AGENDA
DANIA BEACH CITY COMMISSION
HYBRID REGULAR MEETING
TUESDAY, DECEMBER 13, 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 AND SPECIAL EVENT APPROVALS

1. Presentation to former Commissioner, Robert 'Bo' Donly, by Commissioner Joyce L. Davis

2. Love Our Nation - Commissioner Joyce L. Davis

4. PROCLAMATIONS

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:

   Approve Minutes of November 21, 2022 Organization Meeting
   Approve Minutes of November 21, 2022 City Commission Hybrid Meeting

2. Travel Requests:

   Request from City Manager Ana M. Garcia to attend the Florida City County Manager's Association (FCCMA) 2023 Winter Institute in Clearwater Beach, Florida, on February 8-11, 2023 (Estimated cost $1,406.50) *(City Manager)*

3. RESOLUTION NO. 2022-181

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING REVISIONS TO THE LOAN DOCUMENTS PREVIOUSLY APPROVED IN RESOLUTION NO. 2022-049 TO CORRECT SCRIVENER'S ERRORS, SET AN AMORTIZATION PERIOD, AND OTHER CHANGES, TO ENTER INTO A SUBORDINATION AGREEMENT WITH THE CONSTRUCTION LENDER AND TO AMEND A REFERENCE TO THE NUMBER OF UNITS IN THE PROJECT BEING DEVELOPED BY CITY PLACE APARTMENTS, LTD., AT 75 PARK AVENUE WEST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE MORTGAGE DOCUMENTS; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

4. RESOLUTION NO. 2022-182

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE TERMINATION BY MUTUAL AGREEMENT OF

A LEASE OF PARKING SPACES IN THE CITY GARAGE AT 49 PARK AVENUE EAST TO CITY PLACE APARTMENTS, LTD.; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE PARKING LEASE TERMINATION AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

5. RESOLUTION NO. 2022-183

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY TO ACCEPT THE DONATION OF A PARCEL OF LAND TO BE USED AS PART OF THE CITY'S RIGHT OF WAY, AT SOUTHWEST 3RD AVENUE, WHICH PARCEL OF LAND IS IDENTIFIED IN ATTACHED EXHIBIT "A" AND IS INCORPORATED BY REFERENCE INTO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

6. RESOLUTION NO. 2022-184

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR MONTHLY SERVER MONITORING AND SUPPORT SERVICES, INCLUDING ADDITIONAL CONTRACTED SUPPORT FROM LAN INFOTECH, FOR FISCAL YEAR 2022-23, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00); PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING PURCHASES FROM THE INFORMATION TECHNOLOGY FUND APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

7. RESOLUTION NO. 2022-185

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF HARDWARE, SOFTWARE AND PROFESSIONAL SERVICES FROM DELL TECHNOLOGIES THAT EXCEED THE ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00); AUTHORIZING SUCH PURCHASES WITHIN THE INFORMATION TECHNOLOGY FUND FISCAL YEAR 2022-23 APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

8. RESOLUTION NO. 2022-186

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN

"ASSIGNMENT AND ASSUMPTION AGREEMENT WITH NOVATION" WITH TRANSYSTEMS CORPORATION D/B/A/ TRANSYSTEMS CONSULTANTS ("TRANSYSTEMS"), WHICH FIRM PURCHASED SEPI, INC., WHICH HAS A CONTINUING AGREEMENT UNDER THE CITY REQUEST FOR QUALIFICATIONS ("RFQ") NO. 22-010 FOR PLANNING CONSULTING SERVICES POOL; WHICH ASSIGNMENT AND ASSUMPTION AGREEMENT IS ATTACHED TO AND INCORPORATED BY REFERENCE INTO THIS RESOLUTION AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

9. RESOLUTION NO. 2022-187

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO WAIVE COMPETITIVE BIDDING AND CALL TO ARTIST REQUIREMENTS AND AUTHORIZE THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT TO PURCHASE THE SCULPTURE ENTITLED "LET LOVE GUIDE YOUR WAY," DESIGNED BY THE PUBLIC ARTIST LLOYD GORADESKY, IN A NOT TO EXCEED AMOUNT OF ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($175,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

10. RESOLUTION NO. 2022-188

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, AND THE CITY FOR A RECREATION LICENSE AGREEMENT OF SCHOOL BOARD PROPERTY KNOWN AS "SITE NO. 47.1 A/K/A OLSEN MIDDLE SCHOOL", FOR THE CITY TO MAKE IMPROVEMENTS ON THE PROPERTY FOR RECREATIONAL AND PARKING PURPOSES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks & Recreation)*

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. RESOLUTION NO. 2022-180

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE HILTON EMBASSY SUITES SITE PLAN (SP-36-19), DESIGN VARIATIONS (OT-13-20, OT-14-20, OT-15-20 AND OT-88-22) AND VARIANCES (VA-11-20 AND VA-12-20), FOR PROPERTY OWNER B&JMC DANIA PLAZA, LLC, WHOSE PROPERTY IS LOCATED AT 233 N. FEDERAL

HIGHWAY, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO AND INCORPORATED BY REFERENCE INTO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from November 21, 2022)*** *(Community Development)*

2. RESOLUTION NO. 2022-189

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUESTS SUBMITTED BY CITY PLACE APARTMENTS, LTD., THE PROPERTY OWNER, FOR A SITE PLAN MODIFICATION (SP-078-21MOD) AND DESIGN VARIATION (OT-080-22) FOR THE PROPERTY LOCATED AT 75 PARK AVENUE WEST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", AND LIFT STATION EASEMENT AND OPERATING AGREEMENT AT THE PROPERTY LOCATED AT 49 PARK AVENUE EAST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "B", COPIES OF WHICH ARE ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

3. RESOLUTION NO. 2022-190 ***THIS ITEM TO BE CONTINUED***

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-055-22) AND VARIANCES (VA-079-22 AND VA-080-22) FOR PROPERTY OWNER HYDRASOURCE CORP., FOR PROPERTY LOCATED AT 3581 SW 26TH TERRACE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED AND INCORPORATED BY REFERENCE INTO THIS RESOLUTION; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

10. DISCUSSION AND POSSIBLE ACTION

11. COMMISSION COMMENTS

1. Commissioner Davis

2. Commissioner James

3. Commissioner Salvino

4. Vice-Mayor Lewellen

5. Mayor Ryan

12. APPOINTMENTS

1. Education Advisory Board
   Mayor Ryan - 1 appointment
   Vice-Mayor Lewellen - 1 appointment
   Commissioner Salvino - 1 appointment

2. Green Advisory Board
   Mayor Ryan - 1 appointment

3. Marine Advisory Board
   Mayor Ryan - 1 appointment

4. Parks, Recreation and Community Affairs Advisory Board
   Mayor Ryan - 1 appointment
   Vice-Mayor Lewellen - 1 appointment

5. Planning & Zoning Board
   Mayor Ryan - 1 appointment
   2 Alternate appointments

13. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders

Tuesday, January 10, 2023 - 5:30 p.m.	CRA Board Meeting
Tuesday, January 10, 2023 - 7:00 p.m.	City Commission Meeting
Tuesday, January 24, 2023 - 7:00 p.m.	City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH CITY COMMISSION MEETING
DECEMBER 13, 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
December 13, 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.

MINUTES OF ORGANIZATION MEETING
DANIA BEACH CITY COMMISSION
MONDAY, NOVEMBER 21, 2022 – 6:00 P.M.

1. Call to Order/Roll Call

Mayor James called the meeting to order at 6:00 p.m.

Present:

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

2. Acceptance of Certification of General Election

2.1 Motion to accept the General Election results from the Broward County Canvassing Board

Results of the November 8, 2022 Municipal Election:

Mayor:	A. J. Ryan IV	2,347 votes
Vice-Mayor:	Lori Lewellen	2,035 votes
	Jonathan L. Thomas	1,877 votes
	Luis Rimoli	1,825 votes
	Chickie Brandimarte	1,358 votes
	Jessica Speirs	806 votes
	Morris Goldwire	758 votes

Vice-Mayor Salvino motioned to accept the Certification of the General Election results from the Broward County Canvassing Board for the November 8, 2022 Municipal Election; seconded by Commissioner Lewellen. The motion carried unanimously.

3. Administration of Oath of Office for Newly Elected Officials

3.1 Vice-Mayor-Elect Lori Lewellen swearing-in by Pastor Bob Sands, Community Bible Church

Pastor Bob Sands administered the Oath of Office to Vice-Mayor-Elect Lori Lewellen.

Vice-Mayor Lewellen thanked everyone who turned out to vote and thanked her husband and numerous others for helping her during her campaign, and noted she is looking forward to working with the new Mayor and the Team in Dania Beach.

3.2 Mayor-Elect A. J. Ryan IV swearing-in by Skylar Layne Millican

Skylar Layne Millican administered the Oath of Office to Mayor-Elect A. J. Ryan IV.

Mayor Ryan said he is proud to be among the ranks of the previous mayors who served the City and thanked his family, friends and supporters for their love and assistance. He noted the women trailblazers in the City and his immediate family, and commented on the campaign. He said he looks forward to serving the City and getting to know the Dania Beach Team, and he recognized numerous citizens in the audience.

Commissioner Salvino commented on the great job he felt Mayor Ryan will do and thanked Commissioners James and Odman. He noted he looks forward to working with everyone.

Commissioner James congratulated the successful candidates in this election and noted she would assist the new Mayor and Commission in any way she can. She added she has enjoyed being Mayor and it has been life-changing for her.

Commissioner Davis congratulated Mayor Ryan and Vice-Mayor Lewellen, and said she is happy to have the new Mayor and Vice-Mayor on the Commission. She noted they ran professional campaigns.

Commissioner James thanked Commissioner Odman for her service and said she should be proud of her accomplishments as Commissioner.

4. Seating of Elected Officials

Mayor Ryan and Vice-Mayor Lewellen took their seats at the dais.

5. Meeting Schedule

Monday, November 21, 2022 - 7:00 p.m.	City Commission Meeting
Tuesday, December 13, 2022 - 5:30 p.m.	CRA Board Meeting
Tuesday, December 13, 2022 - 7:00 p.m.	City Commission Meeting

6. Adjournment

Mayor Ryan adjourned the meeting at 6:22 p.m.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	ARCHIBALD J. RYAN IV
CITY CLERK	MAYOR

MINUTES OF HYBRID REGULAR MEETING
DANIA BEACH CITY COMMISSION
MONDAY, NOVEMBER 21, 2022 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

Mayor:	A. J. Ryan IV
Vice-Mayor:	Lori Lewellen
Commissioners:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Eve Boutsis
City Clerk:	Thomas Schneider

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

3.1 HR presentation

Linda Gonzalez, Chief Human Resources Officer, presented Commissioner Salvino with a giant thank you card and plaque from City employees in appreciation of his spearheading the Employee Appreciation Picnic held in October.

Commissioner Salvino thanked everyone for the card and plaque. He said the picnic was well-deserved and as the first one it was well attended. He gave thanks to Cliff Barry and his staff for supplying all the food and thanked Kelly and Sharon Sharaby for providing the bounce house, face painting and petting zoo.

3.2 Special Event request from Marina84 Sports Bar & Grill to host "Marina 84 Bike Night" every Wednesday beginning January 4, 2023, through Wednesday, December 27, 2023, to be held at 2440 West State Road 84, from 5:00 p.m. – 11:00 p.m. *(Community Development)*

Vice-Mayor Lewellen motioned to approve the Special Event request for Marina 84 Bike Night; seconded by Commissioner James. The motion carried unanimously.

3.3 Special Event request from Dania Live 1748 and Dania Live II 1748, LLC to host "Dania Pointe Annual Events 2023" beginning January 1, 2023 through December 31, 2023, to be held at various locations throughout Dania Pointe *(Community Development)*

Brad Freeman, Dania Pointe, gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Commissioner Davis commented on the last three events Dania Pointe brought to the City, which are making Dania Beach an iconic City.

Commissioner Salvino commented on Dania Pointe and noted he fully supports the events being held.

Vice-Mayor Lewellen spoke about the Exotics event and noted people are excited to see it come back again.

Commissioner James noted she attended the car show and it was more than what she could have expected. She agreed with Commissioner Salvino about what Dania Pointe has given to our community.

Commissioner James motioned to approve the Special Event request for Dania Pointe Annual Events 2023; seconded by Commissioner Salvino. The motion carried unanimously.

3.4 Special Event request from Dania Entertainment Center to host "The Florida Mega Market" to be held at 301 E. Dania Beach Boulevard on December 17, 2022, from 11:00 a.m. – 6:00 p.m. *(Community Development)*

Commissioner James motioned to approve the Special Event request for The Florida Mega Market; seconded by Commissioner Salvino. The motion carried unanimously.

3.5 Special Event request from City of Dania Beach and the Dania Beach Lions Club for the 16th Annual Dania Beach Vintage Motorcycle Show to be held at Frost Park, 300 N.E. 2nd Street, on January 28, 2023 from 5:00 a.m. - 4:00 p.m. *(Parks & Recreation)*

Commissioner Salvino motioned to approve the Special Event request for the 16th Annual Dania Beach Vintage Motorcycle Show; seconded by Commissioner James. The motion carried unanimously.

3.6 Special Event request from Ravenswood Management Association to host a "Community Yard Sale" to be held at 2121 SW 53 Court beginning Friday, November 25, 2022 through Sunday, November 27, 2022 from 7:00 a.m. - 7:00 p.m. *(Community Development)*

Commissioner Salvino motioned to approve the Special Event request for the Community Yard Sale; seconded by Commissioner James. The motion carried unanimously.

4. Proclamations

There were no proclamations on the agenda.

5. Citizen Comments

Shawn DeRosa, 408 SE 5th Street, spoke about the noise nuisance, illegal parking, blocking of the right-of-way, and repeat violations at 414 SE 5th Street.

Ed Campion, 420 SE 5th Street, also spoke about the ongoing code violations occurring at 414 SE 5th Street.

Commissioner Salvino addressed the former Nuisance Abatement Board and he felt it needs to be reviewed. Besides the fine, there must be a different avenue to resolve the issue. He spoke about the Abatement Hearings and turning over control to the Magistrate and added we have to do something about this property.

City Attorney Boutsis said the Special Magistrate has reduced liens once they have been recorded and gave an example.

Commissioner James asked how we are choosing which residents we choose to reduce fees for.

City Attorney Boutsis explained it is up to the Special Magistrate to decide and they try to be consistent on the amount. They usually do reduce it to 90% of the total fine with interest, but there are exceptions as to corporations and Airbnb's, which are usually not reduced.

Commissioner James echoed what Commissioner Salvino said. She is not sure what we can do but we have to give our residents some type of relief.

City Attorney Boutsis said we have clear directions.

Terrell McCombs, 41 SW 5th Street, spoke about agenda item #8.1 and historical preservation of the Nyberg-Swanson house.

Mayor Ryan said he is a total proponent of preserving the history of Dania Beach. He noted the agenda item is basically for windows to preserve the historical integrity of the house. The $39,000.00 is not much to repair something but it is a step in the right direction, and we should put more efforts in preserving the historical integrity of Dania Beach.

City Manager Garcia noted the administration has set aside $1.5 million for both the Nyberg-Swanson House and the Women's Club. This agenda item is just to address the windows, but we have a game plan to address all of it; this is only the beginning.

Commissioner James said this is not the entire cost for the entire amount, just a first phase; this is very near and dear to all of us. We want to keep that in our City, and she assured the residents this is just to start the process which has been long overdue.

Commissioner Salvino noted we talked extensively about the historical preservation of the two buildings. We also talked about little placemarks along the way; he would guess we will do half a million on this house.

Kathy Kay, 355 SW 2nd Avenue, commented she knew there was money set aside, but they had heard rumors about it being moved and letting it decline. She is pleased to hear that is not the case. Her husband, Ted Kay, would be willing to go in and evaluate it if the City is interested in that.

Joanna Granett, 450 SE 7th Street, spoke about members of the Historical Society attending the 2022 Broward County Pioneer Day event. She is hoping the City will host the 2024 Pioneer Day event as it falls in line with the City being 120 years old. She spoke about the Historical Society booth at the Exotics at Dania Pointe event and added she is excited about the future of the Historical Society. She also heard the Nyberg-Swanson House was going to be moved and neglected but the Commission made her feel better about it; however, she does want to know why restoration will not begin until fiscal year 2024.

Commissioner Davis reiterated what a wonderful job the Historical Society did for the City at the Exotics at Dania Pointe event. She thanked all the members of the Historical Society.

Mayor Ryan said 2024 is going to be a really big year; the 120-year anniversary of the City is something. We should start planning for it now and he is looking forward to it.

Linda Wilson, 1547 Adams Street, Hollywood, First Vice-President of the Friends of the Library, noted she has been pushing for an historic district in the City. There has been discussion of an art district, which should be inclusive of cultural and historic preservation and be one district. She also commented on agenda item #8.1 and Honor the Legacy.

Deputy City Manager Sosa-Cruz clarified information circulating that is not factual. The item on the agenda is strictly for preservation of the buildings; this is not the complete restoration. We are working with an historical architect and neither one of the properties is going to be moved. This is not the historical renovation; this is a preventative maintenance to ensure that the property does not continue to deteriorate.

Debbie McElyea, 418 SW 2nd Place, said her family is a 4th generation family and business owner in Dania Beach. She found out that another towing company is taking over Dania Beach. They are still family owned and run and have been towing for the City since the 1970s. They are a drug-free workplace and are available day and night. She found out that this is going on and no

one sent a letter or anything; it is going out for contract on a rotation basis and only one company, which is not hers, is in this contract. She would like an equal opportunity.

City Attorney Boutsis explained she is not losing the contract; it would be another company that could also provide services. With that said, the item for the other towing company is being pulled off the agenda tonight and will be on a future agenda. She assured Ms. McElyea she is not being removed from the list; it was intended to provide more choices for the Police Department and would be on a rotating basis. Nobody was trying to cancel Ms. McElyea's contract.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, recognized Deputy Blackwood for working with the mentally ill and homeless population. He read a recognition letter aloud from Keith Cross, Chief of Police, Aurora Illinois.

Deputy Blackwood expressed his gratitude and thanked Chief of Police Keith Cross, Sheriff Tony, Captain Marks, and Lieutenant Rivera for recognizing his efforts.

Vice-Mayor Lewellen said Captain Marks' deputies have done a very good job with the homeless population and she appreciates their efforts. She is proud of who we are.

Captain Sergio Pellecer, BSO District Fire Chief, gave an update on departmental activities including call volumes for October and Tropical Storm Nicole, station renovations, team participation in the 5K event at Dania Pointe, and the annual toy drive this weekend at Dania Pointe.

Commissioner Davis noted it was a pleasure having BSO's presence at the 5K event.

7. Consent Agenda

Items removed from Consent Agenda: #7.3

7.1 Minutes:
Approve Minutes of October 25, 2022 City Commission Hybrid Meeting

7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #2022-166 ***Removed from agenda***

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH WESTWAY TOWING, INC. FOR TOWING

SERVICES IN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

7.4 RESOLUTION #2022-167

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE CONSENT TO RENEW LETTER ISSUED BY BROWARD COUNTY, WHICH LETTER AUTHORIZES THE FIRST OF TWO FIVE-YEAR EXTENSIONS OF THE EXISTING INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR USE OF THE COUNTY'S TEMPORARY DEBRIS MANAGEMENT SITES AND OTHER RELATED SERVICES, WHICH AGREEMENT IS SET TO EXPIRE ON NOVEMBER 30, 2022; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.5 RESOLUTION #2022-168

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE FOUR (4) FORD VEHICLES FOR THE PUBLIC SERVICES DEPARTMENT, IN AN AMOUNT OF TWO HUNDRED THOUSAND FOUR HUNDRED TWENTY-NINE DOLLARS ($200,429.00), WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS ASSOCIATION ("FSA") CONTRACT FSA22-VEL30; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.6 RESOLUTION #2022-169

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE AGREEMENT BETWEEN THE CITY AND THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY TO REVISE SECTION 15 OF THE AGREEMENT FOR THE STORMWATER MASTERPLAN PROJECT TO PROVIDE A QUICK RESOLUTION OF CITIZEN COMPLAINTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.7 RESOLUTION #2022-170

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR GRANT FUNDS IN THE AMOUNT OF THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($375,000.00) FOR THE SW 37TH TERRACE STORMWATER IMPROVEMENT PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.8 RESOLUTION #2022-171

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR GRANT FUNDS IN THE AMOUNT OF THREE HUNDRED FIFTY THOUSAND DOLLARS ($350,000.00) FOR THE SW 54TH COURT STORMWATER IMPROVEMENT PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.9 RESOLUTION #2022-172

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT FOR GRANT FUNDS IN THE AMOUNT OF SEVENTY-FIVE THOUSAND DOLLARS ($75,000.00) FOR THE CREATION OF A WATERSHED MASTER PLAN; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

7.10 RESOLUTION #2022-173

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") DISTRICT FOUR UTILITY WORK BY HIGHWAY CONTRACTOR AGREEMENT TO ADJUST MANHOLES AND VALVE BOXES ALONG SR A1A/DANIA BEACH BOULEVARD FROM SR-5/US-1 TO GULFSTREAM ROAD; AUTHORIZING THE USE OF SEWER UTILITY CONTINGENCY FUNDS IN THE AMOUNT OF SEVENTY ONE THOUSAND FORTY DOLLARS ($71,040.00), AND THE WATER DISTRIBUTION FUNDS IN THE AMOUNT OF TWENTY THREE THOUSAND FORTY DOLLARS ($23,040.00) TO ISSUE THE REQUIRED SURETY/SECURITY DEPOSIT FOR THE TOTAL AMOUNT OF NINETY-FOUR THOUSAND EIGHTY DOLLARS ($94,080.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.11 RESOLUTION #2022-174

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FIRST AMENDMENT AND RENEWAL TO THE AGREEMENT BETWEEN THE CITY OF DANIA BEACH, FLORIDA, AND CENTURION SECURITY GROUP, LLC, FOR SERVICES RELATED TO SECURITY PATROL SERVICES AS DESCRIBED WITHIN THE CITY OF DANIA BEACH REQUEST FOR PROPOSALS ("RFP") NO. 21-018, AUTHORIZING A $4.81 INCREASE IN THE HOURLY RATE FOR ARMED GUARD SERVICES; PROVIDING FOR CONFLICTS; FURTHER, AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.12 RESOLUTION #2022-175

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY CLERK TO RECORD WITH BROWARD COUNTY THE CITY'S OFFICIAL RIGHT-OF-WAY MAP INDICATING ALL OF THE CITY-OWNED PUBLIC RIGHTS-OF-WAY, WHICH MAP IS IDENTIFIED IN ATTACHED EXHIBIT "A" AND IS INCORPORATED BY REFERENCE INTO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

7.13 RESOLUTION #2022-176

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PROVIDING FOR APPROPRIATION OF FUNDS FOR FISCAL YEAR 2021-2022; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

7.14 RESOLUTION #2022-177

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO A MASTER RESEARCH AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND FLORIDA ATLANTIC UNIVERSITY FOR THE CREATION OF A WATERSHED MASTER PLAN IN AN AMOUNT NOT TO EXCEED ONE HUNDRED THOUSAND

DOLLARS ($100,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

Commissioner Salvino motioned to adopt the Consent Agenda, with the exception of Item #7.3, which was removed from the agenda; seconded by Commissioner James. The motion carried unanimously.

8. Bids and Requests for Proposals

8.1 RESOLUTION #2022-178

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID ("ITB") NO. 22-025, ENTITLED "REPAIRS TO HISTORIC NYBERG-SWANSON HOUSE AND WOMEN'S CLUB BUILDINGS" TO PERSONS SERVICES CORP. IN AN AMOUNT NOT TO EXCEED THIRTY-NINE THOUSAND SIX HUNDRED TWO DOLLARS AND FIFTY CENTS ($39,602.50); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Boutsis read the title of Resolution #2022-178.

Commissioner James motioned to adopt Resolution #2022-178; seconded by Commissioner Salvino. The motion carried unanimously.

9. Public Hearings

9.1 RESOLUTION #2022-179

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-035-20MOD) FOR PROPERTY OWNER PRH-DANIA BEACH, LLC, FOR PROPERTY LOCATED AT 901 E. DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of Resolution #2022-179 and advised the item was a quasi-judicial hearing and swore-in those who would speak. She asked the Commission to disclose any communication they had on this matter.

Mayor Ryan noted he spoke to Leigh Kerr about the project.

Eleanor Norena, Director of Community Development, gave a presentation on the site plan modification request for Parkview.

Liz Adler, Greenspoon Marder, gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Mayor Ryan opened the Public Hearing.

Commissioner James asked if the applicant did any community outreach and inquired about the height of the building.

Attorney Adler noted the original height was 144 feet; the new height is 133 feet and 8 inches.

Leigh Kerr, on behalf of the applicant, described the outreach conducted.

Commissioner James questioned if this followed the same protocol of reaching out to the radius of residents that we typically do.

Community Development Director Norena explained staff asked them to provide the same outreach of the 1,000-foot radius, but they were adamant about just reaching out to the people that they had discussed this with previously.

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

Commissioner Salvino motioned to adopt Resolution #2022-179; seconded by Commissioner Davis. The motion carried on the following 5-0 Roll Call vote:

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

9.2 RESOLUTION #2022-180 ***Continued***

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE HILTON EMBASSY SUITES SITE PLAN (SP-36-19), DESIGN VARIATIONS (OT-13-20, OT-14-20 AND OT-15-20) AND VARIANCES (VA-11-20 AND VA-12-20), FOR PROPERTY OWNER B&JMC DANIA PLAZA, LLC, WHOSE PROPERTY IS LOCATED AT 233 N. FEDERAL HIGHWAY 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)*

City Attorney Boutsis read the title of Resolution #2022-180.

Eleanor Norena, Director of Community Development, noted staff is requesting this item be continued to the December 13th Commission meeting to allow the applicant time to provide missing information.

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

Commissioner Lewellen motioned to continue Resolution #2022-180 until the December 13, 2022 City Commission meeting at 7:00 p.m.; seconded by Commissioner James. The motion carried unanimously.

10. Discussion and Possible Action

10.1 Review and approve City Commission meeting dates for 2023 - City Clerk

City Clerk Schneider reviewed the information included in the agenda packet.

The Commission consensus was to approve the City Commission meeting dates for 2023, as amended, to cancel the April 11, 2023, November 28, 2023, and December 26, 2023 meetings.

City Clerk Schneider noted the CRA Board meeting dates for 2023 would mirror the dates of the first Commission meeting of every month.

11. Commission Comments

11.1 Commissioner Davis

Commissioner Davis noted she was approached by Gasper Arts, requesting $5,000.00 for assistance with a booth at Art Basel. She is the art liaison and they brought it to her to bring to the Commission. It is something that would put Dania Beach on the map for the first time at Art Basel and she would like to see what the Commission's thoughts are.

Vice-Mayor Lewellen asked what we would be getting for the $5,000.00.

Commissioner Davis explained they would be promoting Dania Beach and we could have whatever we wanted to have there; basically, it is for recognition.

Commissioner James said her vote would only be if City staff were the holder of the booth.

Mayor Ryan asked if the $5,000.00 was for a private company and where they are located.

Commissioner Davis noted it is an art gallery in the City; they do want to have their art there on exhibition but also want to promote the City at the same time.

Mayor Ryan asked if they could make a piece for us. He thinks if we are assisting them, they can assist us. Art galleries are expensive; they could sell one of these pieces and make $5000. It is good to promote us in another city like Miami, but he does not want to just give away money to an artist. We need to figure out how we are going to be properly represented.

Vice-Mayor Lewellen said it is coming up quickly and we do not have enough time to vet it, to ensure they are doing it properly. If we had more time, she would feel more comfortable about it.

Commissioner Davis asked if anyone would have a problem if she wanted to give $2,500.00 from her contingency.

The Commission had no issues with Commissioner Davis using her contingency money.

Commissioner Davis said she attended Veteran's Day events at Posts 304 and 209; she is proud of our veterans for serving our country and are also located here in Dania Beach.

Commissioner Davis noted she participated in the 5K Run at Dania Pointe and spoke about the Dania Beach residents who placed in their age group.

Commissioner Davis commented one of the things that got to her was Hurricane Nicole. The beach was torn down and sand was up to the toilet seats. The Beam Team and Public Services worked around the clock to get our beach back to pristine condition.

Commissioner Davis spoke about America Recycles Day. She attended with Public Services and said we were able to build our relationships and partnerships with Waste Management.

Commissioner Davis said she attended the National League of Cities Conference in Kansas City and brought back some invaluable information to get some infrastructure grants going to benefit our City. She knows the Manager is a big proponent of keeping everyone's mental health together and taking our vacations. Dr. Sanjay Gupta was a guest speaker at the event, and he really reiterated everything that we are doing here in the City.

11.2 Commissioner James

Commissioner James noted she attended the Exotics car show at Dania Pointe; it was amazing and a big draw, and she is sure Dania Pointe got a lot of business that day. She gave a special shout out to her son who won the super bowl this weekend in Coral Springs, and she is very proud of his team. Tomorrow is the Tamara James Foundation Annual Thanksgiving Drive at CW Thomas Park at 5:00 p.m.; first come, first serve.

Commissioner James spoke about Veteran's Day; she wants to do it all together one year, so we do not have to split events.

Commissioner James said she met with the artists at the Quarterdeck and will have renderings very soon.

11.3 Commissioner Salvino

Commissioner Salvino thanked everyone for the plaque.

Commissioner Salvino noted he is requesting money from his contingency for Olsen Middle School as a resident has been working with the School Board and the principal for renovations. They are taking donations to improve the school; he is asking for $1,000.00 from his contingency.

Each Commissioner, along with the Mayor, Vice-Mayor, City Manager and City Attorney all agreed to give $1,000.00 for a total of $7,000.00 to be donated to Olsen Middle School.

Commissioner Salvino congratulated Mayor Ryan and Vice-Mayor Lewellen.

11.4 Vice-Mayor Lewellen

Vice-Mayor Lewellen welcomed Mayor Ryan to the team.

Vice-Mayor Lewellen said she could not attend the Dog Park Halloween event at PJ Meli; she is glad we are doing it in the future. She gave a shout out to Parks & Recreation for it and the Fall Festival event, which was an amazing event.

Vice-Mayor Lewellen noted she attended both posts' events for Veteran's Day. She agreed with Commissioner James about having to move from one event to another; it is hard to get to all events to spend time with the veterans. She thanked Deputy City Manager Sosa-Cruz for his service in the Marines.

Vice-Mayor Lewellen spoke of attending the Exotics car show; these events at Dania Pointe are bringing a lot of people into the City. The Historical Society put up a booth and did a great job; a lot of people were asking questions about the history. She is very proud of our Historical Society as they are taking this challenge and moving it forward and doing what they can to preserve the history of Dania Beach. She thanked the residents who voted and all the well wishes; it is great to be back for four years to serve with everyone.

11.5 Mayor Ryan

Mayor Ryan spoke about the November 8th election and noted he looks forward to working with his colleagues. He also spoke of attending Trunk or Treat at C.W. Thomas Park and about being a member of the Sons of The American Legion at Post 304. He went to a meeting at the Marriott and met the CEO of Memorial Hospital. He also met the elected officials of our neighboring cities and looks forward to doing future business with those cities. He congratulated Vice-Mayor Lewellen, and said he is looking forward to working with all the Commissioners. He was welcomed by the staff like a family member and loves the teamwork concept.

12. <u>Appointments</u>

12.1 Education Advisory Board – no appointments

12.2 Green Advisory Board

Vice-Mayor Lewellen appointed: Laura Lombardo

12.3 Marine Advisory Board

Vice-Mayor Lewellen appointed: Clive Taylor

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

12.5 Planning & Zoning Board

Commissioner Davis appointed: Derrick Hankerson

Commissioner James appointed: Jonathan L. Thomas

Commissioner Salvino appointed: Luis Rimoli

Vice-Mayor Lewellen appointed: W. Quin Robertson

Commissioner Salvino motioned to approve the appointments; seconded by Commissioner James. The motion carried unanimously.

13. Administrative Reports

13.1 City Manager

City Manager Garcia congratulated Mayor Ryan and Vice-Mayor Lewellen. She congratulated Assistant Director of Parks & Recreation Waren on the birth of her third son. She congratulated the whole Parks & Recreation team for a great job on the Fall Festival and Trunk or Treat. She reminded everyone that on December 1st at 6:00 p.m. we will be holding the Christmas Tree Lighting. She spoke about Hurricane Nicole and the impact it had on our beach; she is grateful to the entire team.

Commissioner Salvino questioned the date of the Christmas Tree Lighting and it coinciding with the League of Cities event.

City Manager Garcia said we would look at it and see if we could make it happen a couple days before.

Commissioner Davis noted it has become a tradition to have it on December 1st. She does not know if it is a good idea to shift it around at the last minute.

City Manager Garcia added it costs the City the same amount of money; that is why we have made it the tradition to kick off the month and enjoy it.

Commissioner James said we need to do a better job looking at our schedules. It is about our residents, more than it is about us. In the future, if we must shift that date, she does not mind doing it. She would not recommend changing it this close to the event.

City Manager Garcia noted we could centralize our calendars with Chief of Staff Singh.

Vice-Mayor Lewellen commented she is on a Legislative Policy Committee that meets on December 1st in Orlando. These meetings have tended to get out early so she might be able to go there and come back early. It is something she must go to; it is something that she was appointed to, and she is representing our City there. She does not mind and will do the drive if she has to.

Mayor Ryan agreed it should be put on as soon as possible; December 1st is perfect, and it sets the tone for our residents.

13.2 City Attorney

a. Introduction of Jon Gurney, Assistant City Attorney City Attorney Boutsis

City Attorney Boutsis introduced the new Assistant City Attorney, Jon Gurney.

b. Proposed Interlocal Agreement regarding Airport

City Attorney Boutsis reviewed the information included in the agenda packet and requested direction from the Commission to negotiate the best deal she can.

Commissioner James asked if we could put anything in the MOU about naming rights and noise mitigation.

City Attorney Boutsis said she will raise the issue.

Commissioner James noted it is important, especially with the noise mitigation issues, and she knows a lot of the Commissioners get questioned by the residents about it.

City Attorney Boutsis said she will bring it up but is not promising she will get it in there.

Mayor Ryan added while we are in negotiations, we might bring up more points so they know what is on our mind as a City.

c. Discussion on possible Bryan Road Public Park

City Attorney Boutsis explained the negotiations with the County regarding the Bryan Road proposed park.

City Manager Garcia said the latest development is that the developer has agreed to pay 100% of the cost of the pipe installation required by the County.

City Attorney Boutsis noted then this is no longer an agenda item.

13.3 City Clerk - Reminders

Tuesday, December 13, 2022 - 5:30 p.m. CRA Board Meeting

Tuesday, December 13, 2022 - 7:00 p.m.	City Commission Meeting
Tuesday, January 10, 2023 - 5:30 p.m.	CRA Board Meeting
Tuesday, January 10, 2023 - 7:00 p.m.	City Commission Meeting
Tuesday, January 24, 2023 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor Ryan adjourned the meeting at 9:14 p.m.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

CITY OF DANIA BEACH

ARCHIBALD J. RYAN IV
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
Request from City Manager Ana M. Garcia to attend the Florida City County Manager's Association (FCCMA) 2023 Winter Institute in Clearwater Beach, Florida, on February 8-11, 2023 (Estimated cost $1,406.50)

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

Fiscal Impact/Cost Summary

Exhibits Attached
Travel Request Memo - Manager Ana M Garcia to attend the FCCMA 2023 Winter Institute Clearwater Beach FL Feb 8-11, 2023, CM Garcia Travel Authorization - FCCMA 2023 Winter Institute Clearwater Beach FL Feb 8-11 2023 ts

CITY OF DANIA BEACH
OFFICE OF THE CITY MANAGER

MEMORANDUM

DATE: December 13, 2022

TO: Mayor A. J. Ryan IV
Vice Mayor Lori Lewellen
Commissioner Joyce L. Davis
Commissioner Tamara James
Commissioner Marco A. Salvino, Sr.

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

SUBJECT: Travel request to attend the FCCMA 2023 Winter Institute February 8-11, 2023, Clearwater Beach, FL

REQUEST:

A request for approval to attend the FCCMA 2023 Winter Institute in Clearwater Beach, FL February 8-11, 2023.

BACKGROUND:

The Florida City County Manager's Association (FCCMA) 2023 Winter Institute will be held in Clearwater Beach, Florida. This conference is an opportunity for City Managers to enhance leadership skills, learn from municipal experts, share ideas with peers and discuss strategies. As a credentialed manager this conference is an opportunity to earn mandatory yearly professional continuing educational credits.

BUDGETARY IMPACT: The budgetary impact to travel for the conference is estimated at $1,406.50. Funding is available in the City Manager's GL account 001-1201-512-40-10.

RECOMMENDATION:

City Commission approval of travel to attend the FCCMA 2023 Winter Institute.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

City of Dania Beach
Travel Authorization Form

TRAVELER'S NAME: Ana M. Garcia

DEPARTMENT: Office of the City Manager

TRAVELER'S POSITION: City Manager

DESTINATION: Clearwater, Florida

PURPOSE OF TRAVEL: FCCMA 2023 Winter Institute

DATES OF TRAVEL: 2/8/2023 TO 2/11/2023

ACCOUNT NO: 001-1201-512-40-10

MODE OF TRAVEL:

- ☑ Personal Vehicle
- ☐ City Vehicle
- ☐ Rental Vehicle
- ☐ Airplane
- ☐ Other

Estimated Expenses:

ITEM	DESCRIPTION				TOTAL
Registration Fee:	FCCMA				$ 300.00
Lodging (# of nights x rate):	Sheraton Sand Key Resort	3	x	$ 179.00	$ 537.00
Parking (# of nights x rate):	No charge		x		$ -
Mileage (# of miles x mileage rate):	268.8 miles one way	0.625	x	$ 537.60	$ 336.00
Tolls:	Estimate				$ 25.00
Meals (Per Diem):	Per Diem Calculator and GSA Per Diem Rate attached				$ 208.50
				TOTAL ESTIMATED EXPENSES	**$1,406.50**

Traveler's Signature: Ana M. Garcia — Digitally signed by Ana M. Garcia Date: 2022.11.30 08:33:30 -05'00' — **Date:** 11/30/22

Finance Reviewer's Signature: Tania Stevens — Digitally signed by Tania Stevens DN: cn=Tania Stevens, o=City of Dania Beach, ou=Finance, email=tstevens@daniabeachfl.gov, c=US Date: 2022.12.01 15:30:21 -05'00' — **Date:**

Finance Approver's Signature: Adam Segal — Digitally signed by Adam Segal DN: cn=Adam Segal, o=City of Dania Beach, ou, email=asegal@daniabeachfl.gov, c=US Date: 2022.12.01 15:58:15 -05'00' — **Date:**

Stevens, Tania

From: memberservices@flcities.com
Sent: Tuesday, October 18, 2022 8:19 AM
To: Garcia, Ana
Cc: mhowe@flcities.com; Lottier, Christine
Subject: FCCMA 2023 Winter Institute Registration Confirmation for Ana M. Garcia, ICMA-CM (18967)

Follow Up Flag: Follow up
Flag Status: Flagged

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FCCMA 2023 Winter Institute

Sheraton Sand Key Resort
1160 Gulf Blvd.
Clearwater Beach, FL 33767
February 9-10, 2023

Thank you for registering for FCCMA 2023 Winter Institute. We look forward to your attendance. Please do not hesitate to contact us if you have any questions prior to the event. **This message is confirmation of your registration. If you paid by credit card, payment information will be detailed below.**

Contact Information:

Melanie G. Howe, CAE, CMP
Meetings Manager
(850) 701-3642
mhowe@flcities.com

Notes:

The 2023 FCCMA Winter Institute will be held February 9-10 at the Sheraton Sand Key Resort in Clearwater Beach. **If you receive this message more than once, please disregard.**

Please review the Registrant Information below carefully. This information will be used to make your name badge. Email any corrections ASAP to Melanie Howe.

HOUSING INFORMATION: To make your hotel reservations at the **Sheraton Sand Key Resort**, please click here. You may also call (727) 595-1611 and be sure to mention **FCCMA**. The group rate is **$179/night** and parking is complimentary. The reservation cut-off date is **January 17, 2023**, but the hotel could sell out before that time.

CANCELLATION POLICY: Cancellations must be sent to Melanie Howe no later than 5:00 p.m., Monday, **January 30** in order to be eligible for a refund. All refunds are subject to a **$25.00** cancellation fee and will be processed after the event. No refunds will be authorized after January 30.

Registrant Information:

Registration Date	10/18/2022
Name	Ana M. Garcia, ICMA-CM
Nickname	Ana
Title	City Manager
Affiliation	Dania Beach
E-mail	agarcia@daniabeachfl.gov

Registration Details

You are registered for the following:

FCCMA 2023 Winter Institute
Sheraton Sand Key Resort
1160 Gulf Blvd.
Clearwater Beach, FL 33767
February 9-10, 2023

Options:
You are registered for the following:

- Registration Fee ($300.00)

Payment Receipt

Order Number:	110062
Registration Date:	10/18/2022
Payment Method:	Visa **********2569
Total charges:	300.00
Total payments:	300.00
Balance due:	0.00

This is an automated e-mail. Please do not reply to this message.

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From: memberservices@flcities.com
To: Lottier, Christine
Subject: Order Confirmation
Date: Tuesday, October 18, 2022 8:18:51 AM

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.

Order Confirmation

Here are the details of your order. Please retain this email for your records.

Order Number: 110062
Order Date: Oct 18, 2022 8:14 AM
Bill To: Christine Lottier
Order Total: 300.00
Payment Method: Visa **********2569
Name on Card: Christine Lottier

Item	Price	Qty	Total
FCCMA 2023 Winter Institute - Ana M. Garcia, ICMA-CM *When:* Feb 9, 2023 9:00 AM - Feb 10, 2023 12:00 PM *Where:* Sheraton Sand Key Resort 1160 Gulf Blvd. Clearwater Beach, FL 33767 *Registration option:* Feb 9, 2023 9:00 AM - Registration Fee	300.00	1	300.00

Item Total	300.00
Shipping	0.00
Handling	0.00
Item Grand Total	300.00
Transaction Grand Total	300.00

You are receiving this communication from the Florida League of Cities or on behalf of one of its affiliated organizations, including: Florida Association of City Clerks, Florida Black Caucus of Local Elected Officials, Florida City and County Management Association, Florida Government Finance Officers Association, Florida Local Government Information Systems Association, Florida League of Mayors, Florida Municipal Attorneys Association, Florida Municipal Communicators Association, Florida Municipal Insurance Trust, and Florida Redevelopment Association.

100 W Dania Beach Blvd
to 1160 Gulf Blvd

4 hr 9 min

268.8 miles

IRS reimbursement:

$157.27

4 hr 20 min (268.84 miles)
100 W Dania Beach Blvd to 1160 Gulf Blvd

A 100 W Dania Beach Blvd

↑ Head toward SW 3rd Ave. Go for 157 ft.

Then 0.03 miles

↰ Turn left onto SW 3rd Ave. Go for 0.2 mi.

Then 0.21 miles

↱ Turn right onto Stirling Rd. Go for 0.9 mi.

Then 0.89 miles

RAMP ↗ Take ramp onto I-95 N (SR-9) toward W Palm Bch. Go for 1.8 mi.

Then 1.77 miles

EXIT ↗ Take exit 24 onto I-595 W. Go for 11.2 mi.

Then 11.24 miles

EXIT ↗ Take the exit toward Naples onto I-75 N (SR-93). Go for 211 mi.

Then 211.18 miles

EXIT ↗ Take exit 228 toward St Petersburg onto I-275 N (SR-93). Go for 25.3 mi.

Then 25.33 miles

Take exit 26A toward 54th Ave N Eastbound/Hospital onto 54th Ave N. Go for 0.3 mi.

Then 0.30 miles

Make a U-Turn at 22nd St N onto 54th Ave N. Go for 0.4 mi.

Then 0.36 miles

Turn right onto Haines Rd N (SR-689). Go for 1.2 mi.

Then 1.20 miles

Turn right onto US Highway 19 N (US-19). Go for 1.3 mi.

Then 1.28 miles

Continue on US Highway 19 N (US-19). Go for 4.8 mi.

Then 4.84 miles

Take the exit toward SR-686/East Bay Dr/Roosevelt Blvd. Go for 0.2 mi.

Then 0.16 miles

Continue on US-19 N. Go for 0.1 mi.

Then 0.14 miles

Keep left toward SR-686 W/Largo. Go for 246 ft.

Then 0.05 miles

Turn slightly left onto E Bay Dr (SR-686). Go for 3.5 mi.

Then 3.54 miles

Continue on E Bay Dr (SR-686). Go for 207 ft.

Then 0.04 miles

Continue on W Bay Dr (CR-416). Go for 2.5 mi.

Then 2.53 miles

↑ Continue on Belleair Beach Cswy (CR-416). Go for 0.7 mi.

Then 0.72 miles

↑ Continue on Causeway Blvd (CR-416). Go for 0.3 mi.

Then 0.25 miles

↱ Turn right onto Gulf Blvd (SR-699). Go for 2.8 mi.

Then 2.78 miles

1160 Gulf Blvd
Clearwater Beach, FL 33767-2703

IRS

IRS increases mileage rate for remainder of 2022

IR-2022-124, June 9, 2022

WASHINGTON — The Internal Revenue Service today announced an increase in the optional standard mileage rate for the final 6 months of 2022. Taxpayers may use the optional standard mileage rates to calculate the deductible costs of operating an automobile for business and certain other purposes.

For the final 6 months of 2022, the standard mileage rate for business travel will be 62.5 cents per mile, up 4 cents from the rate effective at the start of the year. The new rate for deductible medical or moving expenses (available for active-duty members of the military) will be 22 cents for the remainder of 2022, up 4 cents from the rate effective at the start of 2022. These new rates become effective July 1, 2022. The IRS provided legal guidance on the new rates in Announcement 2022-13 [PDF], issued today.

In recognition of recent gasoline price increases, the IRS made this special adjustment for the final months of 2022. The IRS normally updates the mileage rates once a year in the fall for the next calendar year. For travel from January 1 through June 30, 2022, taxpayers should use the rates set forth in Notice 2022-03 [PDF].

"The IRS is adjusting the standard mileage rates to better reflect the recent increase in fuel prices," said IRS Commissioner Chuck Rettig. "We are aware a number of unusual factors have come into play involving fuel costs, and we are taking this special step to help taxpayers, businesses and others who use this rate."

While fuel costs are a significant factor in the mileage figure, other items enter into the calculation of mileage rates, such as depreciation and insurance and other fixed and variable costs.

The optional business standard mileage rate is used to compute the deductible costs of operating an automobile for business use in lieu of tracking actual costs. This rate is also used as a benchmark by the federal government and many businesses to reimburse their employees for mileage.

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

The 14 cents per mile rate for charitable organizations remains unchanged as it is set by statute.

Midyear increases in the optional mileage rates are rare, the last time the IRS made such an increase was in 2011.

Mileage Rate Changes

Purpose	Rates 1/1 through 6/30/2022	Rates 7/1 through 12/31/2022
Business	58.5	62.5
Medical/Moving	18	22
Charitable	14	14

Page Last Reviewed or Updated: 13-Jun-2022

City of Dania Beach
Travel Per Diem Calculator

Traveler's Name: Ana M. Garcia, ICMA-CM

Description of Trip: FCCMA 2023 Winter Institute

Destination: Clearwater, Florida

Daily M&IE for FY 2023: **$ 69.00**

First Date of Travel: 2/8/2023

Last Date of Travel: 2/11/2023

	Travel			Travel
	WED	THUR	FRI	**SAT**
Date	**8-Feb-23**	**9-Feb-23**	**10-Feb-23**	**11-Feb-23**
Breakfast ($16)		$ 16.00	Included	
Lunch ($17)		Included	$ 17.00	
Dinner ($31)		$ 31.00	$ 31.00	
Incidental ($5)		$ 5.00	$ 5.00	
Total Daily total =	**$ 51.75**	**$ 52.00**	**$ 53.00**	**$ 51.75**

Travel Days Pro-rated at 75% of M&IE **$ 51.75**

Total Per Diem Due to Traveler **$ 208.50**

Domestic Meals and Incidental Expenses (M&IE) Breakdown for Federal FY 2022					
M&IE Total	**Breakfast**	**Lunch**	**Dinner**	**Incidental**	**75%**
59.00	13.00	15.00	26.00	5.00	44.25
64.00	14.00	16.00	29.00	5.00	48.00
69.00	16.00	17.00	31.00	5.00	51.75
74.00	17.00	18.00	34.00	5.00	55.50
79.00	18.00	20.00	36.00	5.00	59.25

U.S. General Services Administration

FY 2023 Per Diem Rates for Tampa / St. Petersburg, Florida

Meals & Incidentals (M&IE) Breakdown

Primary Destination	County	M&IE Total	Continental Breakfast/Breakfast	Lunch	Dinner	Incidental Expenses	First & LastDay of Travel
Tampa / St. Petersburg	Pinellas / Hillsborough	$69	$16	$17	$31	$5	$51.75

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING REVISIONS TO THE LOAN DOCUMENTS PREVIOUSLY APPROVED IN RESOLUTION NO. 2022-049 TO CORRECT SCRIVENER'S ERRORS, SET AN AMORTIZATION PERIOD, AND OTHER CHANGES, TO ENTER INTO A SUBORDINATION AGREEMENT WITH THE CONSTRUCTION LENDER AND TO AMEND A REFERENCE TO THE NUMBER OF UNITS IN THE PROJECT BEING DEVELOPED BY CITY PLACE APARTMENTS, LTD., AT 75 PARK AVENUE WEST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE MORTGAGE DOCUMENTS

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

Fiscal Impact/Cost Summary

Exhibits Attached
City Place Memo updated 12 2 22, R-2022- City Place Apartments, LTD. Amending Number of Units and Loan Terms in R-2022-049, R-2022- City Place Apartments, LTD. Amending Number of Units and Loan Terms in R-2022-049 Exhibit B

CITY OF DANIA BEACH
OFFICE OF THE CITY MANAGER

MEMORANDUM

DATE: December 13, 2022

TO: Honorable Mayor and Commissioners

FROM: Eve A. Boutsis, City Attorney Eve A. Boutsis Digitally signed by Eve A. Boutsis Date: 2022.12.02 10:42:59 -05'00'

RE: CITY PLACE APARTMENTS AT DANIA BEACH AFFORDABLE HOUSING FUNDING REQUEST

REQUEST

City Administration is requesting approval of the Resolution authorizing the revised Loan Documents for a $1,000,000.00 loan to City Place. The Resolution authorizes the Mayor and City Manager to execute on behalf of the City of Dania Beach a Subordination Agreement in favor of Senior Lender, in a commercially reasonable form approved by the City Attorney and the City Manager as necessary and proper and in the best interest of the City, specifically acknowledging the intended subordinate lien position of the City Loan with respect to the Senior Lender's loan. City Place would be required to execute a promissory note and personal guaranty relating to repayment of the $1,000.000.00 loan to City Place for affordable rental housing to be located at 75 Park Avenue West, Dania Beach, Florida.

BACKGROUND

City Place Apartments, Ltd., proposes to build a new multi-family development for affordable rental housing known as City Place, to be located at 75 Park Avenue West, Dania Beach, Florida (the "Project").

In June 2021, City Place Apartments, Ltd., sought to submit a new housing credit application to the Florida Housing Finance Corporation (FHFC) by the August 31, 2021, due date for developments in Broward County seeking housing credits. The scope of the applicant's development (i.e., number of units, unit mix, resident income groups served, design, etc.) was proposed to have a total of 110 units ranging from one (1) bedroom to two (2) bedrooms and rents from affordable to market rate. As part of that application, City Place requested that the City authorize a conditional loan commitment of $1,000,000.00 and requested that the City Manager be authorized to execute a FHFC Local Government Verification of Contribution Loan Form. In June 2021, The City Commission approved Resolution No. 21-092, authorizing the loan commitment. Thereafter, City Place was then awarded funding by the FHFC, which resulted in the City adopting resolution 2022-049, on March 22, 2022, providing, among other things, for the City of Dania Beach to make a loan (the "City Loan") to City Place Apartments, Ltd., (the "Applicant") in the amount of One Million Dollars ($1,000,000) to be secured by a mortgage, in connection with the affordable housing project to be located at the Project. Also in March, the

City Commission also approved the site plan associated with the mortgage for the project. City Place apartments will have restrictions on the incomes of the residents and rents that can be charged.

Since then, due to the change in the economy and inflation in the market place, City Place has requested to reduce the number of units from 110 to 99, and accordingly to modify the loan agreement and promissory note to reflect the modified project. The revisions to the draft Note, Mortgage and Guaranty (the "Loan Documents") for the City Loan have been made by counsel to the Applicant and reviewed by the City Attorney, including correction of a scrivener's error relating to the number of quarterly payments due over the term of the loan, provision of a specific amortization term of thirty (30) years, with a balloon payment on the maturity date, changing references to the number of units in the Project and other changes set forth in the redlines showing the changes from the Loan Documents attached to the Prior Resolution, which are attached as Composite Exhibit "B" to the underlying Resolution (the "Revised Loan Documents"). The construction lender for the Project, Truist Bank ("Senior Lender"), may require execution by the City of Dania Beach of a Subordination Agreement in favor of Senior Lender specifically acknowledging the intended subordinate lien position of the City Loan with respect to the Truist Bank loan in the amount of $26,000,000, as such subordination is provided for in Section 34 of the Mortgage in favor of the City approved in the Prior Resolution.

The proposed loan terms are as follows:

- Loan commitment of $1,000,000.00, providing for a thirty-month interest-only (construction) period followed by a fifteen-year permanent loan period
- Amortization: Permanent loan payable quarterly following a thirty-year amortization schedule, with a balloon payment due at the end of year fifteen
- Funding: Loan to be funded during construction, in accordance with loan disbursement terms provided for in the Promissory Note
- Collateral: Subordinate only to first mortgage
- Interest Rate: Both the interest-only and permanent loan periods will utilize the Internal Revenue Service Applicable Federal Rate (AFR) schedule, as follows:
    - Interest-only period: Short-term AFR at time of note execution, currently 4.47% for quarterly loan payments
    - Permanent loan period: Mid-term AFR at the end of interest-only period, currently 4.21% for quarterly loan payments
        - *Interest rate resets every five years to the then current Mid-term AFR*
- Final Maturity Date: Fifteen years from end of the interest-only period
- Payment Terms: Quarterly interest-only payments during the construction period, with quarterly payments of principal and interest due in sixty quarterly installments

Benefits to City:

- Increase green space at City Hall by removing surface parking lot south of City Hall (between City Hall and City Garage) and installation of green area/space
- Development will meet National Green Building Certification Standards (NGBS)
- Provide decorative lighting that complements the lighting of the City Hall Campus
- Provide walkway lighting on walking path.

BUDGETARY IMPACT

Funding for the conditional loan commitment in the amount of $1,00,000.00 will be provided by an appropriation of General Fund Reserves (001-00-00-389-90-01) to General Government - Loans to Private Organizations (001-18-00-519-99-15) to be disbursed at various construction phases.

