOLLOW UP/DIRECTIVES/INITIATIVES

- **Community Policing** – The Dania Beach NST walked the blocks of Dania Beach to speak with the residence, in reference to the recent shootings. To obtain additional information, and to also assure them that Law Enforcement is doing their best to apprehend the suspect(s).
- **Security Assessment** – The Dania Beach NST conducted a Security Assessment/Walkthrough at the House of God (Keith Dominion). Identifying areas of concerns. While providing simple resolutions to some of their problematic areas, (such as adding additional exterior CCTV Cameras).
- **Dania Beach COP** – The Dania Beach COP program is back up running. The COP Unit is currently looking for **Active Volunteers**. To be additional eyes, and ears for law enforcement to help fight the war against crime.

Meetings Zoom/In Person

- August 31, 2022 – Dania Beach Safety Meeting
- September 9, 2022 – Ministers Appreciation – 10am

UPCOMING EVENTS IN THE CITY

- **EVENT:** COFFEE WITH A COP
DATE: Wednesday, October 5th
TIME: 10am – 12pm
Location: Starbucks Dania Pointe
- **EVENT:** Annual National Night Out/Fall Festival

DATE: Friday, October 28th

TIME: 5pm – 8pm

Location: CW Thomas Park

- **EVENT:** Sherd-A-Thon/Operation Medicine Cabinet

DATE: Saturday, December 3rd

TIME: 10am- 2pm

Location: Bass Pro



**BROWARD SHERIFF'S OFFICE
CITY OF DANIA BEACH
CALLS FOR SERVICE – 240 ZONE
08/25/22 -09/07/22**

THERE WERE A TOTAL OF **74** CALLS FOR SERVICE FOR 240 ZONE WITHIN THE PAST TWO WEEKS.

There was a **12%** decrease in Calls for Service compared to the past two weeks.

CALLS FOR SERVICE 240 ZONE	TOTAL
03-HIT & RUN	3
10-50 TRAFFIC STOP	4
13I-SUSPICIOUS INCIDENT/PACKAGE	2
14-INFORMATION	5
20-MENTALLY ILL PERSON	1
21V-BREAKING & ENTERING (BURGLARY) VEHICLE/VESSEL	5
22-DISTURBANCE/NUISANCE	3
22N-DISTURBANCE-NOISE COMPLAINT	2
30-LARCENY	5
38-DOMESTIC DISTURBANCE	1
40-VANDALISM/MALICIOUS MISCHIEF	3
49A-AUDIBLE/INTRUSION ALARM	5
49S-SILENT ALARM	1
51-TRESPASSING	4
53-EMBEZZLEMENT-FRAUD	1
64-LARCENY-AUTO PARTS	5
66-CIVIL MATTER/CUSTODY ISSUE	4
67IJ-MEDICAL-INJURY	1
68-POLICE SERVICE CALL	11
73-TRAFFIC/PARKING COMPLAINT	1
76-AOA (ASSIST OTHER AGENCY)	4
79-HARASSMENT/STALKING/THREAT	1
911 HANG UP/DROP OFF	2
Grand Total	74

THERE WERE A TOTAL OF **11** PART 1 CRIMES FOR 240 ZONE WITHIN THE PAST TWO WEEKS.

There was a **38%** decrease in Part 1 crimes compared to the past two weeks.

ZONE 240 PART 1	TOTAL
AGGRAVATED BATTERY	1
BURGLARY CONVEYANCE	1
THEFT - ALL OTHER	2
THEFT - MOTOR VEHICLE PARTS	3
THEFT - RETAIL / SHOPLIFTING	4
Grand Total	11



**CITY OF DANIA BEACH
CITY OF DANIA BEACH
CALLS FOR SERVICE – 240 ZONE
08/25/22 -09/07/22**

THERE WERE A TOTAL OF 11 CALLS FOR SERVICE FOR AVERY APTS WITHIN THE PAST TWO WEEKS.

There was a 37% increase in Calls for Service compared to the past two weeks.

21V-BREAKING & ENTERING (BURGLARY) VEHICLE/VESSEL	5
22N-DISTURBANCE-NOISE COMPLAINT	2
49S-SILENT ALARM	1
64-LARCENY-AUTO PARTS	1
66-CIVIL MATTER/CUSTODY ISSUE	1
76-AOA (ASSIST OTHER AGENCY)	1
Grand Total	11

THERE WERE A TOTAL OF 1 PART 1 CRIMES FOR AVERY APTS WITHIN THE PAST TWO WEEKS.

There was a 66% decrease in Calls for Service compared to the past two weeks.

CHARGE	TOTAL
BURGLARY CONVEYANCE	1
Grand Total	1

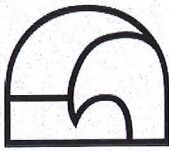


**CITY OF DANIA BEACH
FINANCE DEPARTMENT
MEMORANDUM**

TO: Ana M. Garcia, City Manager, ICMA-CM
FROM: Adam Segal, Deputy Finance Director
DATE: September 1, 2022
SUBJECT: Monthly Business Tax Licensing

Manager,

Per your request attached hereto is the Monthly Business Tax Receipt report reflecting new businesses.



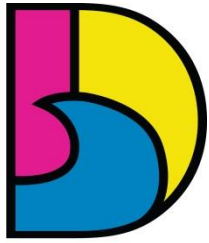
DANIA BEACH
SEA, IT, LOVE IT.

Business Listing Report

Business Start Date 08/01/22 - 08/31/22

Report By Business Name

Business	Licensee	Address	Phone	Extension	Start Of Business	End Of Business
AA FACILITIES MAINTENANCE GROUP LLC	AA FACILITIES MAINTENANCE GROUP LLC	4641 SW 42 AVE, Dania Beach, FL 33314	(954) 303-4764		08/18/2022	
ALBERT WAHBA	ALBERT WAHBA	4740 SW 43 AVE, Dania Beach, FL	(917) 412-8499		08/10/2022	
ANDREA MATA LLANA	ANDREA MATA LLANA	500 NE 2 ST 221, DANIA BEACH, FL 33004	(305) 975-3300		08/10/2022	
CONVIVA CARE CENTER	BENSTTA JOSEPH	137 S COMPASS WAY, DANIA BEACH, FL 33004	(502) 580-3733		08/03/2022	
CONVIVA CARE CENTER	CONVIVA MEDICAL CENTER MANAGEMENT LLC	137 S COMPASS WAY, DANIA BEACH, FL 33004	(502) 580-3733		08/03/2022	
CONVIVA CARE CENTER	KAREN MARIE TAYLOR, MS	137 S COMPASS WAY, DANIA BEACH, FL 33004	(502) 580-3733		08/03/2022	
CONVIVA CARE CENTER	NATALYA BEREZOVSKAYA	137 S COMPASS WAY, DANIA BEACH, FL 33004	(502) 580-3733		08/03/2022	
CONVIVA CARE CENTER	RAUL ALEJANDRO MARTINEZ-PEREZ	137 S COMPASS WAY, DANIA BEACH, FL 33004	(502) 580-3733		08/03/2022	
ISLA VERDE 2 CORP	ISLA VERDE 2 CORP	3265 GRIFFIN RD 205, DANIA BEACH, FL 33004			08/25/2022	
LIBERTY HEALTH SCIENCES	DFMMJ INVESTMENTS LLC	222 N FEDERAL HWY # 103, DANIA BEACH, FL 33004	(386) 462-0141		08/24/2022	
LOAN LAWYERS LLC	JESSICA KRASSNER ESQ	3201 GRIFFIN RD 100, Dania Beach, FL 33312	(954) 523-4357		08/18/2022	
LOAN LAWYERS LLC	LOAN LAWYERS LLC	3201 GRIFFIN RD 100, Dania Beach, FL 33312	(954) 523-4357		08/04/2022	
LOAN LAWYERS LLC	TINA GAYLE ESQ	3201 GRIFFIN RD 100, Dania Beach, FL 33312	(954) 523-4357		08/18/2022	
LOAN LAWYERS LLC	YANIQUE JOHNSON ESQ	3201 GRIFFIN RD 100, Dania Beach, FL 33312	(954) 523-4357		08/18/2022	
MARIO CESARIO JR	MARIO CESARIO JR	232 NE 1 ST, Dania Beach, FL	(954) 588-7912		08/04/2022	
MM 227 SE 1 LLC	MM 227 SE 1 LLC	227-235 SE 1 ST, DANIA BEACH, FL 33004	(305) 305-5323		08/10/2022	
MM 26 SE 13 LLC	MM 26 SE 13 LLC	26 SE 13 TER, Dania Beach, FL 33004	(305) 305-5323		08/10/2022	
MM 4621 SW 33 LLC	MM 4621 SW 33 LLC	4621 SW 33 AVE, Dania Beach, FL	(305) 305-5323		08/10/2022	
NEXUS EDUCATION INC	NEXUS EDUCATION INC	100 E DANIA BEACH BLVD, Dania Beach, FL 33004	(305) 575-1300		08/11/2022	
SOUTH WEST DEVELOPMENT INC	SOUTH WEST DEVELOPMENT INC	502 SW 2 AVE, Dania Beach, FL 33004	(818) 859-5348		08/18/2022	
TECHNICAL CONSUMER PRODUCTS INC	TECHNICAL CONSUMER PRODUCTS INC	3400 SW 26 TER, DANIA BEACH, FL 33312	(330) 995-6111		08/15/2022	
VIE NATURAL INC	VIE NATURAL INC	4919 SW 28 AVE, Dania Beach, FL 33312	(917) 412-8499		08/10/2022	
YEAA LLC	YEAA LLC	4497 TREASURE COVE DR, Dania Beach, FL	(954) 261-7894		08/04/2022	
					Businesses	23



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH FINANCE DEPARTMENT

MEMORANDUM

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

FROM: Adam Segal, Deputy Finance Director

DATE: September 15, 2022

SUBJECT: Finance Monthly Report – August 2022

Please find attached the month Finance report. Highlights of the report include the following:

Revenues

- Building Fund Revenues
- Pier Revenue
- Beach Parking Revenue
- Marina Revenues
- Commercial Solid Waste Hauler Franchise Fees

Capital Projects

- Capital Projects Fund
- Enterprise Funds
 - Water
 - Sewer
 - Stormwater
 - Marina
- Grant Funds
 - City Grants
 - CRA Grants

Information Technology

- Online Credit Card Payments
- Beach Camera Views
- Website Visits by Device
- Commission Meeting Views
- Number of Citywide Phone Calls
- Number of E-Bill Users by Month
- Kiosk collections

Business Tax Receipt Activity

- Out of Business/Inactive
- New Applications

Utility Reports

- Delinquency Report
- Meter Replacement Reports
- Aging Report

Contingency and Fund Balance Estimate

Building Fund Collections

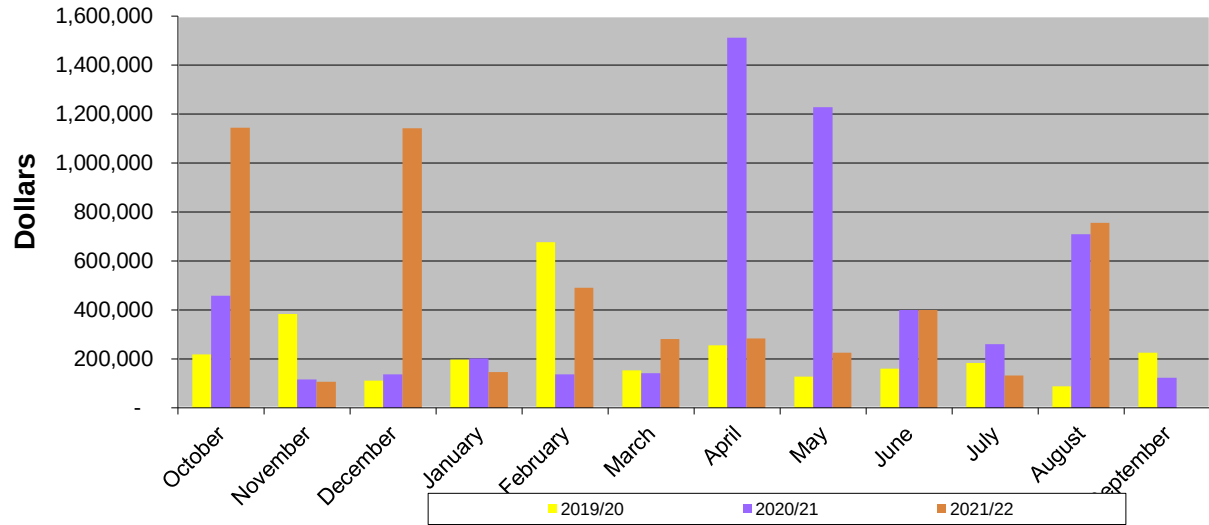
	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
Monthly			
October	218,842	456,717	1,144,624
November	383,986	115,930	107,616
December	110,855	137,352	1,142,811
January	197,296	201,184	146,194
February	677,686	137,028	490,813
March	152,797	142,455	281,847
April	254,963	1,511,205	283,429
May	126,368	1,227,546	226,093
June	159,353	399,057	399,287
July	182,848	259,308	132,426
August	88,029	709,467	755,979
September	225,951	122,504	
Total	2,778,973	5,419,752	5,111,119

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
Cumulative			
October	218,842	456,717	1,144,624
November	602,828	572,647	1,252,240
December	713,683	709,999	2,395,051
January	910,978	911,182	2,541,246
February	1,588,665	1,048,210	3,032,058
March	1,741,462	1,190,665	3,313,906
April	1,996,424	2,701,870	3,597,334
May	2,122,792	3,929,416	3,823,427
June	2,282,145	4,328,473	4,222,715
July	2,464,994	4,587,780	4,355,140
August	2,553,023	5,297,248	5,111,119
September	2,778,973	5,419,752	
Annual Goal	5,268,000	4,777,331	4,741,977

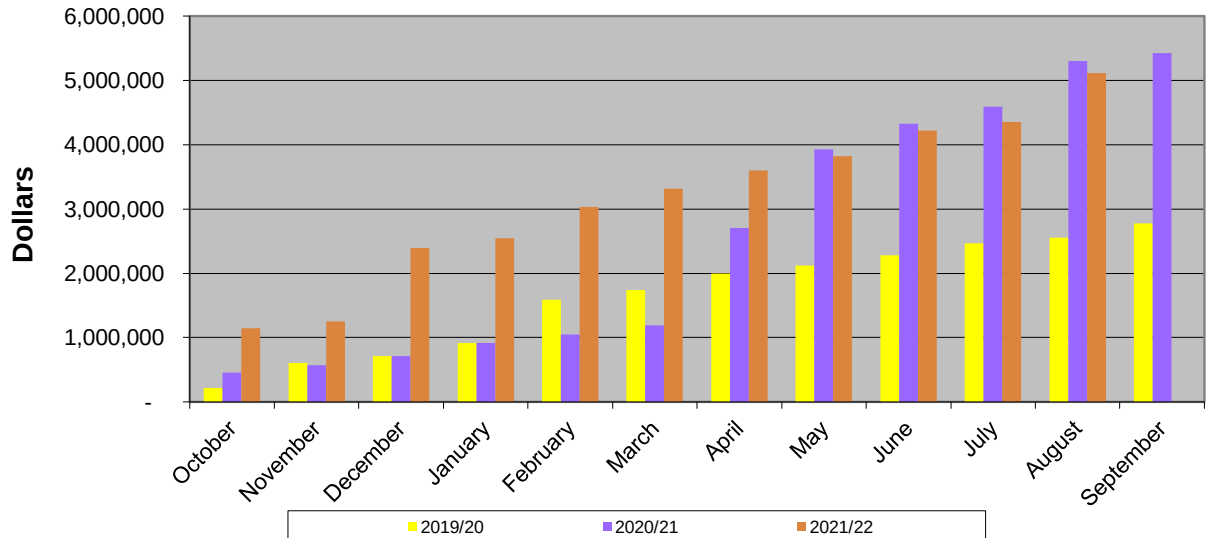
Shut down due to COVID-19

Building Fund - thru August 2022

Monthly Building Fund Collections



Building Fund Collections - Cumulative Y-T-D



Parking Fee Collections

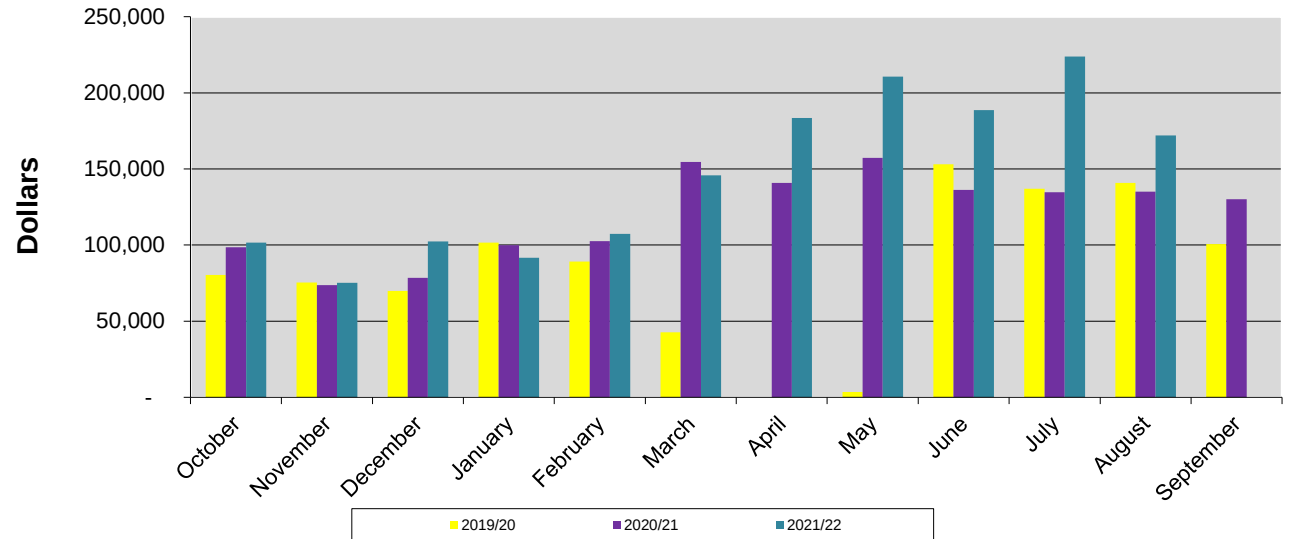
	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
Monthly			
October	80,310	98,451	101,582
November	75,366	73,741	75,146
December	69,806	78,542	102,321
January	101,586	99,866	91,751
February	89,239	102,595	107,375
March	42,686	154,528	145,848
April	-	140,766	183,397
May	3,577	157,300	210,704
June	153,086	136,216	188,603
July	136,900	134,658	223,903
August	140,789	135,026	171,951
September	100,699	130,087	
Total	<u>994,044</u>	<u>1,441,776</u>	<u>1,602,580</u>

COVID-19 shut down

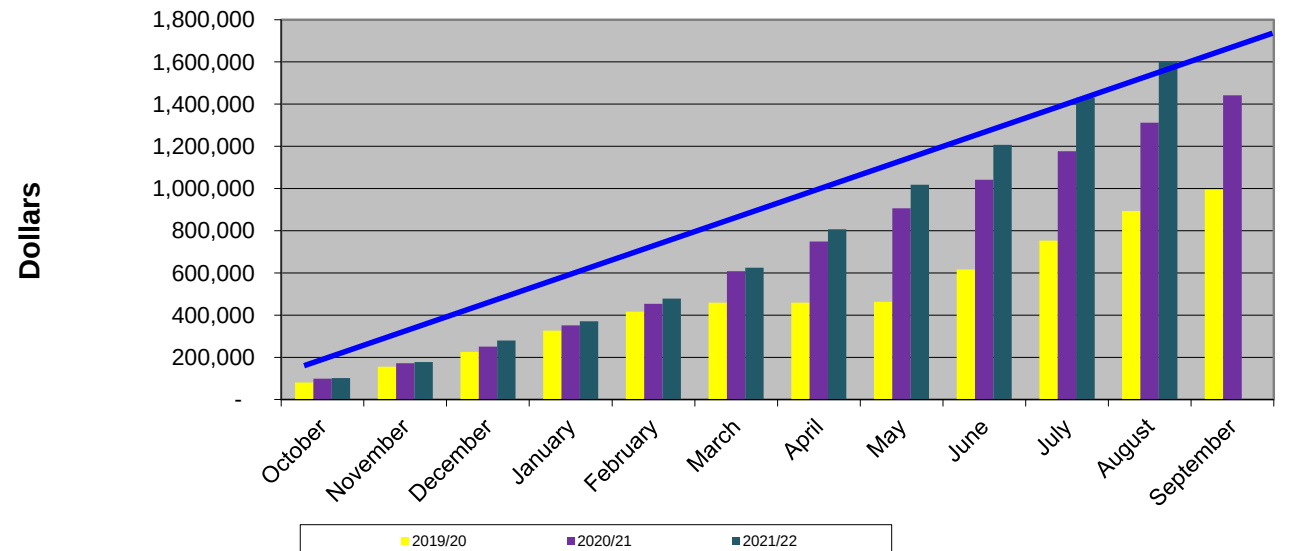
	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
Cumulative			
October	80,310	98,451	101,582
November	155,676	172,193	176,728
December	225,483	250,735	279,049
January	327,069	350,600	370,800
February	416,308	453,195	478,175
March	458,993	607,723	624,023
April	458,993	748,488	807,420
May	462,570	905,789	1,018,123
June	615,656	1,042,005	1,206,726
July	752,556	1,176,663	1,430,629
August	893,345	1,311,689	1,602,580
September	994,044	1,441,776	
Annual Budget Goal	<u>1,219,032</u>	<u>1,094,352</u>	<u>1,347,086</u>

Beach Parking - thru Aug 2022

Monthly Beach Parking Collections



Beach Parking Collections - Cumulative Y-T-D



Pier Revenues

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
Monthly			
October	56,498	49,128	52,575
November	53,409	39,289	45,411
December	39,713	44,807	52,271
January	67,274	46,662	45,906
February	56,030	392,450	308,830
March	35,125	53,244	59,863
April	152	64,937	59,852
May	9,475	40,544	55,621
June	39,975	54,227	56,858
July	41,848	61,599	66,152
August	48,348	54,857	52,975
September	48,972	50,878	
Total	<u>496,818</u>	<u>952,620</u>	<u>856,314</u>

Shut down in March due to Corona Virus

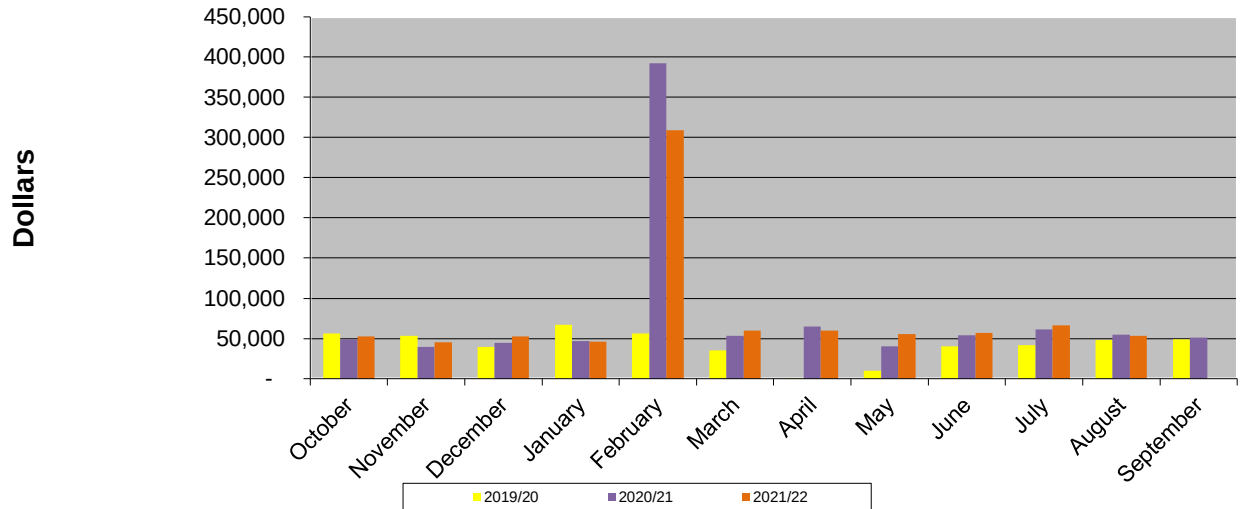
Balance includes true-up for the annual rent of the Quarterdeck based on the lease agreement.

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
Cumulative			
October	56,498	49,128	52,575
November	109,907	88,416	97,986
December	149,620	133,223	150,257
January	216,894	179,885	196,163
February	272,924	572,336	504,993
March	308,049	625,579	564,856
April	308,201	690,516	624,708
May	317,676	731,061	680,329
June	357,650	785,287	737,187
July	399,498	846,886	803,339
August	447,846	901,742	856,314
September	496,818	952,620	
Annual Budget Goal	<u>914,098</u>	<u>773,952</u>	<u>844,816</u>

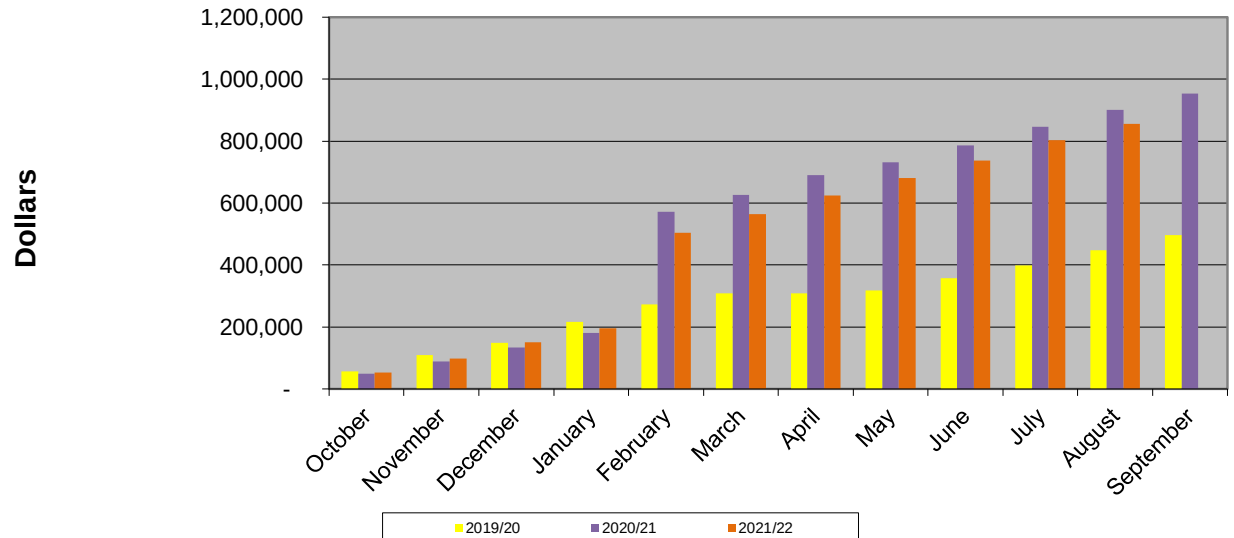
In 2018/19 the Quarterdeck Restaurant Revenues were moved to the Pier fund from General Fund to better reflect their usage.