RECOMMENDATION

The City Administration recommends approving the attached Resolution and authorize the appropriate City Officials to execute the Mortgage documents..

cc: Ana M. Garcia, ICMA-CM, City Manager
Candido Sosa-Cruz, ICMA, Deputy City Manager
Frank DiPaolo, Finance Director
Adam Segal, Deputy Finance Director
Eleanor Norena, Community Development Director

RESOLUTION NO. 2022-181

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING REVISIONS TO THE LOAN DOCUMENTS PREVIOUSLY APPROVED IN RESOLUTION NO. 2022-049 TO CORRECT SCRIVENER'S ERRORS, SET AN AMORTIZATION PERIOD, AND OTHER CHANGES, TO ENTER INTO A SUBORDINATION AGREEMENT WITH THE CONSTRUCTION LENDER AND TO AMEND A REFERENCE TO THE NUMBER OF UNITS IN THE PROJECT BEING DEVELOPED BY CITY PLACE APARTMENTS, LTD., AT 75 PARK AVENUE WEST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE MORTGAGE DOCUMENTS; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Commission of the City of Dania Beach, Florida, adopted Resolution 2022-049 on March 22, 2022 (the "Prior Resolution"), providing, among other things, for the City of Dania Beach to make a loan (the "City Loan") to City Place Apartments, Ltd., (the "Applicant") in the amount of One Million Dollars ($1,000,000) to be secured by a mortgage in accordance with the terms of the Prior Resolution, in connection with the affordable housing project to be located at 75 Park Avenue West, in the City of Dania Beach (the "Project"); and

WHEREAS, revisions to the draft Note, Mortgage and Guaranty (the "Loan Documents") for the City Loan have been made by counsel to the Applicant and reviewed by the City Attorney, including correction of a scrivener's error relating to the number of quarterly payments due over the term of the loan, provision of a specific amortization term of thirty (30) years, with a balloon payment on the maturity date, changing references to the number of units in the Project and other changes set forth in the redlines showing the changes from the Loan Documents attached to the Prior Resolution, which are attached as composite Exhibit "B" to this Resolution (the "Revised Loan Documents"); and

WHEREAS, the City Commission finds that the approval of the proposed changes set forth in the Revised Loan Documents will be beneficial for improved accuracy and clarity and to disclose the terms thereof more fully; and

WHEREAS, the construction lender for the Project, Truist Bank ("Senior Lender"), may require execution by the City of Dania Beach of a Subordination Agreement in favor of Senior Lender specifically acknowledging the intended subordinate lien position of the City Loan with

respect to the Truist Bank loan in the amount of $26,000,000, as such subordination is provided for in Section 34 of the Mortgage in favor of the City approved in the Prior Resolution; and

WHEREAS, pursuant to the Amended Site Plan approved in Resolution 2022-189 of even date with this Resolution (the "Site Plan Modification Resolution"), among other things, the number of residential units to be included in the Project has been reduced from 110 to 99; and

WHEREAS, the correction of the number of proposed units in the Project from 110 to 99 accurately reflects the effect of the Site Plan Modification Resolution and thus updates the Prior Resolution;

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

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

Section 2. That the Revised Loan Documents attached as composite Exhibit "B" are approved, together with such other non-material changes to the Loan Documents as may be reasonably approved by the City Attorney and the City Manager as necessary and proper and in the best interest of the City.

Section 3. That the references in the Prior Resolution to the number of residential units in the Project are changed from 110 units to 99 units.

Section 4. That the Mayor and City Manager are hereby authorized to execute on behalf of the City of Dania Beach a Subordination Agreement in favor of Senior Lender, in a commercially reasonable form approved by the City Attorney and the City Manager as necessary and proper and in the best interest of the City, specifically acknowledging the intended subordinate lien position of the City Loan with respect to the Senior Lender's loan.

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 December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	ARCHIBALD J. RYAN IV MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according to the Plat thereof recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate in Broward County, Florida.

EXHIBIT "B"

REVISED LOAN DOCUMENTS

Prepared by, and after recording return to:
Brian J. McDonough, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

NOTE TO RECORDER: This Mortgage is given in relation to the financing of housing under Part V of Chapter 420 of the Florida Statutes and is exempt from taxation pursuant to Section 420.513 Florida Statutes.

MORTGAGE AND SECURITY AGREEMENT FOR CITY PLACE APARTMENTS

THIS MORTGAGE AND SECURITY AGREEMENT (hereinafter referred to as the "Mortgage"), is executed and delivered the ___ day of _____, 202__, by **CITY PLACE APARTMENTS, LTD**., a Florida limited partnership, whose address is 3050 Biscayne Boulevard, Suite 300, Miami, Florida 33137 (hereinafter collectively called "Mortgagor"), to the **CITY OF DANIA BEACH**, a municipal corporation of the State of Florida, with offices at 100 West Dania Beach Boulevard, Dania Beach, Florida 33004 (hereinafter called "Mortgagee").

WITNESSETH THAT:

A. Mortgagor will develop, construct, and operate 99 housing units in Dania Beach, Florida, all of which shall be set aside for households earning up to 60% of the Broward County, Florida median income, as adjusted for family size ("Project").

B. Mortgagee has agreed to provide lender with a loan in the amount of $1,000,000 in order to assist Mortgagor in the construction and development of the Project.

FOR GOOD AND VALUABLE CONSIDERATION, including, but not limited to, the aggregate sum of money named in the promissory note from the Mortgagor in favor of the Mortgagee, in the original principal amount of **One Million and 00/100 Dollars ($1,000,000.00)** (hereinafter referred to as the "Note"), Mortgagor does mortgage, grant, bargain, sell, alien, remise, release, convey, onto the Mortgagee to its own proper use and benefit forever, subject to the provisions, terms and conditions of this Mortgage, including, without limitation, all of Mortgagor's right, title and interest as holder of (i) the fee simple estate in and to the real property situated in Broward County, Florida (the "Land") more particularly described as Parcel 1 and (ii) the exclusive easement estate in and to the real property situated in Broward County, Florida (the "Easement") more particularly described as Parcel 2, both on Exhibit "A" attached hereto and made a part hereof together with the

following present and future property and rights owned by Mortgagor (collectively, along with the Land and the Easement, the "Mortgaged Property"):

A. All structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the Land;

B. All furniture, furnishings, fixtures, goods, equipment, inventory or personal now or subsequently located on, attached to or used in and about the Land, including, but not limited to, all machines, engines, boilers, dynamos, elevators, stokers, tanks, cabinets, awnings, screens, shades, blinds, carpets, draperies, lawn mowers, and all appliances, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposals and incinerating equipment, telephone systems, televisions and television systems, computer systems, and all fixtures and appurtenances; and such other goods and chattels and personal property owned by Mortgagor as are now or hereafter used or furnished in operating the Land, or the activities conducted therein, and all building materials and equipment hereafter situated on or about the Land, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor;

C. All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, and other emblements now or subsequently located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, tenements, hereditaments and appurtenances, reversions and remainders whatsoever, in any way belonging, relating or appertaining to the Land, or which subsequently shall in any way belong, relate or be appurtenant to the Land, whether now owned or subsequently acquired by Mortgagor;

D. All water, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, under or above or used in connection with the Land, or any part thereof, whether now existing or subsequently created or acquired;

E. All minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Land;

F. All leases, lettings, rental agreements, occupancy agreements and licenses, if any, of the Land or any portion thereof and all right, title and interest of the Mortgagor thereunder, including, without limitation, the rights of the Mortgagor, as landlord, in respect of cash, promissory notes and securities deposited thereunder, the rights of Mortgagor, as landlord, pursuant to applicable statutes including any landlord liens, and the right to receive and collect the rents, issues and profits thereof and any other sums payable thereunder; and

G. All right, title and interest of Mortgagor in any insurance policies or binders now or subsequently relating to the Land including any unearned premiums thereon.

TO HAVE AND TO HOLD the same, together with all tenements and hereditaments and appurtenances, unto the Mortgagee as a fee simple estate.

The Mortgagor does covenant with the Mortgagee that Mortgagor is indefeasibly seized of a fee simple estate in Parcel 1 of the Mortgaged Property and an easement estate in Parcel 2 of the Mortgaged Property; that the Mortgagor has full power and lawful right to grant, mortgage and convey its fee simple and easement estates in the Mortgaged Property as aforesaid; that the Mortgagor will make such further assurances to perfect its fee simple and easement estates in the Mortgaged Property in the Mortgagee as may reasonably be required; and that the Mortgagor does hereby fully warrant its fee simple and easement title to the Mortgaged Property, and will defend the same against the lawful claims of all persons claiming by, through, or under Mortgagor, but against none other.

PROVIDED ALWAYS, that if the Mortgagor shall pay unto the Mortgagee or otherwise perform and fulfill its obligations with respect to the indebtedness and obligations evidenced by the Note, and shall perform, comply with and abide by each and every one of the stipulations, agreements, conditions and covenants of the Note and this Mortgage, then this Mortgage and the estate thereby created shall cease and be null and void.

AND THE MORTGAGOR HEREBY COVENANTS AND AGREES AS FOLLOWS:

1. **PERFORMANCE OF NOTE AND MORTGAGE**. The Mortgagor shall pay or otherwise fully perform its obligations with respect to the payment of all and singular the principal, interest and other sums of money payable by virtue of the Note and this Mortgage, or either, promptly on the days when the same severally become due and payable, and shall perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants set forth in the Note and this Mortgage.

2. **TAXES AND OTHER CHARGES**. The Mortgagor shall not seek any exemption for real estate taxes at the Mortgaged Property. The Mortgagor shall pay when due and payable and before any interest, charge or penalty is due thereon, without any deduction, defalcation or abatement, all taxes, assessments, levies, liabilities, obligations, encumbrances, water and sewer rents and all other charges or claims of every nature and kind which may be imposed, suffered, placed, assessed, levied, or filed at any time against this Mortgage, the Mortgaged Property or any part thereof or against the interest of the Mortgagee therein, or which by any present or future law may have priority over the indebtedness secured hereby either in lien or in distribution out of the proceeds of any judicial sale, without regard to any law heretofore or hereafter to be enacted imposing payment of the whole or of any part upon the Mortgagee; and insofar as any such tax, assessment, levy, liability, obligation or encumbrance is of record, the same shall be promptly satisfied and discharged of record and the original official document (such as, for instance, the tax receipt or the satisfaction paper officially endorsed or certified) shall be placed in the hands of the Mortgagee no later than such dates; provided, however, that if, pursuant to this Mortgage or otherwise, the Mortgagor shall have deposited with the Mortgagee before the due date thereof sums sufficient to pay any such taxes, assessments, levies, water and sewer rents, charges or claims, and the Mortgagor is not otherwise in default, they shall be paid by the Mortgagee; and

provided further, that if the Mortgagor in good faith and by appropriate legal action shall contest the validity of any such items or the amount thereof, and shall have established on its books or by deposit of cash with the Mortgagee, as the Mortgagee may elect, a reserve for the payment thereof in such amount as the Mortgagee may require, then the Mortgagor shall not be required to pay the item or to produce the required receipts: (a) while the reserve is maintained; and (b) so long as the contest operates to prevent collection, is maintained and prosecuted with diligence, and shall not have been terminated or discontinued adversely to the Mortgagor. The Mortgagor shall furnish the Mortgagee with annual receipted tax bills evidencing payment within ninety (90) days from their due date.

3. INSTALLMENTS FOR INSURANCE, TAXES AND OTHER CHARGES. Without limiting the effect of Paragraphs 2 or 5 hereof, and subject to the terms and conditions of any senior mortgages, upon default in the payment thereof, the Mortgagee may thereafter require the Mortgagor to pay to the Mortgagee, monthly, an amount equal to one-twelfth (1/12) of the annual premiums for the insurance policies referred to hereinabove and the annual real estate taxes, water and sewer rents, any special assessments, charges or claims and any other item which at any time may be or become a lien upon the Mortgaged Property prior to the lien of this Mortgage; and on demand from time to time the Mortgagor shall pay to the Mortgagee any additional sums necessary to pay the premiums and other items, all as estimated by the Mortgagee. The amounts so paid shall be used in payment thereof if the Mortgagor is not otherwise in default hereunder. No amount so paid shall be deemed to be trust funds but may be commingled with general funds of the Mortgagee, and no interest shall be payable thereon. If, pursuant to any provision of this Mortgage, the whole amount of the unpaid principal debt becomes due and payable, the Mortgagee shall have the right, at its election, to apply any amount so held against the entire indebtedness secured hereby. At the Mortgagee's option, the Mortgagee from time to time may waive, and after any such waiver may reinstate, the provisions of this Paragraph requiring monthly payments.

4. ATTORNEYS' FEES AND COSTS. The Mortgagee shall recover from the Mortgagor, and this Mortgage shall secure payment of, all and singular the costs, charges and expenses, including but not limited to, reasonable attorney's fees, including but not limited to those for all trial, appellate, and bankruptcy litigation, including litigation for the amount as well as the entitlement to such, costs, charges, and expenses, because of the failure on the part of the Mortgagor to perform, comply with, and abide by, each and every of the stipulations, agreements, conditions and covenants of the Note and this Mortgage, whether or not suit is brought, and every such payment made by the Mortgagee shall bear interest from the date thereof at the Default Rate as defined in the Note.

5. INSURANCE. Subject to the terms and conditions of any senior mortgages, the Mortgagor shall keep the buildings and improvements now or hereafter erected on the Mortgaged Property continuously insured under a policy or policies providing coverage on an "all risk" basis, in a sum not less than full insurable value, including flood insurance if requested by the Mortgagee, in a company or companies acceptable to the Mortgagee. The policy or policies of insurance shall be held by and be payable to the Mortgagee. In the event any sum of money becomes payable under such policy or policies, subject to the terms and conditions of any senior mortgages, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness secured by this Mortgage or to permit the Mortgagor to receive and use it, or any part thereof, for other purposes, without thereby waiving or impairing any equity lien or right under or by virtue of this Mortgage. In the event the Mortgagor fails to procure and maintain the insurance coverage

required hereby, the Mortgagee may procure and pay for such insurance or any part thereof, without waiving or affecting its option to foreclose this Mortgage, or any right thereunder. Each and every such payment made by the Mortgagee shall be secured by this Mortgage; shall be due and payable on demand; and, shall bear interest from the date each such payment is made at the Default Rate.

6. CARE OF THE MORTGAGED PROPERTY. The Mortgagor shall exercise reasonable care in the maintenance of the Mortgaged Property, and shall not permit, commit or suffer any waste, impairment or deterioration of the Mortgaged Property or any part thereof. In the event the Mortgagor fails to keep the Mortgaged Property in good repair, the Mortgagee may make such repairs as it may deem necessary in its sole discretion for the proper preservation thereof, and the full amount of each such payment shall be due and payable with interest at the Default Rate on demand, and shall be secured by the lien of this Mortgage.

7. EXISTING/OTHER MORTGAGES AND OBLIGATIONS. Any default in the payment or terms and conditions of any existing or other mortgage(s), or any modification and/or acceptance of future advances from any existing or other mortgage(s) shall constitute a default hereunder and the Mortgagee, at its option, may declare all sums due and payable and accelerate the entire indebtedness. The Mortgagee may, at its option, and without waiving its right to accelerate the indebtedness hereby secured and to foreclose the same, pay either before or after delinquency any or all of those certain obligations required by the terms hereof to be paid by the Mortgagor for the protection of the Mortgage security or for the collection of the indebtedness hereby secured. All sums so advanced or paid by Mortgagee shall be charged into the mortgage account, and every payment so made shall bear interest from the date thereof at the Default Rate specified in the Note, and become an integral part thereof, subject in all respects to the terms, conditions and covenants of the Note and this Mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by the Note and secured by this Mortgage, excepting however, that such sums shall be repaid to the Mortgagee within fifteen (15) days after demand by the Mortgagee to the Mortgagor for such payment.

8. INSPECTION. The Mortgagee, and any persons authorized by the Mortgagee, shall have the right during business hours, upon reasonable notice to the Mortgagor, to enter the Mortgaged Property to inspect and photograph its condition and state of repair, subject to the rights of tenants under the terms of their leases.

9. ACCELERATION OF MATURITY. That (a) in the event of any breach of this Mortgage or default on the part of the Mortgagor which is not cured within thirty (30) days following written notice from the Mortgagee, or if such default not cannot practicably be cured within thirty (30) days, then within such additional time as may be required to effect a cure (such additional time not to exceed one hundred and twenty (120) days), so long as (i) the cure is commenced within thirty (30) days and is diligently prosecuted and (ii) the lack of a cure during such continuing cure period has no material adverse effect on the Mortgaged Property, or (b) in the event any of such sums of money herein referred to be not promptly and fully paid within five (5) days next after the same severally become due and payable, without demand or notice; or (c) in the event each and every stipulation, agreement, condition and covenants of the Note and this Mortgage are not duly, promptly and fully performed, discharged, executed, effected, completed, complied with and abided by, following the giving of notice and the expiration of applicable cure periods; or (d) in the event the Mortgagor shall fail, within ten (10) days written notice by the Mortgagee to execute a Mortgagor's certificate in favor of any assignee or prospective assignee of

the Mortgagee's interest hereunder which certificate shall contain such acknowledgments, affirmations, and covenants as may be reasonably required to enable the Mortgagee to assign its interest hereunder, or (e) upon the rendering by any court of last resort of a decision that an undertaking by the Mortgagor as herein provided to pay taxes, assessments, levies liabilities, obligations and encumbrances is legally inoperative or cannot be enforced, or in the event of the passage of any law changing in any way or respect the laws now in force for the taxation of mortgages or debts secured thereby, or the manner of collection of any such taxes, so as to materially adversely affect this Mortgage or the debt secured hereby; or (f) in the event there exists an event of default under and pursuant to the terms of any other obligation of any kind or nature whatsoever of the Mortgagor to the Mortgagee, direct or contingent, whether now existing or hereafter due, existing, created or arising, then in either or any such event, the aggregate sum mentioned in the Note then remaining unpaid, with interest accrued, and all monies secured hereby shall become due and payable forthwith, or thereafter, at the option of the Mortgagee, as fully and completely as if all of the sums of money were originally stipulated to be paid on such day, anything in the Note and/or in this Mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of the Mortgagee, without notice or demand, suit at law or in equity, therefore, or thereafter begun, may be prosecuted as if all money secured hereby had matured prior to its institution. Mortgagor's investor limited partner shall have the right, but not the obligation, to cure any event of default, and such cure shall be accepted as if tendered by Mortgagor.

10. INTENTIONALLY DELETED.

11. DEFENSE OF MORTGAGED PROPERTY AND MORTGAGE. If any action or proceeding shall be commenced by any person other than the Mortgagee, and the Mortgagee is made a party, or in which it shall become necessary for the Mortgagee to defend or take action to uphold or defend the lien of this Mortgage, all sums paid or incurred by the Mortgagee for the expense of any litigation, including court costs and reasonable attorneys' fees incurred in any trial, appellate, and bankruptcy proceedings, to prosecute or defend the rights and liens created by this Mortgage shall be paid by the Mortgagor, together with interest thereon at the Default Rate from the date thereof, and any such sum and interest thereon shall be a claim upon the Mortgaged Property, attaching or accruing subsequent to the lien of this Mortgage, and shall be secured by the lien of this Mortgage.

12. CASUALTY AND CONDEMNATION. In the event the Mortgaged Property or any part thereof shall be damaged by casualty or condemned under the power of eminent domain, Mortgagor may (subject to the rights of any senior lender whose mortgage has priority over this Mortgage) use the proceeds of insurance proceeds or condemnation awards for the restoration and repair of the Mortgaged Property if all of the following conditions are met: (i) the Mortgagor is not in breach or default of any provision of this Mortgage or the Note; (ii) the Mortgagor reasonably determines that there will be sufficient funds to (a) restore and repair the Mortgaged Property to a condition as close as reasonably possible to what previously existed, (b) meet all operating costs and other expenses, payments for reserves and loan repayment obligations relating to the Mortgaged Property until completion of the restoration and repair of the Mortgaged Property to a condition as close as reasonably possible to what previously existed; (iii) the Mortgagor reasonably determines that the rental income of the Mortgaged Property, after restoration and repair to a condition as close as reasonably possible to what previously existed will be sufficient to meet all operating costs and other expenses, payments for reserves and loan

repayment obligations relating to the Mortgaged Property; and (iv) the Mortgagor has received the Mortgagee's written concurrence with such determination.

13. SUBROGATION. To the extent of the indebtedness of the Mortgagor to the Mortgagee as described in the Note, the Mortgagee shall be subrogated to the lien and the rights of the owners and holders of each and every mortgage, lien or other encumbrance on the Mortgaged Property which is paid or satisfied, in whole or in part, out of the proceeds of the Note. The respective liens of such mortgages, liens or other encumbrances shall be and are hereby security for the Note, as if they had been regularly assigned, transferred, and delivered unto the Mortgagee, notwithstanding the fact that the same may be set aside and canceled of record. It is the intention of the parties hereto that the prior mortgages, liens or other encumbrances will be satisfied and canceled of record by the holders thereof at or about the time of the recording of this Mortgage.

14. APPOINTMENT OF RECEIVER. At any time while a suit is pending to foreclose or to reform this Mortgage or to enforce any claims arising hereunder, the Mortgagee may apply to a court of appropriate jurisdiction for the appointment of a receiver, and such court shall forthwith appoint a Receiver of the Mortgaged Property, including all and singular the income, profits, rents, issues and revenues from whatever source derived. The Receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a Receiver, and such appointment shall be made by such court as an admitted equity and as a matter of absolute right to the Mortgagee without reference to the adequacy or inadequacy of the value of the Mortgaged Property, or to the solvency or insolvency of the Mortgagor or the Defendants. All income, profits, rents, issues and revenues collected by the Receiver shall be applied by such Receiver according to the lien of this Mortgage, and the practice of such court.

15. NO TRANSFER OF MORTGAGED PROPERTY. It is expressly agreed that should the Mortgagor convey title to the Mortgaged Property or, except as set forth in Mortgagor's Amended and Restated Agreement of Limited Partnership, in any legal or equitable interest therein, to any person, firm or corporation or shall permit or create any further encumbrances upon the Mortgaged Property without the prior written approval of the Mortgagee to such conveyance or encumbrance, all sums outstanding under the Note and secured by this Mortgage shall become immediately due and payable, at the option of the Mortgagee.

16. LEASES AFFECTING MORTGAGED PROPERTY. The Mortgagor shall comply with and observe its obligations as landlord under all leases affecting all or any portion of the Mortgaged Property (the "Residential Leases"). Upon request, the Mortgagor shall furnish promptly to the Mortgagee executed copies of all such Residential Leases now existing or hereafter created. The Mortgagor shall not accept payment of rent more than one (1) month in advance without the prior written consent of the Mortgagee. Nothing contained in this Section or elsewhere in this Mortgage shall be construed to make the Mortgagee a mortgagee in possession unless and until the Mortgagee actually takes possession of the Mortgaged Property either in person or through an agent or receiver. To the extent not provided by applicable law, each Residential Lease shall provide that, in the event of the enforcement by the Mortgagee of the remedies provided for by law or by this Mortgage, the Residential Lease shall remain in full force and affect, without any change in the terms or other provisions of the respective Residential Lease (and the Mortgagee or such successor shall execute an agreement not to disturb the lessee, provided such lessee abides by all terms and provisions in the applicable Residential Lease); provided, however, that such successor in interest shall not be bound by (i) any payment of rent or additional rent for more than

one (1) month in advance, except prepayments in the nature of security for the performance by such lessee of its obligations under such Residential Lease not in excess of an amount equal to one (1) month's rental, or (ii) any amendment or modification in the lease made without the consent of the Mortgagee or any successor in interest.

17. ASSIGNMENT OF RENTS, ISSUES AND PROFITS. Subject to the rights of any senior mortgagee, the Mortgagor does hereby bargain, sell, transfer, assign, convey, set over and deliver unto the Mortgagee, as security for the payment and performance of all the terms and conditions of the Note and this Mortgage, and any and all amendments, extensions and renewals thereof, all Residential Leases now existing or which may be executed at any time in the future during the life of this Mortgage, and all amendments, extensions and renewals of such Residential Leases and any of them, and all rents and other income which may now or hereafter be or become due or owing under the Residential Leases, and any of them, it being intended hereby to establish a complete transfer of the Residential Leases hereby assigned and all the rents and other income arising thereunder and on account of the use of the Mortgaged Property unto the Mortgagee, with the right, but without the obligation, to collect all of such rents and other income which may become due during the life of the Note and this Mortgage. The Mortgagor agrees to deposit with the Mortgagee upon demand such Residential Leases as may from time to time be designated by the Mortgagee. Although it is the intention of the parties that this shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that the Mortgagee shall not exercise any of the rights or powers herein conferred upon it until a default shall occur under the terms and provisions of the Note and this Mortgage, but upon the occurrence of any default the Mortgagee shall be entitled, upon notice to the tenants, to all rents and other amounts then due under the leases and thereafter accruing, and this Mortgage shall constitute a direction to and full authority to the tenants to pay all such amounts to the Mortgagee without proof of the default relied upon. The tenants are hereby irrevocably authorized to rely upon and comply with any notice or demand by the Mortgagee for the payment to the Mortgagee of any rental or other sums which may be or thereafter become due under the leases, or for the performance of any of the tenants' undertakings under the Residential Leases and shall have no right or duty to inquire as to whether any default under this Mortgage has actually occurred or is then existing.

18. MORTGAGE CONSTITUTES SECURITY AGREEMENT. This Mortgage also constitutes a security agreement as defined under the Uniform Commercial Code. The Mortgagor hereby grants to the Mortgagee a security interest in and to all furniture, furnishings, equipment, machinery, and personal property of every nature whatsoever now owned or hereafter acquired by the Mortgagor located upon the Mortgaged Property together with all proceeds therefrom. The Mortgagor shall execute any and all documents as the Mortgagee may request, including, without limitation, financing statements pursuant to the Uniform Commercial Code as adopted by the State of Florida, to preserve and maintain the priority of the lien created hereby on property which may be deemed personal property or fixtures. The Mortgagor hereby authorizes and empowers the Mortgagee to execute and file on behalf of the Mortgagor all financing statements and refilings and continuations thereof as the Mortgagee deems necessary or advisable to create, preserve or protect such lien. The Mortgagor and Mortgagee expressly agree that the filing of a financing statement shall never be construed as in anywise derogating from or impairing the express declaration and intention of the parties hereto that all such personality located on or utilized in connection with the real property encumbered by this Mortgage shall at all times and

for all purposes, in all proceedings both legal and equitable, be deemed a part of the real property encumbered by this Mortgage.

19. CARE OF PROPERTY.

(a) The Mortgagor shall preserve and maintain the Mortgaged Property in good condition and repair. Except for: (i) repairs or replacements for ordinary wear and tear or in the ordinary course of management of the Mortgaged Property; (ii) tenant or similar improvements and upgrades; and (iii) repairs, replacements, or other restorations in the event of a casualty or condemnation, the Mortgagor shall not remove, demolish, alter or change the use of any building, structure or other improvement presently or hereafter on the Land constituting any part of the Mortgaged Property without the prior written consent of the Mortgagee. The Mortgagor shall not permit, commit or suffer any waste, impairment or deterioration of the Mortgaged Property or of any part thereof, and will not take any action which will increase the risk of fire or other hazard to the Mortgaged Property or to any part thereof. The Mortgagor shall comply with all applicable local, state, and federal regulations in regards to the Property.

(b) Except as otherwise provided in this Mortgage, no fixture, personal property or other part of the Mortgaged Property shall be removed, demolished or altered, without the prior written consent of the Mortgagee. The Mortgagor may sell or otherwise dispose of, free from the lien of this Mortgage, furniture, furnishings, equipment, tools, appliances, machinery, fixtures or appurtenances, subject to the lien hereof, which may become worn out, undesirable or obsolete, only if they are replaced immediately with similar items of at least equal value which shall, without further action, become subject to the lien of this Mortgage.

20. MORTGAGE SECURES INDEBTEDNESS. It is expressly agreed and understood that this Mortgage secures the indebtedness and the obligation of the Mortgagor to the Mortgagee with respect to the Note, as the same is evidenced by the Note, and all renewals, extensions and modifications thereof. This Mortgage shall not be deemed released, discharged or satisfied until the entire indebtedness evidenced by the Note is paid in full.

21. MORTGAGEE'S REMEDIES CUMULATIVE. The Mortgagor agrees that all rights of the Mortgagee hereunder shall be separate, distinct, and cumulative, and that none shall be in exclusion of the other, and that no act of the Mortgagee shall be construed as an election to proceed under any provision of covenant herein to the exclusion of any other, notwithstanding anything herein to the contrary.

22. FUTURE ADVANCES. Pursuant to the laws of the State of Florida, this Mortgage shall secure not only the existing indebtedness evidenced by the Note, but also such future advances as may be made by the Mortgagee to the Mortgagor in accordance with the Note, this Mortgage, or any other Loan Document executed in connection herewith, whether or not such advances are obligatory or are to be made at the option of the Mortgagee, or otherwise, and as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage. The total amount of indebtedness that may be so secured may decrease or increase from time to time, but the total unpaid balance so secured at one time shall not exceed two times the face amount of the Note, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Mortgaged Property with interest on such disbursements at the Default Rate.

23. **SOVEREIGN IMMUNITY**. Nothing herein shall be deemed a waiver, express or implied, of the Mortgagee's sovereign immunity under Section 768.28, Florida Statutes, or considered a waiver of immunity or the limits of liability beyond any statutorily limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other state statute. The obligations of the Mortgagor under this Section shall survive any defeasance of the Mortgage.

24. **INDEMNIFICATION**. The Mortgagor hereby protects, indemnifies and saves harmless the Mortgagee, its officers, directors, agents and employees, from and against any and all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees and expenses) imposed upon, incurred by or asserted against the Mortgagee or any of such persons by reason of (a) ownership of any interest in the Mortgaged Property or any part thereof, (b) any accident, injury to or death of persons or loss of or damage to property occurring on or about the Mortgaged Property or any part thereof or the adjoining sidewalks, curbs, vaults and vault space, if any, streets or ways, (c) any use, disuse or condition of the Mortgaged Property or any part thereof, or the adjoining sidewalks, curbs, vaults and vault space, if any, or any streets or ways, (d) any failure on the part of the Mortgagor to perform or comply with any of the terms hereof, or any inaccuracy in any representation or warranty made by the Mortgagor herein, (e) any necessity to defend any of the right, title or interest conveyed by this Mortgage, (f) the performance of any labor or services or the furnishing of any materials or other property in respect of the Mortgaged Property or any part thereof, (g) any subsidence or erosion of any part of the surface of the Mortgaged Property, including any shoreline or any bank of any river, stream, creek, lake, ocean or other water source, or (h) the location or existence of asbestos or any toxic or hazardous waste, chemicals, materials or substance on, at, in or under the Mortgaged Property or any part thereof. If any action, suit or proceeding is brought against the Mortgagee, or any of its officers, directors, agents or employees, for any such reason, the Mortgagor, upon the request of such party, will, at the Mortgagor's expense, cause such action, suit or proceeding to be resisted and defended by counsel reasonably satisfactory to the Mortgagee or such person. Any amounts payable to an indemnified party under this Section which are not paid within ten (10) days after written demand therefor shall bear interest at the at the Default Rate from the date of such demand, and such amounts, together with such interest, shall be indebtedness secured by this Mortgage. The obligations of the Mortgagor under this Section shall survive any defeasance of the Mortgage.

25. **HAZARDOUS MATERIALS**. Except for ordinary household cleaning materials and substances, the Mortgagor agrees that it will not use, generate, store or dispose of Hazardous Materials on the Mortgaged Property. For purposes hereof, "hazardous materials" include (but are not limited to) materials defined as "hazardous waste" under the Federal Resource Conservation and Recovery Act and similar state laws, or as "hazardous substances" under the Federal Comprehensive Environmental Response, Compensation and Liability Act and similar state laws. Hazardous materials include (but are not limited to) solid, semi-solid, liquid or gaseous substances which are toxic, ignitable, corrosive, carcinogenic or otherwise dangerous to human, plant or animal health and wellbeing. Examples of hazardous waste include paints, solvents, chemicals, petroleum products, batteries, transformers, and other discarded man-made materials with hazardous characteristics. The Mortgagee shall have all remedies at law and equity for failure of the Mortgagor to carry out the foregoing obligation, including but not limited to specific performance, damages, reasonable attorneys' fees and court costs. This provision shall survive payment of the Note and termination of this Mortgage.

26. REPRESENTATIONS AND WARRANTIES. In order to induce the Mortgagee to make the Loan evidenced by the Note, the Mortgagor represents and warrants that: (a) there are no actions, suits or proceedings pending or threatened against or affecting the Mortgagor or any portion of the Mortgaged Property, or involving the validity or enforceability of this Mortgage or the priority of its lien, before any court of law or equity or any tribunal, administrative board or governmental authority, and the Mortgagor is not in default under any other indebtedness or with respect to any order, writ, injunction, decree, judgment or demand of any court or any governmental authority; (b) to the best of Mortgagor's knowledge and belief, the execution and delivery of the Note and this Mortgage do not and shall not (i) violate any provisions of any law, rule, regulation, order, writ, judgment, injunction, decree, determination or award applicable to the Mortgagor or any other person executing the Note or this Mortgage nor (ii) result in a breach of, or constitute a default under, any indenture, bond, mortgage, lease, instrument, credit agreement, undertaking, contract or other agreement to which the Mortgagor or such other person is a party or by which either or both of them or their respective properties may be bound or affected; (c) to the best of Mortgagor's knowledge and belief, the Note and this Mortgage constitute valid and binding obligations of the Mortgagor and any other person executing the same, enforceable against the Mortgagor and such other person(s) in accordance with their respective terms; (d) there is no fact that the Mortgagor has not disclosed to the Mortgagee in writing that could materially adversely affect the property, business, or financial conditions of the Mortgage Property or any other collateral for the Loan; (e) the Mortgagor has duly obtained all permits, licenses, approvals and consents from, and made all filings with, any governmental authority (and the same have not lapsed nor been rescinded or revoked) which are necessary in connection with the execution and delivery of this Mortgage, the making of the Loan, the performance of its obligations hereunder, or the enforcement hereof; and that all such representations and warranties shall survive the closing of the Loan and any bankruptcy proceedings.

27. SEVERABILITY OF INVALID PROVISIONS. In the event any provision of the Note or this Mortgage should be held unconstitutional, illegal or unenforceable for any reason, such provision shall not affect, alter, or otherwise impair any other provision of the Note and or this Mortgage.

28. NO WAIVER. It is expressly agreed and understood that a waiver by the Mortgagee (which waiver shall only be valid if given in writing) of any right or rights conferred to it hereunder with regard to any one transaction or occurrence shall not be deemed a waiver of such right or rights to any subsequent transaction or occurrence. It is further agreed that any forbearance or delay by the Mortgagee in the enforcement of any right or remedy hereunder shall not constitute or be deemed a waiver of such right or remedy.

29. GOVERNING LAW AND VENUE. This Mortgage shall be construed and enforced according to the Laws of the State of Florida, excluding all principles of choice of laws, conflict of laws or comity. Any action pursuant to a dispute under this Mortgage must be brought in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with the Mortgage must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the Southern District of Florida or United States Bankruptcy Court for the Southern District of Florida. All meetings to resolve said dispute, including voluntary arbitration, mediation, or other alternative dispute resolution mechanism, will take place in this venue. The parties both waive any defense that venue in Broward County is inconvenient.

30. **HEADINGS**. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience and ease of reference only, and are not to be considered a part hereof, and shall not limit or otherwise affect any of the terms or provisions hereof.

31. **GENDER AND NUMBER**. In this Mortgage and the Note it secures, the singular shall include the plural and the masculine shall include the feminine and neuter.

32. **PARTIES BOUND; NO ORAL MODIFICATIONS**. Each and every of the terms, covenants and conditions contained herein shall be binding upon the parties hereto and their successors, heirs, assigns and devisee. This Mortgage is not subject to modification other than by a written document or instrument executed by the party or parties to be charged with such modification.

33. **WAIVER OF TRIAL BY JURY**. **BY ENTERING INTO THIS MORTGAGE, MORTGAGOR AND MORTGAGEE HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS MORTGAGE. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS MORTGAGE AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS SECTION, THE PARTY MAKING THE REQUEST FOR JURY TRIAL SHALL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING THE LOAN SECURED BY THIS MORTGAGE.**

34. **AGREEMENT TO SUBORDINATE**. Mortgagee agrees that this Mortgage and the Note that it secures are and shall be subordinated in right of payment to the prior payment in full of the indebtedness evidenced by that certain first mortgage encumbering the Mortgaged Property, in favor of _____ ("Senior Lender"), recorded simultaneously herewith in the Public Records of Broward County, Florida ("Senior Mortgage"). This Mortgage and the Note it secures are and shall be subject and subordinate in all respects to the liens, terms, covenants and conditions of the Senior Mortgage and any other loan documents in favor of the Senior Lender ("Senior Loan Documents") and to all advances heretofore made or which may hereafter be made pursuant to the Senior Mortgage and the other Senior Loan Documents (including but not limited to, all sums advanced for the purposes of (1) protecting or further securing the lien of the Senior Mortgage, curing defaults by the Mortgagor under the Senior Loan Documents or for any other purpose expressly permitted by the Senior Mortgage, or (2) constructing, renovating, repairing, furnishing, fixturing or equipping the Mortgaged Property).

Notwithstanding anything to the contrary contained herein, Mortgagee agrees that the lien created by this Mortgage shall be subordinate to any extended low-income housing commitment (as such term is defined in Section 42(h)(6)(B) of the Internal Revenue Code of 1986, as amended) (the "Extended Use Agreement") recorded against the Property, provided that such Extended Use Agreement, by its terms, must terminate upon foreclosure under this Mortgage or upon a transfer of the Property by instrument in lieu of foreclosure, in accordance with Section 42(h)(6)(E) of the Internal Revenue Code of 1986, as amended.

37. **NOTICES.** In order for a notice to a party to be effective under the Loan Documents, notice must be sent via U.S. first-class mail with a contemporaneous copy via e-mail

to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this Section:

NOTICE TO MORTGAGEE:

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004
Attn: Ana M. Garcia, ICMA-CM, City Manager

With a copy to:

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004
Attn: Eve A. Boutsis, City Attorney

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004
Attn: Frank DiPaolo, Chief Financial Officer

NOTICE TO MORTGAGOR:

City Place Apartments, Ltd.
3050 Biscayne Boulevard, Suite 300
Miami, FL 33137
Attn: Francisco Rojo

With copies to:

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130
Attn: Brian J. McDonough

and

TCC City Place Apartments LLC
c/o Truist Community Capital, LLC
303 Peachtree Street, Northeast, Suite 2200
Atlanta, Georgia 30308
Attention: City Place Apartments

With copy to:
Holland & Knight LLP
10 St. James Avenue
Boston, Massachusetts 02116
Attention: Jarrod Connors

SIGNATURE APPEARS ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal the day and year first above written.

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

MORTGAGOR**:**

CITY PLACE APARTMENTS, LTD., a Florida limited partnership

By: City Place Apartments GP, LLC,
general partner

By: _____
Francisco Rojo, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____, 202__, by Francisco Rojo, as Vice President of City Place Apartments GP, LLC, general partner of City Place Apartments, Ltd., ☐ who is personally known to me or ☐ who produced a _____ as identification.

My Commission Expires:

_____
Signature of Notary Public, State of Florida

_____
Printed Name of Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1 - Fee Simple

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according to the Plat thereof recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate in Broward County, Florida.

Parcel 2 - Exclusive Easement

Together with a exclusive lift station easement for the benefit of Parcel 1 created by that Lift Station Easement and Operating Agreement by and between The City of Dania Beach, a Florida municipal corporation, and City Place Apartments, Ltd., a Florida limited partnership, dated _____, recorded _____ in Instrument # _____.

PROMISSORY NOTE

Miami, Florida

$1,000,000.00 _____ ___, 202__

FOR VALUE RECEIVED the undersigned, **CITY PLACE APARTMENTS, LTD**., a Florida limited partnership (hereinafter referred to as the "Maker") with offices at 3050 Biscayne Boulevard, Suite 300, Miami, FL 33137, promises to pay to the order of the **CITY OF DANIA BEACH**, a municipal corporation of the State of Florida (hereinafter referred to as the "Lender"), at 100 West Dania Beach Boulevard, Dania Beach, FL 33004, or such other location or address as the Lender may direct from time to time, the principal sum of **One Million and 00/100 Dollars ($1,000,000.00)** (the "Loan"**)**, together with interest thereon on funds outstanding.

1. **Loan Purpose.** The Loan shall be made on the terms provided herein for the purpose of partially financing the Maker's acquisition, development and construction of a multifamily apartment community to be located in the City of Dania Beach, Florida and known as "City Place Apartments" (the "Project").

2. **Loan Disbursement.** The Loan shall be disbursed by Lender to Maker in three installments, by wire transfer pursuant to instructions to be provided by Maker to Lender, as follows:

   a. 33% of the Loan amount (i.e., $330,000) shall be disbursed to Maker simultaneously with the closing of the first mortgage loan for the development and construction of the Project;
   b. 33% of the Loan amount (i.e., $330,000) shall be disbursed to Maker upon the achievement of 75% of construction completion, as confirmed by a construction requisition certified by the Maker's Architect overseeing the construction of the Project; and
   c. 34% of the Loan amount (i.e., $340,000) shall be disbursed to Maker upon the achievement of 95% of construction completion, as confirmed by a construction requisition certified by the Maker's Architect overseeing the construction of the Project.

3. **Payment Terms.**

The Promissory Note shall be due and payable as follows:

Interest-Only Period: The "Interest-Only Period" shall be the initial thirty (30) month period which follows the initial funding of the Loan. Interest shall accrue during the Interest-Only Period at a rate equal to the Applicable Federal Short-Term Rate, based on quarterly payments, published by the Internal Revenue Service in effect as of the date hereof, which is equal to _____ percent (___%) per annum.

Commencing on the thirtieth (30th) day following the first "Calendar Quarter Day" (i.e., January 1, April 1, July 1, or October 1 of each calendar year) in the Interest-Only Period, and continuing on the thirtieth (30th) day following every Calendar Quarter Day thereafter until

the end of the Interest-Only Period, Maker shall pay installments of interest only for the preceding calendar quarter. Lender shall provide to Maker an invoice for such accrued interest by the date which is no later than the tenth (10th) day following each Calendar Quarter Day during the Interest-Only Period.

Permanent Loan Period: The "Permanent Loan Period" shall be the period which commences on the day after the expiration of the Interest-Only Period, and continues until the Maturity Date (as defined below). Commencing on the first (1st) Calendar Quarter Day of the Permanent Loan Period, and continuing on every Calendar Quarter Day thereafter up to and including the Maturity Date, Maker shall pay combined payments of principal and interest in sixty (60) quarterly installments, pursuant to a series of amortization schedules (the "Amortization Schedules") to be calculated as follows:

a. For the first twenty (20) quarterly payments (applicable to months 1-60 of the Permanent Loan Period), the interest rate will be fixed equal to the Applicable Federal Mid-Term Rate, based on quarterly payments, published by the Internal Revenue Service (the "Mid-Term AFR") in effect as of the first day of the Permanent Loan Period;

b. For the twenty-first (21st) through fortieth (40th) quarterly payments (applicable to months 61-120 of the Permanent Loan Period), the interest rate will be fixed equal to the Mid-Term AFR, based on quarterly payments, in effect as of the first day of the sixty-first month of the Permanent Loan Period; and

c. For the forty-first (41st) through sixtieth (60th) quarterly payments (applicable to months 121-180 of the Permanent Loan Period), the interest rate will be fixed equal to the Mid-Term AFR, based on quarterly payments, in effect as of the first day of the one hundred twenty-first month of the Permanent Loan Period.

Lender will provide an Amortization Schedule to the Maker within thirty (30) days following the date on which the interest rate is reset during the Permanent Loan Period, setting forth the amount of quarterly payments of principal and interest due for the ensuing twenty (20) payments. Each Amortization Schedule shall be based on the unexpired portion of a thirty (30) year amortization term of the principal amount of the Note.

The entire unpaid principal balance, together with all interest accrued thereon but unpaid shall be due and payable on the date which is seventeen (17) years and six (6) months following the date hereof (the "Maturity Date").

This Note may be prepaid in whole or in part without premium or penalty.

4. Security for the Note.

This Promissory Note is secured by that certain Mortgage and Security Agreement (the "Mortgage") of even date herewith executed in favor of the Lender, relating to real property located at 114-134 SW 1st Street and 59-65 SW 3rd Avenue, a/k/a 75 Park Avenue West, Dania Beach, Florida (the "Property").

Maker's obligations under this Note are guaranteed by Landmark Development Corp., a Florida corporation ("Guarantor"), pursuant to the Repayment Guaranty (Secured Loan) executed in favor of Lender, dated of even date herewith. Guarantor has agreed to maintain net worth and liquidity in an amount not less than the outstanding Loan balance from time to time. Failure to maintain such net worth and liquidity shall constitute a default hereunder.

5. Events of Default.

All sums advanced hereunder together with accrued interest thereon and all other sums due hereunder shall become immediately due and payable, without notice or demand, upon the occurrence of any one or more of the following Events of Default, subject to any applicable cure period as provided in the Loan Documents: (a) the Maker's failure to promptly pay in full any payment of principal or interest due under this Promissory Note; (b) the Maker's failure to pay any insurance premium when due; (c) the dissolution, termination of existence, insolvency of, business failure, appointment of a receiver for any part of the Property or assignment for the benefit of creditors by, or the commencement of any proceedings under any bankruptcy or insolvency laws, by or against any maker or guarantor hereof which shall continue beyond any applicable cure period set forth in the Mortgage; or (d) any uncured breach, following the giving of notice and the expiration of any applicable cure period, by the Maker of any of the terms, covenants or conditions set forth in the Mortgage. Upon the occurrence of any of the foregoing events, and in addition to any other remedies provided in the Mortgage, the amount disbursed hereunder, together with interest accrued thereon at the rate provided herein, and all unpaid fees, charges and other obligations of the Maker due hereunder or under the Mortgage, shall, at Lender's option, be immediately due and payable.

Any property of Maker now or hereafter in the possession of the Lender, may at all times be held and treated as collateral and security for the payment of this Promissory Note and all other indebtedness or liability, direct or indirect, joint or several, absolute or contingent, now existing or hereafter created, acquired or contracted, of the Maker to the Lender.

6. Waivers.

No delay or omission on the part of the Lender in the exercise of any right hereunder shall operate as a waiver of such right or of any other right under this Promissory Note or any other indebtedness or liability, direct or indirect, joint or several, absolute or contingent, now existing or hereafter created, acquired or contracted, of the Maker to the Lender. A waiver by the Lender of any right or remedy conferred to it hereunder on any one occasion shall not be construed as a bar to, or waiver of, any such right and/or remedy as to any future occasion.

7. Expenses and Attorneys' Fees.

The Maker agrees that in the event each and every of the terms and conditions of this Promissory Note or any instrument which secures or collateralizes the payment of the sums hereunder is not duly performed, complied with, or abided by, subject to applicable notice and cure period(s) set forth in the Mortgage, the whole of said indebtedness then outstanding shall thereupon, at the option of the Lender, become immediately due and payable. If this Promissory Note becomes in default and is placed in the hands of an attorney for collection, the Maker agrees to pay all and singular the costs, charges, and expenses incurred by the Lender in the enforcement of its rights hereunder, including, but not limited to reasonable attorneys' fees and costs, including

the attorneys' fees and costs for appellate proceedings, which fees and costs shall bear interest from the date thereof at the rate of eight percent (8.00%), which rate shall be the "Default Rate."

The Maker and all persons now or hereafter becoming obligated or liable for the payment hereof, do jointly and severally waive demand, notice of non-payment, protest, notice of dishonor and presentment.

8. No Excess Charge.

The Maker does not intend or expect to pay, nor does the Lender intend or expect to charge, collect or accept, any interest greater than the highest legal rate of interest which may be charged under any applicable law. Should the acceleration hereof or any charges made hereunder result in the computation or earning of interest in excess of such legal rate, any and all such excess shall be and the same is hereby waived by the Lender, and any such excess shall be credited by the Lender to the balance hereof.

Each Maker, endorser, or any other person, firm or corporation now or hereafter becoming liable for the payment of the loan evidenced by this Promissory Note, hereby consents to any renewals, extensions, modifications, releases of security or any indulgence shown to or any dealings between the Lender and any party now or hereafter obligated hereunder, without notice, and jointly and severally agree that they shall remain liable hereunder notwithstanding any such renewals, extensions, modifications or indulgences, until the debt evidenced hereby is fully paid.

The Maker agrees to pay a late charge equal to ten percent (10.0%) of each payment of principal and/or interest which is not paid within ten (10) days of the date on which it is due. In the event that any payment is returned on account of insufficient or uncollected funds, the Maker shall additionally be liable for a return check charge of five percent (5%) of the amount of the check and Lender may require that all future payments be made by cashier's check.

Any payment of principal and/or interest due under this Promissory Note which is not promptly paid on the date such payment becomes due, shall bear interest at the Default Rate commencing on the date immediately following the day upon which the payment was due. Upon the occurrence of any event of default as defined herein, all sums outstanding under this Promissory Note shall thereon immediately bear interest at the Default Rate from the date of disbursement, without notice to the Maker or any guarantor or endorser of this Promissory Note, and without any affirmative action or declaration on the part of the Lender.

In the event of the sale of the Property in violation of the requirements set forth in the Mortgage, all sums outstanding under this Promissory Note shall bear interest at the Default Rate from the date of disbursement, without notice to the Maker or any guarantor or endorser of this Promissory Note, and without any affirmative action or declaration on the part of the Lender.

9. Law, Jurisdiction, Venue, Waiver of Jury Trial.

This Promissory Note shall be interpreted, construed and enforced according to the Laws of the State of Florida, excluding all principles of choice of laws, conflict of laws or comity. The exclusive venue for any lawsuit arising from, related to, or in connection with this Promissory Note shall be in the state courts of the 17th Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Promissory Note must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or the United States Bankruptcy Court for the Southern District of Florida. All meetings to resolve such a dispute, including voluntary arbitration, medication or other alternative dispute resolution

mechanism, will take place in this venue. The parties both waive any defense that venue in Broward County is inconvenient.

BY ENTERING INTO THIS NOTE, MAKER AND LENDER HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS NOTE OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR THE ACTIONS OF ANY PARTY HERETO. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS NOTE AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS SECTION, THE PARTY MAKING THE REQUEST FOR JURY TRIAL SHALL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE LENDER EXTENDING THE LOAN EVIDENCED BY THIS PROMISSORY NOTE.

10. Modifications.

None of terms or provisions of this Promissory Note may be changed, waived, modified, discharged, or terminated except by a written agreement signed by the party against whom enforcement of any such change, waiver, modification, discharge or termination is sought.

11. Severability.

In the event that any provision of this Promissory Note shall be held to be unenforceable under the law, all remaining provisions of this Promissory Note shall be binding, valid, and enforceable.

12. Non-Recourse Note.

Notwithstanding anything to the contrary contained in this Note or in the Mortgage, the Lender expressly agrees that the liability of the Maker and Maker's partners under this Note and the Mortgage shall be strictly and absolutely limited to the property encumbered under the Mortgage, and the leases, rents, profits and issues thereof and any other collateral securing the repayment of this Note. Lender shall not seek any deficiency judgment against Maker or Maker's partners, it being understood and agreed that i) neither Maker nor its partners shall have any personal liability for the payment of the indebtedness and obligations evidenced by this Note and secured by the Mortgage and ii) such indebtedness shall be considered non- recourse to Maker and its partners. Notwithstanding the non-recourse provisions above, Lender does not waive any of its rights to seek recovery under that certain Guaranty dated _____, 202_, given to Lender by Landmark Development Corp. a Florida corporation, in the event Maker defaults hereunder.

SIGNATURE APPEARS ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Maker has hereunto set its hand and seal the day and year first above written.

MAKER**:**

CITY PLACE APARTMENTS, LTD., a Florida limited partnership

By: City Place Apartments GP, LLC,
general partner

By: _____
Francisco Rojo, Vice President

REPAYMENT GUARANTY

This **REPAYMENT GUARANTY** (this "Guaranty") is entered into as of _____ ___, 202__, by **LANDMARK DEVELOPMENT CORP.**, a Florida corporation (the "Guarantor"), for the benefit of the **CITY OF DANIA BEACH**, a municipal corporation of the State of Florida (the "Lender").

RECITALS:

A. City Place Apartments, Ltd., a Florida limited partnership (the "Borrower"), has applied to Lender for a loan (the "Loan") for certain development costs associated with the acquisition, construction, development, equipping and/or operation of a 99-unit multifamily residential project located in the City of Dania Beach, Broward County, Florida, known or to be known as City Place Apartments (the "Mortgaged Property").

B. Simultaneously with the execution of this Guaranty and as a part of the same transaction, the Borrower has executed and delivered to the Lender that certain Promissory Note in the maximum principal amount of $1,000,000 (the "Note"), together with the other Loan Documents (each as hereinafter defined), that are intended to evidence and secure the Loan.

C. The Loan is secured by, among other things, that certain Mortgage and Security Agreement for City Place Apartments (as amended, restated and/or supplemented from time to time, the "Security Instrument"), dated as of the date hereof, encumbering the Mortgaged Property, and will be made to Borrower pursuant to the Loan Documents.

D. The Loan will be advanced to Borrower pursuant to the terms of the Note (the Note, the Security Instrument and all other documents executed in connection with the Loan, including this Guaranty, are collectively referred to as the "Loan Documents").

E. As a condition to the making of the Loan, Lender requires that Guarantor execute this Guaranty.

F. Guarantor will directly or indirectly derive a material financial benefit from the making of the Loan.

NOW, THEREFORE, in order to induce Lender to make the Loan to Borrower, and in consideration thereof, Guarantor agrees as follows:

1. **Defined Terms**. Capitalized terms used but not defined in this Guaranty shall have the meanings assigned to them in the Security Agreement.

2. **Scope of Guaranty**. Guarantor represents to Lender that Guarantor will derive a material financial benefit from the making of the Loan. Guarantor hereby does jointly, severally and unconditionally guaranty to Lender the due performance and prompt payment, whether at maturity or by acceleration or otherwise, of Borrower's obligations to repay the principal amount of the Loan, all interest accrued thereon, all default interest, late charges, penalties, late fees,

prepayment fees and charges, fees and other amounts or sums evidenced and/or secured by the Note and the other Loan Documents (collectively, the "Guaranteed Obligations").

If Borrower shall fail to duly and punctually perform and observe any of the Guaranteed Obligations, then Guarantor forthwith upon demand by Lender or its designee will themselves, at their own expense, do, promptly perform and observe such Guaranteed Obligations. In the case of any payment to be made by Guarantor, such payment shall be made within thirty (30) days following demand therefor, and any amounts not paid within such time shall accrue interest at the Default Rate (as defined in the Note) from the earlier of the date of demand therefor or such other date as may be provided under the Loan Documents.

3. **Guaranty of Payment**. Guarantor's obligations under this Guaranty constitute an unconditional and continuing guaranty of payment and not merely a guaranty of collection. Guarantor hereby irrevocably and unconditionally covenants and agrees that Guarantor is liable for the Guaranteed Obligations as a primary obligor. The Guaranteed Obligations and this Guaranty are separate, distinct and in addition to any liability and/or obligations that Borrower or Guarantor may have under any other guaranty or indemnity executed by Borrower or Guarantor in connection with the Loan, and no other agreement, guaranty or indemnity executed in connection with the Loan shall act to reduce or set off any of Guarantor's liability hereunder.

4. **Unconditional Guaranty**. The obligations of Guarantor under this Guaranty shall be performed without demand by Lender and shall be unconditional irrespective of the genuineness, validity, regularity or enforceability, in whole or in part, of the Guaranteed Obligations, the Note or any other Loan Document, and without regard to any other circumstance which might otherwise constitute a legal or equitable discharge of a surety, a guarantor or a borrower. Guarantor hereby waives the benefit of all principles or provisions of law, statutory or otherwise, which are or might be in conflict with the terms of this Guaranty and agrees that Guarantor's obligations shall not be affected by any circumstances, whether or not referred to in this Guaranty, which might otherwise constitute a legal or equitable discharge of a surety, a guarantor or a borrower. Guarantor hereby waives the benefits of any right of discharge under any and all statutes or other laws relating to a guarantor, a surety or a borrower, and any other rights of a guarantor, a surety or a borrower, thereunder. Without limiting the generality of the foregoing, Guarantor hereby waives, to the fullest extent permitted by law, diligence in collecting the indebtedness, presentment, demand for payment, protest, all notices with respect to the Note and this Guaranty which may be required by statute, rule of law or otherwise to preserve Lender's rights against Guarantor under this Guaranty, including, but not limited to, notice of acceptance, notice of any amendment of the Loan Documents, notice of the occurrence of any default or Event of Default, notice of intent to accelerate, notice of acceleration, notice of dishonor, notice of protest, and notice of the incurring by Borrower of any obligation or indebtedness. Guarantor also waives, to the fullest extent permitted by law, all rights to require Lender to (a) proceed against Borrower or any other guarantor of Borrower's payment or performance with respect to the indebtedness (an "Other Guarantor"), (b) if Borrower or any Other Guarantor is a partnership, proceed against any general partner of Borrower or the Other Guarantor, (c) proceed against or exhaust any collateral held by Lender to secure the repayment of the indebtedness, (d) pursue any other remedy it may now or hereafter have against Borrower, or, if Borrower is a partnership, any general partner of Borrower or (e) to file any financing statement or to otherwise enforce, perfect, protect, secure or insure any lien or security interest

given as security in connection with the Loan Documents. Guarantor further waives, to the fullest extent permitted by applicable law, (a) any right to revoke this Guaranty as to any future advances under the Loan Documents, (b) any defenses that could arise with respect to an amendment or modification of the Guaranteed Obligations by operation of law, action of any court or the amendment of any of the Loan Documents, (c) any defense that Lender have waived any Guaranteed Obligation by failing to enforce any right or remedy hereunder, or to promptly enforce any such right or remedy and (d) any other event or circumstance that may constitute a defense of Borrower or Guarantor to payment of the Guaranteed Obligations.

5. **Modification of Loan Documents**. At any time or from time to time and any number of times, without notice to Guarantor and without affecting the liability of Guarantor, (a) the time for payment of the principal of or interest on the indebtedness may be extended or the indebtedness may be renewed in whole or in part; (b) the time for Borrower's performance of or compliance with any covenant or agreement contained in the Note or any other Loan Document, whether presently existing or hereinafter entered into, may be extended or such performance or compliance may be waived; (c) the maturity of the indebtedness may be accelerated as provided in the Note or any other Loan Document; (d) the Note or any other Loan Document may be modified or amended by Lender and Borrower in any respect, including, but not limited to, an increase in the principal amount; and (e) any security for the indebtedness may be modified, exchanged, surrendered or otherwise dealt with or additional security may be pledged for the indebtedness.

6. RESERVED.

7. **Subordination of Borrower's Indebtedness to Guarantor**. Any indebtedness of Borrower held by Guarantor now or in the future is and shall be subordinated to the indebtedness of Borrower to Lender under the Loan Documents. After the occurrence and during the continuance of an Event of Default or the occurrence and during the continuance of an Event of Default, Guarantor shall not receive or collect, directly or indirectly, from Borrower or any other party any amount of such indebtedness until the Guaranteed Obligations are paid in full. To the extent that Guarantor receives payment of any of the indebtedness of Borrower in violation of the preceding sentence, the same shall be collected, enforced and received by Guarantor, as trustee for Lender, but without reducing or affecting in any manner the liability of Guarantor under the other provisions of this Guaranty.

8. **Waiver of Subrogation**. Guarantor agrees to withhold the exercise of any and all subrogation and reimbursement rights against Borrower, against any other person, and against any collateral or security for the indebtedness and Guarantor shall have no right of, and hereby waives any claim for, subrogation or reimbursement against Borrower or any managing member or general partner of Borrower by reason of any payment by Guarantor under this Guaranty, whether such right or claim arises at law or in equity or under any contract or statute, until (a) the indebtedness has been indefeasibly paid and satisfied in full, (b) all obligations owed to Lender have been fully performed, (c) there has expired the maximum possible period thereafter during which any payment made by Borrower to Lender with respect to the indebtedness, could be deemed a preference under the United States Bankruptcy Code and (d) Lender has released, transferred or disposed of all its right, title and interest in such collateral or security.

9. **Preference**. If any payment by Borrower is held to constitute a preference under any applicable bankruptcy, insolvency, or similar laws, or if for any other reason any of Lender is required to refund any sums to Borrower, such refund shall not constitute a release of any liability of Guarantor under this Guaranty. It is the intention of Lender and Guarantor that Guarantor's obligations under this Guaranty shall not be discharged except by Guarantor's performance of such obligations and then only to the extent of such performance.

10. **Reinstatement**. If at any time any payment of any amounts due under the Loan Documents by Borrower, Guarantor or any other Person is rescinded or must be otherwise restored or returned upon the insolvency, bankruptcy or reorganization of Borrower or Guarantor or otherwise, Guarantor's obligations hereunder with respect to such payment shall be reinstated as though such payment has been due but not made at such time.

11. **Guarantor's Financial Condition**.

(a) Guarantor hereby represents and warrants to Lender that as of the date hereof and throughout the term of the Loan, and after giving effect to this Guaranty and the contingent obligation evidenced hereby, Guarantor is and will be solvent and has and will have (i) assets which, fairly valued, exceed its obligations, liabilities and debts, and (ii) property and assets sufficient to satisfy and repay its obligations and liabilities. Guarantor hereby covenants and agrees that during the term of the Loan, except for the payment of employee salaries and benefits and dividends in the ordinary course of business, it shall not sell, pledge, mortgage or otherwise transfer any of its assets, or any interest therein, on terms materially less favorable than would be obtained in an arms-length transaction for fair consideration.

(b) Guarantor hereby represents and warrants to Lender that all financial statements and other financial data previously delivered to Lender in connection with the application for the Loan and/or this Guaranty relating to the Guarantor are true, correct and complete in all material respects. Such financial statements fairly present the financial positions of all Persons who are the subjects thereof as of the respective dates thereof. Guarantor further covenants that it shall maintain its net worth and liquidity in an amount which is never less than the outstanding balance of the Loan, as it appears from time to time. Except as otherwise previously disclosed to Lender in writing, Guarantor has no knowledge of any material contractual obligations of Guarantor which might have a material adverse effect upon the ability of Guarantor to perform Guarantor's obligations under this Guaranty.

(c) Guarantor shall furnish or cause to be furnished to Lender as soon as available and in any event within one hundred eighty (180) days after the end of each fiscal year of Guarantor, copies of the following financial statements of Guarantor for such fiscal year, prepared by an independent certified public accountant, in accordance with generally accepted accounting principles: (A) a balance sheet as of the end of such fiscal year (including supporting schedules), and (B) a statement of income and capital accounts for such fiscal year.

(d) Guarantor shall from time to time, upon request by Lender, but not more than once every six (6) months, deliver to Lender such other unaudited financial statements as Lender may reasonably require.

12. **Term of Guaranty**. Subject to the provisions of Section 9 (Preference) and Section 10 (Reinstatement), upon the satisfaction of the indebtedness and all of Borrower's other obligations under the Loan Documents, this Guaranty shall automatically terminate, except with respect to any outstanding payment obligations hereunder which have not been waived by Lender.

13. **Determinations by Lender**. Except to the extent expressly set forth in this Guaranty to the contrary, in any instance where the consent or approval of Lender may be given or is required, or where any determination, judgment or decision is to be rendered by Lender under this Guaranty, the granting, withholding or denial of such consent or approval and the rendering of such determination, judgment or decision shall be made or exercised by Lender, as applicable (or its designated representative) at its sole and exclusive option and in its sole and absolute discretion.

14. **Governing Law**. This Guaranty shall be governed by and enforced in accordance with the laws of the State of Florida, without giving effect to the choice of law principles of the State of Florida that would require the application of the laws of a jurisdiction other than the State of Florida.

15. **Consent to Jurisdiction and Venue**. Guarantor agrees that any controversy arising under or in relation to this Guaranty shall be litigated exclusively in the State of Florida. The state and federal courts and authorities with jurisdiction in the State of Florida shall have exclusive jurisdiction over all controversies which shall arise under or in relation to this Guaranty. Guarantor irrevocably consents to service, jurisdiction, and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence or otherwise. However, nothing herein is intended to limit Lender's right to bring any suit, action or proceeding relating to matters arising under this Guaranty against Guarantor in the state of Guarantor's organization, or to enforce a judgment against Guarantor or any of Guarantor's assets in any court of any other jurisdiction where any of Guarantor's assets are located.

16. **Successors and Assigns**. This Guaranty shall be binding upon Guarantor and its heirs, legal representatives, successors, successors-in-interest and assigns, as appropriate, and shall inure to the benefit of the Lender and its successors, successors-in-interest and assigns. The terms used to designate any of the parties herein shall be deemed to include the heirs, legal representatives, successors, successors-in-interest and assigns, as appropriate, of such parties. References to a "person" or "persons" shall be deemed to include individuals and entities. Guarantor acknowledges and agrees that Lender, at its option, may assign its respective rights and interests under this Guaranty and the other Loan Documents in whole or in part and upon such assignment all the terms and provisions of this Guaranty or the other Loan Documents shall inure to the benefit of such assignee to the extent so assigned. Guarantor may not assign or delegate its rights, interests or obligations under this Guaranty without first obtaining Lender's prior written consent.

17. **Severability**. The invalidity, illegality or unenforceability of any provision of this Guaranty shall not affect the validity, legality or enforceability of any other provision, and all other provisions shall remain in full force and effect.

18. **Expenses**. Guarantor shall pay to the Lender, upon demand, the amount of any and all expenses, including, without limitation, reasonable attorneys' fees (including reasonable time charges of attorneys who may be employees of Lender), which the Lender may incur in connection with (a) the exercise or enforcement of any of their rights hereunder, (b) the failure by Guarantor to perform or observe any of the provisions hereof, or (c) the breach by Guarantor of any representation or warranty of Guarantor set forth herein. Guarantor shall also pay to the Lender, interest on such expenses computed at the Default Rate set forth in the Note from the date on which such expenses are incurred to the date of payment thereof.

19. **Remedies Cumulative**. In the event of Guarantor's default under this Guaranty, the Lender may exercise all or any one or more of their rights and remedies available under this Guaranty, at law or in equity. Such rights and remedies shall be cumulative and concurrent, and may be enforced separately, successively or together, and the exercise of any particular right or remedy shall not in any way prevent the Lender from exercising any other right or remedy available to the Lender. The Lender may exercise any such remedies from time to time as often as may be deemed necessary by the Lender.

20. **No Agency or Partnership**. Nothing contained in this Guaranty shall constitute Lender as a joint venturer, partner or agent of Guarantor, or render Lender liable for any debts, obligations, acts, omissions, representations or contracts of Guarantor.

21. **Entire Agreement; Amendment and Waiver**. This Guaranty contains the complete and entire understanding of the parties with respect to the matters covered herein. Guarantor acknowledges that Guarantor has received copies of the Note and all other Loan Documents. This Guaranty may not be amended, modified or changed, nor shall any waiver of any provision hereof be effective, except by a written instrument signed by the party against whom enforcement of the waiver, amendment, change, or modification is sought, and then only to the extent set forth in that instrument. No specific waiver of any of the terms of this Guaranty shall be considered as a general waiver.

22. **Further Assurances**. Guarantor shall at any time and from time to time, promptly execute and deliver all further instruments and documents, and take all further action that may be reasonably necessary or desirable, or that Lender may reasonably request, in order to protect any right or interest granted by this Guaranty or to enable Lender to exercise and enforce its rights and remedies under this Guaranty.

23. **Notices; Change of Guarantor's Address**. All notices given under this Guaranty shall be in writing and shall be sent to the respective addresses of the parties, in the manner set forth in the Security Instrument. Notices to Guarantor may be sent to the address of Borrower set forth in the Security Instrument. Guarantor agrees to notify Lender (in the manner for giving notices provided in the Security Agreement) of any change in Guarantor's address within ten (10) Business Days after such change of address occurs.

24. **Counterparts**. To the extent Guarantor consists of more than one party, this Guaranty may be executed in multiple counterparts, each of which shall constitute an original document and all of which together shall constitute one agreement.

25. **Captions**. The captions of the sections of this Guaranty are for convenience only and shall be disregarded in construing this Guaranty.

26. **Servicer**. Guarantor hereby acknowledges and agrees that, pursuant to the terms of the Security Instrument: (a) from time to time, Lender may appoint a servicer to collect payments, escrows and deposits, to give and to receive notices under the Note, this Guaranty or the other Loan Documents, and to otherwise service the Loan and (b) unless Borrower receives written notice from Lender to the contrary, any action or right which shall or may be taken or exercised by Lender may be taken or exercised by such servicer with the same force and effect.

27. **Lender as Third Party Beneficiary**. Lender shall be a third party beneficiary of this Guaranty for all purposes.

28. **Waiver of Trial by Jury**. TO THE MAXIMUM EXTENT PERMITTED UNDER APPLICABLE LAW, EACH OF GUARANTOR AND THE LENDER (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS GUARANTY OR THE RELATIONSHIP BETWEEN THE PARTIES THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.

29. **Time of the Essence**. Time is of the essence with respect to this Guaranty.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Repayment Guaranty or caused this Repayment Guaranty to be duly executed and delivered by its authorized representative as of the date first set forth above. The undersigned intends that this instrument shall be deemed to be signed and delivered as a sealed instrument.

GUARANTOR:

LANDMARK DEVELOPMENT CORP.,
a Florida corporation

By: _____
Name: _____
Title: _____

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION AUTHORIZING THE TERMINATION BY MUTUAL AGREEMENT OF A LEASE OF PARKING SPACES IN THE CITY GARAGE AT 49 PARK AVENUE EAST TO CITY PLACE APARTMENTS, LTD.; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE PARKING LEASE TERMINATION AGREEMENT

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo re City Place Parking Lease, R-2022- City Place Apartments, LTD. Termination of Parking Agreement for Parking Spaces in City Garage, Termination App & Agreement

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: December 13, 2022

TO: Honorable Mayor and Commissioners

FROM: 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: 2022.12.01 13:35:05 -05'00'
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Assistant Director

SUBJECT: The property owner, City Place Ltd., is requesting termination of a parking lease agreement with the City.

Request:
To authorize the termination of a parking lease agreement for 10 parking spaces in the City Hall Garage, for use by the City Place development, a proposed 110-unit affordable rental apartment building located at 75 Park Avenue West.

Background
On March 22, 2022, the City Commission approved a lease of ten (10) parking spaces in the City Hall garage for use by the City Place Development, an approved 110-unit affordable multifamily development adjacent to the City's parking garage

The Applicant has submitted a Site Plan Modification for this project (a separate item on this agenda), reducing the development by 10 residential dwelling units. This reduction of units eliminates the need for the 10 leased parking spaces in the City's parking garage. Therefore, the application is requesting to terminate the lease agreement.

Budgetary Impact
The lease agreement for 10 parking spaces in City Hall Parking Garage identified in Resolution No. 2022-048 indicated a fee of $450.00 annually.

Recommendation
Approve the Resolution to eliminate parking lease agreement with the City Place development.

RESOLUTION NO. 2022-182

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE TERMINATION BY MUTUAL AGREEMENT OF A LEASE OF PARKING SPACES IN THE CITY GARAGE AT 49 PARK AVENUE EAST TO CITY PLACE APARTMENTS, LTD.; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE PARKING LEASE TERMINATION AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Place Apartments, Ltd., a Florida limited partnership, and its affiliates ("City Place") propose to build a new multi-family development for affordable rental housing to be known as City Place (the "Project") to be located at 75 Park Avenue West, Dania Beach, Broward County, Florida, with restrictions on the incomes of the residents and rents that can be charged; and

WHEREAS, to accommodate the originally planned 110 residential units of affordable and market rate housing, City Place and the City entered into a Lease Agreement for Parking (the "Parking Lease") dated as of August 17, 2022 to provide ten (10) parking spaces in the City's parking garage at 49 Park Avenue East (the "Garage"), adjacent to the Project; and

WHEREAS, due to recent industry-wide construction cost increases, City Place has reduced the total number of units in the Project from 110 to 99 units, which change will assist in the financial viability of the Project; and

WHEREAS, the elimination of 11 units results in a reduction in the number of required parking spaces for the Project and accordingly, the Project's parking needs can be fully met by the parking spaces proposed in the on-site garage of the Project and there is no longer a need to lease parking spaces from the City in the Garage; and

WHEREAS, because of the changes to the Project and the reduced need for parking, the City and City Place have agreed to cancel and terminate the Parking Lease pursuant to the Parking Lease Termination Agreement (the "Termination Agreement") in the form attached to this Resolution and incorporated herein as Exhibit "A";

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 appropriate City officials to execute the Termination Agreement with City Place.

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

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

PASSED AND ADOPTED on December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	ARCHIBALD J. RYAN IV MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

Exhibit "A"

PARKING LEASE TERMINATION AGREEMENT

THIS PARKING LEASE TERMINATION AGREEMENT ("**Agreement**") is made as of _____, 2022, between the **CITY OF DANIA BEACH**, a Florida municipal corporation ("**City**") and **CITY PLACE APARTMENTS, LTD**., a Florida limited partnership, ("**Developer**").

PRELIMINARY STATEMENTS

A. City and Developer entered into a Lease Agreement for Parking (the "**Lease**") dated August 17, 2022, for the lease by City to Developer of ten (10) covered parking spaces in the City's garage (the "**Garage**") located at 49 Park Avenue East, Dania Beach, Florida, to provide parking required for the Developer's proposed affordable housing project (the "**Project**") to be located adjacent to the Garage.

B. Due to recent industry-wide construction cost increases, Developer has reduced the total number of units in the Project from 110 to 99 units. This change will assist in the financial viability of the Project.

C. The elimination of 11 units results in a reduction in the number of required parking spaces for the Project; accordingly, the Project's parking needs can be fully met by the parking spaces proposed in the on-site garage of the Project and there is no longer a need to lease parking spaces from the City in the Garage.

D. Because of the changes to the Project and the reduced need for parking, City and Developer have agreed to cancel and terminate the Lease.

Now, therefore, in consideration of the foregoing statements and of other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, City and Developer agree as follows:

1. City and Developer agree that the Lease is and shall be terminated and shall be of no further force or effect on the later of (a) the date of execution of this Agreement or (b) the date that such termination is ratified and approved by resolution of the City Commission of the City.
2. Upon the effectiveness of such termination, City and Developer will have no further rights or obligations under the Lease and each party shall be deemed to have released the other party with respect to any such rights or obligations.

[Signatures and acknowledgements appear on the following pages.]

IN WITNESS WHEREOF, City and Developer have executed this Agreement as of the day and year first above written.

CITY OF DANIA BEACH, a Florida municipal corporation

By: _____
Archibald J. Ryan IV, Mayor

By: _____
Ana M. Garcia, ICMA-CM, City Manager

ATTEST:

By: _____
Thomas Schneider, CMC, City Clerk

APPROVED AS TO FORM AND SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF DANIA BEACH ONLY:

By: _____
Eve A. Boutsis, City Attorney

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2022, by Archibald J. Ryan IV and Ana M. Garcia, as Mayor and City Manager, respectively, of the City of Dania Beach, on behalf of the City. They are personally known to me or have produced _____ as identification.

[SEAL]

_____
Notary Public, State of Florida

_____
Print Name

My Commission Expires:

DEVELOPER:

CITY PLACE APARTMENTS, LTD., a Florida limited partnership

By: City Place Apartments GP, LLC, its general partner

By: _____
Francisco Rojo, Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this_____ day of _____, 2022, by Francisco Rojo, as Vice President of City Place Apartments GP, LLC, the general partner of CITY PLACE APARTMENTS, LTD., a Florida limited partnership. He is personally known to me or has produced _____ as identification.

[SEAL]

_____
Notary Public, State of Florida

_____
Print Name

My Commission Expires:

DANIA BEACH
SEA IT LIVE IT LOVE IT

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

Standard Development Application

RECEIVED
NOV 08 2022
BY:

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Termination of Parking Lease Agreement

Date Rec'd: _____

Petition No.: DT-084-22

(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. 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: 75 Park Avenue West, Dania Beach, FL 33004

Lot(s): 10-16 Block: 21 Subdivision: Town of Dania (Formerly Modelo)

Recorded Plat Name: Town of Dania (Formerly Modelo)

Folio Number(s): 504234013160 Legal Description: See attached Exhibit "A"

(Applicant)/Consultant/Legal Representative **(circle one)** City Place Apartments, Ltd.

Address of Applicant: 3050 Biscayne Blvd., Suite 300, Miami, FL 33137

Business Telephone: (305)538-9552 x104 Home: ——— Fax: (305)538-9553

E-mail address: nicole@landmarkco.net

Name of Property Owner: City Place Apartments, Ltd.

Address of Property Owner: 3050 Biscayne Blvd., Suite 300, Miami, FL 33137

Business Telephone: (305) 538-9552 x104 Home: ——— Fax: ———

Explanation of Request: See attached Criteria Statement.
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 1.24 acres Gross Acreage: 1.55 acres Prop. Square Footage: 152,304 square feet

Existing Use: 1 Commercial & 2 Apt. Bldgs. & 4 Single Family Homes Proposed Use: One 8-story 99-unit apt. bldg.

Is property owned individually, by a corporation, association, or a joint venture? Property is owned by a Florida limited partnership.

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 8th **DAY OF** November, **20** 22

By:

Francisco Rojo
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Justin R. Gilbert

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

JUSTIN R. GILBERT
MY COMMISSION EXPIRES NOVEMBER 1, 2025
#HH 193445
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Personally known X **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,600.00 Greater than 2 acres - $6,200.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Amendment	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00
PLAT	(Perimeter) Filing fee = $3,000.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $3,000.00 plus $100 per acre or portion of such area **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	**$1,500.00** **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Site Plan	**Filling Fee: $3,000.00** **Plus,** retainer for staff/consultant review, administrative and notice costs as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code) **Cost Recovery= $10,000.00** **Fire Plan Review Fee: $1,120.00** **Minimum fee: $14,120.00** *Includes Staff processing, two (2) review cycles, advertising and notice costs*
Site Plan Revisions	**Filling Fee: $1,500.00** Fire Plan Review Fee: **$200.00** **Cost Recovery Fee: $10,000.00** *Two (2) review cycles.* *(Plus, fee for each associated variance as listed in the fee schedule and cost as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code)*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

SPECIAL EXCEPTION	
SPECIAL EXCEPTION	Filing fee = $4,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 350.00
Administrative, all other	$ 700.00
Single Family/Community Facility	$ 500.00
Duplex & Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,500.00
Nonres. (per variance), Wall Signs, Monument Signs, Pole Signs (As permitted)	$2,000.00
Appeal (single family & comm fac)	$ 700.00
Appeal (all other uses)	$2,000.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,400.00
Mobility Application	$1,400.00
Traffic-way Waiver	$4,000 .00
Vacation – Road/Easement	$3,500.00
Alcohol Beverage Variance	$1,400.00
Alcohol Extended Hours License Application	$2,400.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 125.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 100.00
CRA Grant Application	$ 250.00
UNSPECIFIED	$ 500.00 (**PLUS** any outside costs incurred by the city as per "Section 685-10 Cost Recovery for Development Review" of the land Development Code)
Zoning Information Letter	$ 300.00
Certificate of Use- Residential	$ 50.00
Super Graphic	$ 250.00

Revised – 02-24-21 as per City Commission Approval Resolution #2021-021

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according the Plat thereof recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate in Broward County, Florida.

11/8/2022

City Place Apartments

Criteria Statement

Termination of Parking Lease Agreement

City Place Apartments, Ltd. is the Applicant for the project known as "City Place," located at 75 Park Avenue West, Dania Beach, FL 33004. City Place was initially planned as a 110-unit apartment development, as approved on March 22, 2022, under Resolution 2022-043. However, following City Commission approval in March 2022, and due to recent industry wide construction cost increases, the total number of units was reduced from 110 to 99 units. This change will assist in the financial viability of the project. The elimination of 11 units resulted in a reduction to the parking demand, and therefore, the project's parking need can be fully met by the parking spaces proposed in the on-site parking garage. There is no longer a need to lease parking spaces from the City to meet the project's parking requirements.

Exhibit "A"

PARKING LEASE TERMINATION AGREEMENT

THIS PARKING LEASE TERMINATION AGREEMENT ("**Agreement**") is made as of _____, 2022, between the **CITY OF DANIA BEACH**, a Florida municipal corporation ("**City**") and **CITY PLACE APARTMENTS, LTD.**, a Florida limited partnership, ("**Developer**").

PRELIMINARY STATEMENTS

A. City and Developer entered into a Lease Agreement for Parking (the "**Lease**") dated August 17, 2022, for the lease by City to Developer of ten (10) covered parking spaces in the City's garage (the "**Garage**") located at 49 Park Avenue East, Dania Beach, Florida, to provide parking required for the Developer's proposed affordable housing project (the "**Project**") to be located adjacent to the Garage.

B. Due to recent industry-wide construction cost increases, Developer has reduced the total number of units in the Project from 110 to 99 units. This change will assist in the financial viability of the Project.

C. The elimination of 11 units results in a reduction in the number of required parking spaces for the Project; accordingly, the Project's parking needs can be fully met by the parking spaces proposed in the on-site garage of the Project and there is no longer a need to lease parking spaces from the City in the Garage.

D. Because of the changes to the Project and the reduced need for parking, City and Developer have agreed to cancel and terminate the Lease.

Now, therefore, in consideration of the foregoing statements and of other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, City and Developer agree as follows:

1. City and Developer agree that the Lease is and shall be terminated and shall be of no further force or effect on the later of (a) the date of execution of this Agreement or (b) the date that such termination is ratified and approved by resolution of the City Commission of the City.
2. Upon the effectiveness of such termination, City and Developer will have no further rights or obligations under the Lease and each party shall be deemed to have released the other party with respect to any such rights or obligations.

[Signatures and acknowledgements appear on the following pages.]

IN WITNESS WHEREOF, City and Developer have executed this Agreement as of the day and year first above written.

CITY OF DANIA BEACH, a Florida municipal corporation

By: _____
Tamara James, Mayor

By: _____
Anna Garcia, ICMA-CM, City Manager

ATTEST:

By: _____
Thomas Schneider, CMC, City Clerk

APPROVED AS TO FORM AND SUFFICIENCY FOR THE USE AND RELIANCE OF THE CITY OF DANIA BEACH ONLY:

By: _____
Eve Boutsis, City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2022, by Tamara James and Ana Garcia, as Mayor and Manager, respectively, of the City of Dania Beach, on behalf of the City. They are personally known to me or have produced _____ as identification.

[SEAL]

_____
Notary Public, State of Florida

DEVELOPER:

CITY PLACE APARTMENTS, LTD., a Florida limited partnership

By: City Place Apartments GP, LLC, its general partner

By: _____
Francisco Rojo, Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this_____ day of _____, 2022, by Francisco Rojo, as Vice President of City Place Apartments GP, LLC, the general partner of CITY PLACE APARTMENTS, LTD., a Florida limited partnership. He is personally known to me or has produced _____ as identification.

[SEAL]

_____
Notary Public, State of Florida

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION AUTHORIZING THE CITY TO ACCEPT THE DONATION OF A PARCEL OF LAND TO BE USED AS PART OF THE CITY'S RIGHT OF WAY, AT SOUTHWEST 3RD AVENUE, WHICH PARCEL OF LAND IS IDENTIFIED IN ATTACHED EXHIBIT "A" AND IS INCORPORATED BY REFERENCE INTO THIS RESOLUTION

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

Fiscal Impact/Cost Summary

Exhibits Attached
SR City Place ROW Signed, R-2022- City Place Apartments, Ltd. Donation and Dedication of SW 3rd Avenue ROW, CP ROW Dedication app & Special Warrenty Deed

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: December 13, 2022

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

FROM: Eleanor Norena, CFM, Director

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: 2022.12.02 11:21:17 -05'00'

SUBJECT: The property owner, City Place Apartments Ltd., is proposing dedication of right of way on SW 3 Avenue.

Request

DEDICATION OF RIGHT OF WAY

To dedicate two (2) feet of right of way for the expansion of SW 3 Avenue to serve the new City Place development project located at Park Avenue East.

PROPERTY INFORMATION

FLUM DESIGNATION:	Regional Activity Center (RAC)
CURRENT ZONING:	City Center District (CC)
SITE ACREAGE:	+/-.007 acres (311 SF)
EXISTING USES:	Vacant Commercial Building, four (4) Single Family Homes & 2 Multi-Family Buildings.

Background

On March 22, 2022, the City Commission approved the site plan for this project, which included the construction of a mixed-income, mixed-use, 8-story building consisting of 110 dwelling units, 2,500 square feet of commercial space, a parking garage, and on-street parking. The project went through DRC review.

On tonight's agenda as a separate item, the applicant is requesting a site plan modification to reduce the number of dwelling units from 110 to 99. During the DRC review, it was determined that the project needed to dedicate land toward SW 3 Avenue right of way in order to provide the minimum required width identified in the City's Land Development Code. The dimensions of the dedication are two feet (2') in width by 155.47' in length, for a total of 311 sq. ft. or +/- 0.007 acres and is located on the west side of the proposed development.

Recommendation

Community Development is recommending approval of the resolution for the right of way dedication.

RESOLUTION NO. 2022-183

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY TO ACCEPT THE DONATION OF A PARCEL OF LAND TO BE USED AS PART OF THE CITY'S RIGHT OF WAY, AT SOUTHWEST 3RD AVENUE, WHICH PARCEL OF LAND IS IDENTIFIED IN ATTACHED EXHIBIT "A" AND IS INCORPORATED BY REFERENCE INTO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach, Florida, is authorized to accept the donation of a parcel of land to the City; and

WHEREAS, the property owner, City Place Apartments, Ltd., owns the property located at 75 Park Avenue West, Dania Beach, and is seeking to donate a portion of the land adjacent to SW 3rd Avenue (Park Avenue West), to be used for public right-of-way; and

WHEREAS, the City Commission authorizes the City to accept title to the parcel of land;

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

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

Section 2. That the City Commission accepts the donation of the parcel of land, as identified in Exhibit "A" to be used as part of the City right-of-way.

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

Section 4. That this Resolution shall be in full force and become effective upon its passage and adoption.

PASSED AND ADOPTED on December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	ARCHIBALD J. RYAN IV MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

LEGAL DESCRIPTION - Right-of-Way

EXHIBIT "A"

A parcel of land being a portion of Lot 10, Block 21, **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, being more particularly described as follows:

BEGIN at the northwest corner of said Lot 10, Block 21; thence along the North line of said Lot 10, Block 21, North 88°09'20" East, 2.07 feet; thence along a line 2.00 feet southeast of and parallel with the westerly line of said Lot 10, Block 21, South 12°40'24" West, 155.47 feet to the South line of said Lot 10, Block 21; thence along said South line, South 88°06'43" West, 2.07 feet to the southwest corner of said Lot 10, Block 21; thence along the aforesaid westerly line of Lot 10, Block 21, North 12°40'24" East, 155.47 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 311 square feet, 0.007 acres more or less.

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are assumed and are relative to the westerly line of Lot 10, Block 21, Town of Modelo, bearing North 12°40'24" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Radius Professional Surveyor & Mapper, LLC reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Radius Professional Surveyor & Mapper, LLC is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7733, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn “out of scale” for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
    A. Record plat entitled TOWN OF MODELO, Plat Book B, Page 49, Miami-Dade County Public Records.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Radius Professional Surveyor & Mapper, LLC
Date of Preparation: October 25, 2022

Michael D. Klimkiewicz, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6611

REVISION	DATE	DWN	CHK.

RESOLUTION #2022-183

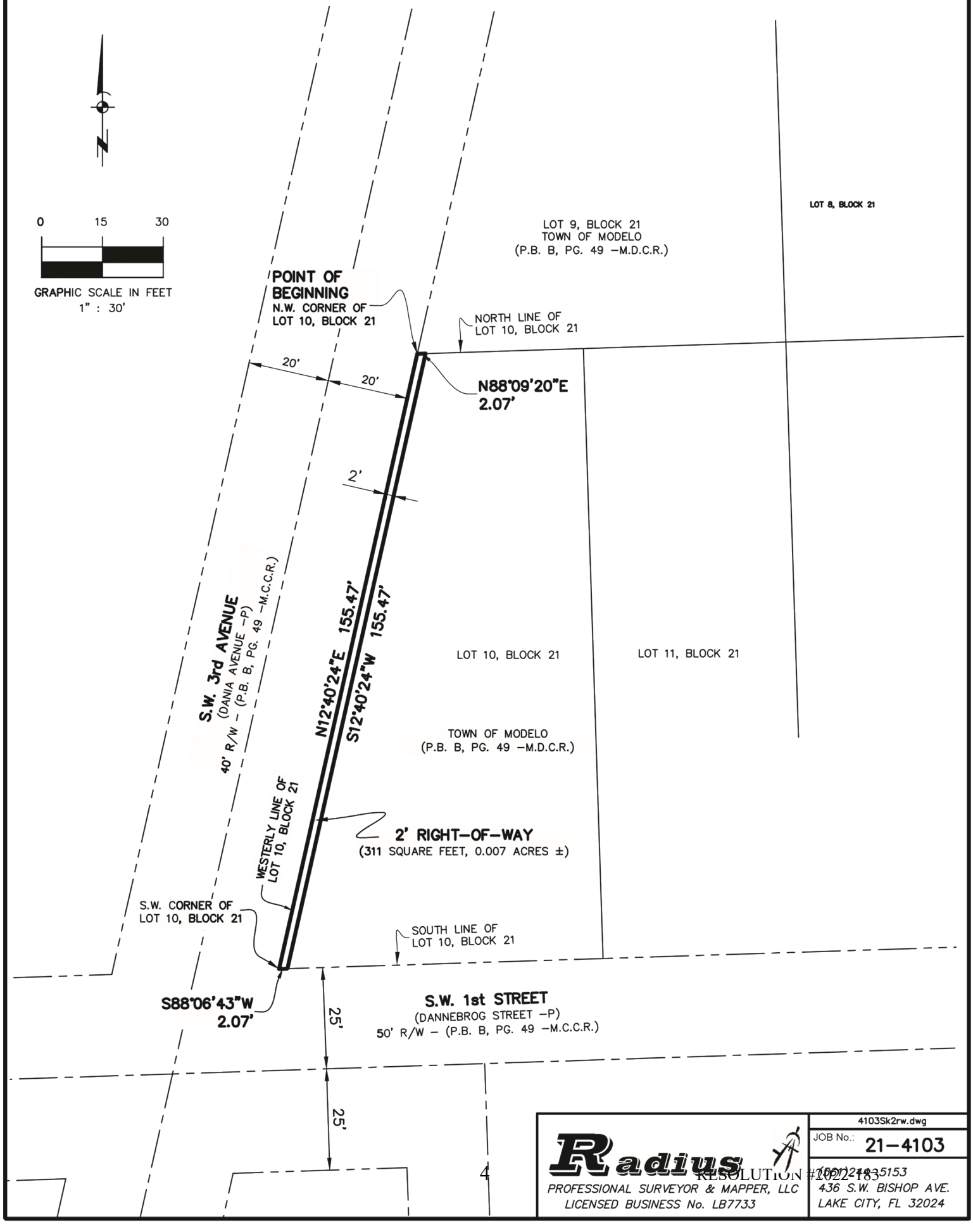
Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. LB7733

4103Sk2rw.dwg
Job No: 21-4103

(561)244-5153
436 S.W. BISHOP AVE
LAKE CITY, FL 32024

EXHIBIT "A"

SHEET 2 OF 2



4103Sk2rw.dwg

JOB No.: 21–4103

Radius

PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. LB7733

(386) 344-3153
436 S.W. BISHOP AVE.
LAKE CITY, FL 32024

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

DANIA BEACH
SEE IT LIVE IT LOVE IT

Standard Development Application

RECEIVED
NOV 08 2022
BY:

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Right-of-Way Dedication *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: 01-082-22

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. 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: 75 Park Avenue West, Dania Beach, FL 33004

Lot(s): 10 Block: 21 Subdivision: Town of Dania (Formerly Modelo)

Recorded Plat Name: Town of Dania (Formerly Modelo)

Folio Number(s): portion of 504234013160 Legal Description: See attached EXHIBIT "A"

(Applicant) Consultant/Legal Representative **(circle one)** City Place Apartments, Ltd.

Address of Applicant: 3050 Biscayne Blvd., Suite 300, Miami, FL 33137

Business Telephone: (305)538-9552 x104 Home: _____ Fax: (305)538-9553

E-mail address: nicole@landmarkco.net

Name of Property Owner: City Place Apartments, Ltd.

Address of Property Owner: 3050 Biscayne Blvd., Suite 300, Miami, FL 33137

Business Telephone: (305)538-9552 x104 Home: _____ Fax: (305)538-9553

Explanation of Request: See attached Criteria Statement.
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 0.007 acres Gross Acreage: 0.007 acres Prop. Square Footage: 311 square feet

Existing Use: Private Property Proposed Use: Public Right-of-Way (SW 3rd Avenue)

Is property owned individually, by a corporation, association, or a joint venture? Property is owned by a Florida limited partnership.

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 8th **DAY OF** November, **20** 22

By:

Francisco Rojo
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Justin R. Gilbert

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

JUSTIN R. GILBERT
MY COMMISSION EXPIRES
NOVEMBER 1, 2025
HH 193445
Bonded Thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Personally known X **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,600.00 Greater than 2 acres - $6,200.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Amendment	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00
PLAT	(Perimeter) Filing fee = $3,000.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $3,000.00 plus $100 per acre or portion of such area **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	**$1,500.00** **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Site Plan	**Filling Fee: $3,000.00** **Plus,** retainer for staff/consultant review, administrative and notice costs as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code) **Cost Recovery= $10,000.00** **Fire Plan Review Fee: $1,120.00** **Minimum fee: $14,120.00** *Includes Staff processing, two (2) review cycles, advertising and notice costs*
Site Plan Revisions	**Filling Fee: $1,500.00** Fire Plan Review Fee: **$200.00** **Cost Recovery Fee: $10,000.00** *Two (2) review cycles.* *(Plus, fee for each associated variance as listed in the fee schedule and cost as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code)*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

SPECIAL EXCEPTION	
SPECIAL EXCEPTION	Filing fee = $4,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 350.00
Administrative, all other	$ 700.00
Single Family/Community Facility	$ 500.00
Duplex & Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,500.00
Nonres. (per variance), Wall Signs, Monument Signs, Pole Signs (As permitted)	$2,000.00
Appeal (single family & comm fac)	$ 700.00
Appeal (all other uses)	$2,000.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,400.00
Mobility Application	$1,400.00
Traffic-way Waiver	$4,000 .00
Vacation – Road/Easement	$3,500.00
Alcohol Beverage Variance	$1,400.00
Alcohol Extended Hours License Application	$2,400.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 125.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 100.00
CRA Grant Application	$ 250.00
UNSPECIFIED	$ 500.00 (**PLUS** any outside costs incurred by the city as per "Section 685-10 Cost Recovery for Development Review" of the land Development Code)
Zoning Information Letter	$ 300.00
Certificate of Use- Residential	$ 50.00
Super Graphic	$ 250.00

Revised – 02-24-21 as per City Commission Approval Resolution #2021-021

11/3/2022

City Place Apartments

Criteria Statement

Right-of-Way Dedication (SW 3rd Ave)

City Place Apartments, Ltd. is the Applicant for the project known as "City Place," located at 75 Park Avenue West, Dania Beach, FL 33004. City Place is a proposed 99-unit affordable housing rental apartment project to be built in one 8-story building with a 2-story parking garage. The project is under review by the City of Dania Beach Planning and Zoning Division under Site Plan Modification Application (# SP-078-21MOD). The project plans reviewed by City staff propose a two (2) foot right-of-way dedication along the western property boundary, fronting SW 3rd Avenue (Park Avenue West). The proposed two (2) foot right-of-way dedication is comprised of 311 square feet or +/- 0.007 acres of land. The Applicant is seeking to donate the parcel to accommodate a curb and gutter for crown road drainage within the 40 ft. right-of-way section.

Prepared by & Return to:
Marc J. Sternbaum
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, PA
150 W. Flagler St., Suite 2200
Miami, Florida 33130

Tax folio no.: a portion of 5042 3401 3160

SPECIAL WARRANTY DEED

This Indenture made this _____ day of _____, 2022, between City Place Apartments, Ltd., whose address is 3050 Biscayne Blvd., Suite 300, Miami, Florida 33137, Grantor, and The City of Dania Beach, a Florida municipal corporation, whose address is 100 W. Dania Beach Blvd., Dania Beach, Florida 33004, Grantee.

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties, singular or plural, to this instrument and their heirs, legal representatives and assigns of individuals, and successors and or assigns of corporations)

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and quitclaim to the said Grantee and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the land situate, lying and being in the County of Broward, State of Florida identified and described in **Exhibit A**, attached to and incorporated by reference into this document,

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either by law or equity, to the only proper use and benefit of Grantee.

And the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[Signature and notarial acknowledgment appear on the following page.]

WITNESSES:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

GRANTOR:

CITY PLACE APARTMENTS, LTD., a Florida limited partnership

By: City Place Apartments GP, LLC, a Florida limited liability company, its general partner

By:_____
Francisco Rojo, Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2022, by Francisco Rojo, as Vice President of City Place Apartments GP, LLC, a Florida limited liability company, the general partner of City Place Apartments, Ltd., a Florida limited partnership, on behalf of the partnership. He ___ is personally known to me or ___ has produced _____ as identification.

_____

My Commission Expires:

Notary Public-State of _____

_____
Print Name

Exhibit A

Legal Description

LEGAL DESCRIPTION - Right-of-Way **EXHIBIT A**

A parcel of land being a portion of Lot 10, Block 21, **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, being more particularly described as follows:

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2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are assumed and are relative to the westerly line of Lot 10, Block 21, Town of Modelo, bearing North 12°40'24" East.
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5. Radius Professional Surveyor & Mapper, LLC reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Radius Professional Surveyor & Mapper, LLC is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7733, pursuant to the provisions of Chapter 472, Florida Statutes.
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9. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
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    A. Record plat entitled TOWN OF MODELO, Plat Book B, Page 49, Miami-Dade County Public Records.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Radius Professional Surveyor & Mapper, LLC
Date of Preparation: October 25, 2022

MICHAEL D. KLIMKIEWICZ LICENSE NUMBER 6611 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Michael D. Klimkiewicz, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6611

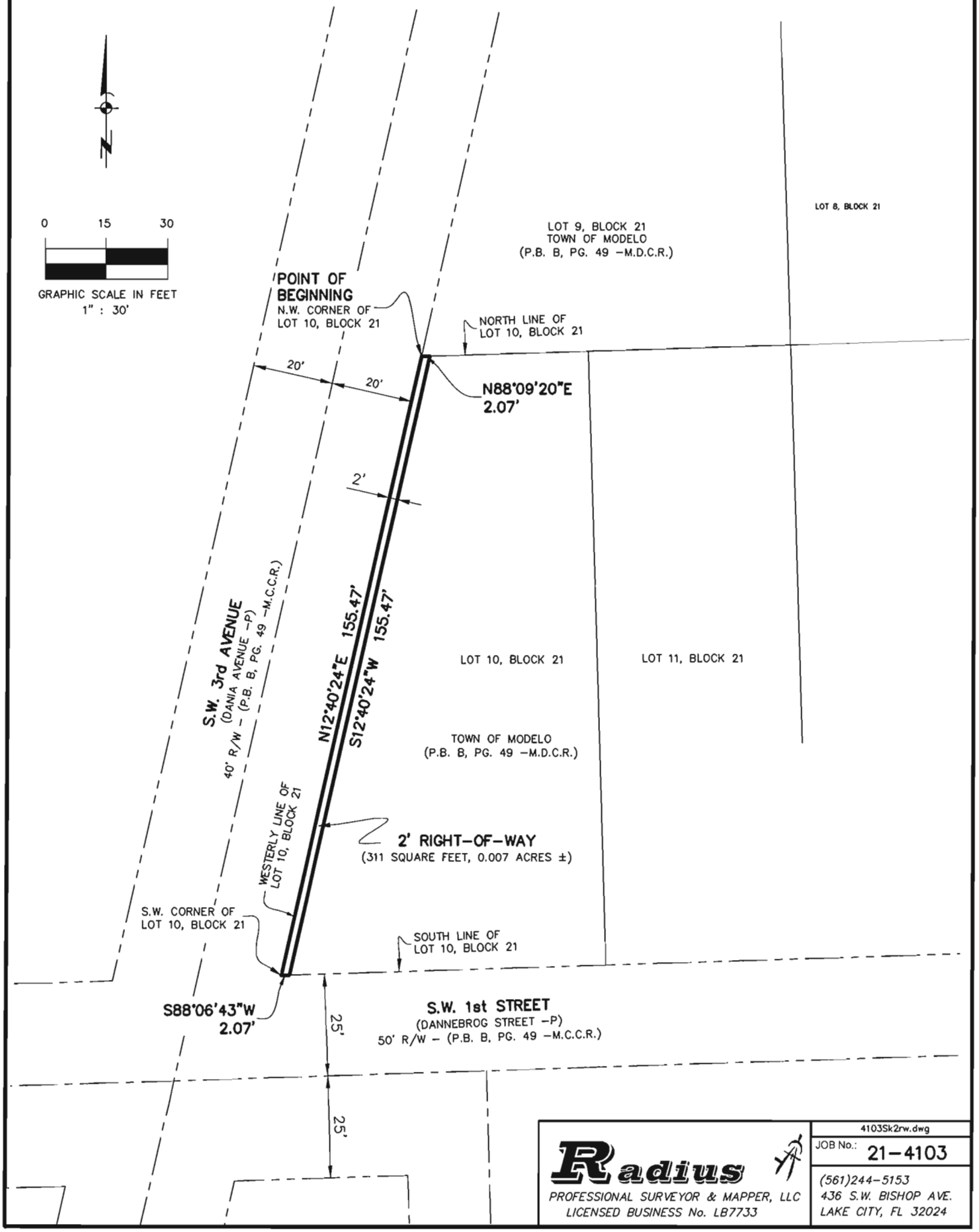
REVISION	DATE	DWN	CHK.

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. LB7733

4103Sk2rw.dwg
JOB No.: 21-4103

(561)244-5153
436 S.W. BISHOP AVE
LAKE CITY, FL 32024

EXHIBIT A



4103Sk2rw.dwg

JOB No.: 21–4103

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. LB7733

(561)244–5153
436 S.W. BISHOP AVE.
LAKE CITY, FL 32024

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT THE RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FOR MONTHLY SERVER MONITORING AND SUPPORT SERVICES, INCLUDING ADDITIONAL CONTRACTED SUPPORT FROM LAN INFOTECH, FOR FISCAL YEAR 2022-23, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00).

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memorandum, Resolution

CITY OF DANIA BEACH
FINANCE DEPARTMENT

MEMORANDUM

DATE: December 13, 2022

TO: Honorable Mayor and Commissioners

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

VIA: Darryl McFarlane, IT Division Director Darryl McFarlane Digitally signed by Darryl McFarlane Date: 2022.12.01 10:26:24 -05'00'

CC: Frank DiPaolo, Chief Financial Officer Frank DiPaolo 2022.12.01 10:28:23 -05'00'

SUBJECT: Resolution approving monthly server monitoring and support services, including additional contracted support from LAN Infotech, exceeding the $50,000 vendor threshold

---

REQUEST

The Finance Department requests approval of a resolution authorizing monthly server monitoring and support services, including additional contracted support from LAN Infotech, exceeding the $50,000 vendor threshold.

BACKGROUND

LAN Infotech is the City's trusted partner for monthly server monitoring and support services and additional contractual staffing since 2010. As such they are familiar with our software, hardware and operations. The City Administration believes it is in the best interest of the City to have continuity in the monitoring and maintenance of the City's computer servers and network infrastructure, and to continue utilizing LAN Infotech for fiscal year 2022-23, for an amount exceeding the annual vendor threshold of $50,000.

ATTACHMENTS

Resolution

BUDGETARY IMPACT

Funding for these services shall be made from the City's planned appropriations from the Information Technology Fund.

RECOMMENDATION

Approve the resolution authorizing monthly server monitoring and support services, including additional contracted support from LAN Infotech, exceeding the $50,000 vendor threshold.

RESOLUTION NO. 2022-184

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR MONTHLY SERVER MONITORING AND SUPPORT SERVICES, INCLUDING ADDITIONAL CONTRACTED SUPPORT FROM LAN INFOTECH, FOR FISCAL YEAR 2022-23, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00); PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING PURCHASES FROM THE INFORMATION TECHNOLOGY FUND APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", Subsection (a), sets the monetary threshold at Fifty Thousand Dollars ($50,000.00) for a vendor each fiscal year; and

WHEREAS, LAN Infotech is the City's trusted partner for monthly server monitoring and support services and additional contractual staffing, and the City Administration believes it is in the best interest of the City to have continuity in the monitoring and maintenance of the City's computer servers and network infrastructure; and

WHEREAS, the total expenditures will exceed the annual Fifty Thousand Dollars ($50,000.00) City purchase threshold for a single vendor and, therefore, City Commission approval is required;

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 monthly support, maintenance, and contractual services from LAN Infotech in an amount exceeding the annual amount of the Fifty Thousand Dollars ($50,000.00) purchase threshold for a single vendor for fiscal year 2022-23; further, the proper City officials are authorized to execute any documents related to this approval.

Section 3. That funding for these services shall be made from the City's authorized annual budget appropriations from the City's Information Technology Fund.

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 December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	ARCHIBALD J. RYAN IV 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 PURCHASE OF HARDWARE, SOFTWARE AND PROFESSIONAL SERVICES FROM DELL TECHNOLOGIES THAT EXCEED THE ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00); AUTHORIZING SUCH PURCHASES WITHIN THE INFORMATION TECHNOLOGY FUND FISCAL YEAR 2022-23 APPROVED ANNUAL BUDGET APPROPRIATIONS

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memorandum, Resolution

CITY OF DANIA BEACH
FINANCE DEPARTMENT

MEMORANDUM

DATE: December 13, 2022

TO: Honorable Mayor and Commissioners

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

VIA: Darryl McFarlane, IT Division Director

Darryl McFarlane Digitally signed by Darryl McFarlane Date: 2022.12.05 09:19:39 -05'00'

CC: Frank L. DiPaolo, Chief Financial Officer

Frank DiPaolo Digitally signed by Frank DiPaolo Date: 2022.12.05 09:32:03 -05'00'

RE: **Approval of a resolution authorizing purchases of hardware, software, and professional services from Dell Technologies exceeding the City's annual vendor threshold of $50,000 for Fiscal Year 2022-23**

Request

The Information Systems Division is requesting approval of a resolution authorizing purchases of hardware, software, and professional services from Dell Technologies exceeding the City's annual vendor threshold of $50,000 for Fiscal Year 2022-23.

Background

Dell has been one of the City's primary vendors for hardware, software, and professional services since 2009. The Finance Department is pleased with their pricing and services and planned to make additional purchases in FY2022-23. Pricing is based on NASPO State of Florida Contract #C000000010853, which help facilitate the lowest competitive pricing available. Purchases of Dell equipment are part of an IT initiative to standardize computer equipment and warranty coverage throughout the City.

So far, this fiscal year, purchases from Dell total $48,327. The Fiscal Year 2022-23 budget includes funding for the various Information Technology items. The total annual cost of the hardware, software, and professional services purchased from Dell in FY2022-23 will exceed the $50,000 vendor threshold, requiring City Commission approval.

Attachments

Resolution

Budgetary Impact

None. Funding is appropriated and available in the Information Technology Fund.

Recommendation

Approve the resolution authorizing purchases of hardware, software, and professional services from Dell Technologies exceeding the City's annual vendor threshold of $50,000 for Fiscal Year 2022-23.

RESOLUTION NO. 2022-185

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF HARDWARE, SOFTWARE AND PROFESSIONAL SERVICES FROM DELL TECHNOLOGIES THAT EXCEED THE ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00); AUTHORIZING SUCH PURCHASES WITHIN THE INFORMATION TECHNOLOGY FUND FISCAL YEAR 2022-23 APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", Subsection (a), sets the monetary threshold at $50,000.00 for a vendor each fiscal year; and

WHEREAS, Dell Technologies has been the one of the City's primary vendors for Information Technology hardware, software, and professional services since 2009 and the Information Systems Division has planned, through the fiscal year 2022-23 budget, to purchase additional hardware, software, and/or professional services; and

WHEREAS, the total amount of purchases from Dell Technologies for fiscal year 2022-23 will exceed the Fifty Thousand Dollars ($50,000.00) annual purchase threshold for a single vendor and, therefore, require City Commission approval;

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 all purchases made from Dell Technologies shall be subject to approved annual budget appropriations and in accordance with the City's procurement policies and are authorized to exceed the annual amount of Fifty Thousand Dollars ($50,000.00) purchase threshold for a single vendor for fiscal year 2022-23.

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

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

PASSED AND ADOPTED on December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	ARCHIBALD J. RYAN IV 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 PROPER CITY OFFICIALS TO ENTER INTO AN "ASSIGNMENT AND ASSUMPTION AGREEMENT WITH NOVATION" WITH TRANSYSTEMS CORPORATION D/B/A/ TRANSYSTEMS CONSULTANTS ("TRANSYSTEMS"), WHICH FIRM PURCHASED SEPI, INC., WHICH HAS A CONTINUING AGREEMENT UNDER THE CITY REQUEST FOR QUALIFICATIONS ("RFQ") NO. 22-010 FOR PLANNING CONSULTING SERVICES POOL; WHICH ASSIGNMENT AND ASSUMPTION AGREEMENT IS ATTACHED TO AND INCORPORATED BY REFERENCE INTO THIS RESOLUTION AS EXHIBIT "A"

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

Fiscal Impact/Cost Summary

Exhibits Attached
SR Sepi-TranSystems, R-2022- SEPI, Inc. to TranSystems Consultants Assignment and Assumption Agreement with Novation, TranSystems reorganization

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: December 13, 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: 2022.11.30 13:18:45 -05'00'

SUBJECT: Approval of a resolution to enter into an assignment and assumption agreement with TranSystems Corporation, which purchased SEPI, Inc., for fulfillment of the City's previous agreement with SEPI, Inc. for planning related activities.

Request

Community Development Department is requesting approval of a resolution authorizing an assignment and assumption agreement to allow TranSystems Corporation to fulfill the previous agreement with SEPI, Inc. for planning services.

Background

On March 7, 2022, the City issued a Request for Qualifications under RFQ No. 22-010 to contract with various qualified planning consultants to provide planning consulting services for various City projects. The City executed Resolution No. 2022-075, authorizing a continued contracts with several firms, including SEPI, Inc. On September 20, 2022, SEPI, Inc. was purchased by TranSystems Corporation and seeks to have the underlying SEPI, Inc. agreement assigned to TranSystems.

Community Development, along with the City Attorney's Office has completed its due diligence and has no objections to the assignment of the City's continued services agreement from SEPI, Inc. to TranSystems, as SEPI, Inc. is being incorporated into TranSystems.

Budgetary Impact

None.

Recommendation

Community Development Department is recommending that the City Commission approve the resolution authorizing the assignment and assumption agreement with Transystems Corporation for planning services.