Pier Revenues - thru August 2022

Monthly Pier Collections



Pier Collections - Cumulative Y-T-D



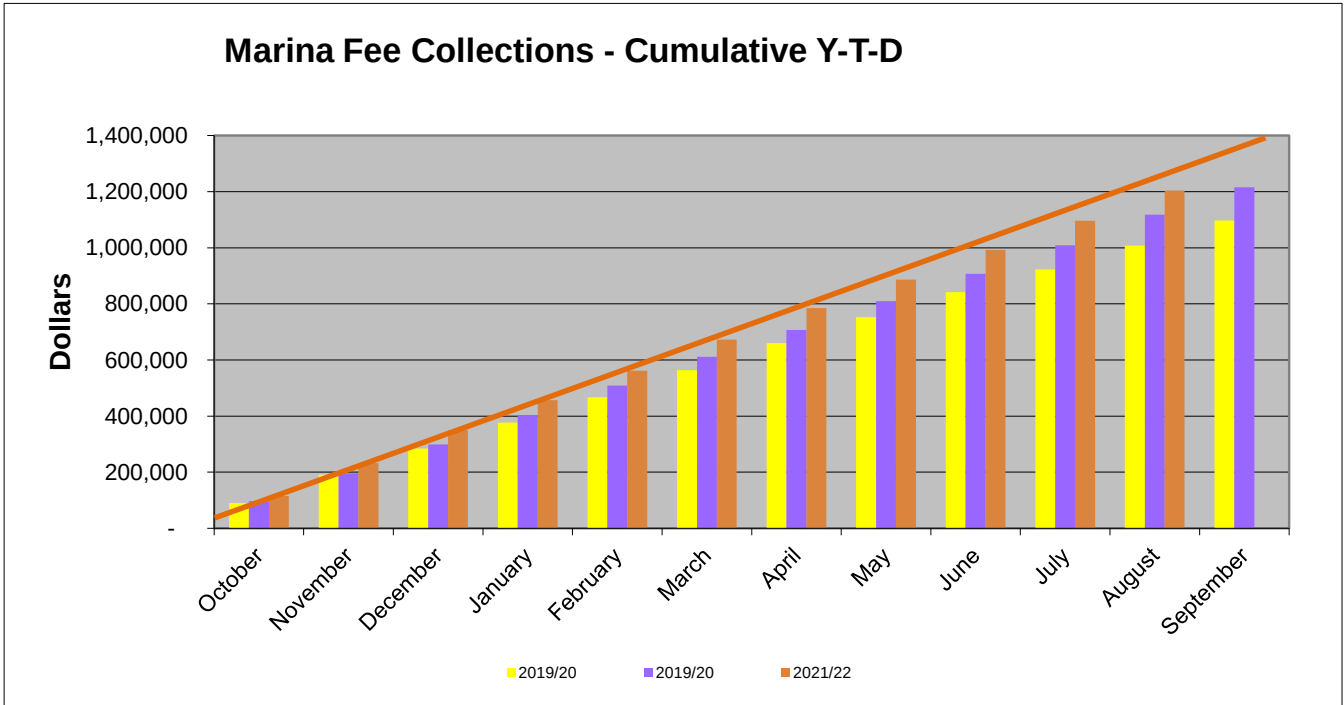
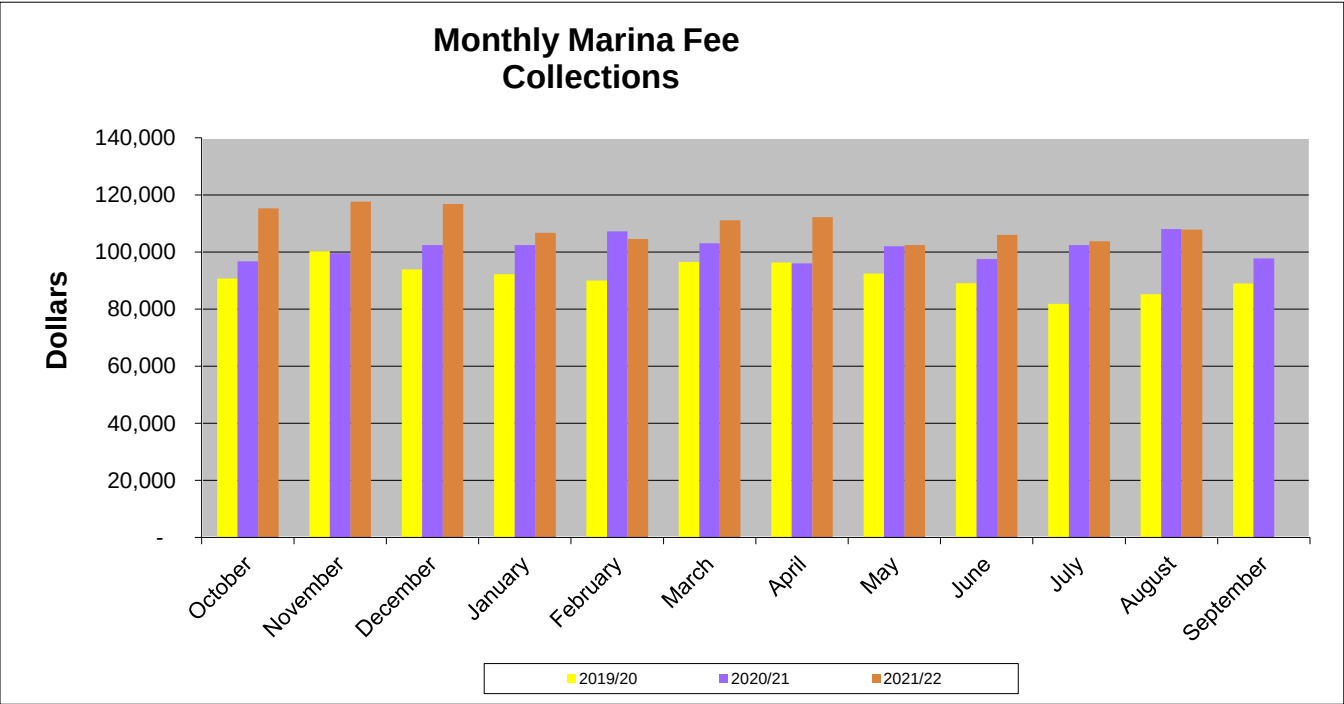
Marina Fee Collections

	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
Monthly			
October	90,680	96,691	115,264
November	100,295	99,519	117,663
December	93,879	102,437	116,830
January	92,197	102,400	106,673
February	89,948	107,245	104,605
March	96,527	103,019	111,125
April	96,264	96,002	112,170
May	92,452	102,039	102,373
June	89,025	97,546	106,001
July	81,799	102,395	103,750
August	85,158	108,051	107,821
September	88,941	97,767	
Total	<u>1,097,163</u>	<u>1,215,110</u>	<u>1,204,275</u>

Marina closed towards end of march due to COVID 19

	<u>2018/19</u>	<u>2019/20</u>	<u>2021/22</u>
Cumulative			
October	90,680	96,691	115,264
November	190,975	196,210	232,927
December	284,854	298,647	349,758
January	377,051	401,047	456,431
February	466,999	508,292	561,036
March	563,525	611,312	672,161
April	659,789	707,313	784,330
May	752,241	809,352	886,703
June	841,266	906,898	992,704
July	923,065	1,009,292	1,096,454
August	1,008,222	1,117,343	1,204,275
September	1,097,163	1,215,110	
Budget Goal	<u>1,059,831</u>	<u>1,011,953</u>	<u>1,290,768</u>

Marina Fees - thru August 2022



Governmental Funds Capital Projects
Capital Project Life Cycle
31-Aug-22

Capital Projects Fund	Original Budget	Budget Amendments	Total Amended Budget Funding	Total Expenses & Open P.O.'s	(Return) of Funding on Completed Projects	Remaining Funds Available	Project Status
<u>General Government</u>							
Southeast 5th Avenue Crosswalk	\$ 200,000		\$ 200,000	\$ (97,660)		\$ 102,340	In Progress
Nyberg Swanson / Women's Club	-	500,000	500,000	-	-	500,000	Not Started
<u>Public Services</u>							
Solar Street Lighting	-	1,305,462	1,305,462	(1,217,775)		87,687	In Progress
Oasis XIV Project	200,000	58,149	258,149	(11,000)		247,149	In Progress
Traffic Calming & Beautification Project	250,000	-	250,000	-		250,000	Not Started
Roadway and Median Electrical	-	185,000	185,000	(185,000)		-	Completed
<u>Parks & Recreation</u>							
Beach Revitalization Phase II	925,000	1,001,798	1,926,798	(1,220,518)		706,280	In Progress
CW Thomas Park Phase I	-	265,505	265,505	(265,505)		-	Completed
Total Capital Projects (301)			\$ 4,890,914	\$ (2,997,458)	\$ -	\$ 1,893,456	

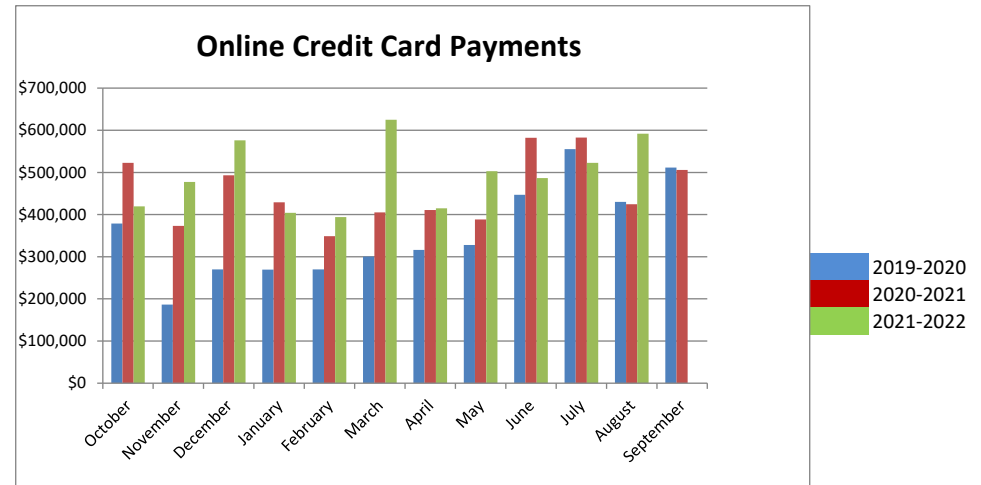
Capital Project Life Cycle
31-Aug-2022

					Total	Return of	Remaining	Project Status
Stormwater Fund	Original	Budget	Total Budget	Total	Expenses &	Funding on	Funding	
	Budget	Amendments	Funding	Open P.O.'s		Completed	Available	
						Projects		
SE Stormwater II	\$ 6,159,729	\$ 1,828,526	\$ 7,988,255	\$ (616,295)	\$ -	\$ 7,371,960		In Progress
SW 43rd Terrace, SW 40th Court and SW 49th Street Project	1,170,960	3,000,000	4,170,960	(3,106,992)		1,063,968		In Progress
Citywide Stormwater Master Plan	1,060,000	-	1,060,000	(795,000)		265,000		In Progress
Total Stormwater Fund Projects			13,219,215	(4,518,287)	-	8,700,928		In Progress
Water Fund					Total	Return of	Remaining	Project Status
	Budget	Amendments	Funding	Open P.O.'s		Funding on	Funding	
						Completed	Available	
						Projects		
NW 1st Ave Water Main Stirling-City Hall	431,730	-	431,730	(55,964.50)			375,766	In Progress
Total Water Fund Projects			431,730	(55,965)	-	375,766		In Progress
Sewer Fund					Total	Return of	Remaining	Project Status
	Budget	Amendments	Funding	Open P.O.'s		Funding on	Funding	
						Completed	Available	
						Projects		
Lift Rehab Projects 5,7,10	1,137,594	-	1,137,594	(1,125,790)			11,804	In Progress
SCADA System	257,715	13,620	271,335	(271,335)			-	Completed
HMGP Lift Stations	1,686,442	-	1,686,442	(499,800)			1,186,642	In Progress
Total Sewer Fund Projects			3,095,371	(1,896,925)	-	1,198,446		
Pier Fund					Total	Return of	Remaining	Project Status
	Budget	Amendments	Funding	Open P.O.'s		Funding on	Funding	
						Completed	Available	
						Projects		
Pier Refurbishing	500,000.00	1,773,921	2,273,921	(2,273,921)			-	Completed
Total Pier Fund Projects			2,273,921	(2,273,921)	-	-		
Total Enterprise Projects			\$ 19,020,237	\$ (8,745,097)	\$ -	\$ 10,275,140		