RESOLUTION NO. 2022-186

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN "ASSIGNMENT AND ASSUMPTION AGREEMENT WITH NOVATION" WITH TRANSYSTEMS CORPORATION D/B/A/ TRANSYSTEMS CONSULTANTS ("TRANSYSTEMS"), WHICH FIRM PURCHASED SEPI, INC., WHICH HAS A CONTINUING AGREEMENT UNDER THE CITY REQUEST FOR QUALIFICATIONS ("RFQ") NO. 22-010 FOR PLANNING CONSULTING SERVICES POOL; WHICH ASSIGNMENT AND ASSUMPTION AGREEMENT IS ATTACHED TO AND INCORPORATED BY REFERENCE INTO THIS RESOLUTION AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City issued a Request for Qualifications (RFQ No. 22-010) on March 7, 2022, to enter into agreements with various qualified planning consultants to provide planning consulting services for various City projects; and

WHEREAS, the City adopted Resolution No. 2022-075, authorizing "continuing contracts" with the following firms: The Corradino Group; SEPI, Inc.; Leigh Robinson Kerr and Associates, Inc. and Calvin, Giordano and Associates, Inc.; and

WHEREAS, each firm's continuing contract expires December 31, 2025, allowing the City to terminate any contract after notice, and allowing the City to select one of the firms for a specific project and authorize a work order with each firm on an as-needed basis as projects arise for the City; and

WHEREAS, the firm "SEPI, Inc." ("SEPI") was purchased by TranSystems Corporation d/b/a/ TranSystems Consultants ("TranSystems") , effective September 20, 2022, and seeks to have the underlying SEPI Agreement assigned to TranSystems; and

WHEREAS, the City Administration has completed its due diligence and has no objection to the assignment of the City's continuing services agreement from SEPI to TranSystems as SEPI is being incorporated into TranSystems; and

WHEREAS, the City Administration recommends that the "Assignment and Assumption Agreement with Novation" attached and incorporated by reference into this Resolution as Exhibit "A" be approved, and that the appropriate City officials are authorized to execute the document;

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

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

Section 2. That the proper City officials are authorized to execute the "Assignment and Assumption Agreement with Novation", which agreement is attached and incorporated by reference into this Resolution as Exhibit "A".

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

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

PASSED AND ADOPTED on December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	ARCHIBALD J. RYAN IV MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

TranSystems

October 14, 2022

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

VIA EMAIL

RE: Internal Reorganization: Consent to Assignment of contracts listed in Exhibit I ("Contracts") to TranSystems Corporation d/b/a TranSystems Corporation Consultants ("Assignee").

To whom this may concern:

I am writing to inform you that TranSystems Corporation d/b/a TranSystems Corporation Consultants ("TranSystems") purchased SEPI Engineering & Construction, Inc., ("SEPI"), which effective September 20, 2022, has been merged into TranSystems (the "Transaction"). TranSystems now seeks to assume all of the rights and obligations of SEPI under all of the active Contracts between SEPI and City of Dania Beach.

The Transaction has significantly expanded our capabilities and strengthens our collective ability to provide services to the City of Dania Beach. As a valued client, we assure you that you will not see any change in your relationship with the professionals providing the services under the Contracts. There will be no changes in the project management team, project account, or project staff providing services under the Contracts as a result of the Transaction. The effect of the Transaction is that SEPI will cease to be a party to the Contracts and TranSystems will become a party to the Contracts, on the same terms and conditions as prior to the closing of the Transaction. Further, TranSystems has all qualifications and licensing to continue to provide the services under the Contracts.

Included with this letter is an *Assignment and Assumption Agreement with Novation* (the "Agreement") signed by both SEPI and TranSystems covering each of the Contracts listed in Exhibit I to the Agreement.

We understand these Contracts require your consent to any assignment and novation. We respectfully request that you consent to assignment and novation for the Contracts substituting TranSystems in place of SEPI. We are also including a W-9 for TranSystems which references TranSystems' FEIN and payment information, along with the insurance certificates for TranSystems as the Assignee. Any questions regarding payment information should be directed to Harriet Sutton at (816) 329-8700, or hmsutton@transystems.com.

We sincerely appreciate our business relationship and the opportunity to continue providing you with high-quality services. If you have any questions or need further information, please feel free to contact me at mjcavanaugh@transystems.com. Thank you for your consideration.

Sincerely,

Michael J. Cavanaugh
SVP and General Counsel

enclosure(s):

- Assignment and Assumption Agreement with Novation
- Exhibit I – Complete List of Open Contracts
- Exhibit II
  - TranSystems W-9
  - Merger/Acquisition Verification (Articles of Merger)
  - Certificate of Authority
  - Certification of Insurance
  - ACH Instructions

ASSIGNMENT AND ASSUMPTION AGREEMENT WITH NOVATION

This Assignment and Assumption Agreement with Novation ("Agreement"), dated as of October 14, 2022 (the "Effective Date"), is entered into by and between SEPI Engineering & Construction, Inc., a North Carolina corporation ("Assignor"), City of Dania Beach ("Client"), and TranSystems Corporation d/b/a TranSystems Corporation Consultants, a Missouri corporation, authorized to transact business in Florida ("Assignee"). Assignee's offices are located at 2400 Pershing Rd, Ste 400, Kansas City, MO 64108. Assignor, Assignee, and Client are individually referred to herein as "Party" or collectively as "Parties."

WHEREAS, Assignor and Assignee entered into a transaction effective September 20, 2022, whereby Assignee purchased Assignor ("Transaction");

WHEREAS, Assignor desires to assign to Assignee all of its rights and to delegate to Assignee all of its obligations under various service agreements as described on **Exhibit I** attached hereto (the "Contracts");

WHEREAS, the Assignor will cease to be a party to the Contracts and Assignee will become a party to the Contracts, on the same terms and conditions prior to the closing of the Transaction. Client will not see any change in the services provided as a result of the Transaction. There will be no changes in the project management team, project accounting, or project staff providing services under existing contracts as a result of the Transaction;

WHEREAS, the Client desires to release Assignor from its obligations under the Contracts and substitute Assignee as a party to the Contracts in Assignor's place; and

WHEREAS, Assignee desires to accept such assignment of rights and delegation of obligations under the Contracts.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set out herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Assignor, Assignee, and Client agree as follows:

1. Assignment and Assumption.

1.1 Assignment. Assignor irrevocably assigns and transfers to Assignee all of Assignor's duties, rights, title, and interest in and to the Contracts.

1.2 Assumption. Assignee unconditionally accepts the assignment and transfer of Contracts and hereby totally assumes all of Assignor's rights, title interest, duties, obligations, and liabilities thereunder.

1.3 Payment. All monies due under the Contracts with respect to the services performed prior and after the Effective Date shall be paid to Assignee.

1.4 Management. All internal company management teams, project accounting, and project staff providing services to Client will not be affected by this Agreement.

1.5 Consent. Client hereby consents to the Transaction.

2. Novation. The parties intend that this Agreement is a novation and that the Assignee be substituted for the Assignor. Client recognizes Assignee as Assignor's successor-in-interest in and to the Contracts. Assignee by this Agreement becomes entitled to all right, title and interest of Assignor in and to the Contracts in as much as Assignee is the substituted party to the Contracts as of and after the Effective Date. Client and Assignee shall be bound by the terms of the Contracts in every way as if Assignee is named in the novated Contracts in place of Assignor as a party thereto.

3. Miscellaneous.

3.1 Further Assurances. On the other party's reasonable request, each party shall, at its sole cost and expense, execute and deliver all such further documents and instruments, and take all such further acts, necessary to give full effect to this Agreement.

3.2 Notices. Each party shall deliver all notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each, a "**Notice**") in writing and addressed to the other party at its address on record with the Assignee. Each party shall deliver all Notices by personal delivery, nationally recognized overnight courier (with all fees pre-paid), e-mail, or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) on receipt by the receiving party, and (b) if the party giving the Notice has complied with the requirements of this Section.

3.3 Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability does not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

3.4 Entire Agreement. This Agreement, together with all related exhibits, is the sole and entire agreement of the parties to this Agreement regarding the subject matter contained herein and therein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter.

3.5 Amendment and Modification. No amendment to this Agreement is effective unless it is in writing, identified as an amendment to this Agreement and signed by an authorized representative of each party to this Agreement.

3.6 Waiver. No waiver under this Agreement is effective unless it is in writing and signed by an authorized representative of the party waiving its right. Any waiver authorized on one occasion is effective only in that instance and only for the purpose stated, and does not operate as a waiver on any future occasion. None of the following is a waiver or estoppel of any right, remedy, power, privilege, or condition arising from this Agreement: (i) any failure or delay in exercising any right,

remedy, power, or privilege or in enforcing any condition under this Agreement; or (ii) any act, omission, or course of dealing between the parties.

3.7 Cumulative Remedies. All rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, in any other agreement between the parties or otherwise. Despite the previous sentence, the parties intend that Indemnified Party's rights under Section 6 are its exclusive remedies for the events specified therein.

3.8 Choice of Law. This Agreement and exhibits attached hereto, and all matters arising out of or relating to this Agreement, are governed by, and construed in accordance with, the laws of the State of Florida, United States of America, without regard to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Florida.

3.9 WAIVER OF JURY TRIAL. EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY THAT MAY ARISE UNDER THIS AGREEMENT, INCLUDING EXHIBITS AND SCHEDULES ATTACHED TO THIS AGREEMENT, IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY ABOUT ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS OR SCHEDULES ATTACHED TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY.

3.10 Counterparts. This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together is deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Agreement as of the Effective Date first shown.

ASSIGNOR:		ASSIGNEE:	
SEPI Engineering & Construction, Inc		TranSystems Corporation	
Date:	10-14-2022	Date:	10-14.2022
Signature:		Signature:	
Name:	Steven L.Thomas	Name:	Michael J. Cavanaugh
Title:	VP and COO	Title:	SVP and General Counsel

Client herby acknowledges the assignment of Contracts from Assignor to Assignee as described above.

CLIENT: City of Dania Beach

Signature: _____ Date: _____

Name: _____ Title: _____

Signature: _____ Date: _____

Name: _____ Title: _____

EXHIBIT I

CONTRACTS

The following list of Contracts are hereby assigned from Assignor to Assignee, as of the Effective Date first shown.

Assignee is approved and pre-qualified to take over the Contracts.

PO Number	Project Name	Project Number	Contract Date
	Dania Beach RAC	SE22.166.00	4/07/2022

The taxpayer ID for the Assignee is 43-0839725.

Attached Documentation:

- TranSystems W-9
- Consultant Information Form
- Merger/Acquisition Verification (Articles of Merger)
- Copy of State Vendor Registration
- Certification of Insurance
- ACH Instructions

The Assignee is covered under the same insurance policy as Assignor which remain(s) in full force and effect. The certifications of insurance will be issued by the Assignee.

EXHIBIT II

CONSULTANT INFORMATION FORM

N/A

EXHIBIT II

TRANSYSTEMS SUBSTITUTE W9

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
TranSystems Corporation d/b/a TranSystems Corporation Consultants

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2400 Pershing Road, Suite 400

Requester's name and address (optional)

6 City, state, and ZIP code
Kansas City, MO 64108

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
			-			-				

or

Employer identification number
4	3	-	0	8	3	9	7	2	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person ▶** Julie Smigen | **Date ▶** 1/3/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

EXHIBIT II

MERGER/ACQUISITION VERIFICATION

SOSID: 0325524
Date Filed: 9/20/2022 12:48:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2022 263 00737

State of North Carolina
Department of the Secretary of State

ARTICLES OF MERGER

Pursuant to North Carolina General Statute Sections 55-11-05(a), 55-11-12, 55A-11-09(d), 55A-11-04, 57D-9-42, 59-73.32(a) and 59-1072(a), as applicable, the undersigned entity does hereby submit the following Articles of Merger as the surviving business entity in a merger between two or more business entities.

1. The name of the surviving entity is TranSystems Corporation, a *(check one)*
☑ corporation, ☐ nonprofit corporation, ☐ professional corporation, ☐ limited liability company, ☐ limited partnership, ☐ partnership, ☐ limited liability partnership organized under the laws of Missouri *(state or country)*.

2. The address of the surviving entity is:

Street Address: 2400 Pershing Road City: Kansas City

State: Missouri Zip Code: 64108 County: Jackson

(a) (Complete only if the surviving business entity is a foreign business entity that is not authorized to transact business or conduct affairs in North Carolina.) The mailing address of the surviving foreign business entity is:

Street Address: _____ City: _____

State: _____ Zip Code: _____ County: _____

The Surviving foreign business entity will file a statement of any subsequent change in its mailing address with the North Carolina Secretary of State.

3. For each merging entity: *(if more than one, complete on separate sheet and attach.)*

The name of the merged entity is SEPI Engineering & Construction, Inc., a (*check one*)
☐ corporation, ☐ nonprofit corporation, ☑ professional corporation, ☐ limited liability company, ☐ limited partnership, ☐ partnership, ☐ limited liability partnership organized under the laws of North Carolina *(state or country)*.

The mailing address of each merging entity is: (*if more than one, complete on separate sheet and attach)*
Street Address: 1 Glenwood Avenue City: Raleigh

State: North Carolina Zip Code: 27603 County: Wake

4. If the surviving business entity is a domestic business entity, the text of each amendment, if any, to the Articles of Incorporation, Articles of Organization, or Certificate of Limited Partnership within the Plan of Merger is attached.

DocuSign Envelope ID: C049AB83-9A74-4501-AFD0-A5CA56F0366E

5. A Plan of Merger has been duly approved in the manner required by law by each of the business entities participating in the merger.

   Provide the information in Items 6 and 7 below for a merger between a parent unincorporated entity and a subsidiary corporation or corporations. (§55-11-12)

6. The terms and conditions of the merger are attached. (§55-11-12 mergers only)

7. Information concerning the manner and basis of converting the interests in each merging business entity into interests, obligations, or securities of the surviving business entity, or into cash or other property in whole or in part, or of cancelling the interests is attached. (§55-11-12 mergers only)

8. These articles will be effective upon filing unless a delayed date and/or time is specified _____.

This the 20 day of September, 2022.

TranSystems Corporation
Name of Entity

DocuSigned by: Patrick Knise
Signature

Patrick Knise, Vice President
Type or Print Name and Title

NOTES:
1. Filing fee is $50 for For-profit entities.
2. Filing fee is $25 when the surviving business entity is a Non-profit corporation.
3. This document must be filed with the Secretary of State. Certificate(s) of Merger must be registered pursuant to the requirements of N.C.G.S. Section 47-18.1

NORTH CAROLINA BOARD OF EXAMINERS
FOR ENGINEERS AND SURVEYORS
4601 Six Forks Rd Suite 310
Raleigh, North Carolina 27609

CERTIFICATE OF NON-OBJECTION

with

SECRETARY OF STATE

for a

MERGER OF TWO ENTITIES

[For professions other than engineering and land surveying, obtain *Certificate(s)* from appropriate Licensing Board(s).]

TO: Office of the Secretary of State
300 North Salisbury Street
Raleigh, North Carolina 27603-5909

FROM: North Carolina Board of Examiners for Engineers and Surveyors

The Officers and Directors of *SEPI Engineering & Construction, Inc. (C-2197) and TranSystems Corporation (F-0453)* have notified the North Carolina Board of Examiners for Engineers and Surveyors of their plan to merge the two entities and for the surviving entity to be:

TranSystems Corporation

The surviving entity is exempt from the provisions of the North Carolina *Professional Corporation Act*, Chapter 55B of the General Statutes, pursuant to §55B-15. However, the corporation is required to maintain licensure with the NC Board of Examiners for Engineers and Surveyors.

Ownership of the firm are not restricted. The corporation remains compliant to be licensed with the North Carolina Board of Examiners for Engineers and Surveyors pursuant to §89C-24 after the merger to practice *engineering and land surveying.*

This Certificate of approval is executed under the authority of the North Carolina Board of Examiners for Engineers and Surveyors, this 20th day of September 2022.

Andrew L. Ritter
Executive Director

NORTH CAROLINA BOARD OF LANDSCAPE ARCHITECTS
P.O. Drawer 41225 • Raleigh, NC 27629-1225 • 919-850-9088
Barbara.Geiger@ncbola.org • www.ncbola.org

COUNTY OF WAKE

STATE OF NORTH CAROLINA

CERTIFICATION

TRANSYSTEMS CORPORATION

has submitted a properly executed application for a corporate certificate of registration to the North Carolina Board of Landscape Architects. The Board has determined that the application is valid and that the firm is exempt from the requirements of General Statute 55B, insofar as the Board can determine as the firm was organized as a legal entity prior to 1969.

The individuals hereinafter named have been duly registered in accordance with the provisions of Chapter 89A of the General Statutes of North Carolina entitled "Landscape Architects".

JAEL ESTHER WAGONER

2150

The above named individual(s) hold a current certificate of registration entitling them to use the title of "Landscape Architect" and to practice Landscape Architecture in the State of North Carolina.

The undersigned official representative of the NORTH CAROLINA BOARD OF LANDSCAPE ARCHITECTS does hereby certify that all of the above facts are true and accurate to the best of his knowledge.

Given in office in Raleigh, North Carolina, this day, 09/13/2022

Barbara U. Geiger
Board Administrator
NORTH CAROLINA BOARD
OF LANDSCAPE ARCHITECTS

EXHIBIT II

STATE VENDOR REGISTRATION

State of Florida
Department of State

I certify from the records of this office that TRANSYSTEMS CORPORATION CONSULTANTS is a Missouri corporation authorized to transact business in the State of Florida, qualified on November 2, 1995.

The document number of this corporation is F95000005361.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on September 23, 2022, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Nineteenth day of October, 2022

Secretary of State

Tracking Number: 3109351023CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

EXHIBIT II

CERTIFICATION OF INSURANCE

(General, Commercial, Auto, Drone, and Professional Liability certificates attached separately)

Client#: 1890924 TRANSCOR9

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/05/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Karen Berkey	
USI Insurance Services, LLC 8000 Norman Center Dr, Suite 400 Bloomington, MN 55437 612 509-1001	PHONE (A/C, No, Ext): 262-439-4700	FAX (A/C, No):
	E-MAIL ADDRESS: Karen.Berkey@usi.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Zurich American Insurance Company	16535
INSURED TranSystems Corporation/SEPI Engineering & Construction, Inc. 2400 Pershing Road, Suite 400 Kansas City, MO 64108	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N / N/A If yes, describe under DESCRIPTION OF OPERATIONS below			WC790204602	10/01/2022	10/01/2023	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

FOLLOWING ENDORSEMENTS APPLY TO THE NAMES/PROJECTS/EVENTS LISTED BELOW ONLY IF REQUIRED BY WRITTEN CONTRAC OR AGREEMENT: Workers Compensation: UWC3083-A Broad Form Named Insured Endorsement; WC0003-13 Blanket Waiver of Rights to Recover from Others, except for TX & CA; WC040306-CA-Waiver of Rights to Recover from Others; WC420304B-TX-Waiver of our Right to Recover from Others Coverage; UWC198-C Foreign Voluntary Comp & Employers Liability Coverage Endorsement; WC0003 01A Alternate Employer Endorsement. The additional insured (See Attached Descriptions)

CERTIFICATE HOLDER	CANCELLATION
City of Dania Beach, Florida 100 West Dania Beach Boulevard Dania Beach, FL 33004	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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DESCRIPTIONS (Continued from Page 1)

and waiver of subrogation coverages indicated by the box(es) checked above are provided by the forms listed that only extend coverage if required of the insured by a written contract or agreement. All States coverage except in ND, OH, WA and WY.

RE: Project: RAC Incentives Text Amendment to Citys Land Development Code, Consulting Services.

EXHIBIT II

ACH INSTRUCTIONS

BMO Harris Bank

BMO Harris Bank
111 West Monroe Street
Chicago, IL 60603

February 4, 2022

To Whom It May Concern:

RE: TranSystems Corporation

BMO Harris Bank is delighted to confirm that you or your trading partners may use the following payment instructions when sending electronic wire or ACH payments to the account below.

Name of Account	TranSystems Corporation
ABA Number	071000288
Account Number	4230579
Bank Name	BMO Harris Bank
Bank location:	111 West Monroe
	Chicago, IL 60603

Thank you in advance for your cooperation regarding this matter. Should you have any questions, please contact me directly at 312-461-5795.

Sincerely,

Sabina Bednorz-Widelak
Senior Associate/AVP

AGREEMENT

THIS IS AN AGREEMENT (the "Agreement") entered into on May 19, 2022, between the City of Dania Beach, Florida, a Florida municipal corporation, (the "City") with an address of 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, and Sepi Engineering and Construction, Inc., ("Consultant") a North Carolina corporation registered to conduct business in Florida, with a local mailing address of 3350 NW 53rd Street, #101, Fort Lauderdale, Florida 33309 and an email address of: jkatims@sepiinc.com.

In consideration of the mutual covenants, terms and conditions contained in this Agreement, and for other good and valuable consideration, the adequacy and receipt of which are acknowledged, the parties agree as follows:

1. Scope of Services. The Consultant agrees to provide services to the City as set forth in Work Orders issued from time to time by the City. Consultant agrees to provide services at the rates set forth in the attachment to each Work Order, a copy of which attachment will be made a part of and will be incorporated into the Work Order for each project. A Work Order template is attached as Exhibit "A" to this Agreement and is incorporated and made a part of the Agreement.

2. Subcontracts. It is expressly agreed to by the parties that the City shall approve in advance in writing any sub-consultants and the fees to be paid to them by Consultant, prior to any such sub-consultant proceeding with any such work.

3. Term. This Agreement will terminate on December 31, 2025. The services will be rendered by the Consultant until this Agreement, or any Work Order issued under it, is terminated.

4. Payment for Services. City agrees to pay Consultant a fee or fees as determined based upon the scope of work identified by the City to provide services related to the specified project. There will be a not-to-exceed amount of One Hundred Thousand Dollars ($100,000.00) per year for the term of this Agreement. No travel and meal costs will be reimbursable. Prior to seeking any services outside of Consultant's scope as identified in the Work Order, as "Costs not included with proposal", Consultant shall adhere to the foregoing:

4.1. Any necessary additional work, as determined by City, which is not covered by the scope of service, shall not be undertaken without a written amendment to authorizing a Work Order executed by both parties in advance of any new or additional work.

4.2. Consultant shall submit its invoices in the format and with supporting documentation as may be required by City.

4.3. City shall pay Consultant monthly for services rendered within thirty (30) calendar days from date of approval of each of Consultant's invoices by the City Manager, up to the maximum amount of the proposal contained in Exhibit A. If any errors or omissions are discovered in any invoice, City will inform Consultant and

request revised copies of all such documents. If any disagreement arises as to payment of any portion of an invoice, City agrees to pay all undisputed portions and the parties agree to cooperate by promptly conferring to resolve the disputed portion.

4.4. Any invoice which is not timely paid as prescribed above will be subject to the accrual of interest at the statutory rate prescribed by applicable Florida law.

4.5 Furthermore, the Consultant has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant to solicit or secure this agreement and that he or she has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Consultant any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

5. Licenses, Permits and Fees. In accordance with the Public Bid Disclosure Act, Section 218.80, Florida Statutes, each license, permit, or fee, Consultant will have to pay the City before or during the Work, items or services to be provided or the percentage method or unit method of licenses, permits and fees required by the City and payable to the City by virtue of the Work, items or services as part of this Agreement are as follows:

5.1. Consultant shall have and maintain during the term of this Agreement any and all appropriate City licenses, fees (and business tax receipts, if applicable), which shall be paid in full in accordance with the City's fee structure for such items. There will not be any percentage reduction or waiving of City licenses, fees (or business tax receipts, if applicable).

6. Indemnification of City. The Consultant shall, in addition to any other obligation, to indemnify the Owner and to the fullest extent permitted by law, indemnify and hold harmless the Owner, including its employees from and against claims, actions, liabilities, losses (including economic losses), or costs arising out of any actual or alleged:

6.1 bodily injury, sickness, disease or death, or injury to or destruction of tangible property including the loss of use resulting from, or any other damage or loss arising out of or resulting or claimed to have resulted in whole or in part from any actual or alleged negligent act, error or omission of the Consultant or its subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable in the performance of the work;

6.2 violation of law, statute, ordinance, governmental administrative order, rule, regulation, or infringement of patent, copyright or trademark rights by Consultant or its subcontractors in the performance of the work;

6.3 liens, claims, actions made by the Consultant or its subcontractors or other party performing the work;

6.4 claims related to collection practices or any actions of a contradictory nature pursuant to Contract or in an attempt to collect monies due or claimed to be due to the Owner.

7. **Insurance Coverage:** The Consultant shall secure and maintain throughout the duration of the Agreement, insurance of such types and in such amounts not less than those specified below as satisfactory to City naming the City as Additional Insured, underwritten by a firm rated A-X or better by A.M. Best and qualified to do business in the State of Florida. The insurance coverage shall be primary insurance with respect to the City, its officials, employees, agents and volunteers naming the City as additional insured. Any insurance maintained by the City shall be in excess of the Consultant's insurance and shall not contribute to the Consultant's insurance. The insurance coverages shall include at a minimum the amounts set forth in this section and may be increased by the Consultant as it deems necessary or prudent.

7.1 Commercial General Liability coverage with limits of liability of not less than a $1,000,000.00 per Occurrence combined single limit for Bodily Injury and Property Damage. This Liability Insurance shall also include Completed Operations and Product Liability coverages and eliminate the exclusion with respect to property under the care, custody and control of Consultant. The General Aggregate Liability limit and the Products/Completed Operations Liability Aggregate limit shall be in the amount of $2,000,000.00 each.

7.2 Workers Compensation and Employer's Liability insurance, to apply for all employees for statutory limits as required by applicable state and federal laws. The policy(ies) must include Employer's Liability with minimum limits of $1,000,000.00 each accident. No employee, subcontractor or agent of the Consultant shall be allowed to provide services pursuant to this RFQ who is not covered by Workers Compensation insurance.

7.3 Business Automobile Liability with minimum limits of $1,000,000.00 per Occurrence, combined single limit for Bodily Injury and Property Damage. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Service Office, and must include Owned, Hired, and Non-Owned Vehicles.

7.4 Professional Liability Insurance in an amount of not less than One Million Dollars ($1,000,000.00) per occurrence, single limit.

Coverage shall apply for a minimum of three years following completion of the services. The above are minimum requirements for projects up to $100,000.00.

For projects over $100,000.00, the following increased limits are required:

- General Liability: $2,000,000.00 Per Occurrence/$4,000,000 Aggregate
- Automobile Liability: $2,000,000.00
- Professional Liability: $3,000,000.00 Per Occurrence

8. Public Records Law. Consultant shall maintain books, records, documents and other evidence directly pertinent to performance of work under this Agreement in accordance with generally accepted accounting principles and practices. The Consultant shall also maintain the financial information and data used by the Consultant in the preparation of support of any claim for reimbursement for any out-of-pocket expense or cost. The City shall have access to such books, records, documents and other evidence for inspection, audit and copying during normal business hours. The Consultant will provide proper facilities for such access and inspection. Audits conducted under this section shall observe generally accepted auditing standards and established procedures and guidelines of the City. The Florida Public Records Act, Chapter 119 of the Florida Statutes, may have application to records or documents pertaining to this Agreement and Consultant acknowledges that such laws have possible application and agrees to comply with all such laws.

Upon request from the City custodian of public records, Contractor shall provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.

Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the City.

Upon completion of this Agreement or in the event of termination by either party, any and all public records relating to the Agreement in the possession of the Contractor shall be delivered by the Contractor to the City Manager, at no cost to the City, within seven (7) days. All such records stored electronically by Contractor shall be delivered to the City in a format that is compatible with the City's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, the Contractor shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

Any compensation due to Contractor shall be withheld until all records are received as provided in this Agreement.

Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the City.

Section 119.0701(2)(a), Florida Statutes

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS.

Custodian of Records:	**THOMAS SCHNEIDER, CITY CLERK**
Mailing Address:	**100 W. Dania Beach Boulevard** **Dania Beach, Florida 33004**
Telephone number:	**954-924-9800, Ext. 3623**
Email:	**tschneider@daniabeachfl.gov**

9. Termination.

9.1. Termination of Agreement for Convenience. It is expressly understood and agreed that the City may terminate this Agreement at any time for any reason or no reason at all by giving the Consultant notice by certified mail, return receipt requested, directed to the principal office of the Consultant, thirty (30) days in advance of the termination date. In the event that the Agreement is terminated pursuant to this provision, the Consultant shall be entitled to be compensated for the services rendered from the effective date of execution of the Agreement up to the date of receipt of Notice of termination. Such compensation shall be based on the percentage of work completed, as fairly and reasonably determined by City after conferring with Consultant.

9.2. Termination of Agreement for Cause. If City elects to terminate the Agreement for cause, City will provide Consultant twenty (20) days' advance written notice to the Consultant. If Consultant promptly cures the matter giving rise to the cause within that time, this Agreement shall continue. If not timely cured, the Agreement will stand terminated and the City will pay Consultant for work completed less any costs, expenses and damages incurred by City as a result of such termination. If a court of competent jurisdiction determines that the termination was not authorized under the circumstances then the termination shall be deemed to be a termination for convenience.

10. Ownership of Documents. All correspondence, studies, data, analyses, documents, instruments, applications, memorandums and the like, including drawings and specifications prepared or furnished by Consultant (and Consultant's independent professional sub-consultants or sub-consultants) pursuant to this Agreement shall become owned by and be the property of the City and the City shall consequently obtain ownership of them by any statutory common law and other reserved rights, including copyright; however, such documents are not intended or represented by Consultant to be suitable for reuse by City on extensions of

the work or on any other work or project. Any such reuse, modification or adaptation of such document without written verification or permission by Consultant for the specific purpose intended will be at City's sole risk and without liability or legal exposure to Consultant or to Consultant's independent professional sub-consultants. If City alters any such documents, City will expressly acknowledge same so that no third party will be in doubt as to the creation or origination of any such document.

11. Notices. Except as provided above, whenever either party desires to give notice to the other, it must be given by written notice, sent by certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective persons and places for giving of notice:

City:	Ana M. Garcia, ICMA-CM, City Manager City of Dania Beach, Florida 100 West Dania Beach Boulevard Dania Beach, Florida 33004
With a copy to:	Eve A. Boutsis, City Attorney City of Dania Beach 100 West Dania Beach Boulevard Dania Beach, Florida 33004
Consultant:	Jeffrey Katims, AICP, CNU-A Sepi Engineering and Construction, Inc., 3350 NW 53rd Street, #101 Fort Lauderdale, Florida 33309

12. Governing Law. The parties agree that this Agreement shall be construed in accordance with and governed by the laws of the State of Florida.

13. Bankruptcy. It is agreed upon that if the Consultant is adjudged bankrupt, either voluntarily or involuntarily, then this Agreement shall terminate effective the date and at the time the bankruptcy petition is filed. Upon such filing of Bankruptcy, Consultant will automatically be in default of this Agreement and the provisions of Article 9 will be enforced at City's discretion.

14. Venue; Fees. All claims, counterclaims, disputes and other matters in question between City and Consultant arising out of, relating to or pertaining to this Agreement, or the breach of it, or the services of it, or the standard of performance required in it, shall be addressed by resort to non-binding mediation as authorized under the laws and rules of Florida; provided, however, that in the event of any dispute between the parties, the parties agree to first negotiate with each other for a resolution of the matter or matters in dispute and, upon failure of such negotiations to resolve the dispute, the parties shall resort to mediation.

14.1 If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction for any legal action arising out of or pertaining to this Agreement shall be the Circuit Court for the Seventeenth Judicial Circuit in and for Broward County, Florida, or the federal District Court in the Southern District of the United States. Each party further agrees that venue of any action to enforce this Agreement shall be in Broward County, Florida. In any litigation, the parties agree to each waive any trial by jury of any and all issues. In the event of any litigation which arises out of, pertains to, or relates to this Agreement, or the breach of it, or the standard of performance required in it, the prevailing party shall be entitled to recover reasonable attorney fees from the non-prevailing party.

14.2 Operations During Dispute. In the event that a dispute, if any, arises between the City and the Consultant relating to this Agreement, or its performance or compensation, the Consultant agrees to continue to render service in full compliance with all terms and conditions of this Agreement as required by the City.

15. Legal Representation. It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement.

16. Attorney Fees and Costs. If City or Consultant incurs any expense in enforcing the terms of this Agreement, whether suit is brought or not, each party shall bear its own costs and expenses including, but not limited to, court costs and attorney fees.

17. Headings. Headings in this document are for convenience of reference only and are not to be considered in any interpretation of this Agreement.

18. Exhibits. Each exhibit referred to in this Agreement forms an essential part of this Agreement and each such exhibit is incorporated by this reference.

19. Severability. If any provision of this Agreement or the application of it to any person or situation shall to any extent be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected, shall continue in full force and effect, and shall be enforced to the fullest extent permitted by law.

20. All Prior Agreements Superseded. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained in this Agreement and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms of this Agreement shall be predicated upon any prior representations or agreements, whether oral or written.

21. Consultant and its employees and agents shall be and remain independent Consultants and not employees of City with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to

create a partnership, association or any other kind of joint undertaking, enterprise or venture between the parties to this Agreement. All agents, employees and sub-consultants of the Consultant retained to perform services pursuant to this Agreement shall comply with all laws of the United States concerning work eligibility.

22. The Consultant understands and agrees that the City, during any fiscal year, is not authorized to expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year and that any contract, verbal or written, made in violation of this subsection is null and void and that consequently, no money may be paid on such contract beyond such limits. Nothing contained in this Agreement shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years. Consultant shall not proceed with services under this Agreement without City's written verification that the funds necessary for Consultant compensation and other necessary expenditures are budgeted as available within the appropriate fiscal year budget.

23. Consultant warrants and represents that no elected official, officer, agent or employee of the City has a financial interest, directly or indirectly, in this Agreement or the compensation to be paid under it and, further, that no City employee who acts in the City of Dania Beach as a "purchasing agent" as defined in Chapter 112, Florida Statutes, nor any elected or appointed officer of the City of Dania Beach, nor any spouse or child of such purchasing agent, employee or elected or appointed officer, is a partner, officer, director or proprietor of the Consultant and, further, that no such City employee, purchasing agent, City elected or appointed officer, or the spouse or child of any of them, alone or in combination, has a material interest in the Consultant. Material interest means direct or indirect ownership of more than five percent (5%) of the total assets or capital stock of the Consultant.

24. Consultant shall comply with all federal, state and City laws applicable to the Consultant services and specifically those covering Equal Opportunity Employment, the Americans with Disabilities Act ("ADA") eligibility to perform services as specified in the Florida Public Entity Crime law and the Florida Building Code. The Consultant is expected to fully comply with all provisions of all laws and the City reserves the right to verify the Consultant's compliance with them. Failure to comply with any laws will be grounds for termination of the Agreement for cause.

25. In the event of any conflict between any provisions of this Agreement and any provision in any attached Exhibit, the parties agree that the provisions of this Agreement are controlling (including, but not limited to, all terms and provisions governing compensation). Further, any prior Agreement related to the services is rescinded and replaced by this Agreement.

26. Consultant agrees to perform its obligations under this Agreement in accordance with the degree of skill and care exercised by practicing design professionals performing similar services under similar conditions. Consultant makes no other representations and no warranties, whether express or implied, with respect to the quality of its performance under this Agreement.

27. Nothing in this Agreement shall be deemed or treated as a waiver by the City of any immunity to which it is entitled by law, including but not limited to the City's sovereign immunity as set forth in Section 768.28, Florida Statutes.

28. Scrutinized Companies. Contractor shall certify that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), and that it is not engaged in a boycott of Israel. The City may terminate this Agreement at the City's option if Contractor is found to have submitted a false certification as provided under subsection (5) of section 287.135, Florida Statutes (2018), as may be amended or revised, or been placed on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2018), as may be amended or revised, or is engaged in a boycott of Israel.

29. Verification of Employment Eligibility. Consultant represents that Consultant and each Subconsultant has registered with and uses the E-Verify system maintained by the United States Department of Homeland Security to verify the work authorization status of all newly hired employees in compliance with the requirements of Section 448.095, Florida Statutes, and that entry into this Agreement will not violate that statute. If Consultant violates this section, Municipality may immediately terminate this Agreement for cause and Consultant shall be liable for all costs incurred by Municipality due to the termination.

30. Sovereign Immunity Consultant acknowledges that the Florida Doctrine on Sovereign Immunity bars all claims by Consultant against the Consultant other than claims arising out of this Agreement. Specifically, the Consultant acknowledges that it cannot and will not assert any claims against the Consultant, unless the claim is based upon a breach by the Consultant of this Agreement. Further, the Consultant recognizes the Consultant is a sovereign with regulatory authority that it exercises for the health, safety, and welfare of the public. This Agreement in no way estops or affects the Consultant' s exercise of that regulatory authority. In addition, the Consultant retains the full extent of its sovereign immunity in relation to the exercise of its regulatory authority. The Consultant acknowledges that it has no right and will not make claim based upon any of the following:

a. Claims based upon any alleged breach by the Consultant of implied warranties or representations not specifically set forth in this Agreement, as the parties stipulate that there are no such implied warranties or representations of the Consultant. All obligations of the Consultant are only as set forth in this Agreement;

b. Claims based upon negligence or any tort arising out of this Agreement;

c. Claims upon alleged acts or inaction by the City, its commissioners, attorneys, administrators, Consultants, agents, or any Consultant employee; and

d. Claims based upon an alleged waiver of any of the terms of this Agreement unless such waiver is in writing and signed by an authorized representative for the Consultant and Consultant.

31. Financial Records. The Consultant shall maintain accurate and complete financial records of its activities and operations relating to this Agreement in accordance with generally accepted accounting principles. Consultant shall maintain adequate records to justify all charges and costs incurred in performing the services for at least three (3) years after completion of this Agreement. Consultant agrees that Consultant, or its authorized representatives, shall have access to and the right to examine, audit, excerpt, copy or transcribe any pertinent transaction, activity, or records relating to this Agreement during normal business hours. All such materials shall be maintained by Consultant at a location in Miami- Dade County, Florida; provided that if any such material is located outside Miami-Dade County, then, at Consultant's option Consultant shall pay Consultant for travel, per diem, and other costs incurred by Consultant to examine, audit, excerpt, copy or transcribe such material at such other location. Consultant shall make a reasonable effort to maintain the confidentiality of such audit report(s).

SIGNATURES ON THE FOLLOWING PAGES

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first above written.

ATTEST:

Thomas Schneider

Digitally signed by Thomas Schneider
DN: cn=Thomas Schneider, o=City of Dania Beach, ou=City Clerk, email=tschneider@daniabeachfl.gov, c=US
Date: 2022.05.19 13:15:29 -04'00'

THOMAS SCHNEIDER, CMC
CITY CLERK

CITY:
CITY OF DANIA BEACH, FLORIDA
a Florida Municipal Corporation

Tamara James

Digitally signed by Tamara James
DN: cn=Tamara James, o=City of Dania Beach, ou=Mayor, email=tamarajames@daniabeachfl.gov, c=US
Date: 2022.05.19 13:15:05 -04'00'

TAMARA JAMES
MAYOR

Ana. M. Garcia

Digitally signed by Ana. M. Garcia
DN: cn=Ana. M. Garcia, o=City of Dania Beach, ou=City Manager, email=agarcia@daniabeachfl.gov, c=US
Date: 2022.05.19 07:56:29 -04'00'

ANA M. GARCIA, ICMA-CM
CITY MANAGER

Dated: May 19, 2022

APPROVED FOR FORM AND CORRECTNESS:

Eve A. Boutsis

Digitally signed by Eve A. Boutsis
DN: cn=Eve A. Boutsis, o=City of Dania Beach, ou=Legal Department, email=eboutsis@daniabeachfl.gov, c=US
Date: 2022.05.18 14:59:28 -04'00'

EVE A. BOUTSIS
CITY ATTORNEY

CONSULTANT:
Sepi Engineering and Construction, Inc.
a North Carolina corporation registered to conduct business in Florida

WITNESSES:

SIGNATURE

Jeff Katims
PRINT Name

SIGNATURE

Kaitlyn Forbes
PRINT Name

SIGNATURE

Steve Moore
PRINT Name

Vice President/Director of Growth and Development
Title

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on May 17, 2022, by Steve Moore, as Representative of Sepi Engineering and Construction, Inc., a North Carolina corporation registered to conduct business in Florida. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
State of Florida

My Commission Expires: Sept. 10, 2023

JENNIFER KIAR
MY COMMISSION # GG364109
EXPIRES: September 10, 2023

EXHIBIT "A"

CITY OF DANIA BEACH, FLORIDA
WORK ORDER

This is a Work Order, dated _____, 20___, issued by the City of Dania Beach, Florida (the "City") to _____ (the "Consultant"), in connection with an Agreement dated _____, 20___, existing between the City and the Consultant, which Agreement is incorporated by this reference.

The Consultant shall perform work (the "Work") for the City as described within this Work Order, a copy of which is attached and incorporated by this reference. The Work Order and any and all timeframes pertinent to the Work are specified in that Exhibit.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first above written.

ATTEST:

CITY:
CITY OF DANIA BEACH, FLORIDA
a Florida Municipal Corporation

_____
THOMAS SCHNEIDER
CITY CLERK

_____
ANA M. GARCIA, ICMA-CM
CITY MANAGER

APPROVED FOR FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

CONSULTANT:

WITNESSES:

_____
a_____

_____
SIGNATURE

_____
SIGNATURE

_____
PRINT Name

_____
PRINT Name

_____
SIGNATURE

_____
Title

_____
PRINT Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____,202_____, by _____, as _____ of _____., a Florida corporation. He/she is personally known to me or has produced _____as identification.

_____
NOTARY PUBLIC
State of Florida

My Commission Expires:

(Description of work to be performed, approximate time frame, cost.)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/19/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Scott Insurance Agency
2501 Blue Ridge Road
Suite 250
Raleigh NC 27607

CONTACT NAME: Cara Johnson
PHONE (A/C, No, Ext): 434-832-2110 FAX (A/C, No): 434-485-8781
E-MAIL ADDRESS: carajohnson@scottins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Old Republic Insurance Company (A+)	24147
INSURER B : American Casualty Company of Reading,	20427
INSURER C : Valley Forge Insurance Company (A)	20508
INSURER D : Continental Insurance Company (A)	35289
INSURER E :	
INSURER F :	

INSURED SEPIENG-01
Sepi Engineering & Construction, Inc.
1 Glenwood Ave, Suite 600
Raleigh NC 27603

COVERAGES **CERTIFICATE NUMBER:** 31982376 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY	Y	Y	6056954438	1/1/2022	1/1/2023	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY [ ] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
C	AUTOMOBILE LIABILITY	Y		6056954441	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
D	X UMBRELLA LIAB [X] OCCUR			6056954469	1/1/2022	1/1/2023	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED [X] RETENTION $ 10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		Y	6 56954455	1/1/2022	1/1/2023	X PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Installation Floater			6056954438	1/1/2022	1/1/2023	Installation Floater	200,000
A	Drone			AVC00400804	1/1/2022	1/1/2023	Liability	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Planning Consulting Services for the City of Dania Beach
The City of Dania Beach is additional insured as respects general and auto liability for work performed by the Named Insured if required by written contract. Waiver of subrogation applies in favor of certificate holder as respects general liability and Worker's Compensation for work performed by the Named Insured, if required by written contract.

CERTIFICATE HOLDER

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach FL 33004

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/18/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Management Consultants, Inc. P.O. Box 2490 Davidson NC 28036	CONTACT NAME: PHONE (A/C, No, Ext): (704) 799-1600 FAX (A/C, No): (704) 799-2955 E-MAIL ADDRESS: cert@imcipls.com
INSURED SEPI Engineering & Construction, Inc. 1 Glenwood Avenue Suite 600 Raleigh NC 27603-2580	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Berkshire Hathaway Specialty Insurance 22276 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 21/22 PL Renewal **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N/A (Mandatory In NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			47-EPP-311550-02	07/07/2021	07/07/2022	Per Claim	$2,000,000
							Aggregate	$4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Planning Consulting Services for the City of Dania Beach

CERTIFICATE HOLDER

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach FL 33004

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION AUTHORIZING THE PROPER CITY OFFICIALS TO WAIVE COMPETITIVE BIDDING AND CALL TO ARTIST REQUIREMENTS AND AUTHORIZE THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT TO PURCHASE THE SCULPTURE ENTITLED "LET LOVE GUIDE YOUR WAY," DESIGNED BY THE PUBLIC ARTIST LLOYD GORADESKY, IN A NOT TO EXCEED AMOUNT OF ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($175,000.00)

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo re Let Love Guide Your Way, R-2022- Public Art Purchase of Lloyd Goradesky Let Love Guide Your Way Sculpture, Artist Subbmittal - Lloyd Goradesky - Let Love Guide Your Way, Appraisal - Let Love Guide Your Way, Lease Agreement - Let Love Guide Your Way

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: December 13, 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

Candido Sosa-Cruz
Digitally signed by Candido Sosa-Cruz
Date: 2022.12.07 08:28:29 -05'00'

Eleanor Norena, CFM

SUBJECT: Request to purchase the "Let Love Guide Your Way" sculpture from Innovative Public Art Group, LLC

Request

To exercise the option to purchase "Let Love Guide Your Way" sculpture pursuant to the current Lease Agreement with Innovative Public Art Group, LLC for inclusion of the piece into the Dania Beach Public Art Collection.

Background

Prior to the establishment of the Public Art Advisory Board (PAAB), the City of Dania Beach entered into a Lease Agreement with Innovative Public Art Group, LLC for a twelve (12) month lease of the "Let Love Guide Your Way" sculpture which is currently located outside City Hall. The current Lease Agreement includes an option to purchase the art piece prior to the expiration of the lease on January 3, 2023.

Pursuant to the City Commission approved Public Art Plan and Policies, the direct purchase of artwork guidelines are as follows: The Board may choose a direct selection in which they contract with a specific artist for a commission or to purchase an existing work. This approach will generally occur when circumstances surrounding the project render an open or invitational completion unfeasible (e.g., project timeline, community, or aesthetic considerations).

Since the "Let Love Guide Your Way" sculpture has been displayed at City Hall for the past ten (10) months it has received a lot of media attention and accolades. The art sculpture has recently received its selection to the National Public Art Archive and placement on the National Public Art Map. This award and map placement will continue to bring visitors and positive attention to the City of Dania Beach. The community has formed a bond with the sculpture, as it has been embraced by the residents and the PAAB. The "Let Love Guide Your Way" sculpture has become a part of the built environment and culture of City Hall. For all of these reasons the City is requesting to waive the competitive bidding process and select the direct purchase

Included in the current Lease Agreement, is an option to purchase the art sculpture prior to May 15, 2022, for $143,000; after May 15, 2022, the selling price increased to the amount of $225,000. The submitted appraised value for the art piece is $375,000, however, the artist has a great desire

to give back to his immediate community and to promote love and kindness in Dania Beach. Therefore, the artist has offered the reduced purchase price to the City of Dania Beach in the amount of $175,000 for the “Let Love Guide Your Way” sculpture.

On November 14, 2022, the Public Art Advisory Board reviewed the proposal to purchase the “Let Love Guide Your Way” sculpture. The Board considered all the criteria in evaluating the direct selection for the artwork to be accessioned into the City Collection including 1) Artist Qualifications 2) Artistic Excellence 3) Media and Style 4) Appropriateness to Site 5) Durability 6) Visual Accessibility for the public 7) Public Liability and 8) Maintenance costs. As part of the meeting there was some discussion on funding for the purchase that may be split from the Public Art Fund and City Funds as determined by City Commission.

Considering the artist, Lloyd Goradesky is a current Board Member of the PAAB, the established policies to govern service on the Board and its panels applies and he recused himself from discussion and action of this item at the November 14, 2022 PAAB meeting.

Budgetary Impact

The budgetary impact for the purchase is $175,000 and does not include the required ongoing maintenance costs ($150 annually).

The total annual budget identified and approved for the FY23 Public Art Program is $272,800 which includes the annual public art consultant fees of $48,000.

Recommendation

The PAAB recommends the City Commission exercise the option to purchase the “Let Love Guide Your Way” sculpture for the discounted price of $175,000.

Attachments

Artist Submittal
Appraisal
National Public Art Map
Existing Lease Agreement

RESOLUTION NO. 2022-187

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO WAIVE COMPETITIVE BIDDING AND CALL TO ARTIST REQUIREMENTS AND AUTHORIZE THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT TO PURCHASE THE SCULPTURE ENTITLED "LET LOVE GUIDE YOUR WAY," DESIGNED BY THE PUBLIC ARTIST LLOYD GORADESKY, IN A NOT TO EXCEED AMOUNT OF ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($175,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 25, 2022 the City Commission entered into an agreement to lease the artist Lloyd Goradesky's sculpture entitled, "Let Love Guide Your Way"; and

WHEREAS, the current Lease Agreement includes an option to purchase the art piece prior to the expiration on January 3, 2023; and

WHEREAS, on November 14, 2022, the City's Public Art Advisory Board recommended the City Commission purchase the sculpture as the first piece in the City's Public Art collection;

WHEREAS, the purchase of the art work, as well as ongoing maintenance, may be funded by the City's Public Art Fund; and

WHEREAS, the purpose of the sculpture entitled "Let Love Guide Your Way" is to celebrate kindness and to share the message of Universal LOVE while encouraging compassion, consideration and tolerance for everyone; and

WHEREAS, the art piece was featured in the 2019 and 2021 International Kinetic Art Exhibit & Symposium in Boynton Beach, Florida;

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

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

Section 2. That the City Commission authorizes the proper City officials to execute an agreement with Lloyd Goradesky, to purchase the artistic sculpture "Let Love Guide Your Way" without competitive bidding nor call to artist.

Section 3. That funding for the purchase of the sculpture in the amount of $175,000 as well as ongoing maintenance costs of approximately One Hundred Fifty Dollars ($150.00) annually, may be made available and appropriated form the City's Public Art Fund Account No. 115-00-00-366-01-07.

Section 4. That the City Manager and City Attorney are authorized to make minor revisions to the related documents which are deemed necessary and proper and in the best interest of the City.

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 immediately upon its passage and adoption.

PASSED AND ADOPTED on December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

Thank you for your consideration to purchase the 'Let LOVE Guide Your Way' Weathervane.

As a Public Artist and as a member of many art boards, I have been involved with many art sales. My experience has been that every situation has unique considerations and the sale of the Weathervane is no exception. There are many considerations that make this a special situation for purchase the least of which is that the artist is a PAAB member.

When PAAB puts out a call-for-artists, the request for artists will be to create something new within a framework of parameters. Even though new pieces are voted on by committees and designs sketched out, usually the City will not 'see' the new piece they purchased until it is finished & installed and will most likely not have a chance to 'test' the art. A public art piece that is initiated by a call-for-artists will most likely not have been 'previewed' nor will it come with a list of accolades & awards. The 'Let LOVE Guide Your Way' Weathervane is different because the City has leased the art for approximately 1 year which gave the community a chance to screen and enjoy the art piece. The art has already been screened & vetted and enjoyed by the community. The City has had a chance to 'test' the piece with proven results which is not something that is common amongst the art community.

"A good public art project can take on a life all its own." -artist

The 'Let LOVE Guide Your Way' Weathervane represents a public art project that began 5 years ago. What began as 'The Kinetic Weathervane" has evolved into 'Let LOVE Guide Your Way: a celebration of LOVE & Kindness.'

Since the 'Let LOVE Guide Your Way' Weathervane has been on display in Dania Beach, it has been noticed and has received a list of media attention & accolades. The art piece has received one of the highest honors by its selection in the National Public Art Archive. This is one of the main organizations for public art and is the organization that creates and monitors the Public Art.Map. Note: if you zoom in on Florida, a graphic of the Weathervane is used to promote public art in Florida. If you click on the map, it will show a page promoting Dania Beach public art. This award and map placement will bring in visitors to Dania Beach.

The Weathervane was first featured as a 'must see' in the 2019 International Kinetic Symposium & Art Exhibit and it was featured again in 2021. The Project & art piece has a website that is interactive and encourages community participation. It has a social media following. The graphic representing the project, a sideways heart called a Kindness Heart™ , will eventually become a girl scout badge that is earned for Kindness. The stories of Kindness that are submitted on the website will become a book. The video interviews have become a documentary/movie and was featured at the film festival, FLOW, in 2020. There have been many promotional articles which have led to Dania Beach receiving recognition for displaying "... an important piece of public art with clearly a positive message", for example, Issue Wire, Voyage Miami, Ocean Drive, and Hype News. The project is also promoted & recognized by CodaWorx. The project has become a mantra for Kindness to "let love guide your way".

The Weathervane has never been listed at a price for less than $188,000. After the first exhibit in the 2019 International Kinetic Symposium & Art Exhibit, the price was increased to $225,000. The selling price for the art, $175,000, was explained in the Lease Agreement contract with Dania Beach agreed upon February 2022. A certified appraisal was created for Dania Beach & submitted that shows a value twice the selling price. The price for the art has been substantiated with numerous sales to private collectors for Goradesky's art.

The artist has a great desire to give back to his immediate community and to promote LOVE & Kindness in the world he lives. Let LOVE guide your way with my sincere appreciation & Thank you - lloyd

November 2nd, 2022

To the ATTENTION of:
The City of Dania Beach The PAAB Community Development Staff
RE: The consideration for purchase of sculpture: "Let LOVE Guide Your Way"

Artist: Lloyd Goradesky

www.LloydSite.com
www.GatorintheBay.com
www.Scalgio.com
www.LloydGoradesky.com

Biographical information:

Exhibitions and Sanctioned Exhibits (Indicates also published book and video)*
2019 The Parasol Project, Miami Beach, FL
2018-2019 The Kinetic Weathervane: "Let Love Guide Your Way", a 16-foot Weather Vane,
*2019 Biennial International Kinetic Art Exhibit and Symposium, Boynton Beach, FL **
2018 Fantastique: A Garden Installation, Weiner Museum of Decorative Arts, Dania, FL
2018 Museum Week: "Learn-From-A-Pro", Weiner Museum of Decorative Arts, Dania, FL
2017 The Villa Paula, Miami, FL 2016 Art Basel-Spectrum Miami, Photography Exhibition, Miami, FL
2016 The Box Gallery, "New American Patriot – A Climate Action Exhibition," West Palm Beach, FL
2016 Art Serve, "Environmental Awareness Exhibition," Fort Lauderdale, FL
2015-2017 "Gator in the Bay: How do you build the World's Largest Alligator?" Locations include Naples, Italy, Frankfort, Germany and Basel, Switzerland (during Art Basel)
2015 Faces of America, 50 stone sculptural heads that when assembled represent the American Flag, Fayetteville, NC 2015 Artist in Residence, "99th Anniversary of Everglades National Park Exhibition," one-month including solo exhibit, events and workshops, Homestead, FL
2015 McCormick Place, Permanent Collection, Gator Tile Installation with Video Display, Miami, FL 2014 Nina Torres Fine Art, "Everglades Wildlife Exhibition," Miami, FL
2014 Art Basel-Freedom Exhibit, "Shadow Art Exhibit: "Water Flows Freely," 25'X5' using trash picked-up in one-mile vicinity of exhibit, Miami, FL
2013 Miami Beach City Hall, Permanent Collection, Mayor Philip Levine, Floating Gator Tile, Miami Beach, FL
*2013 Art Basel Miami Beach, "Gator in the Bay-Art and Event" entire body 104 tiles with hydraulic barge head floating in Biscayne Bay at the Miami Yacht Club, Watson Island, FL, also featured activities with 16 environmental groups (The Miami Herald voted it the #1 attraction, 2013 Art Basel). **
2013 Winter Fest Boat Parade, best in class, best in show, people's choice, Fort Lauderdale, FL 2012 Winter Fest Boat Parade, best in class, best in show, Fort Lauderdale, FL
*2012 Art Basel Miami Beach, "Floating Tile Art: Gator in the Bay – The World's Largest Gator," 33,000 pound, 3-story steel sculptured alligator head, with an opening and closing jaw, built on a barge using recycled junkyard materials **
2011-2014 Artopia Art Center, represented artist, Miami, FL
*2010 Art Basel-Underground, Rainbow Clouds Exhibit, Miami, FL, solo exhibit traveled to major cities throughout America **

*2008 "The Human Form," 10 Miami Beach hotels, including Delano, Betsey Ross, Fritz, as well as major cities throughout America **
*2006 "Everglades Experience" solo exhibit, Zoo Miami, and various hotels and galleries in Miami, Fort Lauderdale and West Palm Beach, FL as well as major cities throughout America * 2004 "Caged Free: Animals Survival in Captivity" solo exhibit, Flamingo Gardens, Davie, FL, which led to photographing injured animals in captivity in nature centers across America **
2002 "We Are All Animals" solo exhibit, featuring animals and athletes doing similar behaviors, Nova Southeastern University, Davie, FL as well as various local galleries in Miami, FL
*1999 "Lloyd-Scapes: Landscapes of the Americas" solo exhibit, various local galleries in Miami, FL **
1996 "Textures: Is It Really That?" solo exhibit, various local galleries in Miami, FL

Public Art
2012-2013 "Gator in the Bay," a 33,000-pound alligator the size of a football field that floats. The head is a 3-story steel sculpture built on a self-propelled barge using recycled junkyard materials. The upper jaw attached to the boom of a crane, opens and closes. The body is made of 104 individual boards (called Floating Art Tiles) displaying 3,000 photographs of the Everglades (captured by the artist). The head/upper jaw was featured during Art Basel Miami-2012; entire piece was featured in Art Basel Miami-2013. Received widespread, international print and broadcast media coverage, including ABC, CBS, NBC, NPR, CNN, Fox News, Yahoo News, Discovery Channel, Huffington Post, The Examiner, Sun Sentinel, Miami New Times and Miami Herald. Project Manager and Artist, Goradesky worked with federal, environmental, and local city officials including Homeland Security, Marine Control, U.S. Coast Guard and NASA for approval. Budget $1,000,000. Private funding for this public art project.

2018-2019 "Let Love Guide Your Way" is a 16-foot Weathervane sculpture featured in the 2019 Biennial International Kinetic Art Exhibit and Symposium, Boynton Beach, FL. A weather or wind vane is an instrument used for showing the wind direction. The term weathervane is also a slang expression for a politician who has frequent change of opinion. In our chaotic world, when faced with difficult choice, let LOVE guide your way. The art piece is a metaphor to show that when the winds of change present dilemma, "Love will guide Your way". The 1500-pound art piece is created using recycled-steel, aluminum, and finished with quality powder-coat paint. The sculpture features a unique engineered bearing system on the axis and lighting on the heart of the Cupid's arrow.

2018 "The Parasol Project," will be the "Welcome Beacon" for visitors during Art Basel Miami 2018. The Artist will cover a 10- story building using over 155 large round and rectangular parasols simulating 'flowers' morphed into Morse Code dots and dashes conveying messages to viewers that translate to "Welcome" on the building's South Side and "We Love You" on the building's North Side, creating a huge public art piece that is environmentally conscious that beautifies a dilapidated building. South Shore Hospital, The Crescent Heights construction location, Alton Road and Fifth Avenue, Miami Beach, FL

Media/Press/Publication Links
Discovery Channel Interviews
2012-2013 (Part 1): https://www.youtube.com/watch?v=0f-6wWIZWK0
2014 (Part 2): https://www.youtube.com/watch?v=tijO4g1JC-Y
Wikipedia: http://en.wikipedia.org/wiki/Gator_In_The_Bay
WiKiVisually.com: https://wikivisually.com/wiki/Gator_In_The_Bay
PBS aired Art Loft on segment January 15th,
2015 https://www.youtube.com/watch?v=EzHflS6lLeE&feature=youtu.be
Gator in the Bay wins Winterfest Boat Parade Two consecutive
years https://www.youtube.com/watch?v=mgJ7Cf72eb0

Miami Beach Mayor Philip Levine welcomes Gator in the Bay during Art Basel Miami 2013 https://www.youtube.com/watch?v=N0uN3lUFmw4
National Park Service (NPS) 2015 https://www.nps.gov/ever/learn/news/everglades-national-park-hosts-photographer-lloyd-goradesky-in-august.htm
SouthFlorida.com: 'Another Look at the world's largest Gator', Phillip Valys 2017 http://www.southflorida.com/theater-and-arts/sf-gator-in-the- bay-hollywood-everglades-national-park-20150730-story.html
Miami Art Scene: 'World's Largest Alligator at Everglades National Park', 2016 http://www.themiamiartscene.com/worlds-largest-alligator-at- the-everglades-national-park/
WPB Magazine, 'Rainbow Clouds and the Giant Gator in the Bay', 2016 http://www.wpbmagazine.com/lloyd-goradesky/
KPW Global Media Group: 'SaveArtSpace Public Art, Outdoor Billboards, World's Largest Gator and Floating Tile Art, Oh My!' 2016 http://kpwglobalmediagroup.blogspot.com/2016/03/outdoor-billboards-worlds-largest-gator.html
South Florida PBS, WPBT Art Loft: 'Episode 317: Gator in the Bay, Time-Lapse Photography & More' 2015 http://video.wpbt2.org/video/2365408640/
Earth Island Journal: 'Protecting the Sacred Land and Water of the Everglades' 2015http://www.earthisland.org/journal/index.php/elist/eListRead/in_conversation_houston_r._cypress_yahaletke/
YAHOO News: 'Art Basel Lands in Miami Beach', 2013 https://sg.news.yahoo.com/art-basel-lands-miami-beach-224506223.html
Huffington Post: 'Gator In The Bay Is Back With A Body For Miami Art Week 2013', 2013 https://www.huffingtonpost.com/2013/11/24/gator-in- the-bay_n_4331749.html
CBS Miami: Art Basel: "Gator in the Bay" Gets a Tail, 2013 https://www.nbcmiami.com/news/local/Art-Basel-Gator-in-the-Bay-Gets-a-Tail- 234842771.html
NBC 6 South Florida: 'Gator in the Bay Heads to Miami for Art Basel – NBC 6 South Florida' 2013 https://www.nbcmiami.com/news/Gator-in- the-Bay-Heads-to-Miami-for-Art-Basel-234094711.html
CBS Miami: 'Giant Gator To Appear In Art Basel Weekend' 2013 http://miami.cbslocal.com/2013/12/01/giant-gator-to-appear-in-art-basel- weekend/
Miami New Times: 'Gator in the Bay: Giant Art Invades Miami', 2013 http://www.miaminewtimes.com/arts/gator-in-the-bay-giant-art-invades- miami-6393564
Miami New Times: 'Art Basel Miami Beach 2013 Museums and Special Venues Guide', 2013 http://www.miaminewtimes.com/arts/art-basel- miami-beach-2013-museums-and-special-venues-guide-6496004
Huffington Post: 'Gator In The Bay: 230-Foot Alligator In Biscayne Bay For Art Basel Miami Beach' 2012 https://www.huffingtonpost.com/2012/07/31/gator-in-the-bay_n_1724867.html
YAHOO News: 'Giant gator to float during Art Basel', 2012 https://www.yahoo.com/news/giant-gator-float-during-art-221532912.html
WLRN: Miami's 100-Foot-Long (And Growing) Mechanical Alligator Head, 2012 http://wlrn.org/post/video-miamis-100-foot-long-and-growing- mechanical-alligator-head
NPR: 'Big Gator Head Premieres at Miami Art Fair' 2012 https://www.npr.org/2012/12/06/166628320/big-alligator-big-draw-for-miami-art- fair
Miami.com: 'Art Basel, satellite events gear up to take over Miami-Dade', 2012 http://www.miami.com/things-to-do-in-miami/art-basel-satellite- events-gear-up-to-take-over-miami-dade-11830/
Equipment World: 'Gator in the Bay: Art Meets Excavator'

2012 https://www.equipmentworld.com/gator-in-the-bay-art-meets-excavator/
ABC 7 Fort Myers/Naples: '40 ton gator head crosses Alligator Alley',
2012 http://www.abc-7.com/story/20178300/40-ton-gator-head-to-cross- alligator-alley
CBS Miami: 'Gator Art To Cruise Ft. Lauderdale's New River',
2012 http://miami.cbslocal.com/2012/12/03/gator-art-to-cruise-ft-lauderdales- new-river/ CBS Miami: 'Launch Of Large Gator Head Pushed Back',
2012 http://miami.cbslocal.com/2012/12/02/launch-of-large-gator-head-pushed-back/ CBS Miami: 'Giant "Gator" To Float In Bay For Art Basel',
2012 http://miami.cbslocal.com/2012/11/25/giant-gator-to-float-in-bay-for-art- basel/ Infinity Filmworks: 'Lloyd Goradesky's Art Show',
2008 http://ifilmworks.blogspot.com/2008/12/lloyd-goradeskys-art-show.html

Art Board Affiliations
Life is Art Board 2017-2022
Weiner Museum of Decorative Arts, Voluntary Adviser & Instructor, 2018-2022
Artists in Residence in Everglades Board 2016-2017
Education for Tomorrow Advisory 2016-2017
Wise Tribe Elder 2016-2017
Love The Everglades Movement Board 2012-2017
Miccosukee Advisory Board 2011-2014

Philanthropy
VolunteerCleanUp.org, 501 (3)(c), Produce Video and document organization's works, 2017
Volunteer for Homeless; documenting taking homeless children that are victims of gun violence into the Everglades, (The National Park uses artist's video as training footage to show the importance and far reaching effect of the Everglades National Park), 2010-Current
Kiwanis and Returning Peace Corp Volunteers Project, Produced Video, update annually, 2012- Current
https://www.youtube.com/watch?v=eEBZyNV2GY8

Education
Instructor, United Federated Teachers, Photography Arts, via Zoom 2020-Current
Master of Business Administration, Nova Southeastern University, Fort Lauderdale, FL, August 2001
Bachelor of Science in Business Administration, University of Florida, Gainesville, FL, August 1981

LSS APPRAISALS

PERSONAL PROPERTY APPRAISAL REPORT:

Public Art Sculpture

"Let Love Guide your Way"

PREPARED FOR:
Lloyd Goradesky
1112 North 13th Court
Hollywood, Florida. 33019

PREPARED BY:
Linda Safi, ISA, AM
95 North Birch Road #406
Fort Lauderdale, Florida 33304
610.627.0901
EIN # 83-2692414

ISA
INTERNATIONAL
SOCIETY of APPRAISERS

Photos / description of art /

Title: "Let Love Guide Your Way" Weathervane
Year Created: 2018
Medium: Stainless Steel / cement

Appraisal of Artwork: *(See report attached)*

Provenance:

No previous owners / Created by the artist

Displayed at the 2019 and 2021 International Kinetic Arts Symposium and exhibit at Boynton Beach.

Condition And Conservation Report from Sten Henriksen:

(See report attached)

Detailed Budget *for conservation is very limited, estimated at $150.00 annually*

1. *Existing staff has the capability to clean and maintain the sculpture*
2. *Gentle cleaners, auto grease and auto wax are available at modest pricing*
3. *The city owns an existing forklift necessary to remove the arrow so there will be no addition expense*
4. *Two to three staff members will be necessary for budgeting of employee salaries estimated time involved 2-3 Hours.*

No updates or changes will be needed for permanent placement

Condition report and conservation report

Sten K Henriksen
16180 La Costa Drive, Weston FL 33326
Telephone 954 830 5575

Condition Report:
The Sculpture "Let Love Guide your Way" created in 2018 was inspected by me, Sten Henriksen, on site in Dania Beach on June 5. 2022, and appears to be structurally sound and in excellent condition both, kinetically and aesthetically.
Conservation Report:
This sculpture requires very little maintenance. The finish on the piece should be handled like a high-end automobile.
1. The arrow should be taken down once a year and cleaned with a nonabrasive cleaner and gentle soap
2.. Auto wax can be used to protect the finish.
3.. A forklift should be used with nylon slings or straps to lift the arrow straight up. The arrow should be placed
on the ground to do any maintenance or cleaning to surface.
4. The bearings on the top of the base are maintained by lubricating the two 'grease nipples' located in each
bearing housing. Recommended to use any automobile grease product to lubricate.

Sten K Henriksen
Nov 2. 2022

October 27, 2022

Mr. Lloyd Goradesky
1112 North 13th Court
Hollywood, Florida. 33019

Dear Mr. Goradesky,

As you requested on September 18, 2022, I conducted an inspection of the public Sculpture, "Let Love Guide your Way" with you the artist, Lloyd Goradesky, present. This sculpture is located at located at 481 S. Federal Highway, Dania Beach, Florida 33004. The sculpture is presently located at the above address on Loan. This hands-on inspection was done in compliance with the rules and regulations of the International Society of Appraisers and written to the appraisal specifics of the 2020 – 2021 version of the Uniform Standard of Professional Appraisal Practice (USPAP) which has presently been extended through December 31, 2023, as promulgated by the Appraisal Foundation of Washington, DC. This report will determine replacement value of the appraised sculpture.

Mr. Goradesky has stated that the item appraised is owned at this time, without any liens or encumbrances, by himself. Value has been assigned as of September 18, 2022, the date of the inspection. This appraisal is to be used only for the objective of helping to estimate insurance replacement value, for the intended use of insurance coverage. Any other use of this appraisal renders it null and void.

IN SUMMARY, the estimated replacement value of the appraised sculpture totals $357,000.00

I have included a value summary and the definition of replacement cost value using the ISA Core Course in Appraisal Studies Manual, page L4-4 and L 4-5. These definitions cover both new and comparable replacement. "Replacement cost new is the cost necessary to replace an item of personal property with a new item of like kind, utility, and having similar qualities within a reasonable amount of time in the relevant marketplace." This sculpture is being estimated using replacement cost new / reproduction to determine the replacement value.

In this appraisal, value has been determined by the cost approach. This method of valuation compares the item being appraised with the cost to replace it. This is done through production, reproduction, or purchase. The source for this definition is the ISA Core Course in Appraisal Studies Manual, page L1-15.

The sales comparison approach, which was not used, compares the property with similar items that have sold within the market considered most common. This is commonly used for a determination of Fair Market Value. This value is not appropriate for the intended use of this appraisal.

The income approach calculates the present worth of future income or a stream of earnings. This is normally used for investment or accounting purposes and not to establish replacement value. This approach was not used

<u>The Scope of Work</u> included examining the item at location, inspecting the completed project, Photographing the sculpture, and researching the appropriate locations where public sculptures are displayed. Original receipts will be provided where necessary. The artist has personally provided the information and figures necessary to complete this report. This information was reviewed, current prices were provided or confirmed, A USPAP compliant 'appraisal report" was written.

The market level selection was based on the property's most appropriate use in the most common market for the appraisal's intended use. The recent asking prices reviewed for materials identical or comparable to those listed include Foundry's where such property is sold to the public. Sources for my data include data bases, sales by dealers and retailers, or other personal observations. Market analyzed appear to be increasing for this type of property due to the recent demand for increased public art in communities and the increase in available government funding.

"The <u>Otis Creative Economy Report</u> illustrates the value to the community when local artists are engaged, another way to look at the value proposition of Public Art. Artists jobs are more prevalent as shown by the 8.4% (1,734) increase in employed artists over the past 5 years. In the past 20 years, artists and their related industries have proven to be very powerful. Commercial real estate permitting bounced back relatively quickly after the recession while also looking for ways to differentiate with artists' collaborations through added amenities, programming, and curated experiences, further demonstrating the power of the intersection of art and industry." *(https://la.uli.org/public_art_asset/ REPORTED JANUARY 10, 2022)*

EXTRAORDINARY ASSUMPTIONS: Character descriptions were discovered on examination. Photographs and current receipts were shared and reported by my client, Mr. Goradesky. All photographs and information are an accurate account of the appraised item unless otherwise noted. If the information or photographs were incorrect the value conclusions could be affected. In general, the condition of the sculpture examined was good. Any alterations from the original condition or damage beyond the usual and common for the items of similar age are so noted in the appraisal report. This was also done to establish any pre-conditions in the event of a partial loss

Unless otherwise stated herein, the appraisal is based only on the readily apparent identity of the public sculpture appraised. In my opinion no further guarantee of authenticity, genuineness, attribution, or authorship is necessary. The appraised value is based upon the whole interest and possessory interest undiminished by any liens, fractional interests or any other form of encumbrance or alienation. However , this appraisal is not an indication or certificate of title or ownership. The identification of the interest of the artist has been represented to me by my client, the artist and no inquiry or investigation will be made nor is any opinion to be given as to the truth of such representation

The value conclusions expressed herein are based on the appraiser's best judgement and opinion and are not a representation or warranty that the item will realize those values if offered for sale at auction or otherwise. The value expressed is based on current information on the date the appraisal was made. No opinion is expressed as to any past value, nor otherwise expressly stated ,as to any future value.

Except for my client, possession of this report or its copy does not carry with it the right of publication, nor may this report be used for any objective by anyone other than my client, Mr. Goradesky, The City of Dania Beach officials and the Cultural Planning Commission, or authorized user without my previous written consent. If this report is reproduced, copied, or otherwise used it must be done in the report's entirety including the cover document and all attachments. Furthermore, no change to any item in this appraisal shall be made by anyone other than me. In conjunction with this appraisal, additional services of the appraiser may be requested by the client, his agent or lawyer, or the courts (such as for added time researching for other value objectives, pretrial conferences, court appearances, court preparations, etc.)Compensation for same shall be at my customary hourly rate charged by the appraiser at that time and shall be paid by the client immediately upon receipt of a statement for said work.

I regard all information concerning this appraisal as confidential. I retain a copy of this document along with my original notes, and I will not allow others to have access to these records without the written permission of my client, unless ordered by a court of law.

Linda Saft has been a specialist in the Art and antique retail market since 1988 selling under the trade names of Rerums88 and White Orchid Antiques. Her professional qualifications and experience to prepare this report and appraise the item subject to this appraisal report are contained in the addendum to this report.

The appraiser, Linda Saft ISA AM, meets the requirements for a qualified appraiser as set forth in 26 CFR Section 170(f)(11)(E)(ii) of the Federal Income Tax Regulations. Consistent with IRS guidelines for qualified appraisers, she meets or exceeds the following criteria:

1. *Is engaged in the appraisal of decorative arts and residential contents on a full time-basis and regularly conducts appraisals for which she receives compensation, for a broad range of clients.*
2. *Considers herself to be qualified and competent to appraise the subject and has never been disqualified or otherwise prohibited by the IRS to perform appraisals.*
3. *Has completed the required coursework and is currently and compliant with The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP).*
4. *Has earned the designation of Accredited member from the International Society of Appraisers (ISA), a recognized professional appraiser organization.*

The International Society of Appraisers has a code of professional ethics, tests, and requirements of continuing education for all its members. I am in compliance with, and an accredited member of that society, with an earned specialty in residential contents. I have 34 years' experience in the residential contents, antiques, and decorative arts market as a dealer. My complete professional qualifications to conduct this appraisal are included in the addendum to this report.

Sincerely,

Linda Saft ISA AM
LSS Appraisals
EIN # 83-269241

CERTIFICATE OF APPRAISAL

The certificate of appraisal given below is subject to and relies upon the terms and conditions, critical assumptions and limiting conditions herein set forth:
I certify that to the best of my knowledge and belief

1) Statements of fact contained in this report are true and correct.

2) The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4) I have performed no service, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6) My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value, or direction in value, that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

8) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the 2020-2021 (presently extended through December 31,2023), Uniform Standards of Professional Appraisal Practice, ISA's code of ethics, and the International Society of Appraisers Appraisal Report Writing Standards.

9) I have made a personal inspection of the property that is the subject of this report.

10) No one has provided significant personal property appraisal assistance to the person signing this certification,

Respectfully submitted,
Linda Saft, ISA AM
Ein # 83-2692414

Description

Public Art Sculpture " Let Love Guide Your Way : a celebration of Kindness"

Free Standing 16-foot-tall weathervane that features a 15.5-foot rotating- circumference kinetic wind vane or Cupid's Arrow that sits on a 4' x 4' x 20" Heart shaped cement pedestal. The weathervane rotates on three precision -quality stainless steel rotating bearing gears. The front end of the Cupid's Arrow is a 36" cut out
Heart shape. The opposite side of the Cupid's Arrow is a 48" solid heart shape that captures the wind. The large
Heart shapes are attached together with an 11-foot steel beam. The stanchion's heart shape top plate and heart
Shape base plate are supported using four 10-feet curved steel plates each with 6 heart shape cut-outs. The
Cut-outs allow for heart shape reflections during daylight allowing the sculpture to look different upon every viewing. The artist, using 'scrap' from the cut-outs, attached 9 random hearts to the stanchion. For additional
Support, half-inch steel rods create and 'X' on each side that represent the loving 'kiss'. The heart shape points of the top plate and base plate point due North to measure wind direction.

"Let LOVE guide your way" is the universal color of LOVE, Bright Red. The art is covered with gold speckles which reflect sunlight, and then coated with a clear UV protectant that maintains the bright red color and protects the surface from all elements. The art illuminates an ambience of Love using LED lighting that enhances the
heart-shapes on the Cupid's Arrow. The Stanchion and the Cupid's Arrow are assembled and moved in two pieces.
The piece is created with recycled structural steel. The total weight of the sculpture is 1,850 pounds.

There is interpretation with every aspect of the Art. The weathervane has two main components: the base and the arrow. The base represents a singular human form which represents the 'Act of Kindness' in the singular art message: to be Kind, Compassionate & Tolerant for each other. The message to be Kind is an individual thought. If the human condition is not mindful of Kindness, it will not be Kind. To be Kind is a conscious thought. There are 4 stanchions on the base which point North, East, South and West which represents our world. The top and bottom heart-shapes point North to give the functioning weathervane a point of reference. There are heart-shape cut-outs in groups of three which represent family. The number 3 has the meaning of Family & LOVE. Multiples of the number 3 have meaning in all culture & religion. There are 24 total heart-shape cut-outs which represent our World. The arrow is 'Cupid's Arrow' which represents Universal LOVE. Although Cupid is known to be a prankster, this is a 'golden arrow' meaning LOVE in mythological stories. The large, oversized arrow with hearts on either end encourages the viewer to think of Kindness & LOVE.

The piece was built and assembled with the Artist and huge support by the team of Joe Smith, Tabatha Wolfe, Project Manager, and Sten Henriksen, Project Engineer, at the studios of Absolute Metals in Las Vegas, NV and transported to its pedestal in South Florida.

This kinetic sculpture was the highlight of the 2019- 2021 International Kinetic Art Exhibit and Symposium on
Display for public viewing for one year in Boynton Beach, Florida.

Why a weathervane? A weathervane is a device used to measure the wind direction. A weathervane is also a metaphoric expression to describe people who change their views frequently. In a chaotic world, when faced with a dilemma, let love guide your way.

SPECIFICATIONS

Materials:
- *Steel*
- *Stainless-Steel Industrial Bearings*
- *Powder Coating*
- *Cement*
- *LED Lighting*

Height of Weathervane 14'

Height of Weathervane including Pedestal 16'

Circumference Width 15' 6"

Weight including pedestal. 4,350 pounds

Pedestal 4'x 4' Heart shape Cement

This Project is community interactive and encourages individual participation with Stories, Interviews and News of Kindness.
'Let Love Guide Your Way' was featured in the 2019 International Kinetic Art Exhibit & Symposium.

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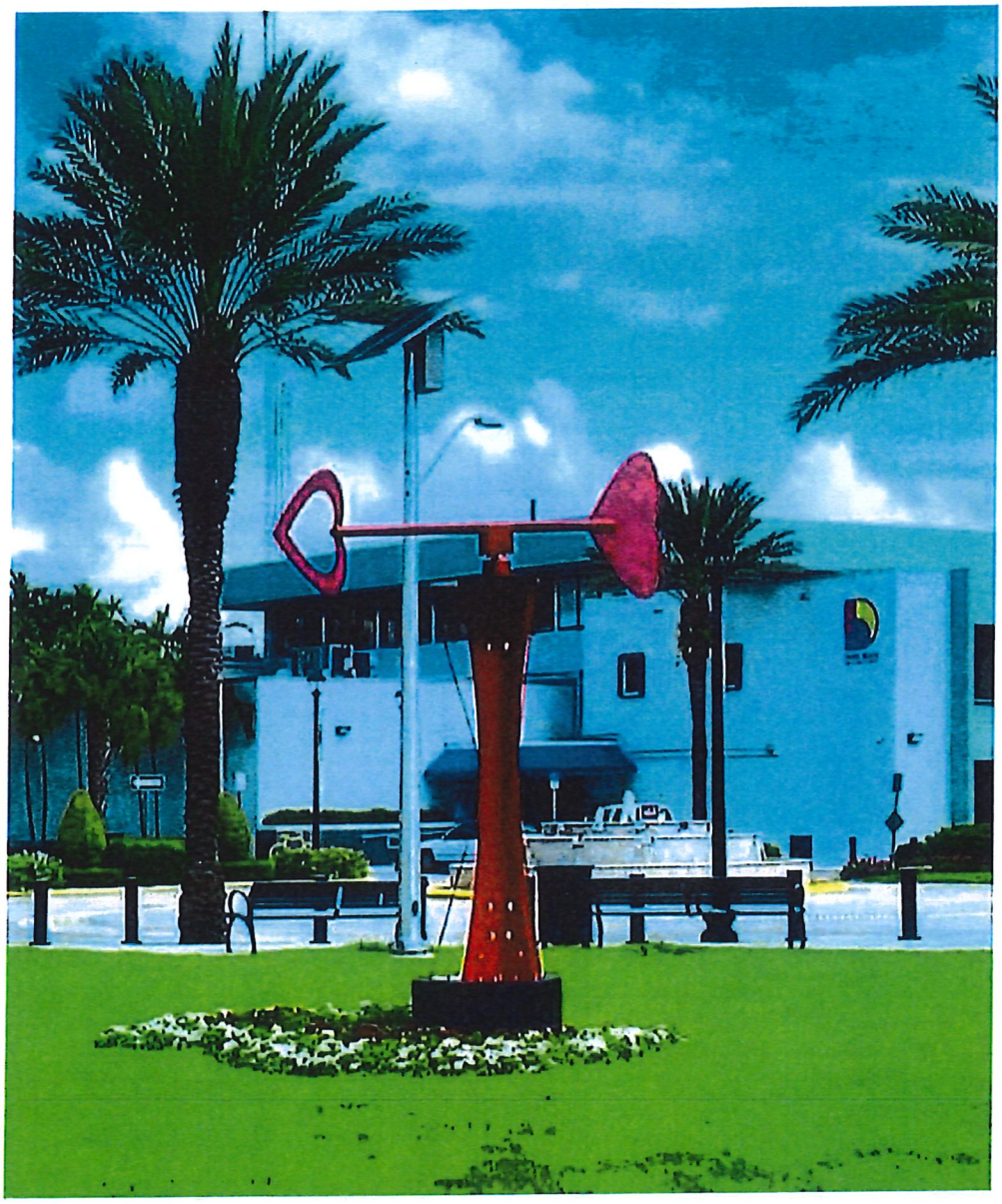

VALUE

Reproduction Cost: The total cost of constructing an exact replica, using the same materials and construction techniques as the original by a qualified craftsman. Notable that this is a work of art and a first edition and artist fees, and labor have been included in the cost. No Depreciation of this sculpture was noted.

C&K Engineering original consult to create the weathervane		*$5,000.00*
Fabrication completed over 6 weeks *Absolute Metals, LLC* *4145 Sobb Ave* *Las Vegas, NV 89118* *Including the use of the Artist / 2 welders / 3 Laborers / and one equipment operator*		*$50,000.00*
National Powder Coating Inc powder coated the original finish *Note: the finish was ruined during storage. It was refinished using* *Jet Tech Painting* *Fort Lauderdale Executive Airport* *1600 NW 56th street* *Fort Lauderdale, FL 33309*		*$12,000.00*
Shipping from Las Vegas to South Florida in November 2018		*$22,000.00*
Engineer: Sten Henriksen *(Bio in Addendum)*		*$18,000.00*
Materials		*$35,000.00*
Labor Lloyd Goradesky, Artist *1,400 Accumulative hours approx. @ $100.00 / hour*		*$140,000.00*
Additional Labor for construction		*$45,000.00*
Cost Just for installation & assembly :		
	Equipment	*$ 8,000.00*
	Labor	*$10,000.00*
	Safety Engineering.	*$12,000.00*
	TOTAL:	*$ 357,000.00*

ADDENDUM

Lloyd Goradesky BIO and CV

Recently accepted to the National Public Art Archive and placed on the Public Art Map by WESTAF, Lloyd Goradesky's background in art and design has enabled him to master a wide range of mediums to express his unique artistic vision. Whether focusing on film, photography, sculpture, metal works or kinetic art, the uniting theme in his work is that each project reflects an aspect of our lives, culture and society that warrants having light shined on it; shares a powerful social message; and inspires community engagement

Goradesky is widely recognized for his award-winning iconic public art projects that is widely recognized for his award-winning iconic public art projects that allow the community to experience art in their daily life, while creating social interaction and encouraging dialogue. One example is the world-renowned epic 'Gator in the Bay' project, which illuminated the importance of the Everglades to Florida's eco-system. A highlight of Art Basel 2012 and 2013, the 'World's Largest Floating Alligator', the size of a football field that floated in Biscayne Bay, was made of 104 individual floating art tiles, each featuring over 3000 unique photographic images of the Everglades. In keeping with the focus on the environment, Goradesky used recycled junkyard materials to create the gator's head – a 3-story steel sculpture, complete with a movable upper jaw. A 4-year, $1 million-dollar project, the Gator in the Bay is currently touring Europe.

His early work in photography was dedicated to the beauty of nature and wildlife. The exhibit and corresponding coffee table book, 'caged free: animal survival in captivity', highlighted the human aspects of animals and birds – their humor, curiosity, and familial tendencies, including unconditional love for their children.

Lloyd is widely recognized for his award-winning iconic public art projects that allow the community to experience art in their daily life, while creating social interaction and encouraging dialogue

The world-renowned epic 'Gator in the Bay' project illuminated the importance of the Everglades to Florida's eco-system. A highlight of Art Basel 2012 and 2013, the 'World's Largest Floating Alligator' was made of 104 individual floating art tiles, each featuring over 3000 unique photographic images of the Everglades. In keeping with the focus on the environment, Goradesky used recycled junkyard materials to create the gator's head – a 3-story steel sculpture, complete with a movable upper jaw. A 4-year, $1 million-dollar project, the Gator in the Bay is currently touring Europe.

'Let LOVE Guide Your Way: A Film About Kindness' is the next phase of Goradesky's most recent project, a commission to create a kinetic sculpture for the Bi-Annual International Kinetic Art Festival in Boynton Beach. Beginning as a fully functioning 16-foot Weathervane featuring cut-out heart shapes and topped by a Cupid's Arrow, LLGYW is a celebration of Kindness. (the most-visited display at the Art Festival, credited as the driving force in the City of Boynton Beach being named America's Most Romantic City by TripAdvisor, 2019.) The message of the art became an ongoing mission to Share Kindness at a time when it seems to be sorely lacking in our world.

Goradesky has created many award-winning projects featured in numerous national and international publications, television – including National Geographic, Discovery Channel and PBS – as well as radio, cable, and internet programs. He has garnered multiple awards within the art and design industries, and he continues to create unique commissions for high profile residential and commercial projects.

Using the Power of Art to bring awareness to our natural surroundings, Lloyd Goradesky's art extends from muti-media design to complex photographic creations. His artistic goal is to get the viewer to look through the actual art piece and to interpret the meaningful message. Goradesky's work is extremely diverse, however, the purpose is always to raise awareness while showing the beauty of our natural surroundings. His artistic goal is to get the viewer to look through the actual art piece and to interpret the meaningful message.

Lloyd Goradesky Exhibitions and Sanctioned Exhibits (Indicates also published book and video)*

2019 (Proposed) The Parasol Project, Miami Beach, FL
*2018-2019 The Kinetic Weathervane: "Let Love Guide Your Way", a 16-foot Weather Vane, 2019 Biennial International Kinetic Art Exhibit and Symposium, Boynton Beach, FL **
2018 Fantastique: A Garden Installation, Weiner Museum of Decorative Arts, Dania, FL
2018 Museum Week: "Learn-From-A-Pro", Weiner Museum of Decorative Arts, Dania, FL
2017 The Villa Paula, Miami, FL
2016 Art Basel-Spectrum Miami, Photography Exhibition, Miami, FL
2016 The Box Gallery, "New American Patriot – A Climate Action Exhibition," West Palm Beach, FL
2016 Art Serve, "Environmental Awareness Exhibition," Fort Lauderdale, FL
2015-2017 "Gator in the Bay: How do you build the World's Largest Alligator?" Locations include Naples, Italy, Frankfort, Germany and Basel, Switzerland (during Art Basel)
2015 Faces of America, 50 stone sculptural heads that when assembled represent the American Flag, Fayetteville, NC
2015 Artist in Residence, "99th Anniversary of Everglades National Park Exhibition," one-month including solo exhibit, events and workshops, Homestead, FL
2015 McCormick Place, Permanent Collection, Gator Tile Installation with Video Display, Miami, FL
2014 Nina Torres Fine Art, "Everglades Wildlife Exhibition," Miami, FL
2014 Art Basel-Freedom Exhibit, "Shadow Art Exhibit: "Water Flows Freely," 25'X5' using trash picked-up in one-mile vicinity of exhibit, Miami, FL
2013 Miami Beach City Hall, Permanent Collection, Mayor Philip Levine, Floating Gator Tile, Miami Beach, FL
*2013 Art Basel Miami Beach, "Gator in the Bay-Art and Event" entire body 104 tiles with hydraulic barge head floating in Biscayne Bay at the Miami Yacht Club, Watson Island, FL, also featured activities with 16 environmental groups (The Miami Herald voted it the #1 attraction, 2013 Art Basel). **
2013 Winter Fest Boat Parade, best in class, best in show, people's choice, Fort Lauderdale, FL
2012 Winter Fest Boat Parade, best in class, best in show, Fort Lauderdale, FL
*2012 Art Basel Miami Beach, "Floating Tile Art: Gator in the Bay – The World's Largest Gator," 33,000 pound, 3-story steel sculptured alligator head, with an opening and closing jaw, built on a barge using recycled junkyard materials **
2011-2014 Artopia Art Center, represented artist, Miami, FL
*2010 Art Basel-Underground, Rainbow Clouds Exhibit, Miami, FL, solo exhibit traveled to major cities throughout America **
*2008 "The Human Form," 10 Miami Beach hotels, including Delano, Betsey Ross, Fritz, as well as major cities throughoutAmerica **
*2006 "Everglades Experience" solo exhibit, Zoo Miami, and various hotels and galleries in Miami, Fort Lauderdale and West Palm Beach, FL as well as major cities throughout America **
*2004 "Caged Free: Animals Survival in Captivity" solo exhibit, Flamingo Gardens, Davie, FL, which led to photographing injured animals in captivity in nature centers across America **
2002 "We Are All Animals" solo exhibit, featuring animals and athletes doing similar behaviors, Nova Southeastern University, Davie, FL as well as various local galleries in Miami, FL
*1999 "LloydScapes: Landscapes of the Americas" solo exhibit, various local galleries in Miami, FL **
1996 "Textures: Is It Really That?" solo exhibit, various local galleries in Miami, FL

Lloyd Goradesky Public Art:

2012-2013 "Gator in the Bay," a 33,000-pound alligator the size of a football field that floats. The head is a 3-story steel sculpture built on a self-propelled barge using recycled junkyard materials. The upper jaw attached to the boom of a crane, opens and closes. The body is made of 104 individual boards (called Floating Art Tiles) displaying 3,000 photographs of the Everglades (captured by the artist). The head/upper jaw was featured during Art Basel Miami-2012; entire piece was featured in Art Basel Miami-2013. Received widespread, international print and broadcast media coverage, including ABC, CBS, NBC, NPR, CNN, Fox News, Yahoo News, Discovery Channel, Huffington Post, The Examiner, Sun Sentinel, Miami New Times, and Miami Herald. Project Manager and Artist, Goradesky worked with federal, environmental, and local city officials including Homeland Security, Marine Control, U.S. Coast Guard and NASA for approval. Budget $1,000,000. Private funding for this public art project.

2018-2019 "Let Love Guide Your Way" is a 16-foot Weathervane sculpture featured in the 2019 Biennial International Kinetic Art Exhibit and Symposium, Boynton Beach, FL. A weather or wind vane is an instrument used for showing the wind direction. The term weathervane is also a slang expression for a politician who has frequent change of opinion. In our chaotic world, when faced with difficult choice, let LOVE guide your way. The art piece is a metaphor to show that when the winds of change present dilemma, "Love will guide Your way". The 1500-pound art piece is created using recycled-steel, aluminum, and finished with quality powder-coat paint. The sculpture features a unique engineered bearing system on the axis and lighting on the heart of the Cupid's arrow.

2018 "The Parasol Project," will be the "Welcome Beacon" for visitors during Art Basel Miami 2018. The Artist will cover a 10-story building using over 155 large round and rectangular parasols simulating 'flowers' morphed into Morse Code dots and dashes conveying messages to viewers that translate to "Welcome" on the building's South Side and "We Love You" on the building's North Side, creating a huge public art piece that is environmentally conscious that beautifies a dilapidated building. South Shore Hospital, The Crescent Heights construction location, Alton Road and Fifth Avenue, Miami Beach, FL

Media/Press/Publication Links

Discovery Channel Interviews
2012-2013 (Part 1): https://www.youtube.com/watch?v=0f-6wWIZWK0
2014 (Part 2): https://www.youtube.com/watch?v=tijO4g1JC-Y
Wikipedia: http://en.wikipedia.org/wiki/Gator_In_The_Bay
WiKiVisually.com: https://wikivisually.com/wiki/Gator_In_The_Bay
PBS aired Art Loft on segment January 15th, 2015
https://www.youtube.com/watch?v=EzHfIS6lLeE&feature=youtu.be
Gator In the Bay wins Winterfest Boat Parade 2 consecutive years
https://www.youtube.com/watch?v=mgJ7Cf72eb0
Miami Beach Mayor Philip Levine welcomes Gator in the Bay during Art Basel Miami 2013
https://www.youtube.com/watch?v=N0uN3lUFmw4

Sten Henriksen Bio

Project Engineer

email: shenriksen@bellsouth.net

An accomplished professional with more than 44 years of international experience in the construction industry; 20 years from construction and business development related to the oil and gas industry, and 24 years from Corrosion Mitigation; In buildings and bridges primarily, and for pipelines and steel structures in general. Excellent communication skills, with the ability to motivate, lead, and interact with individuals from diverse cultural backgrounds.

Current Position: *Self-employed, working primarily for EC Consulting Partnership, of Miami Florida, and Durability of Jupiter, Florida*

Nationality: *Norwegian citizen and U.S. Resident*

Languages: *English, Scandinavian, Dutch and German*

Education: *B.S. in Civil Engineering, from Stavanger, Norway, 1970 (with full US labor department certification in 1989)*

Associations: *NACE(National Association of Corrosion Engineers), ICRI (International Concrete Repair Institute)*

Key Qualifications:

- *More than forty years' experience in international construction industry.*

- *Twenty years in the field of corrosion mitigation, water intrusion and building defects in Europe, Middle East, Far East, East Africa, Canada, and the United States. This work has included development of electro-chemical technologies for corrosion passivation on steel reinforcement in buildings and bridges, including cathodic protection. Two patents for corrosion passivation on steel in concrete have been developed in this period, in addition to the development of a pipeline coating system for external, in-field coating-application of pipelines for the oil and gas industry.*

Twenty years of experience in the oil and gas industry, including market development for inspection and certification services; engineering, construction, fabrication, installation, marine operations, hook-up, and commissioning, and lately; development of coating systems for oil and gas pipelines

Career Highlights during tenure in the United States:

- ***1989 – 1995:*** *Under employment of Corrosion Protection Systems Inc, participated in the development and marketing of electrochemical methods for control of corrosion on steel reinforcement in concrete, later known as the "NORCURE" methods, (technology for chloride extraction and concrete re-alkalization.) Introduced the Technology in the US and Canada and continued development within the SHRP program, (the Strategic Highway Research Program) monitored by the Federal Highway Administration, (FHWA).*
- ***1995 – Present:*** *working freelance and partly under employment of engineering firms and contractors in South Florida; continued work with issues related to corrosion of steel in concrete, and methods to repair damage to concrete from corrosion on reinforcing steel, and other metals, as well as consequences of water intrusion.*

LINDA SAFT, ISA AM *LSS APPRAISALS*
TELEPHONE: 610-627-0901
EMAIL: Whiteorchidantiques@GMAIL.COM
EIN: # 83-2692414

PROFESSIONAL QUALIFICATIONS

Specialist in the Appraisal of Residential Contents

Education:

AEMC School of Nursing: BA Registered Nurse

Post Graduate Studies and Continuing Education:

Seminars: Winterthur Museum, Wilmington, Delaware
International Society of Appraisers Core Courses 2002
Expert Witness Course Continuing Education
ISA ARC specialty course
USPAP 2020 -2021
Appraisal requalification with ISA -2013, 2018
IRS USPAP Regulations NYC Feb 2020 - 2022

Qualifications:

Educational qualification criteria adopted by the Appraisal Foundation's Appraiser Qualification Board (AQB) for Accreditation to Appraise Personal Property has been completed as follows:

120 classroom hours of ISA course work in Appraisal Valuation Theory, Market Research and Analysis, USPAP, Appraisal Ethics, Methodology, Identification and Authentication, Federal Regulations and Functions, Legal Issues, Narrative Report Writing Standards.
Required comprehensive examinations given by ISA in the above courses
Recognized completion of the qualifying experience requirement of 700 hours of personal property appraisal experience in area of Residential Contents and Decorative Arts
Successful completion of course work and required examination for ISA Appraiser as Expert Witness.
Successful current completion of USPAP regulations in 2020- 2022 (extended to December 31,2023) for Appraisers.
ISA Requalification 2018

Experience:

2019- Present Auctioneer in the state of Florida / license #AU5040
2017- Present: Proprietor L S S Appraisals
2002-2017 Proprietor of White Orchid Appraisals, LLC
1999-2017: Proprietor White Orchid Antiques, LLC Media, Pa.
1988 -1999: Proprietor Reruns 88, Wallingford Pa
Specializing in Household items, 18th, 19h and 20h century antiques and decorative accessories.
1996-present: Consultant in asset liquidation.
Exhibitor at vetted antique shows from Maine to Florida
Past president of the Eastern Pennsylvania chapter of ISA

Professional Memberships:

Accredited Member in good standing of the International Society of Appraisers (ISA).
Past Member of the Chester County Chamber of Commerce
Past Member of the Media Business Association
Past Member of the Philadelphia Art Museum

References and Client List: Available upon request

Created by Linda Saft
confidential

LSS APPRAISALS

LINDA SAFT, ISA AM

TELEPHONE: 610-627-0901

EMAIL: Whiteorchidantiques@GMAIL.COM

EIN: # 83-2692414

Professional Bio:

Linda Saft brings three Decades of arts and antiques market experience to the appraisal of important personal property collections. She has earned an accredited status membership from the International Society of Appraisers through a Stringent process of training and testing in appraisal theory and methodology.

Linda composes appraisal reports that are compliant with the Universal Standards of Professional Appraisal Practice, and she is an IRS qualified appraiser.

Prior to earning her accreditation to appraise Linda was the proprietor of White Orchid Antiques located in Malvern and Media, Pennsylvania for more than twenty years, A retail establishment specializing in Decorative Arts and Fine Antiques. Linda has a history of exhibiting at vetted antique shows across the country.

Linda Saft is also a licensed Auctioneer in the state of Florida,

Skills:

Estate Consultations
Marketing and display
Valuations and written appraisals for many functions
Deaccession and liquidation of personal property

ARTIST EXHIBITION

THIS AGREEMENT is entered into on 02/03/2022, 2022 between the City of Dania Beach, Florida ("the CITY"), a Florida municipal corporation, and Innovative Public Art Group, LLC (the "ARTIST"), with a mailing address of 1112 North 13th Court, Hollywood, Florida 33019.

WHEREAS, the CITY wishes to locate a sculpture entitled "Let Love Guide Your Way" ("SCULPTURE") in Dania Beach at the following location: City of Dania Beach City Center Area ("CITY FACILITY"); and

WHEREAS, the ARTIST wishes to place his with the CITY for exhibition for a period of February 5, 2022 to January 3, 2023; and

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, the Parties agree as follows:

1. The ARTIST agrees to loan the SCULPTURE described in Exhibit "A" to the City for an outdoor exhibit in the CITY FACILITY for a period of approximately one year, starting February 5, 2022 and ending January 3, 2023.

2. The CITY will curate the exhibition of the SCULPTURE at the CITY FACILITY, as identified in Exhibit B.

3. The ARTIST will agree to the delivery dates and time as established by the CITY unless a change is specifically agreed to by both parties, in writing. The ARTIST is responsible for all shipping and arrangements including SCULPTURE delivery, installation, removal, and return delivery to ARTIST. The ARTIST is responsible for the shipping costs to deliver the SCULPTURE. The City will reimburse the ARTIST for the cost of installation which ARTIST advises shall cost $6,800.00, payable upon installation. The ARTIST is responsible for the shipping costs to return the SCULPTURE. The ARTIST acknowledges and agrees that the City is not responsible for any damage to the SCULPTURE which occurs during the shipping, delivery, installation, and/or removal process. The ARTIST will provide the SCULPTURE dimensions and specifications and assembly instructions.

4. For the City of Dania Beach to purchase the original Let LOVE Guide Your Way Weathervane, the selling prices is One Hundred Thousand Forty Three Dollars ($143,000.00) until May 15, 2022. The cost of installation is separate and is not included in the selling price. After May 15, 2022, the selling price will Two Hundred Twenty Five Thousand Dollars.

5. SCULPTURE shipment/ delivery address is Dania Beach City Hall – 100 W. Dania Beach Boulevard, Dania Beach, Florida Delivery must be arranged with CITY prior to delivery date. The ARTIST agrees to remove his/her SCULPTURE from the CITY FACILITY on or about January 3, 2023.

6. The CITY will contact the ARTIST before moving the SCULPTURE except during an emergency related to the public safety or the safety of the SCULPTURE. If the ARTIST does not respond in a timely manner the CITY reserves the right to move or remove the SCULPTURE. Such transfer of the SCULPTURE will be done with respect for the SCULPTURE's safety and integrity.

7. The CITY will provide property insurance for the value of the SCULPTURE in the event that the SCULPTURE is lost, stolen or damaged by third parties. The insurance will not cover wind storm damage, acts of God, or any damage to the SCULPTURE which occurs during the shipping, delivery, installation, packing and/or removal process. In the event of a hurricane the CITY will notify the ARTIST and allow the SCULPTURE to be removed. The CITY is not responsible for damage caused by acts of war, acts of

God, or major acts of nature including, but not limited to, floods and hurricanes, tornadoes and lightning. The City will assist the Artist if weather precautions are needed to be taken. The City will insure the Art for $225,000.00

8. ARTIST represents that he has the right to enter into this agreement and same does not interfere with or violate the right of any other person or entity and that ARTIST owns all rights, title, interest and copyright to the SCULPTURE.

9. The ARTIST grants the right to the CITY to photograph and distribute photographs of the SCULPTURE for non-commercial public information purposes, including, but not limited to, media releases, newsletter, website, and printed exhibition communications. Prior to or contemporaneously with delivery of the SCULPTURE, the ARTIST agrees to provide the CITY with digital images and printed images of the SCULPTURE. These images must be provided on a CD or USB with images and video with dimensions of four (4) to ten (10) inches, with common aspect ratio sizes preferred. If the images are submitted in J PEG or PNG format, the must be between .150 — 300 DPI (save Jpegs as maximum size). All digital files should be identified with the ARTIST's name as follows: lastname.jpeg. Please send video as an MP4 (MP4 part 10AV CAAC) which can be played with any movie player. Copy files may be provided as MS Word file formats saved on a CD or a USB. Print-outs may be made directly from computer or provided as color copies.

10. Florida's Public Records Law. ARTIST agrees to keep and maintain public records in ARTIST's possession or control in connection with ARTIST's performance under this Agreement. ARTIST additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. ARTIST shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the City.

    a. Upon request from the City custodian of public records, ARTIST shall provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.

    b. Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the City.

    c. Upon completion of the Work of this Agreement or in the event of termination by either party, any and all public records relating to the Agreement in the possession of the ARTIST shall be delivered by the ARTIST to the City Manager, at no cost to the City, within seven (7) days. All such records stored electronically by City shall be delivered to the City in a format that is compatible with the City's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, the ARTIST shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

11. Any compensation due to ARTIST shall be withheld until all records are received as provided in this Article.

12. ARTIST's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the City.

13. **Section 119.0701(2)(a), Florida Statutes**

IF THE ARTIST HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ARTIST'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS.

Custodian of Records:	**THOMAS SCHNEIDER, CMC** **CITY CLERK**
Mailing Address:	**100 W. Dania Beach Boulevard** **Dania Beach, Florida 33004**
Telephone number:	**954-924-9800, Ext. 3623**
Email:	**tschneider@daniabeachfl.gov**

14. Scrutinized Companies. By execution of this Agreement, in accordance with the requirements of F.S. 287135 and F.S. 215.473, ARTIST certifies that ARTIST is not participating in a boycott of Israel. ARTIST further certifies that ARTIST is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has ARTIST been engaged in business operations in Syria. Subject to limited exceptions provided in state law, the City will not contract for the provision of goods or services with any scrutinized company referred to above. Submitting a false certification shall be deemed a material breach of contract. The City shall provide notice, in writing, to ARTIST of the City's determination concerning the false certification. ARTIST shall have five (5) days from receipt of notice to refute the false certification allegation. If such false certification is discovered during the active contract term, ARTIST shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If ARTIST does not demonstrate that the City's determination of false certification was made in error then the City shall have the right to terminate the contract and seek civil remedies pursuant to Section 287.135, Florida Statutes, as amended from time to time.

IN WITNESS OF THE FOREGOING, the parties executed this Agreement effective on the date first above written.

CITY:
CITY OF DANIA BEACH,
a Florida Municipal Corporation

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED FOR FORM
AND CORRECTNESS:

ANA M. GARCIA, ICMA-CM
CITY MANAGER

EVE A. BOUTSIS
CITY ATTORNEY

WITNESSES:

Signature

Elizabeth A Phillips

PRINT Name

Linda Jacques

Signature

Linda Jacques

PRINT Name

INNOVATIVE PUBLIC ART GROUP LLC
a Florida limited liability company

Signature

Lloyd S. Goradesky

PRINT Name

Manager/Artist

Title

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or by ☐ online notarization, on 2/4, 2022, by Lloyd Goradesky, as Manager of Innovative Public Art Group, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced FL DL as identification.

Notary Public, State of Florida

Aleta Henderson

Print Name

My Commission Expires:
April 14, 2022

ALETA HENDERSON
Commission # GG 201553
Expires April 14, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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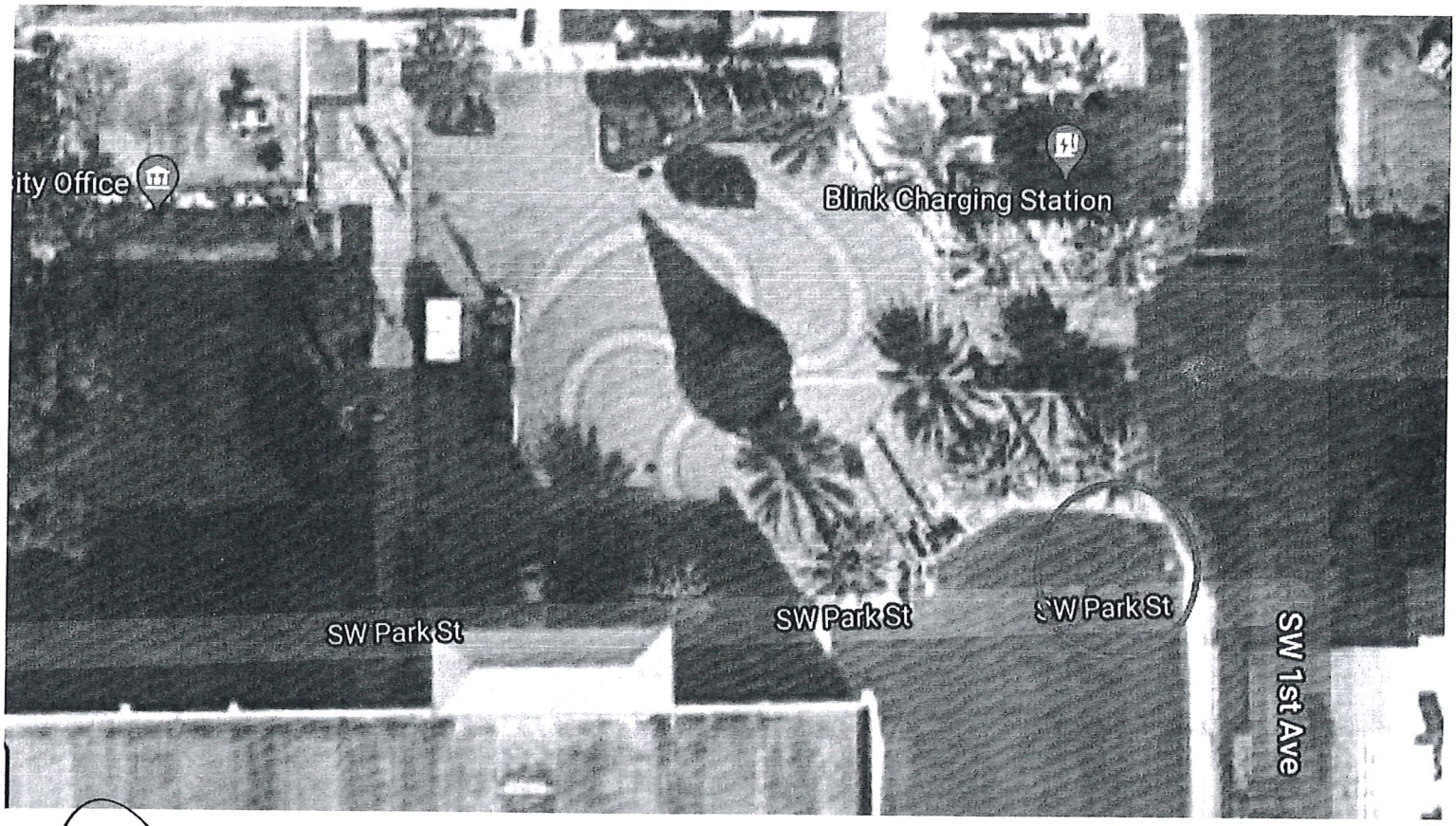

ity Office
Blink Charging Station
SW Park St
SW Park St
W Park St
SW 1st Ave

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, AND THE CITY FOR A RECREATION LICENSE AGREEMENT OF SCHOOL BOARD PROPERTY KNOWN AS "SITE NO. 47.1 A/K/A OLSEN MIDDLE SCHOOL", FOR THE CITY TO MAKE IMPROVEMENTS ON THE PROPERTY FOR RECREATIONAL AND PARKING PURPOSES

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo to Commission - R-2022- Recreation License Agreement with BCSB for Olsen Middle School, R-2022- BC School Board Recreation License Agreement for Olsen Middle School for City Improvements for Recreational and Parking Purposes, R-2022- BC School Board Recreation License Agreement for Olsen Middle School for City Improvements for Recreational and Parking Purposes Attachment

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: December 13, 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 EXECUTION OF AN AGREEMENT BETWEEN THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FL FOR THE RECREATION LICENSE AGREEMENT OF THE SCHOOL BOARD OF BROWARD COUNTY OWNED LAND (SITE NO. 47.1 A/KA OLSEN MIDDLE SCHOOL) TO MAKE IMPROVEMENTS ON THE PROPERTY FOR RECREATIONAL AND PARKING PURPOSES. PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Request

The Parks and Recreation Department is requesting the adoption of a Resolution approving the execution of an agreement between the School Board of Broward County and the City for the Recreation License Agreement for Site No. 47.1 (a/k/a Olsen Middle School).

Background

The City of Dania Beach is home to the School Board of Broward County's Olsen Middle School. Olsen Middle School built a new location next the old location, which in turn resulted in the demolition of the old location leaving close to 6 acres of undeveloped green space. As such, the City of Dania Beach and the School Board of Broward County recognized this space as a great location for the development of recreational and parking purposes for the school along with the community.