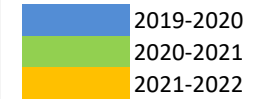
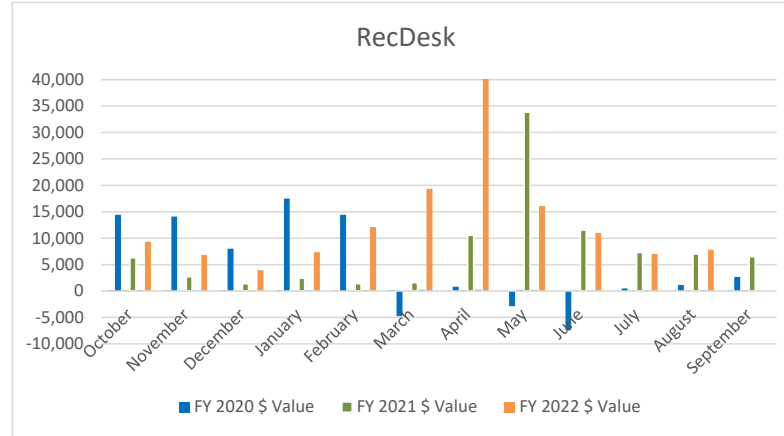
103-Grant Fund
31-Aug-2022

Grant	Grant Amount	City Match/Funds	Revenue Received	Remaining Revenue	Total Expenses & Open P.O.'s	Remaining Expense	Project Status	Grant Expiration
CDBG 45th Year - Oasis XIV	\$ 172,549		\$ -	\$ -	\$ (169,360)	\$ 3,189		3/31/2022
CDBG 47th Year - Solar Lighting	396,491	-	-	-	-	396,491		6/30/2022
FEMA - Hazard Mitigation Grant Program (Fire Rescue -Station #1)	812,850	270,150	-	-	(165,868)	917,132		7/31/2022
FEMA - Hazard Mitigation Grant Program (City Hall Wind Retrofit and Generator Project)	2,405,500				-	2,405,500		Unknown
FRANK C. "TOOTIE" ADLER PARK	500,000				(46,450)	453,550		4/30/2023
	<u>\$ 4,287,390</u>	<u>\$ 270,150</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (381,678)</u>	<u>\$ 4,175,862</u>		

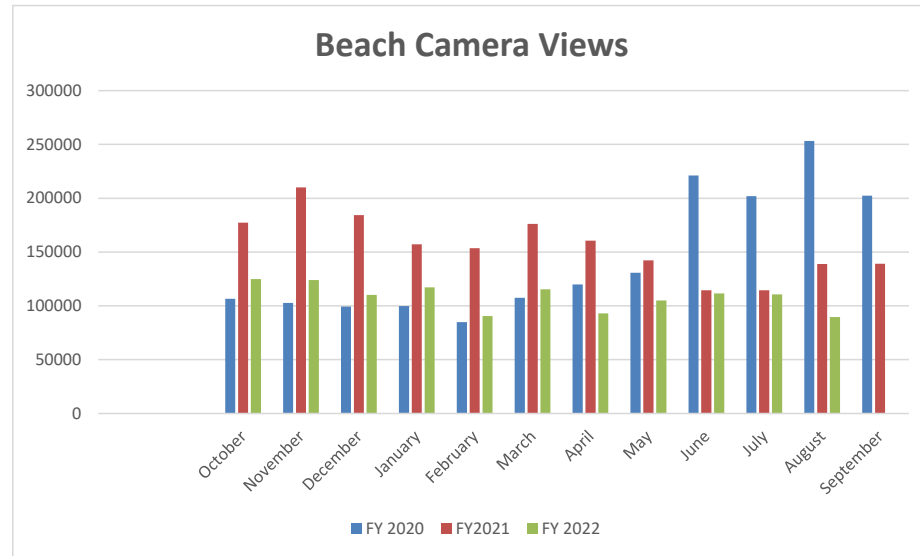
	FY 2020		FY 2021		FY 2022	
	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>
October	1,695	\$378,828	1,694	\$522,541	1,756	\$419,523
November	1293	\$186,710	1,659	\$372,920	1607	\$477,225
December	1453	\$270,094	1,859	\$493,048	1644	\$575,861
January	1378	\$269,347	1,681	\$429,192	1580	\$403,966
February	1403	\$270,127	1,625	\$348,642	1461	\$393,924
March	1481	\$300,421	1,751	\$405,303	1883	\$624,708
April	1742	\$316,140	1,600	\$410,951	1558	\$415,006
May	1505	\$327,643	1,568	\$388,510	1635	\$502,840
June	1766	\$446,782	1,654	\$581,978	1771	\$486,384
July	2054	\$555,309	2,077	\$582,478	2003	\$522,805
August	1899	\$430,281	1,589	\$424,738	1919	\$591,853
September	2113	\$511,620	1,921	\$505,704		



	FY 2020		FY 2021		FY 2022	
	<u># of</u> <u>Pymts</u>	<u>\$ Value</u>	<u># of</u> <u>Pymts</u>	<u>\$ Value</u>	<u># of</u> <u>Pymts</u>	<u>\$ Value</u>
October	158	\$14,447	197	\$6,283	203	\$9,350
November	94	\$14,092	90	\$2,727	126	\$6,835
December	98	\$8,024	46	\$1,398	112	\$3,952
January	150	\$17,493	73	\$2,416	106	\$7,346
February	130	\$14,408	60	\$1,414	159	\$12,120
March	143	-\$4,766	87	\$1,595	252	\$19,322
April	23	\$844	161	\$10,541	264	\$48,956
May	4	-\$2,843	251	\$33,829	205	\$16,068
June	75	-\$7,413	152	\$11,549	125	\$10,999
July	30	\$506	131	\$7,298	108	\$7,008
August	29	\$1,144	124	\$7,003	203	\$7,805
September	95	\$2,675	142	\$6,503		

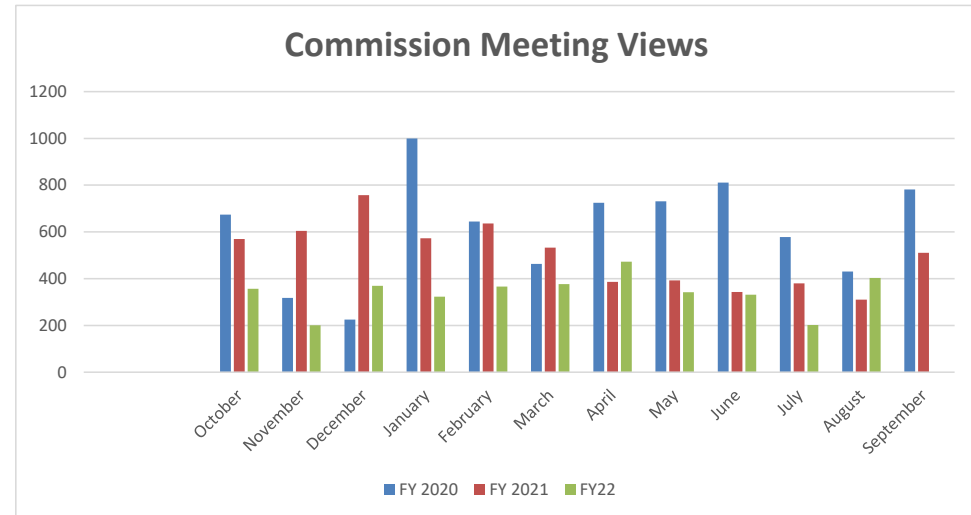


	FY 2020	FY2021	FY 2022
October	106,500	177,400	124,800
November	102,700	210,000	124,100
December	99,400	184,300	110,100
January	99,700	157,100	117,200
February	84,900	153,700	90,500
March	107,500	176,200	115,300
April	119,982	160,700	93,100
May	130,800	142,200	104,900
June	221,100	114,400	111,500
July	202,000	114,400	110,600
August	253,200	138,900	89,700
September	202,400	139,200	