Therefore, the School Board of Broward County and the City of Dania Beach are requesting to enter into a Recreation License Agreement for the purposes of allowing the City to make improvements on and utilize portions of School Broward of Broward County owned land (Site No. 47.1 a/k/a Olsen Middle School) for recreational and parking purposes.

\continued…

The agreement shall commence on January 18, 2023 and conclude on January 17, 2048, for a term of twenty-five (25) years, unless terminated earlier. The City may request to renew the agreement for an additional twenty-five (25) year term prior to its expiration. The City must provide the School Board of Broward County with written notice of its intent to exercise the renewal option at least two hundred and seventy (270) calendar days prior to the end of the term of the agreement.

As part of the agreement that City agrees to complete improvements on the licensed land at its sole expense, which may include those listed below and any other improvements authorized by the School Board of Broward County:

- Security fence and gates
- Construction of four (4) new tennis courts
- Construction of two (2) pickleball courts
- Construction of a multi-purpose open field/play area
- Construction of a track around the multi-purpose open field/play area
- Construction of a soccer field
- Construction of a parking lot with approximately sixty-three (63) parking spaces
- Construction of a community center
- Construction of two (2) playgrounds
- Construction of a walking/exercise pathway

At the end of either the initial term, or any renewal terms, or if at any time this Agreement is terminated by the School Board of Broward County prior to the end of the initial term or any renewal period, the City Improvements will be evaluated and appraised to determine the extent of any remaining useful life and the Parties shall negotiate a payment amount the School Board shall pay to the City for the City Improvements.

Budgetary Impact

The cost of improvements to the site and associated ongoing operating expenses is not known at this time. Any improvements completed by the City will be planned and funded accordingly, including the application for and use of any available grant funds.

Recommendation

Adopt the Resolution approving the execution of an agreement between the School Board of Broward County and the City for the Recreation License Agreement for Site No. 47.1 (a/k/a Olsen Middle School).

RESOLUTION NO. 2022-188

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, AND THE CITY FOR A RECREATION LICENSE AGREEMENT OF SCHOOL BOARD PROPERTY KNOWN AS "SITE NO. 47.1 A/K/A OLSEN MIDDLE SCHOOL", FOR THE CITY TO MAKE IMPROVEMENTS ON THE PROPERTY FOR RECREATIONAL AND PARKING PURPOSES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach and the School Board of Broward County agree to the terms set forth in the attached Recreation License Agreement ("Agreement") for Site No 47.1 a/k/a Olsen Middle School; and

WHEREAS, the terms of the Agreement shall commence on January 18, 2023, and conclude on January 17, 2048, for a 25-year term, with the renewal option for an additional 25-year term; and

WHEREAS, the City shall provide the School Board of Broward County with written notice of its intent to exercise the Renewal Option at least two hundred seventy (270) calendar days prior to the end of the term of the Agreement; and

WHEREAS, under the Agreement, the City may construct certain park improvements, with School Board authorization, and the City shall have the ability to use the improvements under the terms and conditions contained in Section 2.07 of the Agreement; and

WHEREAS, the park improvements will be completed by the City once the City fiscally budgets the necessary funds, including any applicable grant funding, or other sources of funding;

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

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

Section 2. That the proper City officials are authorized to execute the Recreational License Agreement between the School Board of Broward County and the City of Dania Beach for the location known as Site No. 47.1 a/k/a Olsen Middle School.

Section 3. That any improvements to be constructed by the City will be completed once the City fiscally budgets the necessary funds, including any applicable grant funds, etc.

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

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

PASSED AND ADOPTED on December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	ARCHIBALD J. RYAN IV MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

RECREATION LICENSE AGREEMENT

THIS RECREATION LICENSE AGREEMENT is made and entered into as of this ____ day of _____, 2023, by and between

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
(hereinafter referred to as "SBBC"),
a body corporate and political subdivision of the State of Florida,
whose principal place of business is
600 Southeast Third Avenue, Fort Lauderdale, Florida 33301

and

CITY OF DANIA BEACH, FLORIDA
(hereinafter referred to as "City"),
a Florida municipal corporation
whose principal place of business is
100 W Dania Beach Blvd, Dania Beach, FL 33004

WHEREAS, SBBC, as the controlling body of the district schools of Broward County, Florida owns, operates, and maintains various facilities and sites throughout the County, including elementary, middle, high schools, vocational sites, training facilities and equipment, and lands/sites in the City suitable for use by City in its municipal programs; and

WHEREAS, partnerships between municipalities and SBBC instill a sense of civic pride and responsibility in students that will last far beyond their educational experience; and

WHEREAS, municipalities and the SBBC may share resources to support their goals and objectives; and

WHEREAS, SBBC and the City (hereafter referred to as the "Parties") believe that such an arrangement will be of mutual benefit to the Parties and will fill a great need in that area of the community and that cooperation between the Parties will result in great benefit to the residents of the City; and

WHEREAS, it is the purpose and policy of the City to develop, operate, and maintain parks and community recreational facilities; and

WHEREAS, SBBC and the City desire to enter into this Recreation License Agreement (hereafter referred to as the "Agreement") for the purposes of allowing the City to make improvements on and utilize portions of SBBC owned land (Site No. 47.1 a/k/a Olsen Middle School), attached hereto as **Exhibit A,** for recreational and parking purposes.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE 1 - RECITALS

1.01 **Recitals**. The Parties agree that the foregoing recitals are true and correct and that such recitals are incorporated herein by reference.

ARTICLE 2 – SPECIAL CONDITIONS

2.01 **Term of Agreement**. Unless terminated earlier pursuant to Section 3.05 of this Agreement, this Agreement shall commence on January 18, 2023, and conclude on January 17, 2048, for a term of twenty-five (25) years.

2.02 **Renewal Option**. City may request to renew this Lease Agreement for an additional twenty-five (25) year term prior to its expiration, and if City does so, the terms and conditions applicable to the renewal term shall be the same as those stated herein. To this end, City shall provide SBBC with written notice of its intent to exercise this Renewal Option at least two hundred and seventy (270) calendar days prior to the end of the term of the Lease Agreement and such requested renewal shall be subject to SBBC approval.

2.03 **Licensed Premises**. SBBC does hereby license to the City an area or areas referred herein as "Licensed Premises" and shown on the sketch attached hereto as **Exhibit A**; and **Exhibit B** shows conceptually, components of the proposed improvements that the City will construct on the Licensed Premises at the City's sole expense.

2.04 **Uses Permitted**. The uses and purposes of the Licensed Premises will be for recreational use by the City's residents, and as needed by SBBC, in conformity with Paragraph 2.09 herein. The Licensed Premises are to be used strictly for recreational purposes and no advertising or food concessions, nor the licensing, leasing, or renting of same, shall be permitted by the City unless prior written consent of the SBBC Superintendent or designee is obtained. Consent shall not be unreasonably withheld.

2.05 **Parking.** The City residents may use the open access parking lot(s) located on the Olsen Middle School (hereafter referenced as School) site to park vehicles while using the Licensed Premises. For the purposes of this Agreement a vehicle shall be defined as a car, pick-up truck, SUV, motorcycles, and bicycles.

2.06 **Conflict of Uses**. The City's use of the Licensed Premises shall not conflict with SBBC'S use of the Licensed Premises in its public education program and shall comply with the applicable laws of the State of Florida.

2.07 **Improvements**. The location of any and all recreational improvements placed/constructed by the City (hereafter referred to as the "Improvements") to be placed on

the Licensed Premises, shall first be approved in writing by SBBC. The SBBC shall have the sole discretion to approve the location of any Improvements the City makes on the Licensed Premises. The SBBC's approval of the location of the City's Improvements shall not be unreasonably withheld. Any Improvements placed on said Licensed Premises without the prior written approval of SBBC shall be removed or relocated within ninety (90) calendar days of written demand by SBBC. However, the Parties may agree that any unauthorized Improvements should remain and amend this Agreement to include the use and responsibility of those Improvements. The City's Improvements must include a security fence and gates, including a key and or access code, to separate the SBBC school campus from the Licensed Premises. The key and or access code shall be provided to SBBC.

a. The authority to grant this approval regarding the Improvements and the security fencing / gates in this Agreement is hereby delegated by the SBBC to the Superintendent of Schools or designee. Subject to the provisions of the foregoing paragraph, the Parties further agree that City will prepare and submit plans to the Superintendent of Schools or designee for review and approval. Any plans must meet State of Florida Building Code Requirements, Florida Fire Protection Code, and State Requirements for Educational Facilities (hereafter referred to as the "SREF"), as may be applicable, and any other requirements imposed by applicable law. Superintendent of Schools or designee shall have forty-five (45) calendar days from the date of receipt to review and comment on the plans submitted by the City. In the event the Superintendent of Schools or designee fail to provide their review or comments within the forty-five (45) day period, the City's plans shall be deemed approved. All design documents shall be approved by the Superintendent of Schools or designee prior to submission to the Florida Department of Education, if required. City agrees to obtain all necessary permits, inspections, and approvals to obtain a Certificate of Occupancy from the School District. If necessary, City also agrees to contract with a contractor for the construction of the Improvements, security fencing, and gates.

b. Before the commencement of the Improvements, City shall require the engaged contractor to furnish required insurance, surety payment, and performance bonds that guarantee completion of the Improvements, to include full payment for all suppliers, material men, laborers or subcontractors employed to complete the Improvements. City shall ensure that the contractor shall be required by contract to deliver a copy of said insurance and surety bonds to the City. Such insurance shall remain current throughout the construction of the Improvements Such bonds shall remain in effect for one (1) year after completion of the Improvements. City shall ensure that the contractor will cause the correction of any defective or faulty work or materials that appear after the completion of the Improvements, security fencing, and gates within the warranty period of such work performed.

c. City shall be solely responsible for all contractual obligations to the contractor engaged to construct the Improvements.

d. City, upon appropriation of the necessary funding seeks to make the following improvements on the Licensed Premises which are proposed to include:

1. Security fence and gates;
2. Construct four (4) new tennis courts;
3. Construct two (2) pickleball courts;
4. Construct a multi-purpose open field/play area;
5. Construct a track around the multi-purpose open field/play area;
6. Construct a soccer field;
7. Construct a parking lot with approximately 63 parking spaces;
8. Construct a community center;
9. Construct two (2) playgrounds; and
10. Construct a walking/exercise path.

e. City shall construct/install all Improvements cited herein at its sole expense.

f. The City shall act as owner's representative in completing all permit applications and other documents related to the construction and project closeout of this project.

g. The improvements listed above from Nos. 1 through 8, as well as any other improvements authorized by the SBBC and constructed by the City are hereby deemed City Improvements.

h. The City agrees to complete all the City Improvements, which may include those listed above as Nos. 1 through 8, and any other improvements authorized by SBBC, once the City does fiscally budget the necessary funds, including any applicable grant funds, etc.

i. Should the City apply for grant funds, the SBBC shall promptly, within 30 days, sign off on any such applications, as a co-applicant/property owner. The City would be responsible for compliance with all grant terms and conditions.

2.08 **Maintenance**.

a. The City shall maintain and keep the Licensed Premises clean and sanitary free. The City shall mow and as needed, trim the trees located on the Licensed Premises and maintain the vegetation to prevent the accumulation of weeds, tree debris, and other invasive vegetation. Upon failure of the City to comply with the provisions of this section, SBBC shall give written notice to the City of such failure to comply, by Certified Mail, Return Receipt Requested. If after a period of ten (10) calendar days from the City's receipt date of the notice, and the City has failed to commence the deficiencies contained in the notice, SBBC shall have the right to enter upon the Licensed Premises and correct the deficiencies. Thereafter, SBBC shall invoice the City for costs incurred by SBBC to correct the deficiencies, and the City shall pay the costs incurred by SBBC within fifteen (15) calendar days after receipt of said billing by SBBC. Any billing for SBBC's trash, debris removal or mowing shall be on a per-cleaning or per-mowing basis and shall be due and paid by the City within fifteen (15) calendar days after receipt of said billing.

b. Notwithstanding any of the provisions of the foregoing subsection, the Parties further agree that the City will clean the Licensed Premises after each City sponsored event and SBBC will clean the Licensed Premises after each SBBC sponsored event. In the event that SBBC fails to maintain and clean the premises after its use of the Licensed Premises, the City shall have the right to clean the premises and charge SBBC for all cleanup costs. SBBC shall pay for such costs within fifteen (15) calendar days after receipt of said billing by the City.

c. Except as set forth in (b) above, City shall be solely responsible for the routine upkeep and maintenance of the Licensed Premises and the City improvements thereon and shall solely bear all related costs regarding such upkeep and maintenance, including all costs for the repairs and replacement of the City's installed equipment's and fixtures.

d. The Parties agree that they shall be liable and responsible for any and all cleanup, damages, and injuries that may occur during the time the Licensed Premises is under their respective control.

e. The City will be solely responsible for striping the soccer field, multi-purpose open field/play area, tennis courts, and pickleball courts for all sporting and recreational activities.

2.09 **License, Lease, or Rental of Licensed Premises.** The City may not license or lease the Licensed Premises for the use by a third party without obtaining the prior written consent of the SBBC Superintendent of Schools or designee. Consent shall not be unreasonably withheld. Request for consent shall be as provided under section 2.10(a) below.

2.10 **Hours of Operation.** The Licensed Premises and any improvements thereto will be exclusively under the control and use of the SBBC during the hours school is in session.

a. If the City desires to utilize the Licensed Premises when the Licensed Premises is under the control of SBBC, the City's Director of Parks and Recreation or designee will complete the Notice of Facility Use Form, attached hereto as **Exhibit C,** and submit the Form to the School Principal or designee for approval no less than fifteen (15) calendar days before the City's intended use. Consent shall not be unreasonably withheld. The Parties acknowledge that any fence that is located between the School grounds and the Licensed Premises shall be locked/secured by the City before each and every use of the Licensed Premises. Also, the City will properly secure the Licensed Premises each day between dusk and dawn.

b. The Licensed Premises will be under the control of the City during after school hours, Mondays through Fridays, from 6:00 pm until 10 pm during the SBBC school year, and from 7:00 am to 10 pm during the weekends, SBBC recognized holidays, and SBBC scheduled summer months. If SBBC desires to use the Licensed Premises when the Licensed Premises is under the City's control, the School principal, Olsen Middle School or designee will complete

the Notice of Facility Use Form, **Exhibit C,** and submit the Form to the City's Parks and Recreation Director or designee for approval no less than fifteen (15) calendar days before the School's intended use. Consent shall not be unreasonably withheld.

2.11 **Ownership of Improvements at License Expiration**. In general, the City Improvement shall become the property of the SBBC at the termination of this Agreement. City shall have the right to remove all personal property, non-fixture items or removable (non-permanent) Improvements at the expiration or termination of this Agreement. At the end of either the initial term, or any renewal terms, or if at any time this Agreement is terminated by the SBBC prior to the end of the initial term or any renewal period, the City Improvements will be evaluated and appraised to determine the extent of any remaining useful life and the Parties shall negotiate a payment amount the SBBC shall pay to the City for the City Improvements.

2.12 **Inspection of City's Records by SBBC**. City shall establish and maintain books, records and documents (including electronic storage media) related to this Agreement. All of City's records, regardless of the form shall be open to inspection and subject to audit, inspection, examination, evaluation and/or reproduction, during normal working hours, by SBBC agent or its authorized representative. For the purpose of such audits, inspections, examinations, evaluations and/or reproductions, SBBC's agent or authorized representative shall have access to City's Records from the effective date of this Agreement, for the duration of the term of the Agreement, and until the later of five (5) years after the termination of this Agreement or five (5) years after the date of final payment by SBBC to City pursuant to this Agreement. SBBC's agent or its authorized representative shall provide City with reasonable advance notice (not to exceed two (2) weeks) of any intended audit, inspection, examination, evaluation and or reproduction. SBBC's agent or its authorized representative shall have access to the City's facilities and to any and all records related to the Agreement and shall be provided adequate and appropriate workspace in order to exercise the rights permitted under this section. City shall comply and cooperate immediately with any inspections, reviews, investigations, or audits deemed necessary by the Florida Office of the Inspector General or by any other state or federal officials.

2.13 **Notice**. When any of the Parties' desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the Parties designate the following as the respective places for giving notice:

To SBBC:	Superintendent of Schools The School Board of Broward County, Florida 600 Southeast Third Avenue Fort Lauderdale, Florida 33301
With a Copy to:	Director, Facility Planning & Real Estate Department The School Board of Broward County, Florida 600 Southeast Third Avenue

Fort Lauderdale, Florida 33301

To City: City Manager
City of Dania Beach, Florida
100 W Dania Beach Boulevard
Dania Beach, FL 33004

With a Copy to: Director of Parks & Recreation
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

With a Copy to: City Attorneys for
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

2.14 **Background Screening**. The City agrees to comply with all requirements of Sections 1012.32 and 1012.465, Florida Statutes, and all of its personnel who: (1) are permitted access to school grounds when students are present; (2) will have direct contact with students; (3) have access or control of school funds: (4) have successfully complete the background screening required by the referenced statutes and meet the standards established by the statutes. This background screening will be conducted by SBBC in advance of the City or its personnel providing any services under the conditions described in the previous sentence. The City shall bear the cost of acquiring the background screening required by Section 1012.32, Florida Statutes, and any fee imposed by the Florida Department of Law Enforcement to maintain the fingerprints provided with respect to the City and its personnel. The Parties agree that failure of the City to perform any of the duties described in this section shall constitute a material breach of this Agreement entitling SBBC to terminate immediately with no further responsibilities or duties to perform under this Agreement. To the extent permitted by law, the City agrees to indemnify and hold harmless SBBC, its officers and employees from any liability in the form of physical or mental injury, death or property damage resulting from City's failure to comply with the requirements of this Section or with Sections 1012.32 and 1012.465, Florida Statutes. Nothing herein shall be construed as a waiver by SBBC or the City of sovereign immunity or of any rights or limits to liability existing under Section 768.28, Florida Statutes.

2.15 **Public Records**. Any party contracting with SBBC is required to: (1) keep and maintain available for public inspection any records that pertain to services rendered under this Agreement; (2) provide the public with access to public records on the same terms and conditions that SBBC would provide such records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law; (3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and (4) meet all requirements for retaining public records and transfer, at no cost to SBBC, all public records in that party's possession upon termination of its Agreement with SBBC and destroy any duplicate public records that are exempt or confidential

and exempt from public records disclosure requirements. All of such party's records stored electronically must be provided to SBBC in a format that is compatible with SBBC's information technology systems. Each party shall maintain its own respective records and documents associated with this Agreement in accordance with the records retention requirements applicable to public records. Each party shall be responsible for compliance with any public documents request served upon it pursuant to Section 119.07, Florida Statutes, and any resultant award of attorney's fees for non-compliance with applicable Florida law. Each party acknowledges that this Agreement and all attachments thereto are public records and do not constitute trade secrets.

2.16 **Student Records**. Notwithstanding any provision to the contrary within this Agreement, any party contracting with SBBC under this Agreement shall fully comply with the requirements of Sections 1002.22 and 1002.221, Florida Statutes, FERPA, and any other state or federal law or regulation regarding the confidentiality of student information and records. The Parties agree, for themselves, its officers, employees, agents, representatives, contractors or subcontractors, to fully indemnify and hold harmless SBBC and its officers and employees for any violation of this section, including, without limitation, defending SBBC, its officers and employees against any complaint, administrative or judicial proceeding, payment of any penalty imposed upon SBBC, or payment of any and all costs, damages, judgments or losses incurred by or imposed upon SBBC arising out of a breach of this covenant by the party, or an officer, employee, agent, representative, contractor, or sub-contractor of the party to the extent that the party or an officer, employee, agent, representative, contractor, or sub-contractor of the party shall either intentionally or negligently violate the provisions of this section or of Sections 1002.22 and/or 1002.221, Florida Statutes.

2.17 **Indemnification**. The Parties agree to be fully responsible for any acts of negligence, by their employees' when acting within the scope of their employment and agree to be liable for any damages resulting therefrom. This section shall survive termination of all performance or obligations under this Agreement and shall be fully binding until such time as any proceeding brought on account of this Agreement is barred by any applicable statute of limitations.

2.18 **Insurance**. Upon execution of this Agreement, the Parties shall submit to each other, copies of their certificate(s) of insurance or self-insurance evidencing the required coverage.

2.19 **Required Insurance Coverages**. The Parties acknowledge without waiving their rights of sovereign immunity as provided by Section 768.28, Florida Statutes, that they are insured or self-insured for general liability under state law with coverage limits of $200,000 per person and $300,000 per occurrence, or such monetary wavier limits that may change and be set forth by the legislature.

a. The Parties shall maintain General Liability Insurance, with limits of liability not less than $1,000,000 Each Occurrence $2,000,000 General Aggregate. The Parties shall procure and maintain at their own expense and keep in effect during the full

term of the Agreement, a policy or policies of insurance or self-insurance under a Risk Management Program in accordance with Florida Statutes, Section 768.28 for General Liability.

b. The Parties shall procure and maintain at their expense and keep in effect during the full term of the Agreement, insured or Self-insured Worker's Compensation Insurance with Florida statutory benefits in accordance with Chapter 440, Florida Statutes including Employer's Liability limits not less than $100,000/$100,000/$500,000 (each accident/disease-each employee/disease-policy limit).

c. Automobile Liability Insurance: The Parties shall maintain Automobile Liability Insurance covering all Owned, Non-Owned and Hired vehicles in an amount of not less than One Million Dollars ($1,000,000) per occurrence Combined Single Limit for Bodily Injury and Property Damage.

d. Self-insurance and/or insurance requirements shall not relieve or limit the liability of either party, except to the extent provided by, Section 768.28, Florida Statutes. The Parties reserve the right to require other insurance coverage that the Parties deem mutually necessary depending upon the risk of loss and exposure to liability, subject to each party's Commission or Board approval, if necessary.

e. Violations of the terms of this section and its subparts shall constitute a material breach of the Agreement and the non-breaching party may, at its sole discretion, cancel the Agreement and all rights, title and interest shall thereupon cease and terminate.

f. No activities under this Agreement shall commence until the required proof of self-insurance and/or certificates of insurance have been received and approved by the Risk Managers of each party.

2.20 **Hazardous Materials.** The City shall not cause or permit any Hazardous Material (as hereinafter defined) to exclude general cleaning materials, to be brought upon, kept or used in or about the Leased Property by the City, its agents, principals, employees, contractors, consultants or invitees without the prior written consent by the SBBC, which consent may be withheld for any reason whatsoever or for no reason at all. If the City breaches the obligations stated in the preceding sentence, or if the presence of Hazardous Material upon the Leased Property caused or permitted by the City (or the aforesaid others) results in (a) any contamination of the Leased Property, the surrounding area(s), the soil or surface or ground water or (b) loss or damage to person(s) or property, or if contamination of the Leased Property or the surrounding area(s) by Hazardous Material otherwise occurs for which the City is legally, actually or factually liable or responsible to SBBC (or any party claiming, by through or under SBBC) for damages, losses, costs or expenses resulting therefrom, then the City shall be solely responsible for all costs, expenses and amounts required to remediate, clean up and correct such matter and the City shall further fully and completely indemnify, defend and hold harmless SBBC (or any party claiming by, through or under SBBC) from any and all claims, judgments, damages, penalties,

fines, costs, liabilities or losses [including, without limitation: (i) diminution in the value of the Leased Property and/or the land on which the Leased Property are located and/or any adjoining area(s) which SBBC owns or in which it holds a property interest; (ii) damages for the loss or restriction on use of rentable or usable space of any amenity of the Leased Property or the land on which the Leased Property are located; (iii) damages arising from any adverse impact on marketing of space; and (iv) any sums paid in settlement of claims, reasonable attorneys and paralegals' fees, (whether incurred in court, out of court, on appeal or in bankruptcy or administrative proceedings) consultants fees and expert fees] which arise during or after the term of this Lease Agreement or any renewal thereof, as a consequence of such contamination. This indemnification of SBBC by the City includes, without limitation, costs incurred in connection with any investigation or site conditions or any clean-up, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision because of Hazardous Material present in the soil or ground water on or under the Leased Property. The City shall be given 30 days to cure any contamination that maybe found on the Leased Property due to the City's neglect.

a. Without limiting the foregoing, if the presence of any Hazardous Material on, under or about the Leased Property or the surrounding area(s) caused or permitted by the City (or the aforesaid others) results in (a) any contamination of the Leased Property, the surrounding area(s), the soil or surface or ground water or (b) loss or damage to person(s) or property, then the City shall immediately notify SBBC of any contamination, claim of contamination, loss or damage and, after consultation and approval by SBBC, take all actions at the City's sole expense as are necessary or appropriate to return the Leased Property, the surrounding area(s) and the soil or surface or ground water to the condition existing prior to the introduction of any such Hazardous Material thereto, such that the contaminated areas are brought into full compliance with all applicable statutory regulations and standards. The foregoing obligations and responsibilities of the City shall survive the expiration or earlier termination of this Lease Agreement.

b. As used herein, the term "Hazardous Material" means any hazardous or toxic substance, material or waste, including, but not limited to, those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto, or such substances, materials and wastes that are or become regulated under any applicable local, state or federal law. "Hazardous Material" includes any and all material or substances which are defined as "hazardous waste", "extremely hazardous waste" or a "hazardous substance" pursuant to local, state or federal governmental law. "Hazardous substance" includes, but is not restricted to, asbestos, polychlorobiphenyls ("PCB's"), petroleum, any and all material or substances which are classified as "biohazardous" or "biological waste" (as such terms are defined by Florida Administrative Code ("F.A.C.") Chapter 17-712, as amended from time to time), and extremely "hazardous waste" or "hazardous substance" pursuant to federal, state or local governmental law.

c. SBBC and its agents shall have the right, but not the duty, to inspect the Leased Property at any time to determine whether the City is complying with the terms of this Lease Agreement. If the City is not in compliance with this Lease Agreement, SBBC shall have the right to immediately enter upon the Leased Property to remedy at the City's expense any contamination caused by the City's failure to comply, notwithstanding any other provision of this Lease Agreement. SBBC shall use its best efforts to minimize interference with the City's operations but shall not be liable for any interference caused thereby.

d. Any non-compliance by the City with its duties, responsibilities and obligations under this Section shall constitute a default of this Lease Agreement, no notice of any nature from SBBC to the City being required.

2.21 **Security of Licensed Premises.** The City is solely responsible for any security needed during City sponsored events and/or activities on the Licensed Premises while the Licensed Premises is under the sole control of the City. The City will further secure separation from the School campus by locking campus gates before entering the Licensed Premises. If it is determined that any safety issues resulting during the time the Licensed Premises are under the City's control, the City will be liable for said issues. The City will secure the Licensed Premises when under City control by locking the Licensed Premises after hours of operation as specifically stated in Section 2.10 herein.

2.22 **Equal Opportunity Provision**. The Parties agree that no person shall be subjected to discrimination because of age, race, color, disability, gender identity, gender expression marital status, national origin, religion, sex or sexual orientation in the performance of the Parties' respective duties, responsibilities and obligations under this Agreement.

2.23 **Excess Funds**. Any party receiving funds paid by SBBC under this Agreement agrees to promptly notify SBBC of any funds erroneously received from SBBC upon the discovery of such erroneous payment or overpayment. Any such excess funds shall be refunded to SBBC.

2.24 **Incorporation by Reference**. **Exhibit A, Exhibit B,** and **Exhibit C** attached hereto and referenced herein shall be deemed to be incorporated into this Agreement by reference.

ARTICLE 3 – GENERAL CONDITIONS

3.01 **No Waiver of Sovereign Immunity**. Nothing herein is intended to serve as a waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable or of any rights or limits to liability existing under Section 768.28, Florida Statutes. This section shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until such time as any proceeding brought on account of this Agreement is barred by any applicable statute of limitations.

3.02 **No Third Party Beneficiaries**. The Parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Agreement. Neither of the Parties intend to directly or substantially benefit a third party by this Agreement. The Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against any of the Parties based upon this Agreement. Nothing herein shall be construed as consent by an agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of any Agreement.

3.03 **Independent Contractor**. The Parties to this Agreement shall at all times be acting in the capacity of independent contractors and not as an officer, employee or agent of one another. Neither party nor its respective agents, employees, subcontractors or assignees shall represent to others that it has the authority to bind the other party unless specifically authorized in writing to do so. No right to SBBC retirement, leave benefits or any other benefits of SBBC employees shall exist as a result of the performance of any duties or responsibilities under this Agreement. SBBC shall not be responsible for social security, withholding taxes, and contributions to unemployment compensation funds or insurance for the other party or the other party's officers, employees, agents, subcontractors or assignees.

3.04 **Default**. The Parties agree that, in the event that either party is in default of its obligations under this Agreement, the non-defaulting party shall provide to the defaulting party (30) days written notice to cure the default. However, in the event said default cannot be cured within said thirty (30) day period and the defaulting party is diligently attempting in good faith to cure same, the time period shall be reasonably extended to allow the defaulting party additional cure time. Upon the occurrence of a default that is not cured during the applicable cure period, this Agreement may be terminated by the non-defaulting party upon thirty (30) days written notice. This remedy is not intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or future exercise thereof. Nothing in this section shall be construed to preclude termination pursuant to Section 3.05.

3.05 **Termination**.

a. It is specifically agreed between the Parties hereto that at any time SBBC desires to terminate this Agreement or any designated portion of the Licensed Premises which SBBC determines is needed exclusively for school building purposes or for any other school purposes, it shall have the right to do so with or without cause. SBBC's determination to cancel this Agreement shall be conclusively binding upon the Parties. In the event SBBC so elects, the City shall be given ninety (90) days written notice prior thereto and in the event of cancellation, SBBC shall reimburse the City for the then remaining value of the City-installed Improvements amortized for the remaining term. In the event the Parties hereto cannot mutually agree on said value, same shall be appraised by three (3) appraisers; one selected by SBBC; one selected by the City; and the third appraiser selected by the two appraisers appointed.

b. In the event of such appraisal of the value, the average of the three (3) appraisers shall be the amount SBBC shall pay. It is further agreed that SBBC shall be obligated to pay the fee of the appraiser selected by SBBC; the City shall be obligated to pay the fee of the appraiser selected by the City; and the City and SBBC shall each pay fifty percent (50%) of the fee of the appraiser selected by the two aforementioned appraisers.

c. The City shall likewise have the unqualified right of cancellation of this Agreement, in whole or as to any designated portion or area of the Licensed Premises upon ninety (90) days written notice of cancellation to SBBC. If the City shall properly exercise its option to cancel this Agreement, as to the whole or part of the Licensed Premises, the City shall have the right, subject to SBBC's purchase option described below to remove any and all such Improvements to the Licensed Premises as the City had placed thereupon, except that the City shall not remove sod, landscaping, sand or earth placed upon the Licensed Premises (except as incidental to removal of other fixtures and/or improvements) and the City shall, in the case of removal of Improvements, reestablish the normal grade of the Licensed Premises to the condition which the same was found upon the City's first entering the Licensed Premises hereunder. If, upon cancellation by the City SBBC wishes to purchase the Improvements, the City shall sell the same to SBBC at a mutually agreed upon price. However, if the City and SBBC cannot mutually agree upon a price for the Improvements then the appraisal method, above described in Section 3.05(b) hereof, shall be used to arrive at a binding price.

3.06 **Compliance with Laws**. The Parties shall comply with all applicable federal, state and local laws, SBBC policies, codes, rules and regulations in performing their duties, responsibilities and obligations pursuant to this Agreement.

3.07 **Place of Performance**. All obligations of SBBC under the terms of this Agreement are reasonably susceptible of being performed in Broward County, Florida and shall be payable and performable in Broward County, Florida.

3.08 **Governing Law and Venue**. This Agreement shall be construed by the laws of the State of Florida. Any controversy or claim arising out of this Agreement shall be submitted exclusively to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida or to the jurisdiction of the United States District Court for the Southern District of Florida.

3.09 **Entirety of Agreement**. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

3.10 **Binding Effect**. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

3.11 **Assignment**. Neither this Agreement nor any interest herein may be assigned, transferred or encumbered by any party without the prior written consent of the other party.

3.12 **Captions**. The captions, section designations, section numbers, article numbers, titles and headings appearing in this Agreement are inserted only as a matter of convenience, have no substantive meaning, and in no way define, limit, construe or describe the scope or intent of such articles or sections of this Agreement, nor in any way affect this Agreement and shall not be construed to create a conflict with the provisions of this Agreement.

3.13 **Severability**. In the event that any one or more of the sections, paragraphs, sentences, clauses or provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unlawful, unenforceable or void in any respect, such shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect as if such invalid, illegal, unlawful, unenforceable or void sections, paragraphs, sentences, clauses or provisions had never been included herein.

3.14 **Preparation of Agreement**. The Parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort. The language agreed to herein express their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

3.15 **Amendments**. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by each party hereto. The City Manager has authority to amend agreement on behalf of the City.

3.16 **Waiver**. The Parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Agreement and, therefore, is a material term hereof. Any party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement unless the waiver is in writing and signed by the party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

3.17 **Force Majeure**. Neither party shall be obligated to perform any duty, requirement or obligation under this Agreement if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident, flood, acts of God, strikes, or other labor disputes, riot or civil commotions, epidemics, pandemics, government regulations, and the issuance or extension of existing government orders of the United States, the State of Florida, or local county and municipal governing bodies, or by reason of any other matter or condition beyond the control of either party, and which cannot be overcome by reasonable diligence and without unusual expense ("Force Majeure"). In no event shall a lack of funds on the part of either party be deemed force Majeure. In the event any of the licensed facilities, or any part thereof,

shall be destroyed by fire or any other cause, or if any other casualty or any unforeseen occurrence shall render the fulfillment of this Agreement by either party impossible, then and thereupon, this Agreement shall be modified to exclude the use of the damaged licensed facility until such time as the owning party, at its discretion, returns the facility to an operable condition.

3.18 **Survival**. All representations and warranties made herein, indemnification obligations, obligations to reimburse SBBC, obligations to maintain and allow inspection and audit of records and property, obligations to maintain the confidentiality of records, reporting requirements, and obligations to return public funds shall survive the termination of this Agreement.

3.19 **Agreement Administration**. SBBC has delegated authority to the Superintendent of Schools or designee to take any actions necessary to implement and administer this Agreement. Such actions shall include, but not be limited to, the immediate suspension of the use or occupancy of any or all SBBC Licensed Facilities as a result of the anticipation of imminent existence or existence of any of the conditions listed in Article 3.17 – Force Majeure – hereinabove.

3.20 **Counterparts and Multiple Originals**. This Agreement may be executed in multiple originals, and may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

3.21 **Authority**. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the date first above written.

FOR SBBC

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

By: _____
Lori Alhadeff, Chair

ATTEST:

_____
Dr. Vickie L. Cartwright, Superintendent of Schools

Approved as to form and legal content:

_____
Office of the General Counsel

[Remainder of page intentionally left blank]

FOR CITY

City of Dania Beach, Florida

(Corporate Seal)

_____
Ana M. García, City Manager

ATTEST:

_____
City Clerk

Approved as to form and legal sufficiency for the use of and reliance by the City of Dania Beach, Florida, only.

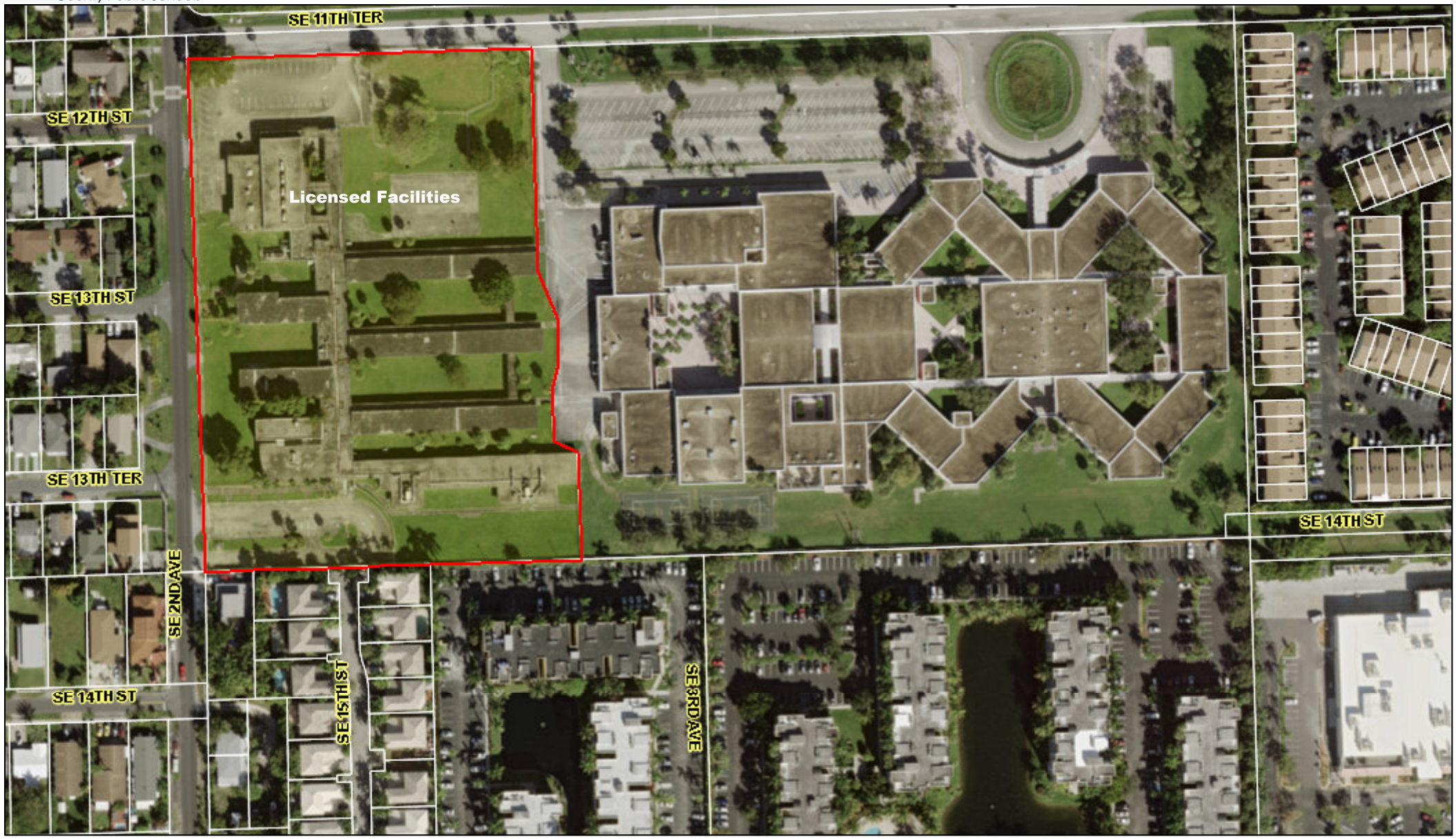
_____
City Attorney
Eve A. Boutsis

[Remainder of page intentionally left blank]

Established 1915
BROWARD
County Public Schools

SBBC Olsen Middle School (6.614 acre portion) -AERIAL PHOTOGRAPHY

Exhibit A



Prepared By: The Facility Planning and Real Estate Department

Pre-Demolition February 28, 2018

N
W E
S

LEGEND

Proposed Recreational Area
6.614 acres +/-
Buildings Demolished

Exhibit B

Olsen Middle School Park Site - Concept Plan

CITY OF DANIA BEACH CITY-WIDE PARKS MASTERPLAN

Bermello Ajamil & Partners

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

February 22, 2019

EXHIBIT "C"

NOTICE OF FACILITY USE FORM FOR RECIPROCAL USE AGREEMENT BETWEEN THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA AND DESIGNATED LOCAL GOVERNMENTAL AGENCY

Name of Local Government

Date Filed

Location

Type of Activity

Facility	**Date(s) Needed**	**Time(s) Needed**

CHARGES (IF APPLICABLE)

Service/Item	**Fee**
Total Fee(s) Due	

NOTE: Please list the Service/Item on additional blank page(s) if you need space for additional information

CONTACTS/AUTHORIZED SIGNATURE

For School: Principal

Name

Title

Date

Signature:_____

☐ Approve ☐ Disapprove

For Local Government: Parks and Recreation Director or Equivalent Position

Name

Title

Date

Signature:_____

☐ Approve ☐ Disapprove

RATIONALE FOR DISAPPROVAL

FOR SBBC USE ONLY

IF DISAPPROVED APPEAL TO
South Regional Superintendent
901 NW 129th Avenue, Pembroke Pines, FL 33060
Phone: (754) 321-3200

State Reasons for Appeal

☐ Appeal Approved ☐ Appeal Disapproved

Authorized Signature: _____

Print Name & Title:

Date:

State Rational for Disapproval

FOR MUNICIPAL USE ONLY

IF DISAPPROVED APPEAL TO
CITY/TOWN MANAGER

State Reasons for Appeal

☐ Appeal Approved ☐ Appeal Disapproved

Authorized Signature: _____

Print Name & Title:

Date:

State Rational for Disapproval

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: November 21, 2022

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE HILTON EMBASSY SUITES SITE PLAN (SP-36-19), DESIGN VARIATIONS (OT-13-20, OT-14-20, OT-15-20 AND OT-88-22) AND VARIANCES (VA-11-20 AND VA-12-20), FOR PROPERTY OWNER B&JMC DANIA PLAZA, LLC, WHOSE PROPERTY IS LOCATED AT 233 N. FEDERAL HIGHWAY, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO AND INCORPORATED BY REFERENCE INTO THIS RESOLUTION

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

Fiscal Impact/Cost Summary

Exhibits Attached
SR SP-36-19 Hilton Embassy Suites (Item 9.1), R-2022- Hilton Embassy Suites Site Plan (SP-36-19), Design Variations (OT-13-20, OT-14-20, OT-15-20, OT-88-22) and Variances (VA-11-20, VA-12-20), Scanned Final Set, 233 N Federal Hwy Hilton Embassy Suites, Community Meeting Summary and Backup, Hilton Embassy Applications

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: December 13, 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, Senior Manager

Candido Sosa-Cruz
Digitally signed by Candido Sosa-Cruz
Date: 2022.12.07 13:13:29 -05'00'

SUBJECT: **SP-36-19/OT-13-20/OT-14-20/OT-15-20/OT-88-22/VA-011-20/VA-012-20:** The property owner, B & JCM Dania Plaza, LLC requests approval of a Site Plan, Design Variations and Variances to allow the construction of a 222-room hotel on the property at 233 N. Federal Hwy.

Request:

SITE PLAN APPROVAL

The applicant is requesting Site Plan approval for the construction of a 222-room hotel, meeting and ballroom space and a full-service restaurant.

DESIGN VARIATIONS

BUILDING PLACEMENT

1. To allow for a setback of a twenty-seven foot and seven inches (27'7") on the north elevation, a setback of four foot to six-foot eleven inches (4' to 6'-11") on the east elevation where zero-to-five-foot (0-5') is required per City's Land Development Code (LDC) Sec. 303-40(L).
2. To allow fifty-nine (59.3) percent of the building to be located on the Build to Line (BLT), where seventy percent (70%) is required per LDC, Code Sec. 303-40(M).
3. To allow a setback of twenty-seven foot and eleven inches (27'11") on the north elevation, a setback of four-foot and two inches to six-foot and eleven inches (4'2" to 6'11") on the east elevation, and setback of five (5') foot on the south elevation where zero-to-five-foot (0-5') is required on the upper story setbacks. From the sixth story and above, to allow a setback of two-foot (2') on the west elevation and five feet (5') on the south elevation where ten foot (10') and fifteen foot (15') is required on the upper stories per City's LDC Sec. 303-40(P).

LANDSCAPING REGULATIONS

To allow five (5) Sabal Palms to be installed along NW 1 Ave and four (4) Sabal Palms on NW 3 St where the City's LDC 15 (fifteen) Sabal Palms and five (5) Sabal Palms per Code Sec. 307-20(A).

PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS

1. To allow twenty-eight and a half (28.5%) percentage of glazing on primary elevation and thirteen (13.4%) percent on secondary elevation where the (LDC) requires thirty-five (35%) percent and fifteen (15%) percent respectively per Code Sec. 510-30(H).
2. To allow a flat roof where pitched roof with generous overhangs is required per City's Land Development Code Sec. 510-20(C)

VARIANCES

1. ATTENDANT/ VALET PARKING
   To allow eighty-one (81%) percent of the parking to be valet parking where a maximum of ten (10%) percent valet parking is permitted per Code Sec. 265-120(A) of the Land Development Code (LDC). (VA-011-20)

2. STRUCTURED PARKING FACILITIES
   To allow fourteen (14%) percent ramp grade where twelve (12%) percent ramp grade is permitted per Code Sec. 265-140(D) of the Land Development Code (LDC). (VA-012-20)

PROPERTY INFORMATION:

EXISTING ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	1.20 acres (52,272 SF)
EXISTING USE:	Vacant
VIOLATIONS ON THE PROPERTY:	No open violations on the property.

Background:

The subject property is a 1.20 acres parcel located south of NW 3 St, between NW 1 Ave and west of N. Federal Highway. The property used to be the Dania Plaza, which is in the process off being demolished in preparation for the proposed development. Approval of the requested site plan would allow for the development of a new thirteen (13) story 222 room hotel to include meeting and ballroom space and a full-service restaurant hotel.

Site Plan:

The proposed development would consist of a 13-story 222 room hotel with meeting and ballroom space and a full-service restaurant. The development consists of a total of 219,098 square feet and a total of 212 parking spaces calculated for guestrooms, ballrooms, restaurant, lounges, shops, and meeting rooms.

INCENTIVES

SUSTAINABLE BUILDING PRACTICE

In order to take full advantage of the maximum density and height permitted in this zoning district, the applicant is requesting to provide a series of incentives. The first incentive the developer is participating in is the Sustainable Building Practices. Participation in the Sustainable Building Practices requires the applicant to provide a LEED Green Building Certificate to qualify for four (4) additional stories as an incentive. The applicant is proposing to achieve Silver Status. One of these requirements including the applicant providing a performance bond, per Section 305-50(E)(1) to be approved by the community development director prior to issuance of a building permit.

PUBLIC PARKING

The second incentive the applicant is proposing to utilization is the public parking incentives. The applicant is choosing to provide payment-in-lieu of twenty (20) public parking spaces. The site plan application was submitted prior to the City Commission changing the payment in lieu of parking rate, therefore the original fee of $6,500 per space will still apply. The applicant is proposing to provide payment for twenty (20) parking spaces, totaling $130,000 ($6,500 x 20) to earn an additional 2 stories of building height. The payment must be paid prior to issuance of a building permit.

TRAFFIC STUDY:

The traffic study submitted by the applicant, dated as updated on August 25,2022. City Engineer accepted the findings in the report.

COMMUNITY OUTREACH

On October 18, 2022, the developer held a community meeting to discuss the project and met with two nearby property owners. The questions discussed revolved around design and drainage of the project, fence erection to the south of the property, and management. A summary of the outreach meeting is included in the backup materials. No objections to the project have been received by the city.

IMPACT FEES

Public Art: The City's Public Art Program specifies a fee to be paid into the Public Art fund by new development projects over $1 million in construction value. Based on the construction value, the applicant must contribute into the City's Public Art fund. Alternatively, they may choose to install public art on site equal to half of the required contribution and provide payment into the City's Public Art fund.

RAC Traffic: The September 21, 2022, Transportation Mitigation Impact Fee Calculations prepared by Traffic Tech Engineering and submitted with this application identify 71 PM peak hour trips, which amount to $1,509.46 in RAC Traffic Impact Fees (71 trips x $21.26per p.m. peak hour trip; per R-2014-49).

Parking in Lieu: The amount of Payment in lieu of Public Parking in the amount of $130,000.00 that must be paid prior to issuance of a building permit as a condition of approval.

Design Variations:

BUILDING PLACEMENT

The applicant has requested a multiple Design Variations to waive the City Center (CC) District- building placement as follows:

1. Applicant is proposing to locate the building at with a twenty-seven foot and seven inches (27'7") setback on the north elevation, and a four to six-foot, eleven inches (4' to 6'11") setback on the east elevation where zero-to-five-foot (0-5') is required per City's Land Development Code (LDC) Sec. 303-40(L).

   This provision of the LDC ensures building placement is close to the property line to create an urban style development.

   The information for each Design Variation provided below from the applicant addresses the criteria identified in Section 301-50(D) of the LDC:

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Applicant Response: The provision for a minimum setback of twenty-seven foot and seven inches (27'7") setback on the north elevation, and a four to six-foot eleven inches (4' to 6'11") setback on the east is to accommodate the design features of the building.

   Community Development Staff considers the setback variation request is needed in order to accommodate the passenger loading zone access to the north and meet shopfront placement type on the east.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

   Applicant Response: The ability to provide the passenger loading zone access is vital for the proposed use of the development. remains viable in this location and is partially located to the north to avoid traffic congestion on Federal Highway.

   Community Development staff agrees with this assessment.

2. The applicant is requesting to provide a fifty-nine (59.3) percent of the building to be located on the Build to Line (BLT), where seventy percent (70%) is required per LDC, Code Sec. 303-40(M).

   This provision of the LDC is intended to promote good urban design development by pushing the building close to the sidewalk thereby improving the pedestrian street experience.

   The information for each Design Variation provided below from the applicant addresses the criteria identified in Section 301-50(D) of the LDC:

   1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

      Applicant Response: The design variation is needed to accommodate the design of the project to provide the passenger loading zone access.

      Community Development staff agrees with this assessment.

   2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

Applicant Response: The design variation is intended in order to meet the ten foot (10') of R.O.W dedication pursuant to adopted CRA Plan Street on the east elevation facing Federal Highway.

Community Development staff agrees with this assessment.

3. The applicant is proposing allow a twenty-seven foot and eleven inches (27'11") setback on the north elevation, a four-foot and two inches to six-foot and eleven inches (4'2" to 6'11") setback on the east elevation, and five (5') foot setback on the south elevation where zero-to-five-foot (0-5') is required on the upper story setbacks. From the sixth through thirteen floors, the applicant is proposing to provide a two-foot (2') setback on the west elevation and five feet (5') on the south elevation where ten foot (10') and fifteen foot (15') is required on the upper stories per City's LDC Sec. 303-40(P).

This provision of the LDC ensures that very tall buildings are set back at the upper levels to help maintain light and air and prevent overly bulky buildings.

The information for each Design Variation provided below from the applicant addresses the criteria identified in Section 301-50(D) of the LDC:

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Applicant Response: The design variation is intended in order to achieve the desired project design, variations from those standards will allow the accommodation of density in upper floors since the first five (5) floors are intended to be use for main lobby area, parking, and hotel amenities.

   Community Development staff considers that in order to take full advantage of the maximum density and height permitted in this zoning district, the design variation is needed.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

   Applicant Response: The design elements on the facades, including fenestration and eyebrows, help define movement in vertical and horizontal planes that help break down the massing and provide for an attractive façade, especially along the primary street frontages.

   Community Development staff agrees with this assessment.

LANDSCAPING REGULATIONS
The applicant is requesting to allow five (5) Sabal Palms to be installed along NW 1st Ave and four (4) Sabal Palms on NW 3rd St where the Land Development Code requires 15 (fifteen) Sabal Palms and five (5) Sabal Palms repetitively per Code Sec. 307-20(A).

The City's LD identifies whenever a building is constructed, reconstructed or expanded, the owner of the lot is required to install street trees of the species, and at the spacing intervals, required by resolution of the city commission for the particular street. In the absence of a resolution passed by the city commission to this effect, the default requirement shall be Live Oak trees, spaced thirty (30) feet on center within the NBHD-RES district. Royal palms on trafficways spaced twenty (20) feet on center, and Sabal Palms spaced fifteen (15) on center along all other streets.

This provision of the LDC is intended to maintain the maximum canopy and landscape requirements on trafficway.

The information for each Design Variation provided below from the applicant addresses the criteria identified in Section 301-50(D) of the LDC:

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Applicant Response: Due to space limitation on the site, which includes the passenger loading zone access on the north and on-street parking on the west, there is insufficient room on the to meet with the amount of tree requirement for trafficways. In addition, the change of specie proposed on Federal Highway for the installation of Phoenix Medjool Palms instead of Royal Palm trees.

   Community Development staff considers is a reasonable request to be approved. Applicant work diligently with City Landscape to provide safety measure from falling fronds on major sidewalk.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

   Applicant Response: In order to accommodate streetscape required by CRA Redevelopment Plan, landscape needed to be reconfigured.

   Community Development Staff agrees with this assessment. The LDC requires Sabal Palms on trafficways, in order to accommodate the project and meet the canopy standard, the applicant agreed to replace Sabal Palms with Phoenix Medjool Palms as a safety measure for the pedestrians on the area.

PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS

1. The applicant is requesting to allow a flat roof where pitched roof with generous overhangs is required per City's Land Development Code Sec. 510-30(D

This provision of the LDC is intended to maintain the design standards for commercial development along principal arterials to promote design, which is architecturally compatible with the surrounding areas.

The information for each Design Variation provided below from the applicant addresses the criteria identified in Section 301-50(D) of the LDC:

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Applicant Response: The project is designed with a flat roof and the requirement of a pitched roof with overhangs would conflict with overall design of the project.

   Community Development Staff considers the proposed roof will be compatible with surrounding developments in the area.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

   Applicant Response: The roof structure will have a parapet with decorative cornice to enhance its appearance and provide enough screening of mechanical equipment on roof.

   Community Development Staff considers the proposed screening is adequate and meets LDC standards.

2. The applicant is proposing twenty-eight and a half (28.5%) percent on the primary elevation and thirteen (13.4%) percent on the secondary elevation.

This provision of the LDC is intended to maintain the design standards for commercial development along principal arterials to promote design, which is architecturally compatible with the surrounding areas.

The information for each Design Variation provided below from the applicant addresses the criteria identified in Section 301-50(D) of the LDC:

1. **Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or**

   Applicant Response: The design and functionality of the project dictates a slightly lower percentage of windows and doors by providing a small reduction on east and west elevation than what the LDC requires.

   Community Development Staff considers the percentage reduced in glazing does not affect the overall appearance of the design standard.

2. **Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.**

Applicant Response: The design variation is consistent with the intent of the main design standards from the district, by providing fenestration and incorporating appropriate architectural features to enhance the aesthetic environment in replacement of the glazing.

Community Development Staff considers the aesthetics proposed on the building enhance the design proposed.

Variances

ATTENDANT/ VALET PARKING

The City's LDC allows up to ten (10%) percent of the required number of parking spaces for a use may be provided as valet parking by which attendants receive, park, and deliver the automobile of occupants, tenants, customers, and visitors, with or without charge. Approving the applicant's request would allow eighty-one (81%) valet parking will result in eighty-one (81%) of the provided parking spaces width to be eight and a half (8.5') feet, as is permitted for valet parking, instead of nine (9') feet width required for all other parking.

Additionally, the city's valet parking regulation allows tandem parking of vehicles. Both of these conditions will make eliminations of the valet parking services problematic for the future, creating a non-conforming property.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve, or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below. For each criteria, the applicant's justification statement is provided, as well as Community Development staff's findings in *italics*.

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

Applicant: The use of the site as a hotel is consistent with the land development code and the Comprehensive Plan and maintains the basic intent of the regulations.

The Hilton Embassy Suites is a full-service urban hotel catering to local, national, and international travelers for both business and pleasure. Like most hotels in urban areas, control of vehicular and pedestrian traffic in and out of the hotel is important. Valet parking allows for better traffic control and more efficient use of space. The city code was written for a suburban hotel operation and has not yet been modified to accommodate the design and operation of a full-service urban hotel.

Community Development staff agrees with this assessment.

2. "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

Applicant: The variances requested will have any impact on the surrounding land uses or be detrimental to the city in any way. The proposed use is permitted and is compatible with surrounding land uses. The subject property is located in an overall commercial area. Specifically, hotels exist nearby to the south/southeast, along with other commercial establishments.