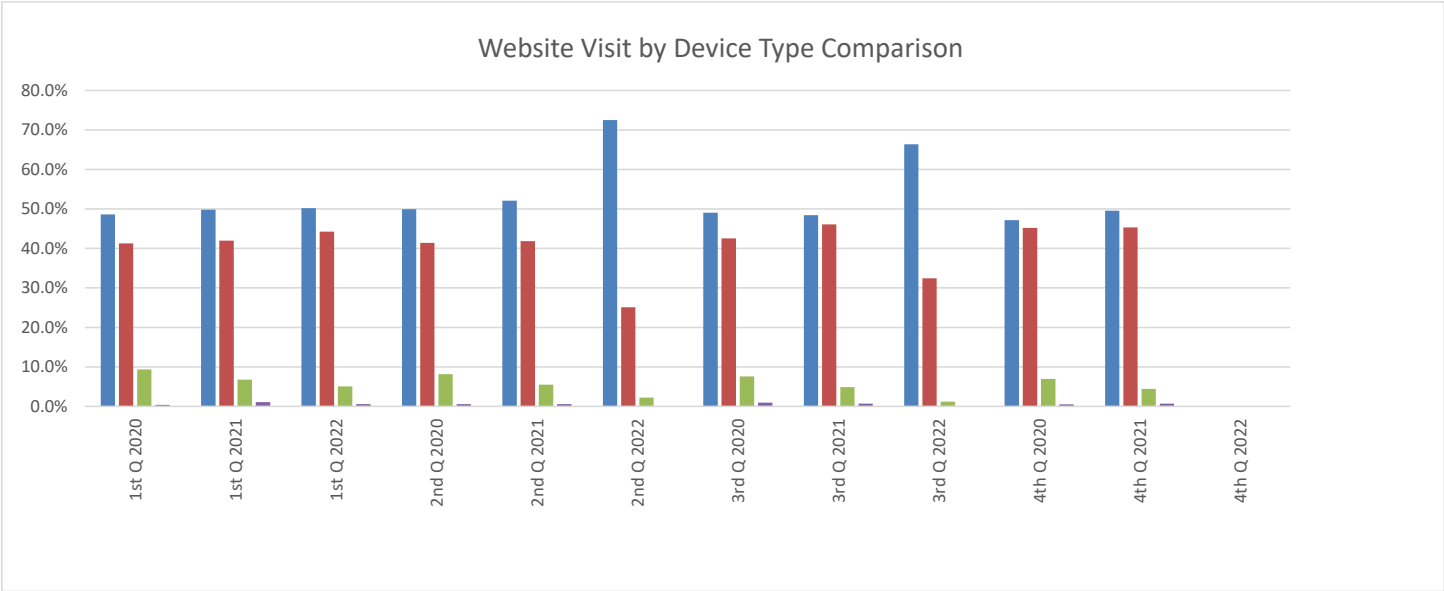
YouTube Channel
FY 2020 **FY 2021** **FY22**

October	674	570	357
November	318	604	201
December	225	757	369
January	1,000	573	323
February	644	636	366
March	463	533	377
April	725	386	473
May	731	393	342
June	811	343	331
July	578	380	202
August	431	310	403
September	781	511	

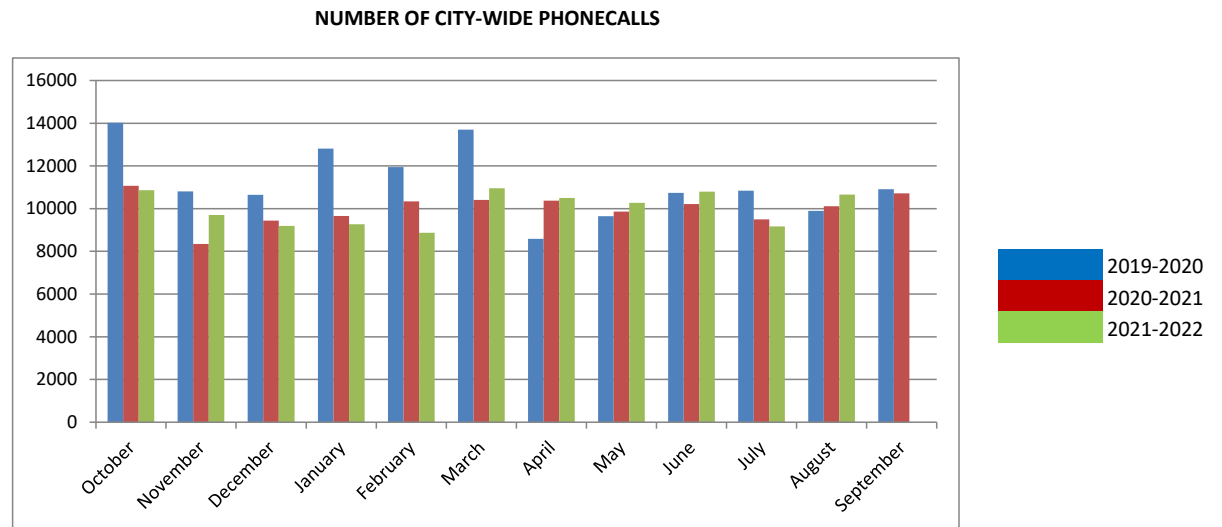


Website Visit by Device Type Comparison

	1st Q 2020	1st Q 2021	1st Q 2022	2nd Q 2020	2nd Q 2021	2nd Q 2022	3rd Q 2020	3rd Q 2021	3rd Q 2022	4th Q 2020	4th Q 2021	4th Q 2022
Desktop	48.6%	49.8%	50.2%	49.9%	52.1%	72.5%	49.0%	48.4%	66.4%	47.2%	49.6%	
Smartphone	41.3%	42.0%	44.2%	41.4%	41.8%	25.1%	42.5%	46.1%	32.5%	45.2%	45.3%	
Tablet	9.3%	6.8%	5.0%	8.1%	5.5%	2.2%	7.6%	4.9%	1.2%	6.9%	4.4%	
Other	0.4%	1.1%	0.6%	0.6%	0.6%		0.9%	0.7%		0.5%	0.7%	



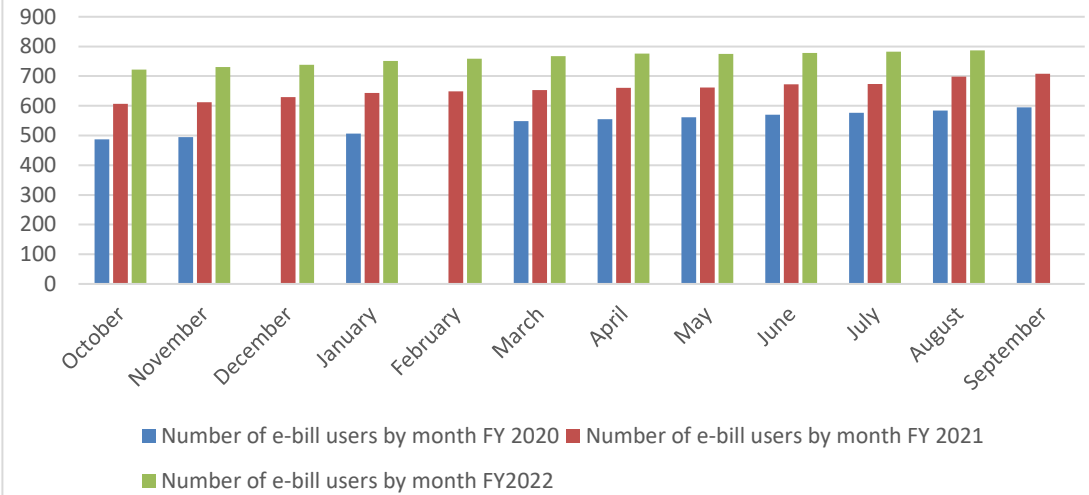
	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>
October	14,022	11,070	10,868
November	10,812	8,348	9,702
December	10,652	9,435	9,193
January	12,810	9,656	9,268
February	11,945	10,334	8,875
March	13,698	10,410	10,960
April	8,583	10,374	10,499
May	9,648	9,863	10,274
June	10,734	10,210	10,791
July	10,836	9,496	9,164
August	9,898	10,112	10,658
September	10,909	10,713	



Number of e-bill users by month

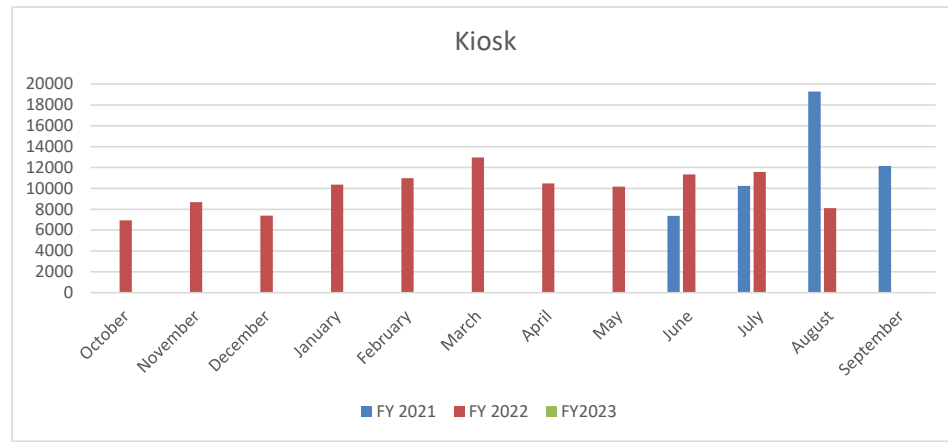
	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY2022</u>
October	487	607	722
November	495	612	731
December		629	738
January	506	643	751
February		649	759
March	549	653	767
April	555	661	776
May	561	662	775
June	570	672	778
July	577	674	782
August	584	698	787
September	595	708	

Incremental E-bill Accounts



Kiosk

	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY2023</u>
October		\$ 6,940.80	
November		\$ 8,678.89	
December		\$ 7,403.30	
January		\$ 10,348.96	
February		\$ 10,992.74	
March		\$ 12,964.70	
April		\$ 10,480.52	
May		\$ 10,160.84	
June	\$ 7,372.46	\$ 11,336.27	
July	\$ 10,238.61	\$ 11,575.17	
August	\$ 19,296.09	\$ 8,117.21	
Septembe	\$ 12,155.35		



Business Tax Receipt Activity - August 2022

Out of Business/Inactive	# of BTRs	Dollar Amount
A-1 Lawnmower Sales & Services	1	\$ 320.00
Bartsocas, Steven J	1	\$ 31.50
Maribel Diaz	1	\$ 236.25
Bullock Legal PA	1	\$ 451.25
Cristiana Solorzano	1	\$ 31.50
Elegant by Imma LLC	1	\$ 1,265.00
Embark Properties LLC	1	\$ 207.00
Appelson LLC	1	\$ 635.00
Harvey, Carole M	1	\$ 31.50
Wefile LLC	1	\$ 320.00
Lifesecond Insurance Co	1	\$ 183.75
Loan Lawyers LLC	1	\$ -
Michal Chenor LLC	1	\$ 31.50
Pilar Rodriguez	1	\$ 236.25
Stratesa, DBA	1	\$ 990.00
Tex-Cote LLC	1	\$ 330.50
TWQ Tree Trimming Inc	1	\$ 78.75
Total Out of Business/Inactive	17	\$ 5,379.75

New Approved Applications	# of BTRs	Dollar Amount
AA Facilities Maintenance Group LLC	1	\$ 131.25
Albert Wahba	1	\$ 236.25
Andrea Matallana	1	\$ 31.50
Bensita Josphe	1	\$ 118.13
Conviva Medical Center Management LLC	1	\$ 480.63
Karen Marie Taylor MS	1	\$ 118.13
Natalya Berezovskaya	1	\$ 118.13
Raul Alejandro Martinez-Perez	1	\$ 118.13
Isla Verde 2 Corp	1	\$ 31.50
DFMMJ Investments LLC	1	\$ 1,465.00
Jessica Krassner ESQ	1	\$ 118.13
Loan Lawyers LLC	1	\$ 633.13
Tina Gayle Esq	1	\$ 118.13
Yanique Johnson Esq	1	\$ 236.25
Mario Cesario Jr	1	\$ 31.50
MM 227 SE 1 LLC	1	\$ 207.00
MM 26 SE 13 LLC	1	\$ 201.75
MM 4621 SW 33 LLC	1	\$ 196.50
Nexus Education Inc	1	\$ 480.63
South West Development Inc	1	\$ 186.00
Technical Consumer Products Inc	1	\$ 845.00
Vie Natural Inc	1	\$ 31.50
YEAA LLC	1	\$ 31.50
Total New Applications	23	\$ 6,165.67

BTR Status	# of BTRs	Total Dollar Amount
Open Renewals- Current Year	169	\$ 41,229.52
Paid Renewals	2,919	\$ 1,027,477.73
Total BTRs as of 08/30/2022	3,088	1,068,707.25 **

**includes license fee, fire inspection & solid waste registration

Miscellaneous Billing Invoice Aging Report

Aging Date 08/30/2022

Report By Invoice Type

	Description	Current	1-30	31-60	61-90	90+	Total
Invoice Type - CEM - Cemetery							
# 4652 - Eric L Wilson	Reservation of Burial Plot	.00	.00	.00	.00	7570.00	7,570.00
# 5474 - Cokenya D West	Reservation of Burial Plot	.00	.00	.00	.00	250.00	250.00
# 4179 - AJ Manuel Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 5736 - Sands, Carolyn	Reservation of Burial Plot	.00	.00	.00	.00	3000.00	3,000.00
# 5756 - Rahming Poitier Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	6430.00	6,430.00
# 5757 - Fuller Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	990.00	990.00
# 5673 - Agape Funeral and Cremation	Reservation of Burial Plot	.00	.00	.00	.00	6720.00	6,720.00
# 3946 - Eric S George Funeral Home	Reservation of Burial Plot	.00	3180.00	.00	.00	2380.00	5,560.00
# 5909 - Freeman Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 4165 - Roy Mizell & Kurtz Funeral	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 5924-Garcia Gimeno	Reservation of Burial Plot	.00	.00	.00	.00	200.00	200.00
# 5978 - Angels of Paradise	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 5862 - Love and Grace Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 4203 - McWhite's Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 5976 - John Hanks Memorial Services	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 4569 - Clark and Norris Funeral Home	Reservation of Burial Plot	.00	.00	.00	1680.00	.00	1,680.00
# 5925- Anthony R Manuel Funeral Home	Reservation of Burial Plot	1680.00	.00	.00	.00	.00	1,500.00
# 4431 - Landmark Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	.00	2,860.00
# 5907 - Poitier Family Funeral Home	Reservation of Burial Plot	.00	.00	1680.00	.00	.00	1,680.00
# 4786 - Dillard Josephine	Reservaton of Burial Plot	.00	.00	.00	.00	200.00	200.00
Cemetery Totals		\$1,680.00	\$3,180.00	\$1,680.00	\$1,680.00	\$39,140.00	\$50,040.00
Invoice Type - ART & SEAFOOD - Arts & Seafood Festival							
# 5472 - Meyers Group LLC	Arts and Seafood Sponsorship	.00	.00	.00	.00	5000.00	\$ 5,000.00
# 4900 - Storm Tight Windows	Arts and Seafood Sponsorship	.00	.00	.00	.00	2,500.00	2,500.00
Arts & Seafood Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00
Invoice Type - BULK Trash Pk Up - Notice of Violation							
	Bulk Trash Pickup	1740.00	1050.00	120.00	960.00	2010.00	5880.00
Bulk Trash Pk Up		\$1,740.00	\$1,050.00	\$120.00	\$960.00	\$2,010.00	\$5,880.00
Invoice Type -CRA - Misc CRA							
# 4918 - Arnold & Sharon Nearn	Millennium Facase Grant	.00	.00	.00	.00	6000.00	6,000.00
Misc CRA Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
Invoice Type FA- False Alarm							
Miscellaneous FA Customers	BSO & Fire False Alarms	.00	.00	.00	.00	2,000.00	2,000.00
False Alarm Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
Invoice Type FI - Fire Inspection							
3065 - Keynorth Townhomes	Annual Inspection FY 11	.00	.00	.00	.00	1,700.00	1,700.00
3072 - Atlantis Management	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	7,800.00	7,800.00
1012 - Gulfstream Apts.	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	2,800.00	2,800.00
# 4466 - Meadowbrook Condo	Annual Inspection FY 13	.00	.00	.00	.00	1,000.00	1,000.00
4644 - Oakbridge Townhomes	Annual Inspection FY 14	.00	.00	.00	.00	4,000.00	4,000.00
Miscellaneous FI Customers	Annual & Re-Inspections	28,570.00	.00	.00	.00	219,015.00	247,585.00
Fire Inspection Totals		\$28,570.00	\$0.00	\$0.00	\$0.00	\$236,315.00	\$264,885.00
Invoice Type GR Federal - Grant Reimb. Federal Government							
# 5848 - USDA - Grant	USDA Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$10,541.64	\$10,541.64
GR Federal Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$10,541.64	\$10,541.64
Invoice Type GR State - Grant Reimb. State of Florida							
# 4438 - Florida Department of	State of Florida	\$0.00	\$0.00	\$0.00	\$0.00	\$105,167.53	\$105,167.53
GR State Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$105,167.53	\$105,167.53
Invoice Type LM - Lake Maintenance							
Miscellaneous LM Customers	Lake Maintenance	.00	.00	.00	.00	275.36	275.36
Lake Maintenance Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$275.36	\$275.36
Invoice Type MS - Miscellaneous							
# 4647 - Palmetto Hospitality of Dania	Water Impact Fees	.00	.00	.00	.00	20,242.00	20,242.00
Misc. Customers	Misc. Customers	.00	162,047.20	.00	.00	24,559.43	186,606.63
Miscellaneous Totals		\$0.00	\$162,047.20	\$0.00	\$0.00	\$44,801.43	\$206,848.63
Grand Totals							
Grand Totals		\$31,990.00	\$166,277.20	\$1,800.00	\$2,640.00	\$453,750.96	\$659,138.16

City of Dania Beach

Commercial Solid Waste Report FY 2021-2022

Payments Received

\$ 478,000

Waste Hauler								
	Choice Waste AKA Waste Connections	Waste Management	All Service Refuse AKA Republc Services	S & S National Waste AKA Bicon, Inc.	Panzarella Waste & Recycling Services	Great Waste	COASTAL WASTE & RECYCLING INC	General Fund
Permit Application Fee	75.00	75.00	-	225.00	75.00	75.00	75.00	
Annual Permit Fee	1,000.00	1,000.00	-	1,000.00	1,000.00	1,000.00	1,000.00	Monthly Activity
Monthly Franchise								
Oct		37,101.99	15,003.66	5,434.05	831.56	2,696.75	3,861.48	64,929.49
Nov	2,992.53	-	19,399.00	4,048.11	633.75	5,042.75	4,457.18	36,573.32
Dec	5,886.76	77,295.51	34,273.98	3,227.09	601.47	-	2,192.22	123,477.03
Jan	3,076.60	-	-	3,890.39	919.19	2,402.58	2,412.13	12,700.89
Feb	No Remittance	116,977.84	13,927.98	5,209.23	869.02	3,122.13	2,337.28	142,443.48
Mar	6,430.13	38,958.86	18,130.52	5,824.22	404.22	2,743.07	4,164.28	76,655.30
Apr		44,644.59	17,857.96	7,401.33	802.74	2,526.12	4,320.35	77,553.09
May	2,372.37	32,424.58	12,398.40	6,785.02	769.39	-	3,700.52	58,450.28
Jun	5,212.34	2,552.06	12,419.29	6,122.65	371.54	3,522.41	4,619.18	34,819.47
Jul	2,865.38	31,868.84	12,066.28	7,362.90	923.19	No Remittance	5,768.05	60,854.64
Aug	2,764.55	32,023.85	12,235.96	5,849.11	834.08	1,980.58	5,674.49	61,362.62
Sep								-
Total Mo. Franchise	31,600.66	413,848.12	167,713.03	61,154.10	7,960.15	24,036.39	43,507.16	749,819.61
	Choice Waste AKA Waste Connections	Waste Management	All Service Refuse AKA Republc Services	S & S National Waste AKA Bicon, Inc.	Panzarella Waste & Recycling Services	Great Waste	COASTAL WASTE & RECYCLING INC	Solid Waste Fund
Monthly Franchise								
May	790.79	10,808.20	4,132.80	2,261.67	256.46	-	1,233.51	19,483.43
Jun	1,737.45	850.69	4,139.76	2,040.88	123.85	1,174.15	1,539.73	11,606.51
Jul	955.13	10,622.95	4,022.09	2,454.30	307.73	No Remittance	1,922.69	20,284.89
Aug	921.52	10,674.62	4,078.65	1,949.70	278.03	660.19	1,891.50	20,454.21
Sep								-
Total Mo. Franchise	4,404.89	32,956.46	16,373.30	8,706.55	966.07	1,834.34	6,587.43	71,829.04
Total Receipts	\$ 37,080.55	\$ 447,879.58	\$ 184,086.33	\$ 71,085.65	\$ 10,001.22	\$ 26,945.73	\$ 51,169.59	828,248.65