Community Development staff finds the request is compatible with the surrounding land uses in this area.

3. "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."

Applicant: The requested variance is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The proposed project is consistent with the City's GOPs/Comprehensive Plan. The proposed use is permitted under the Regional Activity Center (RAC) land use and City Center (CC) zoning. Additionally, the request is not inconsistent with the City's Community Redevelopment Agency (CRA) area.

Community Development staff confirms that the variance request is in keeping with the Goals, Objectives and Policies of the Dania Beach Comprehensive Plan, especially with policies in Objective VIII Policy 8.4 of Future Land use: Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

4. "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."

Applicant: The plight of the petitioner is due to the unique circumstances of the project and the effort by the developer to bring a full-service hotel to Dania Beach with all of the urban amenities that are traditional in other urban areas.

Community Development staff agrees with this justification.

5. "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

Applicant: The variance is the minimum variance needed to accommodate the design and operation of the project as a full-service urban hotel.

Community Development staff verifies that this is the minimum variance necessary to accommodate the project as proposed.

STRUCTURED PARKING FACILITIES

The City's LDC requires a maximum ramp grades for driveway access to above grade or below grade parking are twelve (12) percent for ramps not accessing parking spaces. The applicant is proposing fourteen (14%) percent. Since eighty-one (81%) percent of the parking will be operated with valet, the spaces beneath the ramp will be utilized by hotel administrative only. As a results, the valet operators will be driving on the ramp and will be familiar with the garage design. Thereby reducing the number of General Public driving in the garage.

This provision of the LDC is intended to ensure that structured parking facilities are subject to professionally geometric standards. However, eighty-one (81%) percent of parking is valet operated, which will significantly reduce the number of public driving in the structure.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve, or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below. For each criteria, the applicant's justification statement is provided, as well as Community Development staff's findings in *italics*.

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

Applicant: The variance to the grade of the parking ramp is requested only for the first-floor ramp. The slightly steeper grade is needed for the more efficient use of the office and meeting spaces on the first floor. Since no guests will parking their own cars in the parking garage, all of the drivers using the ramp will be familiar with the parking garage and the ramp. The slightly steeper grade will not impact or have any effect on the stability and appearance of the city.

Community Development staff agrees with this assessment.

2. "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

Applicant: the variances requested will have any impact on the surrounding land uses or be detrimental to the city in any way. The proposed use is permitted and is compatible with surrounding land uses. The subject property is located in an overall commercial area. Specifically, hotels exist nearby to the south/southeast, along with other commercial establishments.

Community Development staff finds the request is compatible with the surrounding land uses in this area.

3. "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."

Applicant: The requested variance is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The proposed project is consistent with the City's GOPs/Comprehensive Plan. The proposed use is permitted under the Regional Activity Center (RAC) land use and City Center (CC) zoning. Additionally, the request is not inconsistent with the City's Community Redevelopment Agency (CRA) area.

Community Development staff confirms that the variance request is in keeping with the Goals, Objectives and Policies of the Dania Beach Comprehensive Plan, especially with policies in Objective X Policy 10.1 of Future Land use: Innovate site design and land planning shall be permitted within these land development regulations.

4. "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."

Applicant: The plight of the petitioner is due to the unique circumstances of the project and the effort by the developer to bring a full-service hotel to Dania Beach with all of the urban amenities that are traditional in other urban areas.

Community Development staff agrees with this justification.

5. "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

Applicant: The variance is the minimum variance needed to accommodate the design and operation of the project as a full-service urban hotel.

Community Development staff verifies that this is the minimum variance necessary to accommodate the project as proposed.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC on March 21, 2019, December 19, 2019, February 27, 2020, July 7, 2022, and September 2, 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.

1. Provide copy of ROW dedication agreement for the City Attorney to review prior to recordation of document in Broward County Public Records. Dedication agreement must be recorded in Broward County Public Records. (Planning & Zoning)

2. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction. (Planning & Zoning)

3. 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 & Zoning)

4. Per O-2017-027 & O-2018-019. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail prior to issuance of master construction permit. City Commission must approve the use of City Logo. (Planning & Zoning)

5. Revisions to the proposed stop bar location at the egress access driveway to NW 3rd street should be completed prior to obtaining permit application (Engineering)

Strategic Plan:
This application supports the 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.

Value to Our Neighbors and Our Community
- 3.2 Protection and enhancement of property values.

Short Term Challenges and Opportunities
- 3.2 Expanding business investment in Dania Beach.

Budgetary Impact
Approval of the site plan with design variations and variances will enable this site to be redevelopment, expanding the City's tax roll and collection of applicable impact fees as described in this staff report.

Recommendation:
Approve the resolution for the Site Plan, Variances and Design Variations, providing that the remaining DRC comments are made conditions of approval and must be addressed prior to the issuance of a building permit

RESOLUTION NO. 2022-180

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE HILTON EMBASSY SUITES SITE PLAN (SP-36-19), DESIGN VARIATIONS (OT-13-20, OT-14-20, OT-15-20 AND OT-88-22) AND VARIANCES (VA-11-20 AND VA-12-20), FOR PROPERTY OWNER B&JMC DANIA PLAZA, LLC, WHOSE PROPERTY IS LOCATED AT 233 N. FEDERAL HIGHWAY, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO AND INCORPORATED BY REFERENCE INTO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and,

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, the Applicant has requested the approval of a Site Plan (SP 36-19) to permit the development of a 222-room hotel located on the property located at 233 North Federal Highway; and

WHEREAS, the Applicant has requested a Design Variation from the (CC) City Center District – Building placement, Building frontage, and Upper story setbacks standards (OT-13-20); and

WHEREAS, the Applicant has requested a Design Variation from the Landscaping Regulations (OT-14-20 and OT-88-22); and

WHEREAS, the Applicant has requested a Design Variation from the Roof Overhangs and Appearance (OT-15-20); and

WHEREAS, the City of Dania Beach ("City") Code of Ordinances, Chapter 28, entitled "Land Development Code" ("LDC"), of Part 6, entitled "Development Review Procedures and Requirements," Article 625 "Variances," Section 625-40, entitled "Variance Review Criteria; City Action," states that the City Commission may grant a Variance based on its determination that the Applicant has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant has requested a Variance (VA-11-20) from Sec. 265-120(A) to permit 81% of the parking to be valet parking; and

WHEREAS, the Applicant has requested a Variance (VA-12-20) from Sec. 265-140(D) to allow a 14% grade for the first level driveway in the parking garage for the property located at 233 North Federal Highway (the "subject property"); and

WHEREAS, the requested Variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City; and

WHEREAS, the requested Variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

WHEREAS, the requested Variances are consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the City; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-36-19) Design Variations (OT-13-20, OT-14-20, OT-15-20 and OT-88-22) and Variances (VA-11-20 and VA-12-20) will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the Comprehensive Plan;

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 (SP-36-19), attached and incorporated by this reference as Exhibit "B," is approved.

Section 3. That pursuant to Chapter 28 "Land Development Code," Subpart 1, Article 301, "Legal and Administrative Provisions," Section 301-50, "Variations in design; procedure for review of design variations," the following Design Variation Applications (OT-13-20, OT-14-20, OT-15-20 and OT-88-22) are approved consistent with the Site Plan provided in Exhibit "B".

Section 4. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 625 "Variances," the following Variance Applications (VA-11-20 and VA-12-20) are approved consistent with the Site Plan provided in Exhibit "B".

Section 5. That the approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. Provide copy of ROW dedication agreement for the City Attorney to review prior to recordation of document in Broward County Public Records. Dedication agreement must be recorded in Broward County Public Records. (Planning & Zoning)

2. **RAC Traffic Impact Mitigation:** Per resolution No. 2014-049, a rate of $21.26 per p.m. peak hour trip. The Traffic Impact Study by from IRAS Group demonstrates P.M peak hour trip identified as 71 PM Peak hours trip; therefore, $1,509.46 Traffic Impact Mitigation fee will be due prior to issuance of a building permit. (Planning & Zoning)

3. The amount of Payment in lieu of Public Parking in the amount of $130,000.00 that must be paid prior to issuance of a building permit. (Planning & Zoning)

4. **Public Art Program**: Per O-2019-025, the applicant shall pay into the Public Art Fund either:
    a. Pay In-Lieu Public Art Fee: 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, minimum value of one-quarter of one percent (0.25%) of construction cost, along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. (Planning & Zoning). If placing art on the development site a declaration of restrictive covenant to ensure the placement and maintenance for public art purposes shall be required.

5. For all projects resulting in buildout of the site, such that construction staging cannot occur on site, must obtain Staging Plan approval by the Community Development Director prior to issuance of a building permit. The Staging Plan must include, but is not limited to, location of equipment and material during construction. (Planning & Zoning)

6. 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 & Zoning)

7. Per O-2017-027 & O-2018-019. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way

& 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail prior to issuance of master construction permit. City Commission must approve the use of City Logo. (Planning & Zoning)

8. Revisions to the proposed stop bar location at the egress access driveway to NW 3rd Street should be completed prior to obtaining permit application (Engineering)

Section 6. That pursuant to Land Development Code Section 635-100 "Expiration of Site Plans" and Section 625-50 "Expiration of Variances," the Site Plan (SP-36-19) and Variances (VA-11-20 and VA-12-20) approval shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the subject property to develop a hotel within eighteen (18) months from the date of this Resolution.

Section 7. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 8. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 4, 5, 8 and 9, less the East 8 feet of each of said lots; the North 8 feet of Lot 12, less the East 8 feet of said Lot 12; Lots 2, 3, 6, 7, and 10; and the North 8 feet of Lot 11, all in Block 1, TOWN OF MODELO (now Dania Beach), according to the Plat thereof, as recorded in Plat Book B, Page 49, Public Records of Miami-Dade County, Florida, said property lying, being and situate in Broward County, Florida

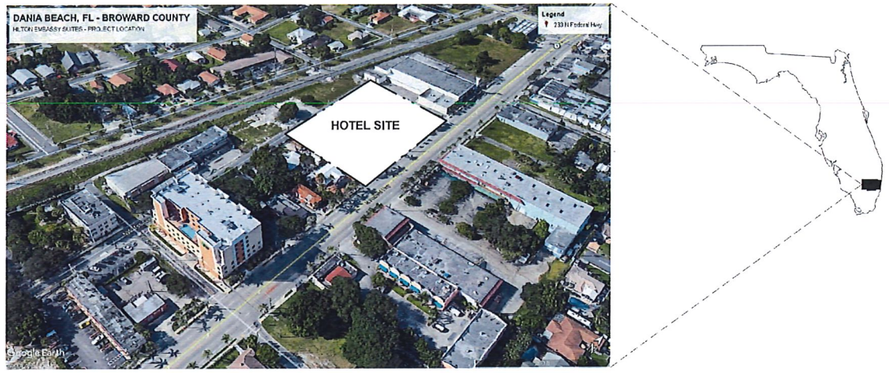
EXHIBIT B

SITE PLAN
(SP-36-19)

HILTON EMBASSY SUITES

233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL

REFERENCE #		
	D.R.C. SUBMITTAL	02/18/2019
	D.R.C. R.C.C. #1	12/05/2019
	D.R.C. R.C.C. #2	02/06/2020
	D.R.C. R.C.C. #3	02/27/2020
	D.R.C. R.C.C. #4	07/07/2022



DANIA BEACH, FL - BROWARD COUNTY

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Oakland Parck

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Miami, FL

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DRC SHEET INDEX

Sheet Number	Sheet Name
ARCHITECTURAL	
A000	COVER
SURVEY	SURVEY
A001	PROJECT DATA
A002	LAND USE AND ZONING MAPS
A040	SITE PLAN
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A101	SECOND FLOOR OVERALL PLAN
A102	THIRD FLOOR OVERALL PLAN
A103	FOURTH FLOOR OVERALL PLAN
A104	FIFTH FLOOR OVERALL PLAN
A105	TYPICAL FLOOR OVERALL PLAN (FLOORS 6 & 12)
A106	THIRTEENTH FLOOR OVERALL PLAN
A107	ROOF PLAN
A200	NORTH ELEVATION
A201	SOUTH ELEVATION
A202	WEST ELEVATION
A203	EAST ELEVATION
A204	HOTEL SIGNAGE DETAIL
A205	PERCENTAGE OF GLAZING
A400	BUILDING SECTIONS
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A900	EXTERIOR HOTEL RENDERINGS
A901	EXTERIOR HOTEL RENDERINGS
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PD2	PAVING, GRADING, DRAINAGE PLAN
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WS4	WATER AND SEWER DETAILS
WS5	WATER AND SEWER DETAILS
WS6	WATER AND SEWER DETAILS
SWPP1	STORMWATER POLLUTION PREVENTION PLANS & DETAILS
SWPP2	STORMWATER POLLUTION PREVENTION PLANS & DETAILS
SWPP3	STORMWATER POLLUTION PREVENTION PLANS & DETAILS
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LP-3	PLAN DETAILS SPECIFICATIONS
IR-1	SITE IRRIGATION
IR-2	POOL DECK IRRIGATION

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
2	DRC REV#2	02-06-2020
4	DRC REV#4	03-16-2020

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH,
FL BENITO IRASTORZA

EMBASSY SUITES
HOTELS

STATE OF FLORIDA
DAVID L. WALLACE JR
AR93026
REGISTERED ARCHITECT
7/6/2022

DAVID L. WALLACE JR.
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DRAWN	CM
EDIT DATE	6/30/2022 7:12:43 PM
ISSUE DATE	02/07/2019
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	COVER
LOCATION / INNCODE	FLLFDES ID #54773
SHEET NUMBER	A000

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FIRE RESISTANCE RATED		
BUILDING ELEMENT	**CONDITIONS**	**REQUIRE FIRE RATING**
COLUMNS		2 HR
BEAMS, GIRDERS, ETC.		2 HR
BEARING WALLS	EXTERIOR	2 HR
BEARING WALLS	INTERIOR	2 HR, (1 HR. WHERE SUPPORTING ROOF ONLY)
STAIRS		2 HR
EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	LESS THAN 5'	1 HR.
	5' TO LESS THAN 10'	1 HR.
	10' TO LESS THAN 30'	1 HR.
	GREATER THAN 30'	NO RATING REQUIRED
NON-BEARING WALLS AND PARTITIONS	INTERIOR	NO RATING REQUIRED
FLOOR / CEILING		2 HR
ROOF / CEILING		1 HR.
EXIT ACCESS CORRIDOR PARTITIONS		1/2 HR / 20 MIN. FIRE PARTITION
AREA OF REFUGE		1 HR. / 20 MIN. SMOKE PARTITION
SHAFT ENCLOSURE		2 HR. / 90 MIN.
ELEVATOR MACHINE ROOM		2 HR. / 90 MIN.
CHUTE ACCESS ROOMS		1 HR. / 45 MIN.
CHUTE TERMINATION ROOM		1 HR. / 45 MIN.
LAUNDRY ROOMS OVER 100 S.F.		1 HR. / 45 MIN.
STORAGE ROOMS OVER 100 S.F.		1 HR. / 45 MIN.
SEPARATION BETWEEN SLEEPING UNITS		1 HR. / 45 MIN.
THERMAL & ACOUSTIC INSULATION		FLAME SPREAD INDEX SHALL NOT EXCEED 25. SMOKE DEVELOPED INDEX SHALL NOT EXCEED 450
FIREBLOCKING		@ CONCEALED WALL SPACES
		@ INTERCONNECTION OF CONCEALED VERTICAL & HORIZONTAL SPACES
		@THROUGH OF MEMBRANE PENETRATIONS, AROUND OPENINGS AT VENTS, PIPES, DUCTS, CHIMNEYS AND FIRE PLACES
		BETWEEN WOOD FLOOR SLEEPERS
		NOT REQUIRE IN FULLY SPRINKLERED BUILDINGS
PARAPETS		SAME RATING AS WALL ON WHICH THEY BEAR
OCCUPANCY SEPARATION A/R		

FIRE PROTECTION SYST.	
SYSTEM	**FP. CODES**
ALARMS AND DETECTION	2013 NATIONAL FIRE ALARM AND SIGNALING CODE N.F.P.A. 72
SPRINKLERS	2013 STANDARS FOR THE INSTALLATION OF SPRINKLERS N.F.P.A. 13
STANDPIPE & HOSE	2013 STANDARS FOR THE INSTALLATION OS STANDPIPE AND HOSE SYSTEMS N.F.P.A. 14

FINISHES FIRE				
	CLASSIFICATION REQUIREMENT BY USE			
Key Name	**EXIT ENCLOSURE**	**CORRIDOR**	**ENCLOSED ROOM**	**REMARKS**
FLOORS	CLASS II	CLASS I	DOC-FF-1" PILL TEST"	FOR BUILDINGS SPRINKLERED PER CHAPTER 9
WALLS & CEILINGS	B	C*	C	CORRIDORS IN GROUP "A" OCCUPANCIES MUST BE CLASS B

BUILDING CODES	
CODES	**EDITION**
BUILDING	2017 FLORIDA BUILDING CODE
MECHANICAL	2017 FLORIDA MECHANICAL CODE
PLUMBING	2017 FLORIDA PLUMBING CODE
ELECTRICAL	2017 NATIONAL ELECTRIC CODE
GAS	2017 FLORIDA BUILDING CODE
ENERGY CONSERVATION	2017 ENERGY CONSERVATION CODE
ACCESSIBILITY	2017 FLORIDA ACCESSIBILITY CODE
FIRE CODE	2015 FIRE CODE N.F.P.A 1
LIFE SAFETY	2015 N.F.P.A 101

HOTEL SITE DATA	
ZONING	CC- CITY DISTRICT
ADJACENT ZONING	CC- CITY TO THE NORTH, SOUTH, EAST AND WEST
CURRENT USE	RESIDENTIAL/ VACANT
PROPOSED USE	HOTEL (ALLOWED: LODGING)
PROPOSED OCCUPANCY	R-1

HOTEL BUILDING DATA		
ITEM	**CODE REQUIREMENT / ALLOWANCE**	**PROPOSED ELEMENT**
OCCUPANCY MIXED	A-2	BANQUET ROOM, DINNING AND MEETING ROOMS
	B	BUSINESS
	R-1	R1-HOTEL (MAX OCCUPANCY)
TYPE OF CONSTRUCTION	TYPE-I B	TYPE-I B
BUILDING HEIGHT*	160'-0"	158'-4"
NUMBER OF STORIES	7 STORIES (+7 W / INCENTIVES)	13 STORIES

HOTEL GROSS FLOOR AREA*	
LEVEL	**AREA**
Level 1	35,246 SF
Level 2	8,156 SF
Level 3	1,662 SF
Level 4	1,622 SF
Level 5	17,963 SF
Level 6	19,306 SF
Level 7	19,306 SF
Level 8	19,306 SF
Level 9	19,306 SF
Level 10	19,306 SF
Level 11	19,306 SF
Level 12	19,306 SF
Level 13	19,306 SF
TOTAL	219,098 SF

***FLOOR AREA, GROSS:** "THE SUM OF THE HORIZONTAL AREA OF ALL FLOORS OF ALL STORIES OF A BUILDING OR STRUCTURE UNDER ROOF, INCLUDING PRIVATE GARAGES, AND EXCLUDING BASEMENTS AND SUBBASEMENTS, COVERED PARKING AND LOADING AREAS, AND PARKING STRUCTURES. ENCLOSED FLOOR AREA IS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS, AND FROM THE CENTERLINE OF A WALL SEPARATING TWO BUILDINGS. IN RESTAURANTS, GROSS FLOOR AREA SHALL ALSO INCLUDE ANY OUTDOOR OR PATIO FLOOR AREA USED OR DESIGNED FOR USE FOR CUSTOMER SERVICE, WHETHER OR NOT UNDER ROOF," *AS PER DANIA BEACH CODE OF ORDINANCES, ART. 725-20 – ABBREVIATIONS.*

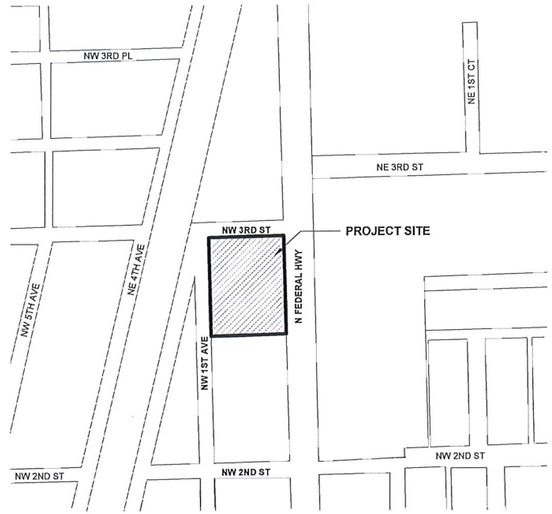
HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	**NUMBER**
Level 5	
STANDARD KING GUEST SUITE	3
STANDARD ONE ROOM SUITE	2
STANDARD TWO BED QUEEN	1
	6
Level 6	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 7	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 8	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 9	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 10	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 11	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 12	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 13	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	15
STANDARD ONE ROOM SUITE	8
STANDARD TWO BED QUEEN	3
	27
TOTAL: 222	222

TOTAL PARKING SPACES PROVIDED	
PARKING SPACE DESCRIPTION	**PROVIDED**
ADA PARKING SPACE	7
PARKING ON LIFT 8' - 6" X 18'	8
PARKING ON LIFT 9' - 0" X 18'	2
8' - 6" X 18' PARKING SPACE	112
9' - 0" X 18' PARKING SPACE	78
ON-STREET PARALLEL PARKING (8'-0" X 23' - 0")	7
TOTAL	214

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A FULL SERVICE HOTEL OF NON-COMBUSTIBLE CONSTRUCTION. IT CONTAINS INCIDENTAL USES, ACCESSORY USES TO THE MAIN OCCUPANCY, AND NONSEPARATED USES. INCIDENTAL USES INCLUDE A LAUNDRY ROOM OVER 100 SQ.FT, EXERCISE ROOM, AND SWIMMING POOL. NONSEPARATED USES, NOT CLASSIFIED AS RESIDENTIAL, INCLUDE A CONFERENCE ROOM IN EXCESS OF 750 SQ.FT., DINING ROOM, AND COMMERCIAL KITCHEN. PUBLIC TOILETS ARE PROVIDED FOR THE SWIMMING POOL AND 'A' OCCUPANCIES AS REQUIRED BY APPLICABLE PLUMBING AND HEALTH CODE.

DANIA BEACH, FLORIDA



LOCATION MAP

SITE LEGAL DESCRIPTION

(BASED ON OWNER PROVIDED SURVEY INFORMATION)

LOTS 1, 4, 5, 8 AND 9, LESS THE EAST 8 FEET OF EACH OF SAID LOTS; THE NORTH 8 FEET OF LOT 12, LESS THE EAST 8 FEET OF SAID LOT 12; LOTS 2, 3, 6, 7 AND 10; AND THE NORTH 8 FEET OF LOT 11, ALL IN BLOCK 1, MAP OF THE 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 PROPERTY LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

LOT AREA (W/O R.O.W. DEDICATION)	
LOT AREA (SQ.FT)	**ACRES**
52,116 SF	1.20 acres

TOTAL GROSS BUILDING AREA - HOTEL
219,098 SF

HOTEL MINIMUM FLOOR AREA FOR GUESTROOMS	
Sec. 230-40. - Minimum floor areas for dwellings and lodging units.	**MINIMUM NET FLOOR AREA/ UNIT PROVIDED**
Hotel, extended-stay hotel, time-share, and condominium-hotel rooms, units, or keys shall contain at least two hundred fifty (250) square feet of net floor area.	398 SF

PARKING REQUIREMENTS				
OCCUPANCY	**QTY.**	**PARKING RATIO**	**REQ'D PARK. RATIO**	**REQ'D PARK. SPACES**
GUESTROOMS (UNITS)	222	0.80	EIGHT-TENTHS (0.8) PER GUEST ROOM	178
BALLROOMS, RESTAURANTS, LOUNGES & SHOPS (SQUARE FOOTAGE)	12335	5.00	5 PARKING SPACE PER 1,000 SF	62
BANKET/MEETING ROOMS (NO. OF SEATS)	80	0.25	(0.25) PER SEAT	20
			TOTAL	260
			PARKING REDUCTION BASED ON SHARED PARKING STUDY*	(48)
			TOTAL REQUIRED	**212**

*AS PER THE "SHARED PARKING STUDY" SUBMITTED BY THE TRAFFIC ENGINEER. THE FINAL NUMBER OF TOTAL PARKING SPACES REQUIRED IS 212.

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
2	DRC REV#2	02-06-2020

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

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17-027
PROJECT STATUS
Schematic Design
SHEET NAME
PROJECT DATA

FLLFDES ID #54773

SHEET NUMBER
A001

FIRE RESISTANCE RATED		
BUILDING ELEMENT	**CONDITIONS**	**REQUIRE FIRE RATING**
COLUMNS		2 HR
BEAMS, GIRDERS, ETC.		2 HR
BEARING WALLS	EXTERIOR	2 HR
BEARING WALLS	INTERIOR	2 HR. (1 HR. WHERE SUPPORTING ROOF ONLY)
STAIRS		2 HR
EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	LESS THAN 5'	1 HR.
	5' TO LESS THAN 10'	1 HR.
	10' TO LESS THAN 30'	1 HR.
	GREATER THAN 30'	NO RATING REQUIRED
NON-BEARING WALLS AND PARTITIONS	INTERIOR	NO RATING REQUIRED
FLOOR / CEILING		2 HR
ROOF / CEILING		1 HR.
EXIT ACCESS CORRIDOR PARTITIONS		1/2 HR / 20 MIN. FIRE PARTITION
AREA OF REFUGE		1 HR. / 20 MIN. SMOKE PARTITION
SHAFT ENCLOSURE		2 HR. / 90 MIN.
ELEVATOR MACHINE ROOM		2 HR. / 90 MIN.
CHUTE ACCESS ROOMS		1 HR. / 45 MIN.
CHUTE TERMINATION ROOM		1 HR. / 45 MIN.
LAUNDRY ROOMS OVER 100 S.F.		1 HR. / 45 MIN.
STORAGE ROOMS OVER 100 S.F.		1 HR. / 45 MIN.
SEPARATION BETWEEN SLEEPING UNITS		1 HR. / 45 MIN.
THERMAL & ACOUSTIC INSULATION		FLAME SPREAD INDEX SHALL NOT EXCEED 25, SMOKE DEVELOPED INDEX SHALL NOT EXCEED 450
FIREBLOCKING		@ CONCEALED WALL SPACES
		@ INTERCONNECTION OF CONCEALED VERTICAL & HORIZONTAL SPACES
		@THROUGH OF MEMBRANE PENETRATIONS, AROUND OPENINGS AT VENTS, PIPES, DUCTS, CHIMNEYS AND FIRE PLACES
		BETWEEN WOOD FLOOR SLEEPERS
		NOT REQUIRE IN FULLY SPRINKLERED BUILDINGS
PARAPETS		SAME RATING AS WALL ON WHICH THEY BEAR
OCCUPANCY SEPARATION A/R		

FIRE PROTECTION SYST.	
SYSTEM	**FP. CODES**
ALARMS AND DETECTION	2013 NATIONAL FIRE ALARM AND SIGNALING CODE N.F.P.A. 72
SPRINKLERS	2013 STANDARS FOR THE INSTALLATION OF SPRINKLERS N.F.P.A. 13
STANDPIPE & HOSE	2013 STANDARS FOR THE INSTALLATION OS STANDPIPE AND HOSE SYSTEMS N.F.P.A. 14

FINISHES FIRE				
	CLASSIFICATION REQUIREMENT BY USE			
Key Name	**EXIT ENCLOSURE**	**CORRIDOR**	**ENCLOSED ROOM**	**REMARKS**
FLOORS	CLASS II	CLASS I	DOC-FF-1" PILL TEST"	FOR BUILDINGS SPRINKLERED PER CHAPTER 9
WALLS & CEILINGS	B	C*	C	CORRIDORS IN GROUP "A" OCCUPANCIES MUST BE CLASS B

BUILDING CODES	
CODES	**EDITION**
BUILDING	2017 FLORIDA BUILDING CODE
MECHANICAL	2017 FLORIDA MECHANICAL CODE
PLUMBING	2017 FLORIDA PLUMBING CODE
ELECTRICAL	2017 NATIONAL ELECTRIC CODE
GAS	2017 FLORIDA BUILDING CODE
ENERGY CONSERVATION	2017 ENERGY CONSERVATION CODE
ACCESSIBILITY	2017 FLORIDA ACCESSIBILITY CODE
FIRE CODE	2015 FIRE CODE N.F.P.A 1
LIFE SAFETY	2015 N.F.P.A 101

HOTEL SITE DATA	
ZONING	CC- CITY DISTRICT
ADJACENT ZONING	CC- CITY TO THE NORTH, SOUTH, EAST AND WEST
CURRENT USE	RESIDENTIAL/ VACANT
PROPOSED USE	HOTEL (ALLOWED: LODGING)
PROPOSED OCCUPANCY	R-1

HOTEL BUILDING DATA		
ITEM	**CODE REQUIREMENT / ALLOWANCE**	**PROPOSED ELEMENT**
OCCUPANCY MIXED	A-2	BANQUET ROOM, DINNING AND MEETING ROOMS
	B	BUSINESS
	R-1	R1-HOTEL (MAX OCCUPANCY)
TYPE OF CONSTRUCTION	TYPE-I B	TYPE-I B
BUILDING HEIGHT*	160'-0"	158'-4"
NUMBER OF STORIES	7 STORIES (+7 W / INCENTIVES)	13 STORIES

HOTEL GROSS FLOOR AREA*	
LEVEL	**AREA**
Level 1	35,246 SF
Level 2	8,156 SF
Level 3	1,662 SF
Level 4	1,622 SF
Level 5	17,963 SF
Level 6	19,306 SF
Level 7	19,306 SF
Level 8	19,306 SF
Level 9	19,306 SF
Level 10	19,306 SF
Level 11	19,306 SF
Level 12	19,306 SF
Level 13	19,306 SF
TOTAL	219,098 SF

***FLOOR AREA, GROSS:** "THE SUM OF THE HORIZONTAL AREA OF ALL FLOORS OF ALL STORIES OF A BUILDING OR STRUCTURE UNDER ROOF, INCLUDING PRIVATE GARAGES, AND EXCLUDING BASEMENTS AND SUBBASEMENTS, COVERED PARKING AND LOADING AREAS, AND PARKING STRUCTURES. ENCLOSED FLOOR AREA IS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS, AND FROM THE CENTERLINE OF A WALL SEPARATING TWO BUILDINGS. IN RESTAURANTS, GROSS FLOOR AREA SHALL ALSO INCLUDE ANY OUTDOOR OR PATIO FLOOR AREA USED OR DESIGNED FOR USE FOR CUSTOMER SERVICE, WHETHER OR NOT UNDER ROOF." *AS PER DANIA BEACH CODE OF ORDINANCES, ART. 725-20 – ABBREVIATIONS.*

HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	**NUMBER**
Level 5	
STANDARD KING GUEST SUITE	3
STANDARD ONE ROOM SUITE	2
STANDARD TWO BED QUEEN	1
	6
Level 6	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 7	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 8	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 9	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 10	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 11	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 12	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
	27
Level 13	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	15
STANDARD ONE ROOM SUITE	8
STANDARD TWO BED QUEEN	3
	27
TOTAL: 222	222

TOTAL PARKING SPACES PROVIDED	
PARKING SPACE DESCRIPTION	**PROVIDED**
ADA PARKING SPACE	7
PARKING ON LIFT 8' - 6" X 18'	8
PARKING ON LIFT 9' - 0" X 18'	2
8' - 6" X 18' PARKING SPACE	112
9' - 0" X 18' PARKING SPACE	78
ON-STREET PARALLEL PARKING (8'-0" X 23' - 0")	7
TOTAL	214

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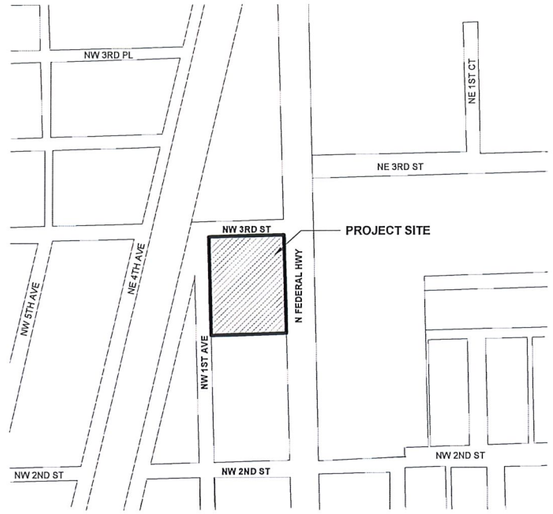
DANIA BEACH, FLORIDA



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(BASED ON OWNER PROVIDED SURVEY INFORMATION)

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			PARKING REDUCTION BASED ON SHARED PARKING STUDY*	(48)
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*AS PER THE "SHARED PARKING STUDY" SUBMITTED BY THE TRAFFIC ENGINEER. THE FINAL NUMBER OF TOTAL PARKING SPACES REQUIRED IS 212.

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HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

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AR93026
12/31/01

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DRAWN
Author
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ISSUE DATE
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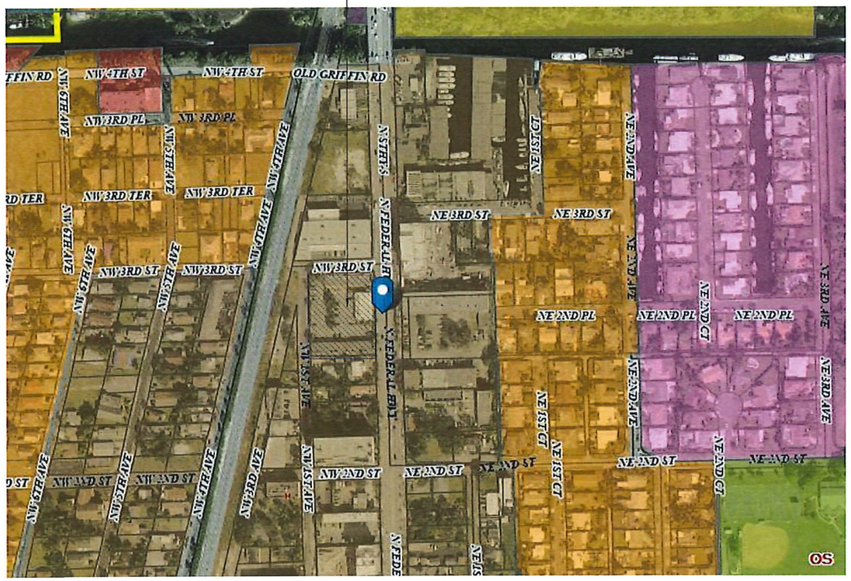
SCALE
As indicated
JOB NUMBER
17-027
PROJECT STATUS
Schematic Design
SHEET NAME
PROJECT DATA
FLLFDES ID #54773
SHEET NUMBER
A001

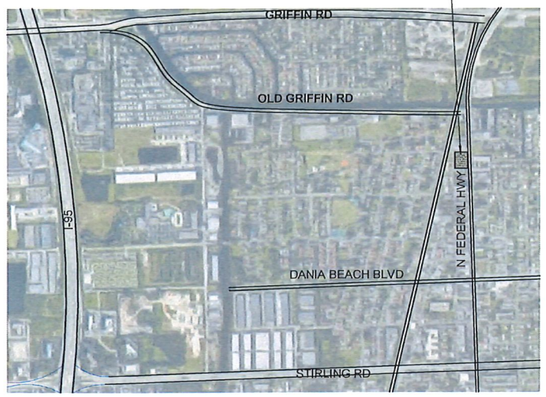
HOTEL SITE LOCATION (CC DISTRICT)

DANIA BEACH (RAC)
REGIONAL ACTIVITY CENTER

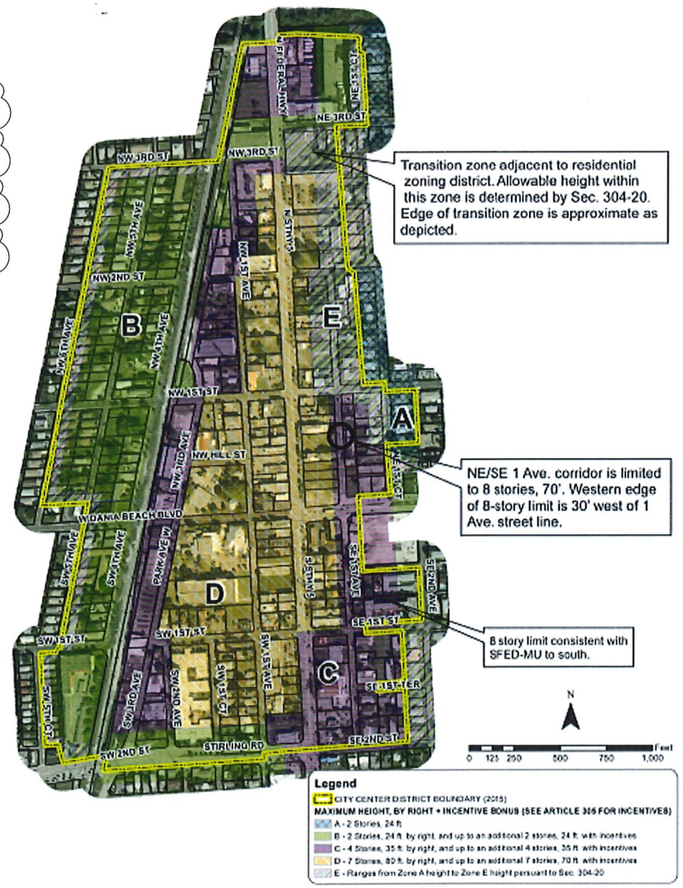


MAJOR ROADS

HOTEL SITE LOCATION



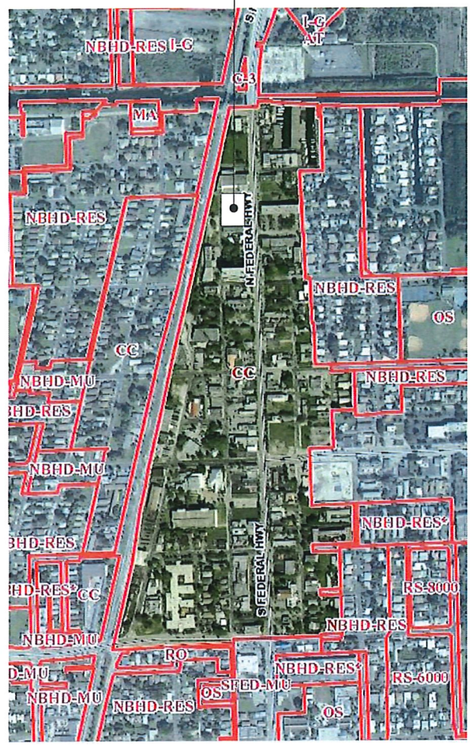
MAXIMUM PERMITTED HEIGHT MAP



ZONING MAP

DANIA BEACH, FL

SITE TRU HOTEL LOCATION



CC (CITY CENTER DISTRICT) : HOTEL SITE

INTENT AND PURPOSE. TO ESTABLISH A MIXED-USE DOWNTOWN WITH TRANSIT SUPPORTIVE DENSITIES AND INTENSITIES WHERE CITIZENS CAN WORK, LIVE, AND SHOP IN THE ECONOMIC, GOVERNMENTAL, ENTERTAINMENT AND CULTURAL FOCAL POINT OF DANIA BEACH. THIS DISTRICT IS DESIGNED TO ENCOURAGE ACCESSIBLE, ACTIVE, PEDESTRIAN-ORIENTED AREAS WITHIN WALKING DISTANCE OF A PROSPECTIVE TRANSIT STATION ON THE FEC RAILWAY.

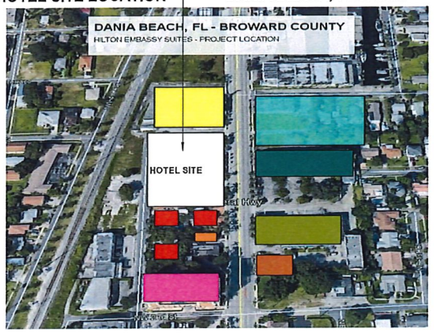
EDBB-MU (EAST DANIA BEACH BLVD MIXED-USE DISTRICT) : PARKING SITE

INTENT AND PURPOSE. REDEVELOPMENT TO PLACE A GREATER EMPHASIS ON PEDESTRIAN ACTIVITY AND TRANSIT SUPPORTIVE DEVELOPMENT. THIS WILL BE ACCOMPLISHED BY BUILDING CLOSE TO THE STREET, RELOCATING PARKING FACILITIES BEHIND BUILDINGS, AND MIXING RESIDENTIAL AND COMMERCIAL USES AT MEDIUM TO HIGH INTENSITIES.

COLOR LEGEND

- SITE LOCATIONS
- HOLLDAY INN EXPRESS & SUITES 6 STORIES
- HOLOCAUST DOCUMENTATION & EDUCATION CENTER AND MUSEUM - 2 STORIES
- PSYCHIC READER 1 STORY
- SINGLE FAMILY HOME 1 STORY
- 3 SONS BREWING - 2 STORIES
- LA FONDA DE AURORA RESTAURANT - 1 STORY
- THE GLASS MARKET SMOKE SHOP - 1 STORY
- CONFORT SUITES 7 STORIES

HOTEL SITE LOCATION — DANIA BEACH, FLORIDA



No.	DESCRIPTION	DATE
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EMBASSY SUITES HOTELS

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DRAWN	CM
EDIT DATE	6/30/2022 7:12:54 PM
ISSUE DATE	02/07/2019
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	LAND USE AND ZONING MAPS
FLLFDES ID #54773	
SHEET NUMBER	A002

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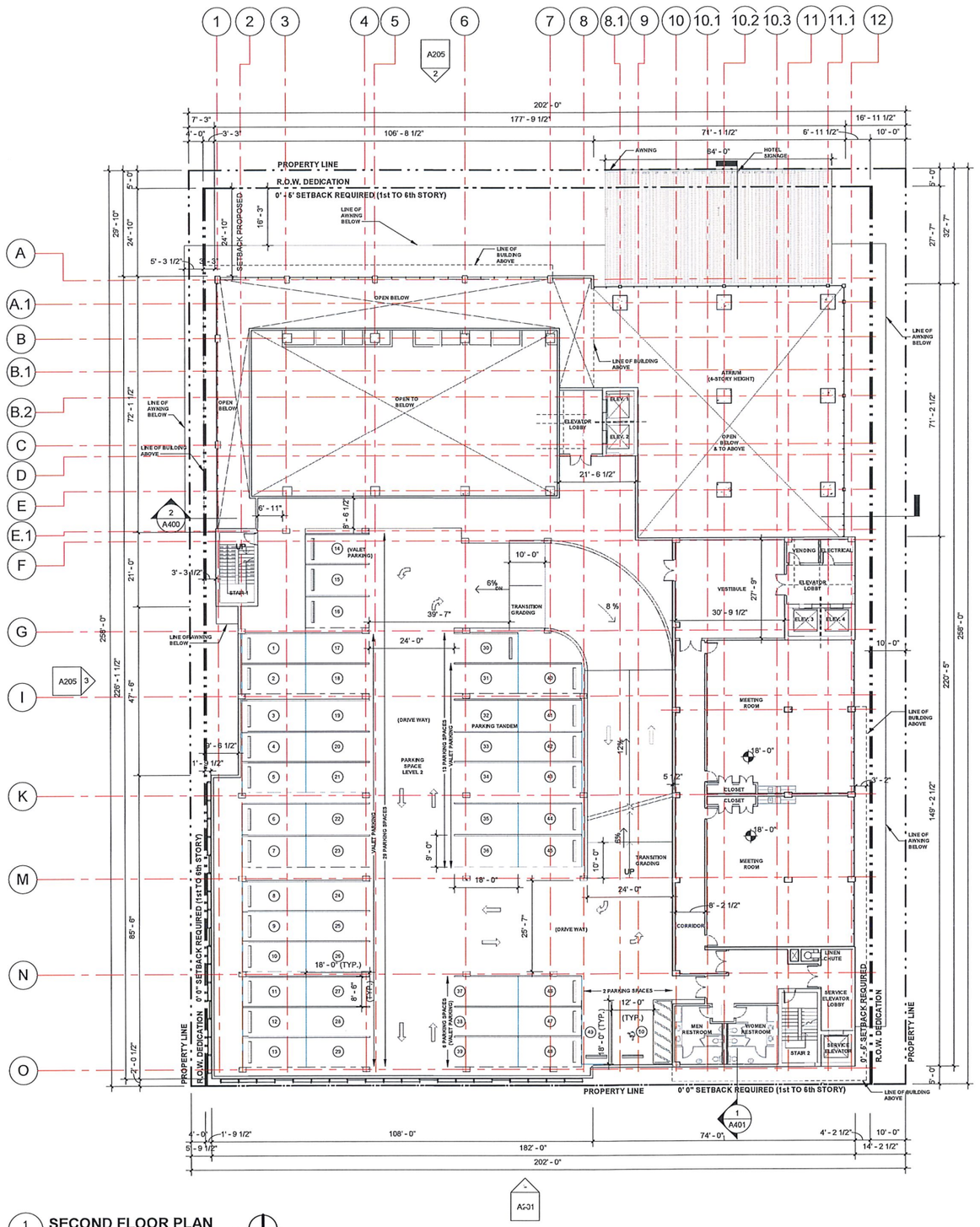
TOTAL PARKING SPACES PROVIDED 2ND FLOOR	
DESCRIPTION	PROVIDED
ADA PARKING SPACE	1
PARKING SPACE 8' 6" x 18'	35
PARKING SPACE 9' x 18'	14
	50



1 A101 **SECOND FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

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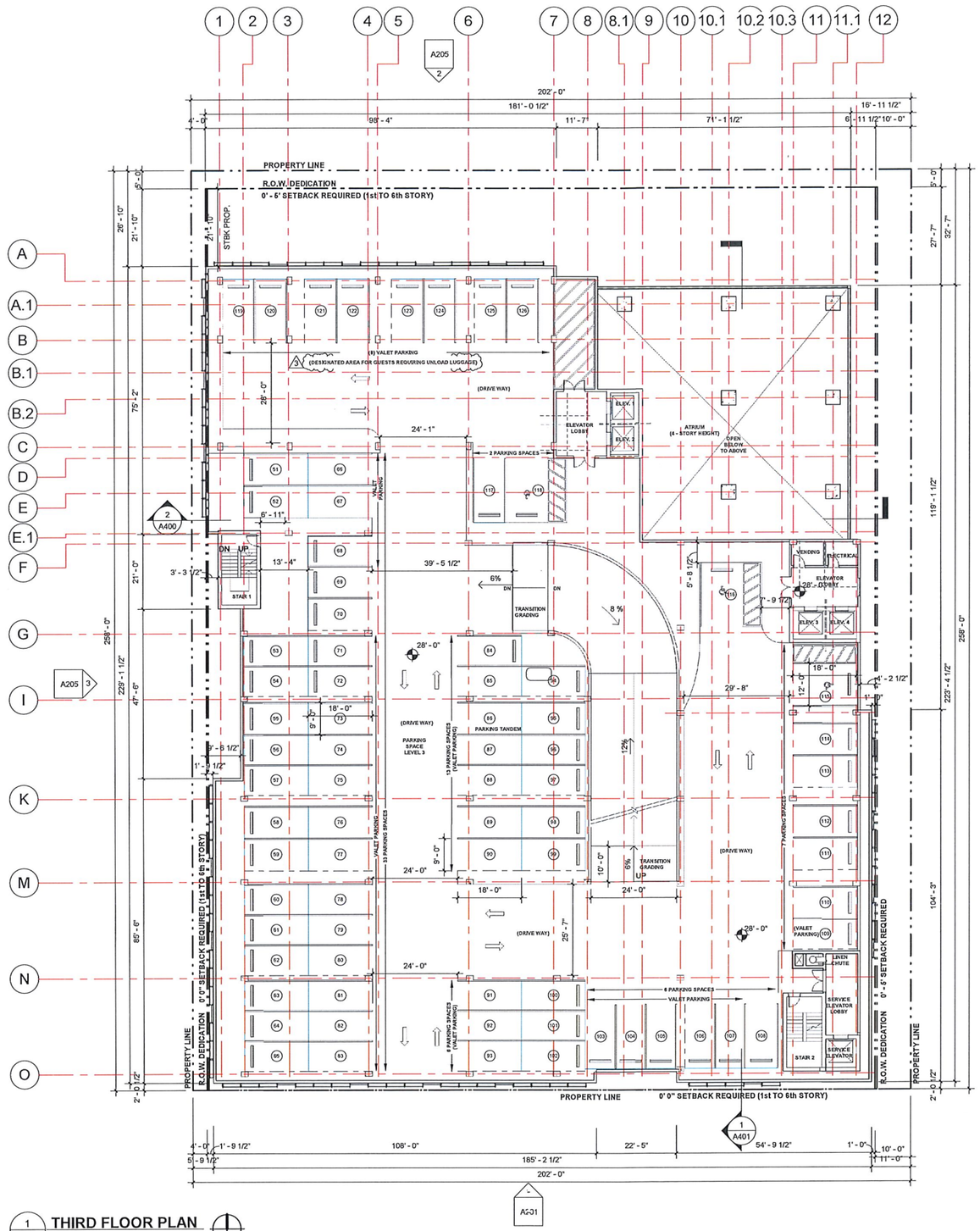
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	SECOND FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A101

TOTAL PARKING SPACES PROVIDED 3RD FLOOR	
DESCRIPTION	PROVIDED
ADA PARKING SPACE	3
PARKING SPACE 8' 6" x 18'	40
PARKING SPACE 9' x 18'	33
	76



1 A102 **THIRD FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
3	DRC REV#3	02-27-2020

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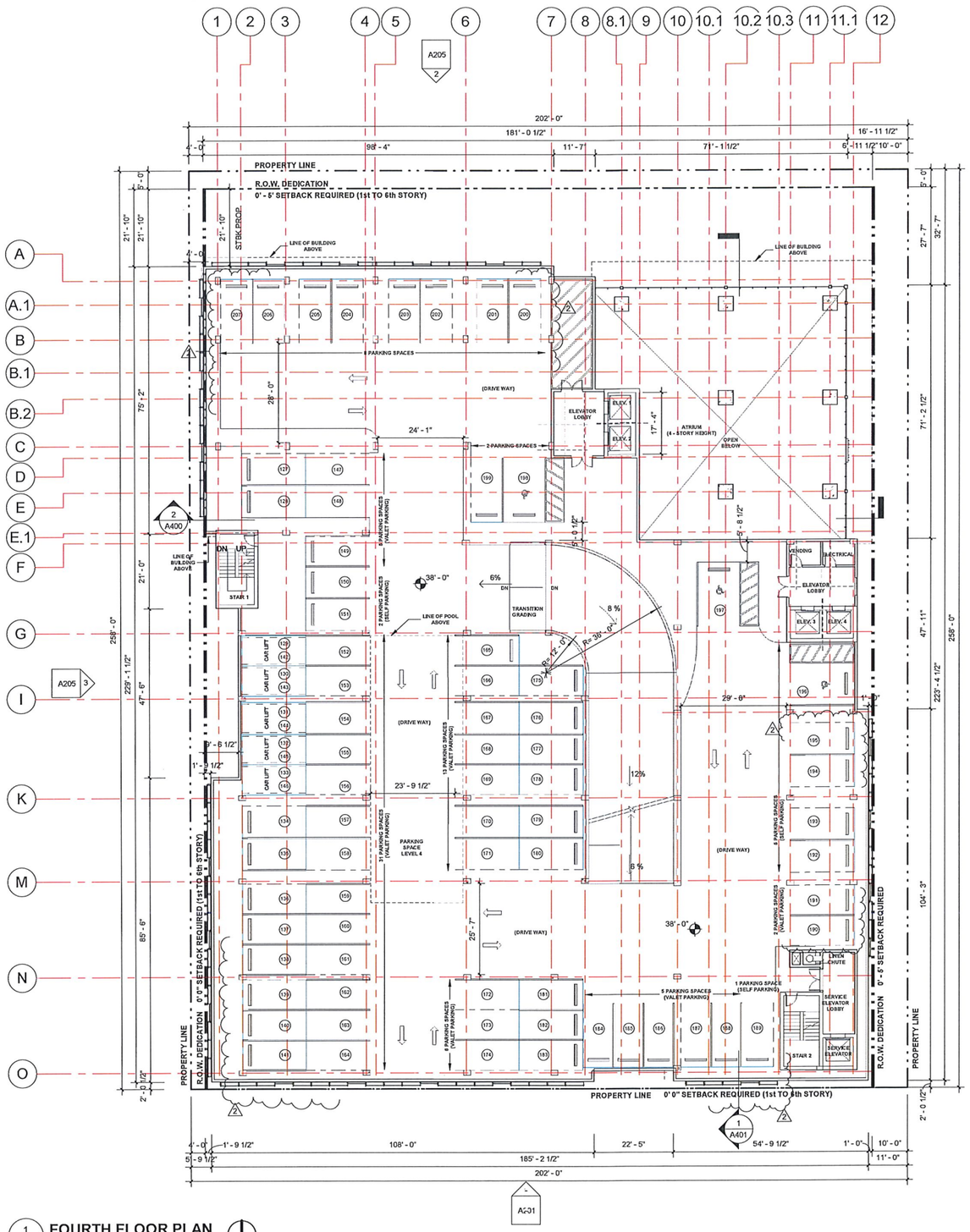
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	THIRD FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A102

TOTAL PARKING SPACES PROVIDED 4TH FLOOR	
DESCRIPTION	PROVIDED
ADA PARKING SPACE	3
PARKING ON LIFT 8'6"X18'	8
PARKING ON LIFT 9'X18'	2
PARKING SPACE 8' 6" x 18'	37
PARKING SPACE 9' x 18'	31
	81



1 A103 **FOURTH FLOOR PLAN**
1/16" = 1'-0"

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233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