NOT submitting Report

NOT submitting
Customer Reportsubmitted
Report

submitted Report

submitted Report

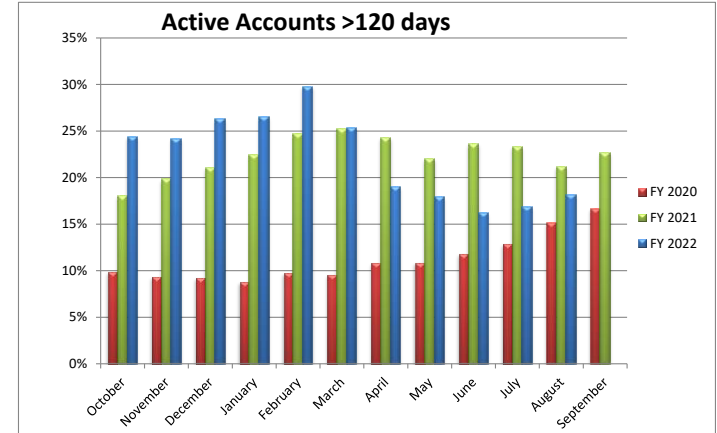
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submitting Report

WATER & SEWER UTILITY AGING REPORT

ACTIVE ACCOUNTS

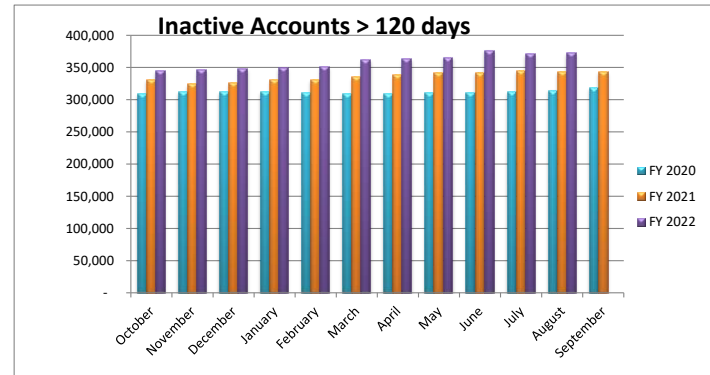
	FY 2020			FY 2021			FY 2022		
	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ
October	101,263	\$ 1,028,181	10%	183,822	\$ 1,019,908	18%	275,153	\$ 1,130,854	24%
November	102,632	1,094,606	9%	207,753	1,049,166	20%	276,502	1,145,557	24%
December	100,463	1,093,753	9%	227,856	1,082,042	21%	286,708	1,088,332	26%
January	101,513	1,151,809	9%	248,468	1,107,929	22%	309,337	1,166,202	27%
February	105,524	1,086,072	10%	262,649	1,063,670	25%	322,379	1,084,213	30%
March	104,516	1,090,084	10%	262,514	1,042,220	25%	281,908	1,112,053	25%
April	107,366	991,898	11%	273,503	1,129,480	24%	222,556	1,169,668	19%
May	113,868	1,048,083	11%	264,778	1,203,079	22%	211,091	1,178,959	18%
June	127,306	1,078,705	12%	260,736	1,105,993	24%	190,542	1,173,565	16%
July	143,126	1,110,772	13%	248,966	1,069,697	23%	201,407	1,194,888	17%
August	157,934	1,041,324	15%	246,396	1,164,114	21%	202,749	1,120,866	18%
September	167,246	1,005,176	16.64%	250,534	1,107,838	23%	-	-	-
Annual Avg	\$ 119,396	\$ 1,068,372	11%	\$ 244,831	\$ 1,095,428	22%	\$ 252,757	\$ 1,142,287	20%



Active Account Graph: Billing data indicates delinquency rate on active accounts remain constant at an average of 1% of billings per month

INACTIVE ACCOUNTS

	FY 2020		FY 2021		FY 2022	
	>120 Past Due	% +/-	>120 Past Due	% +/-	>120 Past Due	% +/-
October	308,582	7%	330,831	7%	344,685	4%
November	311,477	4%	323,648	4%	346,914	7%
December	311,598	5%	326,595	5%	347,964	7%
January	311,938	6%	330,267	6%	349,252	6%
February	310,421	6%	330,406	6%	350,890	6%
March	309,600	8%	334,793	8%	361,917	8%
April	308,699	9%	337,912	9%	363,125	7%
May	309,813	10%	341,380	10%	365,539	7%
June	310,711	10%	342,137	10%	376,626	10%
July	311,770	11%	345,332	11%	371,165	7%
August	314,242	9%	343,626	9%	372,990	9%
September	317,910	8%	343,127	8%	-	-
Annual Avg	\$ 311,397	8%	\$ 335,838	8%	\$ 359,188	7%



Water Fund

Monthly Utility Account Activity

Misc

Building/ New Construction Activity					Delinquent Account Activity										Meter Replacement					New Accts	
Water Impact Fee		Water Tap Fee		Delinquent			Turn-Off			Pulled Meter Reinstall Fee		# of Meters Replaced		Prior Yr.	# per Month	Prior Yr.					
2021	2022	2021	2022	2021	2022	# of Accts	2021	2022	# of Accts	2021	2022	2022									
												5/8"	1"- 1/2"	2" and above	Total						
Oct	-	40,482.00	-	-	3,695.00	739.00	-	-	-	-	-	4		2	6	33	31	51			
Nov	1,389.00	-	2,900.00	-	3,706.50	741.30	-	-	-	-	-	2	-	-	2	15	45	52			
Dec	14,792.00	38,925.00	5,643.00	-	3,665.00	733.00	-	80.00	2.67	733.00	-	3	1	1	5	5	52	51			
Jan	-	-	-	-	2,685.00	537.00	-	-	-	-	-	2	-	-	2	4	35	52			
Feb	3,893.00	7,785.00	12,349.00	1,750.00	-	1,880.00	376.00	-	-	-	-	1	-	-	1	7	43	39			
Mar	-	3,114.00	-	2,900.00	-	5,130.00	1,026.00	-	-	-	-	2	-	-	2	8	83	76			
Apr	129,231.00	12,456.00	-	-	-	2,585.00	517.00	-	7,970.00	265.67	-	2	-	-	2	1	71	66			
May	50,603.00	17,127.00	-	-	4,050.00	2,405.00	481.00	80.00	4,320.00	144.00	-	2	1	-	3	1	68	40			
Jun	-	1,557.00	-	1,450.00	3,345.00	2,250.00	450.00	-	3,440.00	114.67	-	2	1	-	3	6	37	77			
Jul	-	2,282.00	-	1,450.00	3,415.00	3,095.00	619.00	-	3,731.61	124.39	-	-	-	1	1	4	49	68			
Aug	-	-	1,650.00	-	3,570.00	2,685.00	537.00	-	3,660.00	122.00	-	-	-	1	1	2	71	49			
Sep	-	-	-	-	3,300.00	-	-	-	-	-	-				-	5		67			
Total \$ 199,908 \$ 123,728 \$ 22,542 \$ 7,550 \$ 17,680 \$ 33,782 \$ 6,756 \$ 80 \$ 23,202 773 - - Yr-to-Date Total 28 91 585 688																					

City of Dania Beach

General Fund

Unassigned Fund Balance - - Contingency

Balance 10/1/21 (Audited)

----- General Fund -----

<u>Contingency</u>	<u>Unassigned Fund Balance</u>
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\$ 325,000	\$ 25,936,560
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(Uses) / Additions:

October	-	(1,317,805)
November	-	(270,150)
December	-	(137,437)
January	(11,500)	-
February	(21,765)	-
March	-	-
April	(7,041)	(217,701)
May	(187)	(601,375)
June	(2,280)	-
July	(8,400)	-
August	(1,100)	-
September	-	-

Sub-Total (Uses) / Additions

(52,273)	(2,544,468)
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Sub-Total Available

272,727	23,392,092
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Other Considerations

GFOA/City Commission 25% Reserve

(12,500,000) est.

Bridge Loans - S.E. Stormwater

(1,000,000)

Estimate of Availability at 09/30/22

\$ 272,727	\$ 9,892,092
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#001-18-00-519-99-10

Original Budget	\$	325,000
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	Total
Oct	-
Nov	-
December	-
January	(11,500)
February	(21,765)
March	-
April	(7,041)
May	(187)
June	(2,280)
July	(8,400)
August	(1,100)
September	
Balance Remaining	\$ 272,727

City of Dania Beach

General Fund

Analysis of

Fund Balance

	<u>Balance 10/1/21</u>	25,936,560	
Uses: <u>#389-90-01</u>			
October	(1,317,805)		Rollover PO's+ \$5k RISE c/o and Cap Proj c/o of \$265,505
			FDOT Perpetuity Suretyfor holiday lights \$70k
November	(270,150)		Citywide speed hump project \$87,969; Marine industry c/o \$71,25
December	(137,437)		HMGP Grant
January			Security Services Contract
February			
March			
April	(217,701)		Ryan and Ryan inv \$42,701; Casino Litigation Appeal \$175k
May	(601,375)		City hall hardening project
June			
July			
August			
September			
Total Uses (Sources)	<u>(2,544,468)</u>		
Estimated Balance Available 09/30/21	<u>\$ 23,392,092</u>		
<u>Other Considerations</u>			
GFOA/City Commission 25% Reserve	(12,500,000)	est.	
Bridge Loans - S.E. Stormwater	(1,000,000)		
Estimate of Availability at 09/30/22	<u>9,892,092</u>		