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EDIT DATE	6/30/2022 7:13:39 PM
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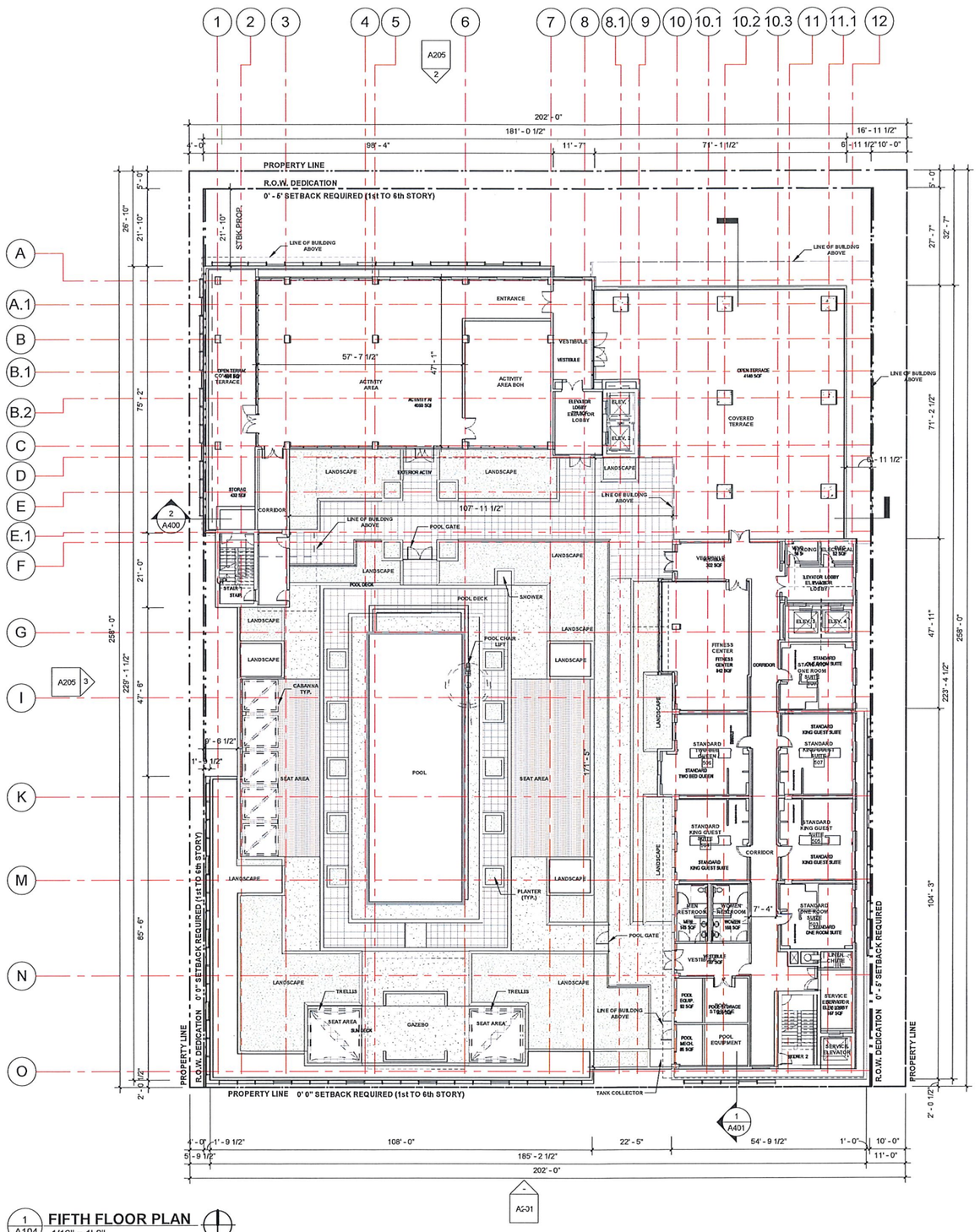
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	FOURTH FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A103

5TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 5	
STANDARD KING GUEST SUITE	3
STANDARD ONE ROOM SUITE	2
STANDARD TWO BED QUEEN	1
TOTAL	6



1 A104 **FIFTH FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

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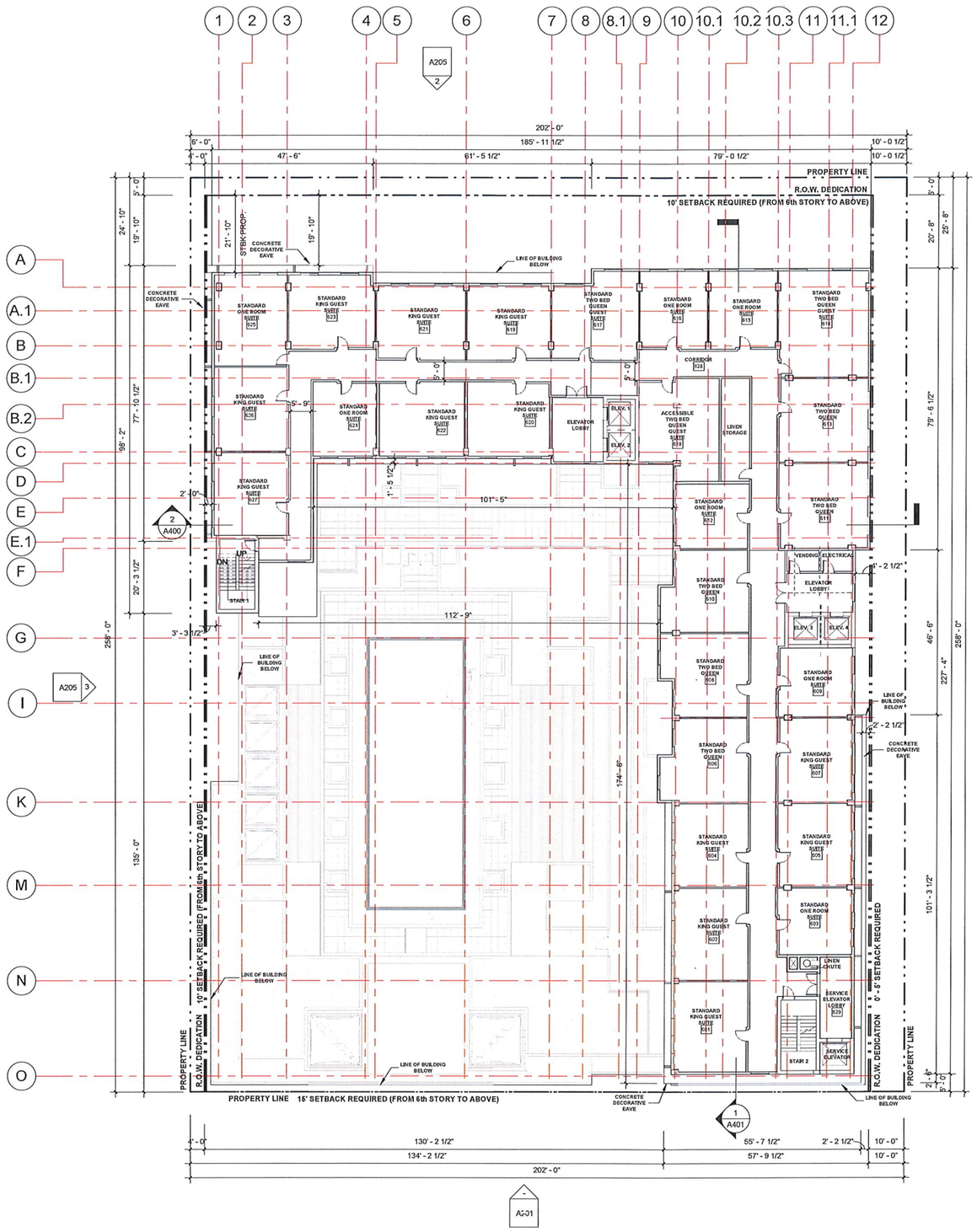
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	FIFTH FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A104



1 A105 **TYP. FLOOR PLAN (6TH TO 12TH)**
1/16" = 1'-0"

6TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 6	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

7TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 7	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

8TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 8	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

9TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 9	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

10TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 10	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

11TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 11	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

12TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 12	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

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10/1/2019

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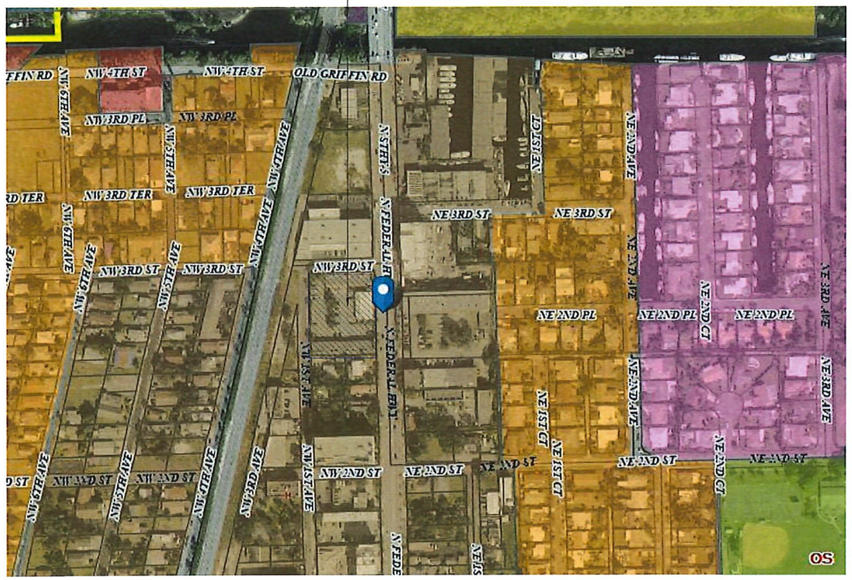
PROJECT STATUS	Schematic Design
SHEET NAME	TYPICAL FLOOR OVERALL PLAN (FLOORS 6 & 12)
FLLFDES ID #54773	
SHEET NUMBER	A105

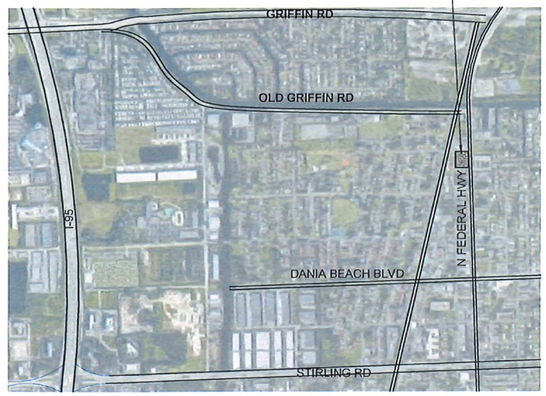
HOTEL SITE LOCATION (CC DISTRICT)

DANIA BEACH (RAC)
REGIONAL ACTIVITY CENTER

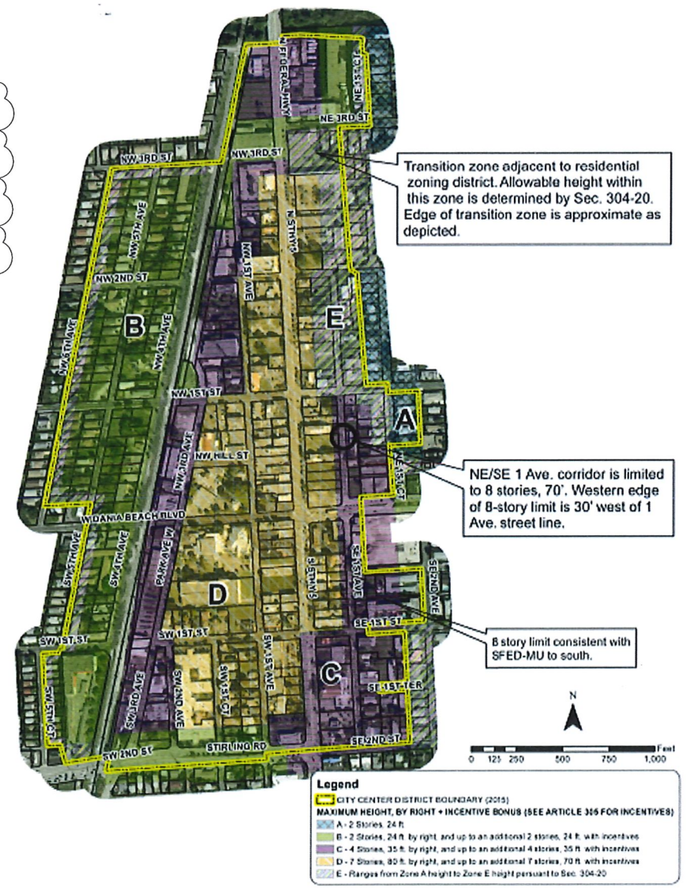


MAJOR ROADS

HOTEL SITE LOCATION



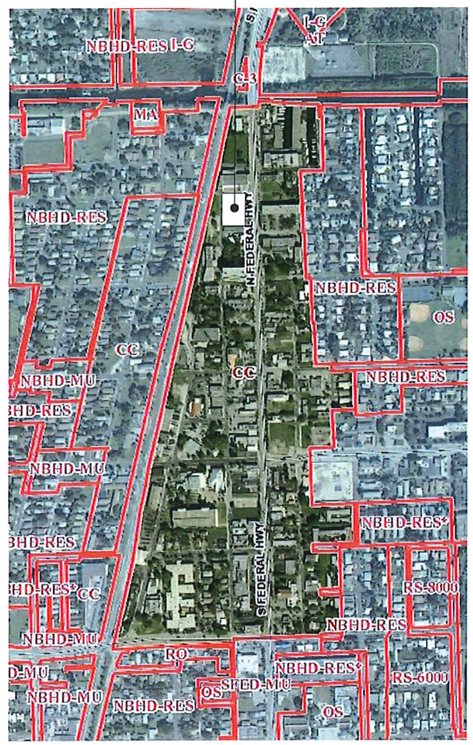
MAXIMUM PERMITTED HEIGHT MAP



ZONING MAP

DANIA BEACH, FL

SITE TRU HOTEL LOCATION



CC (CITY CENTER DISTRICT) : HOTEL SITE

INTENT AND PURPOSE, TO ESTABLISH A MIXED-USE DOWNTOWN WITH TRANSIT SUPPORTIVE DENSITIES AND INTENSITIES WHERE CITIZENS CAN WORK, LIVE, AND SHOP IN THE ECONOMIC, GOVERNMENTAL, ENTERTAINMENT AND CULTURAL FOCAL POINT OF DANIA BEACH. THIS DISTRICT IS DESIGNED TO ENCOURAGE ACCESSIBLE, ACTIVE, PEDESTRIAN-ORIENTED AREAS WITHIN WALKING DISTANCE OF A PROSPECTIVE TRANSIT STATION ON THE FEC RAILWAY.

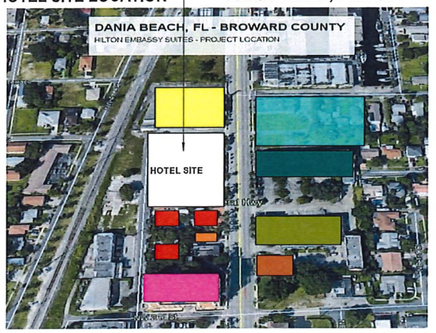
EDBB-MU (EAST DANIA BEACH BLVD MIXED-USE DISTRICT) : PARKING SITE

INTENT AND PURPOSE. REDEVELOPMENT TO PLACE A GREATER EMPHASIS ON PEDESTRIAN ACTIVITY AND TRANSIT SUPPORTIVE DEVELOPMENT. THIS WILL BE ACCOMPLISHED BY BUILDING CLOSE TO THE STREET, RELOCATING PARKING FACILITIES BEHIND BUILDINGS, AND MIXING RESIDENTIAL AND COMMERCIAL USES AT MEDIUM TO HIGH INTENSITIES.

COLOR LEGEND

- SITE LOCATIONS
- HOLLDAY INN EXPRESS & SUITES 6 STORIES
- HOLOCAUST DOCUMENTATION & EDUCATION CENTER AND MUSEUM - 2 STORIES
- PSYCHIC READER 1 STORY
- SINGLE FAMILY HOME 1 STORY
- 3 SONS BREWING - 2 STORIES
- LA FONDA DE AURORA RESTAURANT - 1 STORY
- THE GLASS MARKET SMOKE SHOP - 1 STORY
- CONFORT SUITES 7 STORIES

HOTEL SITE LOCATION — DANIA BEACH, FLORIDA



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JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	LAND USE AND ZONING MAPS
FLLFDES ID #54773	
SHEET NUMBER	A002

GENERAL NOTES:

1. REFER TO EMBASSY SUITES BY HILTON STANDARDS MANUAL AND STYLE GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.

BUILDING SIGNAGE NOTES:

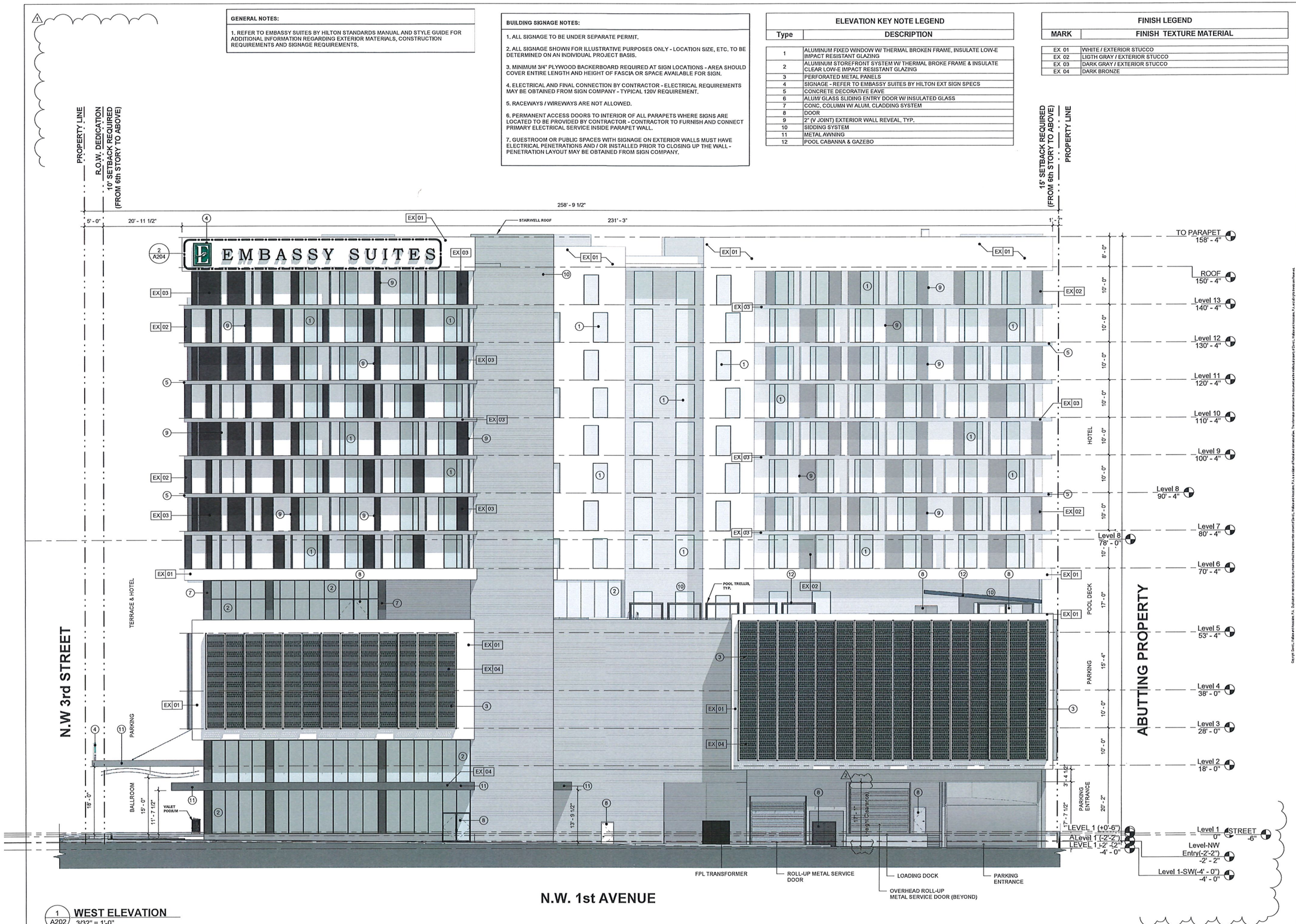
1. ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.
2. ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
3. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS - AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
4. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL 120V REQUIREMENT.
5. RACEWAYS / WIREWAYS ARE NOT ALLOWED.
6. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
7. GUESTROOM OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND / OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

ELEVATION KEY NOTE LEGEND

Type	DESCRIPTION
1	ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATE LOW-E IMPACT RESISTANT GLAZING
2	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKE FRAME & INSULATE CLEAR LOW-E IMPACT RESISTANT GLAZING
3	PERFORATED METAL PANELS
4	SIGNAGE - REFER TO EMBASSY SUITES BY HILTON EXT SIGN SPECS
5	CONCRETE DECORATIVE EAVE
6	ALUM/ GLASS SLIDING ENTRY DOOR W/ INSULATED GLASS
7	CONC. COLUMN W/ ALUM. CLADDING SYSTEM
8	DOOR
9	2" (V JOINT) EXTERIOR WALL REVEAL, TYP.
10	SIDDING SYSTEM
11	METAL AWNING
12	POOL CABANNA & GAZEBO

FINISH LEGEND

MARK	FINISH TEXTURE MATERIAL
EX 01	WHITE / EXTERIOR STUCCO
EX 02	LIGTH GRAY / EXTERIOR STUCCO
EX 03	DARK GRAY / EXTERIOR STUCCO
EX 04	DARK BRONZE



1 / A202 **WEST ELEVATION**
3/32" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
2	DRC REV#2	02-06-2020

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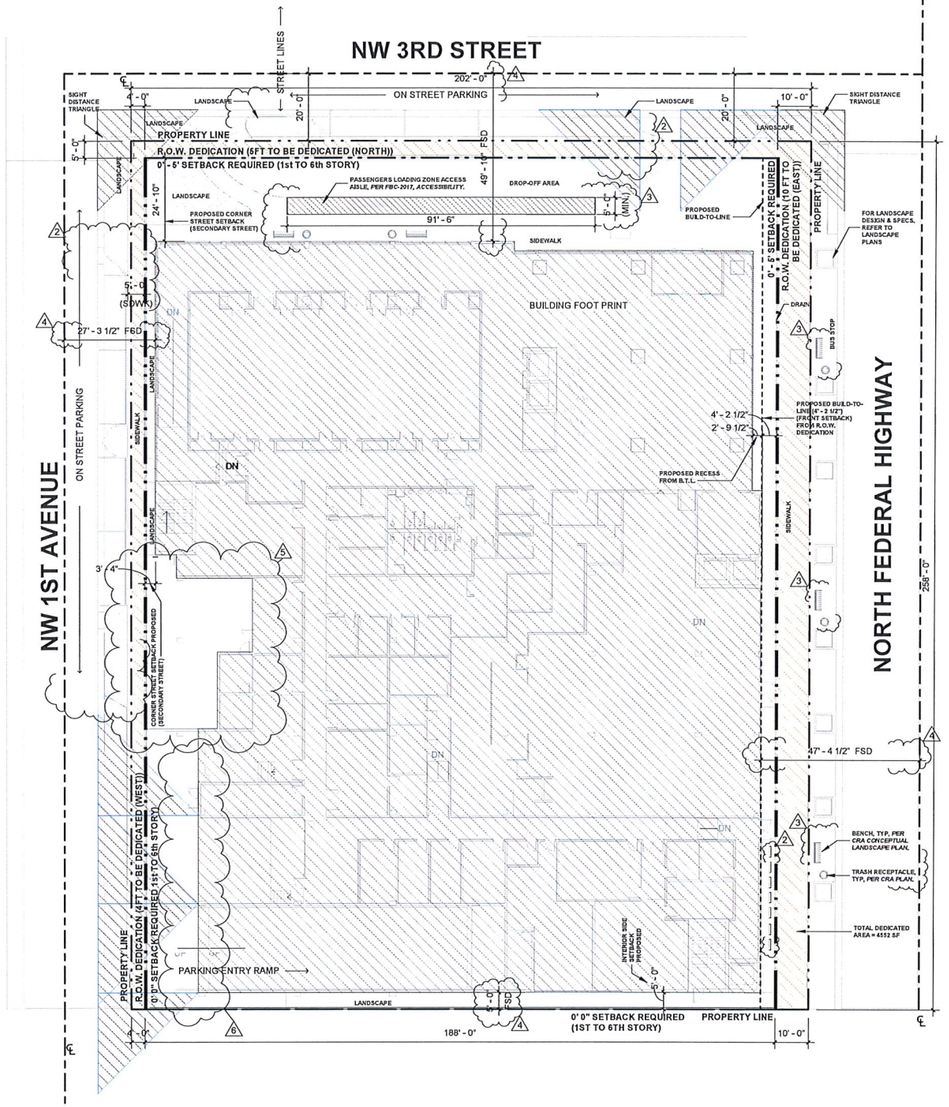
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	WEST ELEVATION
FLLFDES ID #54773	
SHEET NUMBER	A202

INCENTIVE DESCRIPTION			
HEIGHT INCENTIVE	**# 0F STORIES**	**DENSITY**	**% IMPERVIOUS AREA BONUS**
Sustainable building practices; voluntary green building / development program incentive per Section 305-50.	4 stories requested	28 du/ac	5 %*
Provide Public Parking - Section 305 - 60	2 stories requested*	10*	5 % (2.5% EACH)**
TOTAL INCENTIVES	**6 STORIES**		

*10% PERVIOUS AREA, MINUS 5% IMPERVIOUS AREA BONUS. FINAL 5% PERVIOUS AREA REQUIRED (SEC. 305-50 - SUSTAINABLE BUILDING PRACTICES; VOLUNTARY GREEN BUILDING/DEVELOPMENT PROGRAM.)
**BONUS OF (1) STORY, (5) DU/AC, AND (2.5) % IMPERVIOUS AREA FOR EACH (10) PUBLIC SPACES PROVIDED TO THE CITY FOR PUBLIC PARKING USE, OR FOR PAYMENT IN LIEU OF OFF-STREET PARKING IN ACCORDANCE WITH SECTION 265-92 THROUGH PROVISION OF A SHARED PARKING AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY, WHICH SHALL RESTRICT THE SPACES FOR PUBLIC USE, AND SHALL RUN WITH THE SUBJECT PROPERTY IN PERPETUITY. THE INTENSITY BONUS SHALL NOT EXCEED THE MAXIMUM HEIGHT, DENSITY AND MINIMUM IMPERVIOUS AREA LIMITATIONS OF THE APPLICATBLE DISTRICT (SEC. 305-60 - PROVIDE PUBLIC PARKING).



1 A040 **SITE PLAN** 1" = 20'-0"

HOTEL SITE DATA	
ZONING	CC- CITY DISTRICT
ADJACENT ZONING	CC- CITY TO THE NORTH, SOUTH, EAST AND WEST
CURRENT USE	RESIDENTIAL/ VACANT
PROPOSED USE	HOTEL (ALLOWED: LODGING)
PROPOSED OCCUPANCY	R-1

HOTEL SITE STANDARDS & REQUIREMENTS		
SETBACKS, HEIGHT, LENGTH	**PROPOSED,**	**REQUIRED**
DENSITY CALCULATIONS	222 LODGING UNITS	MAX. 100 LODGING UNITS / AC; UP TO 300 LODGING UNITS / AC W/ DENSITY BONUS*
BUILDING PLACEMENT TYPE	MODIFIED SHOPFRONT	SHOPFRONT/ MODIFIED SHOPFRONT
BUILD-TO-LINE (FRONT STBK)	4'-2 1/2"	0' TO 5'-0"
CORNER ST SETBACK (SECONDARY ST)	24' - 10" (ALONG NW 3RD ST) (FROM 1ST TO 6TH STORY)	0' TO 5'-0" (FROM 1ST TO 6TH STORY)
	19' - 4" (ALONG NW 3RD ST) (FROM 6TH STORY TO ABOVE)	10' MIN. (FROM 6TH STORY TO ABOVE)
	3' - 4" (ALONG NW 1ST AVENUE) (FROM 1ST TO 6TH STORY)	0' TO 5'-0" (FROM 1ST TO 6TH STORY)
	2' - 0" (ALONG NW 1ST AVENUE) (FROM 6TH STORY TO ABOVE)	10' MIN. (FROM 6TH STORY TO ABOVE)
INTERIOR SIDE SETBACK	5'-0" (FROM 1ST TO 6TH STORY)	0' (FROM 1ST TO 6TH STORY)
	5'-0" (FROM 6TH STORY TO ABOVE)	15' MIN. (FROM 6TH STORY TO ABOVE)**
MAXIMUM BUILDING HEIGHT	"D" DESIGNATION TOTAL 13 STORIES (6 W/ INCENTIVES)	"D" DESIGNATION 7 STORIES, 80' BY RIGHT ALONG FEDERAL; & UP TO AN ADDITIONAL 7 STORIES, 70' W/ INCENTIVES* / (C DESIGNATION) 4 STORIES, 35' BY RIGHT; & UP TO AN ADDITIONAL 4 STORIES, 35' W/ INCENTIVES,
	"C" DESIGNATION TOTAL 6 STORIES (3 W/ INCENTIVES)	"C" DESIGNATION: 3 STORIES, 35' BY RIGHT, AND UP TO AN ADDITIONAL 3 STORIES, 35FT W INCENTIVES
BUILDING LENGTH	253'-0" MAX	150'-0" MAX
MINIMUM LOT SIZE	258' WIDE BY 202' DEPTH	MINIMUM 100' BY 150' (FOR BUILDINGS OVER 6 STORIES AND 70')
B.T.L. FRONTAGE	59.3% (253')=150'	70%(253')=177'
ALLOWABLE RECESS FROM B.T.L.	2' - 9 1/2"	10' MAX

*(1) DWELLING UNIT IS CONSIDERED TO BE EQUIVALENT TO (2) LODGING UNITS.
**GREATER OF 12% OF LOT WIDTH OR 15', AS PER SEC, 303-40, -CITY CENTER (CC) DISTRICT, UPPER STORY SETBACK STANDARDS.

HOTEL BUILDING DATA		
ITEM	**CODE REQUIREMENT / ALLOWANCE**	**PROPOSED ELEMENT**
OCCUPANCY MIXED	A-2	BANQUET ROOM, DINNING AND MEETING ROOMS
	B	BUSINESS
	R-1	R1-HOTEL (MAX OCCUPANCY)
TYPE OF CONSTRUCTION	TYPE-I B	TYPE-I B
BUILDING HEIGHT*	160'-0"	158'-4"
NUMBER OF STORIES	7 STORIES (+7 W / INCENTIVES)	13 STORIES

*BUILDING HEIGHT CONCEPT: "FOR BUILDINGS, HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE BUILDING SLAB TO THE TIE BEAM OF THE TOP STORY.
AS PER DANIA BEACH CODE OF ORDINANCES, ART. 725-20 – ABBREVIATIONS.

LOT AREA (W/O R.O.W. DEDICATION)	
LOT AREA (SQ.FT)	**ACRES**
52,116 SF	1.20 acres

HOTEL SITE AREA CALCULATIONS		
AREA DESCRIPTION	**AREA SQ.FT.**	**AREA RATIO**
BUILDING FOOT PRINT	38,986 SF	75%
DRIVEWAY (DROP-OFF)	1,679 SF	3%
LANDSCAPE	2,572 SF	5%
WALKWAY/ SIDEWALK	8,879 SF	17%
TOTAL	52,116 SF	100%

HOTEL - F.A.R.			
AREA SITE (SQ. FT)	**GROSS FLOOR AREA**	**F.A.R. PROPOSED**	**F.A.R. ALLOWED**
52,116 SF	219,098 SF	4.20	8.0

IMPERVIOUS SURFACE AREA CALCULATIONS - HOTEL	
IMPERVIOUS SURFACE AREA	**PROPOSED % OF SITE**
49,294 SF	94%

PERVIOUS / LANDSCAPE AREA CALCULATIONS - HOTEL		
AREA SITE (SQ. FT)	**MIN. REQ. % AREA**	**PROPOSED % OF SITE AREA**
52,116 SF	10% (5,211.6)	6%

TOTAL PARKING SPACES PROVIDED	
PARKING SPACE DESCRIPTION	**PROVIDED**
ADA PARKING SPACE	7
PARKING ON LIFT 8' - 6" X 18'	12
PARKING ON LIFT 9' - 0" X 18'	6
8' - 6" X 18' PARKING SPACE	108
9' - 0" X 18' PARKING SPACE	74
ON-STREET PARALLEL PARKING (8'-0" X 23' - 0")	7
TOTAL	214

VALET PARKING SPACES PROVIDED	
PARKING SPACE DESCRIPTION	**PROVIDED**
8' - 6" X 18' PARKING SPACE	108
9' - 0" X 18' PARKING SPACE	49
PARKING ON LIFT 8' - 6" X 18'	12
PARKING ON LIFT 9' - 0" X 18'	6
TOTAL	175

VALET PARKING REQUIREMENTS		
TOTAL PARKING PROVIDED	**MAX % VALET PARKING ALLOWED BY CODE**	**% VALET PARKING PROVIDED***
214	10% (22 PARKING SPACES)	81% (173 PARKING SPACES)

*A 71% INCREMENT IN THE MAX. % VALET PARKING ALLOWED BY CODE VIA VARIANCE.

BICYCLE PARKING CALCULATION		
CAR PARKING REQUIRED	**BICYCLES REQUIRED BASED ON 5% CAR SPACES**	**BICYCLE QTY PROVIDED**
212	11	14

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
2	DRC REV#2	02-06-2020
3	DRC REV#3	02-27-2020
4	DRC REV#4	03-16-2020
5	DRC REV#5	08-26-2022
6	DRC REV#6	10-20-2022

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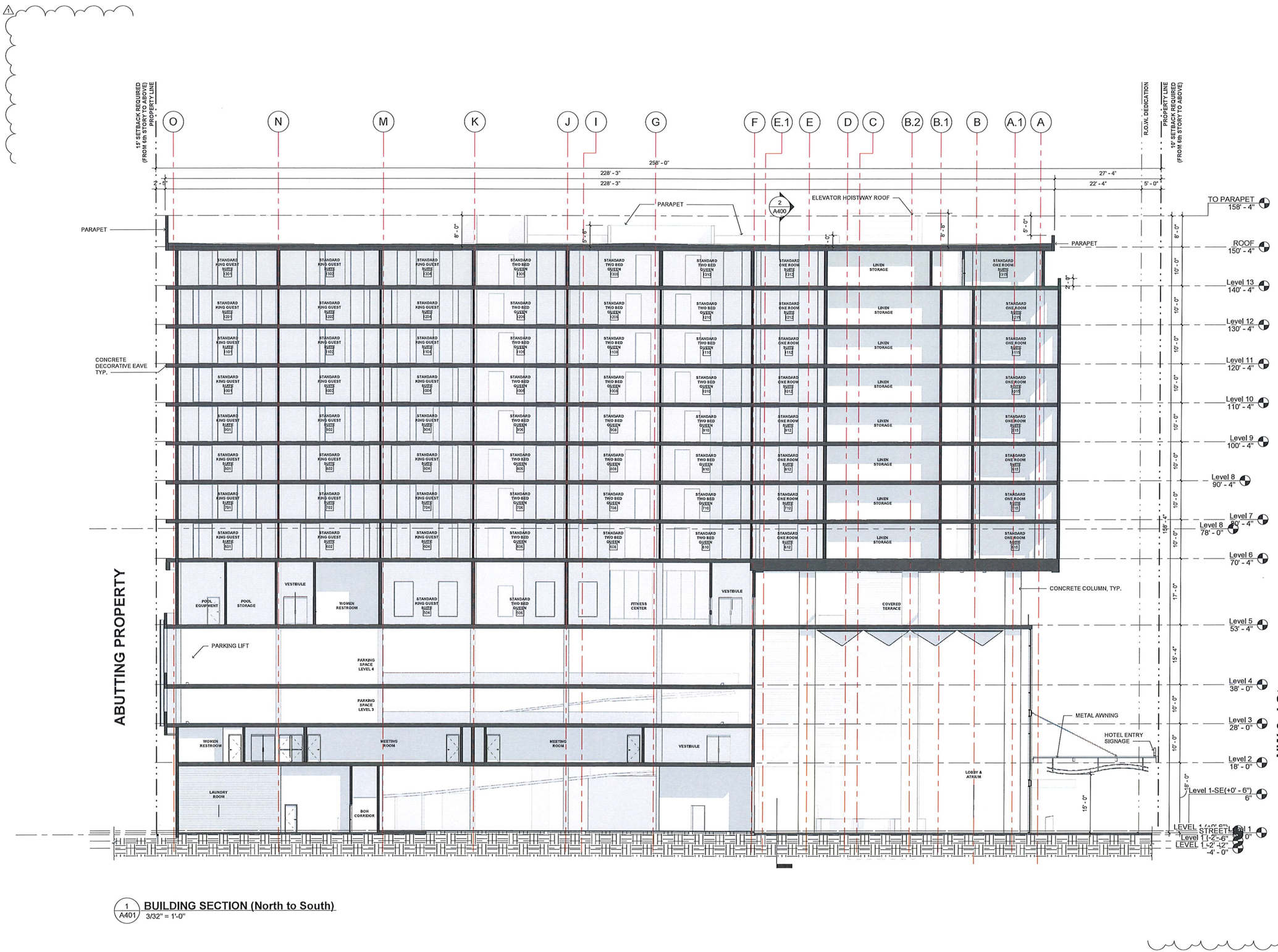

1 / A401 **BUILDING SECTION (North to South)**
3/32" = 1'-0"

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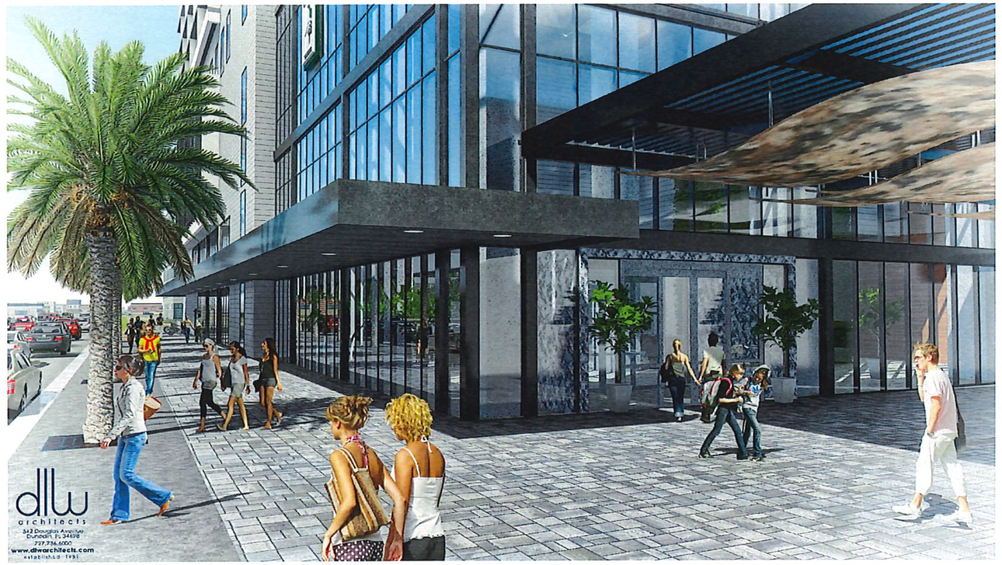
established 1921

DRAWN	Author
EDIT DATE	6/30/2022 7:17:47 PM
ISSUE DATE	02/07/2019
SCALE	3/32" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	BUILDING SECTIONS
FLLFDES ID #54773	
SHEET NUMBER	A401



N FEDERAL HWY PEDESTRIAN VIEW

N FEDERAL HWY & NW 3RD ST CORNER VIEW

POOL DECK VIEW

NW 3RD STREET PEDESTRIAN VIEW

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

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BENITO IRASTORZA

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REGISTERED ARCHITECT

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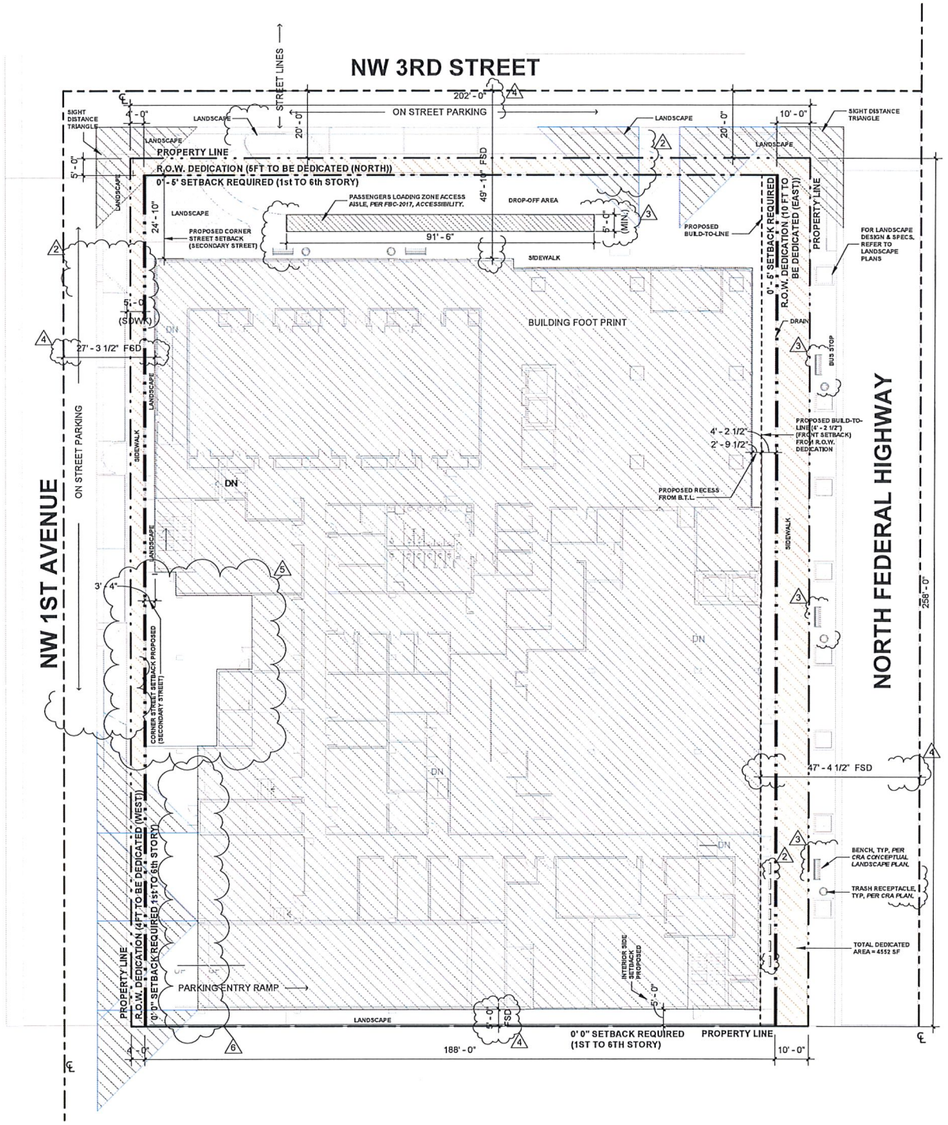
DRAWN	Author
EDIT DATE	6/30/2022 7:18:12 PM
ISSUE DATE	02/07/2019
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	EXTERIOR HOTEL RENDERINGS
FLLFDES ID #54773	
SHEET NUMBER	A901

INCENTIVE DESCRIPTION			
HEIGHT INCENTIVE	**# 0F STORIES**	**DENSITY**	**% IMPERVIOUS AREA BONUS**
Sustainable building practices; voluntary green building / development program incentive per Section 305-50,	4 stories requested	28 du/ac	5 %*
Provide Public Parking - Section 305 - 60	2 stories requested*	10**	5 % (2.5% EACH)**
TOTAL INCENTIVES	**6 STORIES**		

*10% PERVIOUS AREA, MINUS 5% IMPERVIOUS AREA BONUS. FINAL 5% PERVIOUS AREA REQUIRED (SEC. 305-50 - SUSTAINABLE BUILDING PRACTICES; VOLUNTARY GREEN BUILDING/DEVELOPMENT PROGRAM.)
**BONUS OF (1) STORY, (5) DU/AC, AND (2.5) % IMPERVIOUS AREA FOR EACH (10) PUBLIC SPACES PROVIDED TO THE CITY FOR PUBLIC PARKING USE, OR FOR PAYMENT IN LIEU OF OFF-STREET PARKING IN ACCORDANCE WITH SECTION 265-92 THROUGH PROVISION OF A SHARED PARKING AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY, WHICH SHALL RESTRICT THE SPACES FOR PUBLIC USE, AND SHALL RUN WITH THE SUBJECT PROPERTY IN PERPETUITY. HE INTENSITY BONUS SHALL NOT EXCEED THE MAXIMUM HEIGHT, DENSITY AND MINIMUM IMPERVIOUS AREA LIMITATIONS OF THE APPLICATBLE DISTRICT (SEC. 305-60 - PROVIDE PUBLIC PARKING).



1 / A040 **SITE PLAN** 1" = 20'-0"

HOTEL SITE DATA	
ZONING	CC- CITY DISTRICT
ADJACENT ZONING	CC- CITY TO THE NORTH, SOUTH, EAST AND WEST
CURRENT USE	RESIDENTIAL/ VACANT
PROPOSED USE	HOTEL (ALLOWED: LODGING)
PROPOSED OCCUPANCY	R-1

HOTEL SITE STANDARDS & REQUIREMENTS		
SETBACKS, HEIGHT, LENGTH	**PROPOSED.**	**REQUIRED**
DENSITY CALCULATIONS	222 LODGING UNITS	MAX. 100 LODGING UNITS / AC; UP TO 300 LODGING UNITS / AC W/ DENSITY BONUS*
BUILDING PLACEMENT TYPE	MODIFIED SHOPFRONT	SHOPFRONT/ MODIFIED SHOPFRONT
BUILD-TO-LINE (FRONT STBK)	4'-2 1/2"	0' TO 5'-0"
CORNER ST SETBACK (SECONDARY ST)	24' - 10" (ALONG NW 3RD ST) (FROM 1ST TO 6TH STORY)	0' TO 5'-0" (FROM 1ST TO 6TH STORY)
	19' - 4" (ALONG NW 3RD ST) (FROM 6TH STORY TO ABOVE)	10' MIN. (FROM 6TH STORY TO ABOVE)
	3' - 4" (ALONG NW 1ST AVENUE) (FROM 1ST TO 6TH STORY)	0' TO 5'-0" (FROM 1ST TO 6TH STORY)
	2' - 0" (ALONG NW 1ST AVENUE) (FROM 6TH STORY TO ABOVE)	10' MIN. (FROM 6TH STORY TO ABOVE)
INTERIOR SIDE SETBACK	5'-0" (FROM 1ST TO 6TH STORY)	0' (FROM 1ST TO 6TH STORY)
	5'-0" (FROM 6TH STORY TO ABOVE)	15' MIN. (FROM 6TH STORY TO ABOVE)**
MAXIMUM BUILDING HEIGHT	"D" DESIGNATION TOTAL 13 STORIES (6 W/ INCENTIVES)	"D" DESIGNATION 7 STORIES, 80' BY RIGHT ALONG FEDERAL; & UP TO AN ADDITIONAL 7 STORIES, 70' W/ INCENTIVES* / (C DESIGNATION) 4 STORIES, 35' BY RIGHT; & UP TO AN ADDITIONAL 4 STORIES, 35' W/ INCENTIVES.
	"C" DESIGNATION TOTAL 6 STORIES (3 W/ INCENTIVES)	"C" DESIGNATION: 3 STORIES, 35' BY RIGHT, AND UP TO AN ADDITIONAL 3 STORIES, 35FT W/ INCENTIVES
BUILDING LENGTH	253'-0" MAX	150'-0" MAX
MINIMUM LOT SIZE	258' WIDE BY 202' DEPTH	MINIMUM 100' BY 150' (FOR BUILDINGS OVER 6 STORIES AND 70')
B.T.L. FRONTAGE	59.3% (253')=150'	70%(253')=177'
ALLOWABLE RECESS FROM B.T.L.	2' - 9 1/2"	10' MAX

*(1) DWELLING UNIT IS CONSIDERED TO BE EQUIVALENT TO (2) LODGING UNITS.
**GREATER OF 12% OF LOT WIDTH OR 15', AS PER SEC. 303-40, -CITY CENTER (CC) DISTRICT, UPPER STORY SETBACK STANDARDS.

HOTEL BUILDING DATA		
ITEM	**CODE REQUIREMENT / ALLOWANCE**	**PROPOSED ELEMENT**
OCCUPANCY MIXED	A-2	BANQUET ROOM, DINNING AND MEETING ROOMS
	B	BUSINESS
	R-1	R1-HOTEL (MAX OCCUPANCY)
TYPE OF CONSTRUCTION	TYPE-I B	TYPE-I B
BUILDING HEIGHT*	160'-0"	158'-4"
NUMBER OF STORIES	7 STORIES (+7 W / INCENTIVES)	13 STORIES

*BUILDING HEIGHT CONCEPT: "FOR BUILDINGS, HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE BUILDING SLAB TO THE TIE BEAM OF THE TOP STORY.
AS PER DANIA BEACH CODE OF ORDINANCES, ART. 725-20 – ABBREVIATIONS.

LOT AREA (W/O R.O.W. DEDICATION)	
LOT AREA (SQ.FT)	**ACRES**
52,116 SF	1.20 acres

HOTEL SITE AREA CALCULATIONS		
AREA DESCRIPTION	**AREA SQ.FT.**	**AREA RATIO**
BUILDING FOOT PRINT	38,986 SF	75%
DRIVEWAY (DROP-OFF)	1,679 SF	3%
LANDSCAPE	2,572 SF	5%
WALKWAY/ SIDEWALK	8,879 SF	17%
TOTAL	52,116 SF	100%

HOTEL - F.A.R.			
AREA SITE (SQ. FT)	**GROSS FLOOR AREA**	**F.A.R. PROPOSED**	**F.A.R. ALLOWED**
52,116 SF	219,098 SF	4.20	8.0

IMPERVIOUS SURFACE AREA CALCULATIONS - HOTEL	
IMPERVIOUS SURFACE AREA	**PROPOSED % OF SITE**
49,294 SF	94%

PERVIOUS / LANDSCAPE AREA CALCULATIONS - HOTEL		
AREA SITE (SQ. FT)	**MIN. REQ. % AREA**	**PROPOSED % OF SITE AREA**
52,116 SF	10% (5,211.6)	6%

TOTAL PARKING SPACES PROVIDED	
PARKING SPACE DESCRIPTION	**PROVIDED**
ADA PARKING SPACE	7
PARKING ON LIFT 8' - 6" X 18'	12
PARKING ON LIFT 9' - 0" X 18'	6
8' - 6" X 18' PARKING SPACE	108
9' - 0" X 18' PARKING SPACE	74
ON-STREET PARALLEL PARKING (8'-0" X 23' - 0")	7
TOTAL	214

VALET PARKING SPACES PROVIDED	
PARKING SPACE DESCRIPTION	**PROVIDED**
8' - 6" X 18' PARKING SPACE	108
9' - 0" X 18' PARKING SPACE	49
PARKING ON LIFT 8' - 6" X 18'	12
PARKING ON LIFT 9' - 0" X 18'	6
TOTAL	175

VALET PARKING REQUIREMENTS		
TOTAL PARKING PROVIDED	**MAX % VALET PARKING ALLOWED BY CODE**	**% VALET PARKING PROVIDED***
214	10% (22 PARKING SPACES)	81% (173 PARKING SPACES)

*A 71% INCREMENT IN THE MAX. % VALET PARKING ALLOWED BY CODE VIA VARIANCE.

BICYCLE PARKING CALCULATION		
CAR PARKING REQUIRED	**BICYCLES REQUIRED BASED ON 5% CAR SPACES**	**BICYCLE QTY PROVIDED**
212	11	14

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
2	DRC REV#2	02-06-2020
3	DRC REV#3	02-27-2020
4	DRC REV#4	03-16-2020
5	DRC REV#5	08-26-2022
6	DRC REV#6	10-20-2022

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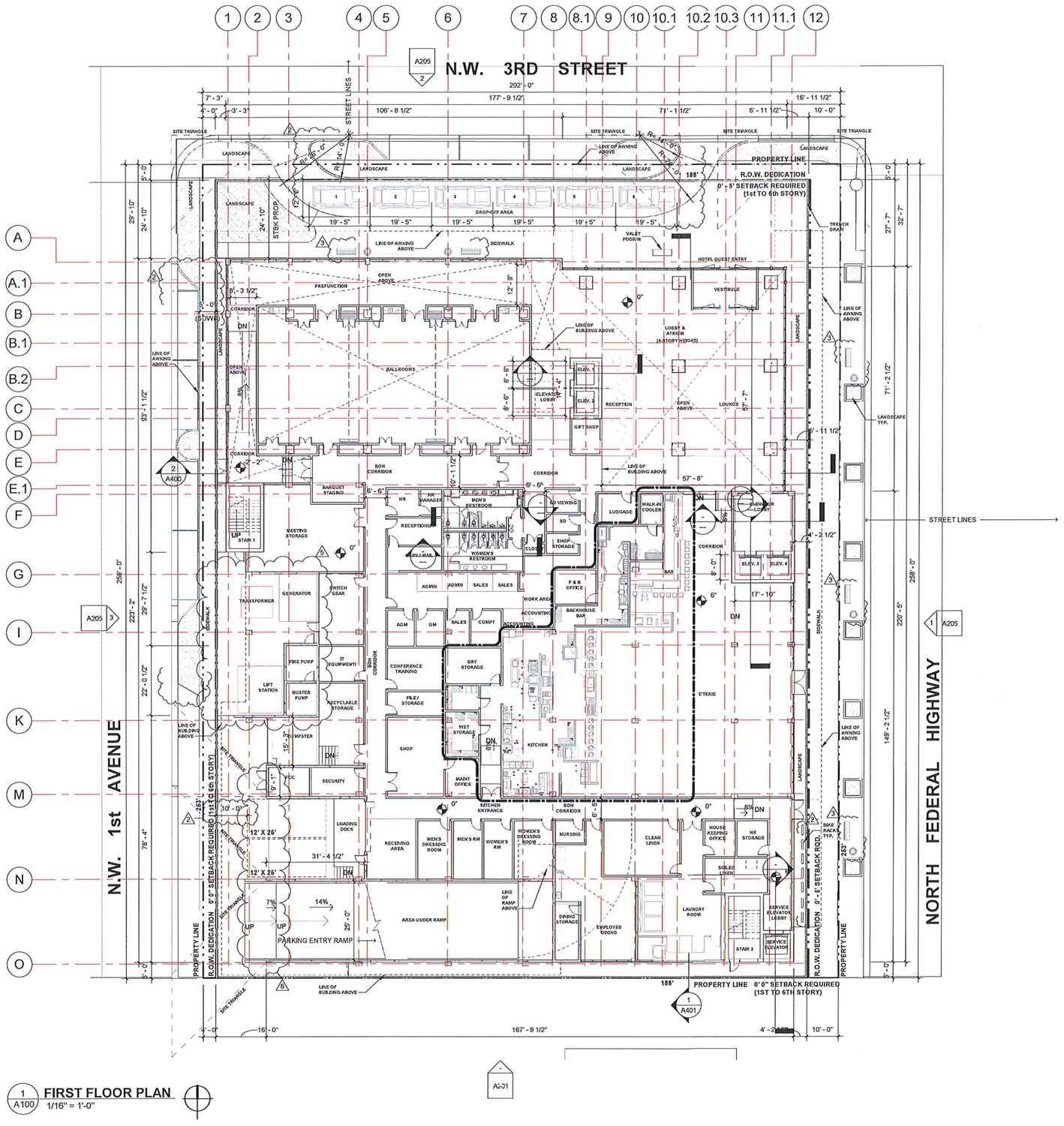
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	SITE PLAN
FLLFDES ID #54773	
SHEET NUMBER	A040



1 A100 **FIRST FLOOR PLAN**
1/16" = 1'-0"

GENERAL NOTES:

1. THE LOADING AND UNLOADING OF VEHICLES SHALL ONLY OCCUR IN DESIGNED DROP-OFF AREAS.
2. VEHICLES IN DROP-OFF AREAS MAY NOT BLOCK PEDESTRIAN CROSSWALKS OR ACCESIBILITY RAMPS AT ANY TIMA
3. THE PROPOSED DROP-OFF AREA AT FIRST LEVEL IS NOT INTENDED FOR THE GUESTS TO UPLOAD OR DOWNLOAD ANY LUGGAGE. INSTEAD, THE CARS WOULD BE TAKEN RIGHT AWAY UP BY THE VALET PARKING ATTENDANTS TO THE THIRD FLOOR, WHERE AN AREA WITH (8) VALET PARKING SPACES HAS BEEN DESIGNATED AS A SECONDARY DROP-OFF AREA. THE STACKING-TIME WILL BE REDUCED TO A MINIMUM TIME (REFER TO THE APPENDIX 8, TABLE 7: STATISTICAL QUEUING ANALYSIS SUMMARY – VALET OPERATIONS, INCLUDING IN THE QUEUING ANALYSIS STUDY). PER THE PROVIDED QUEUING ANALYSIS, "THIS DROP-OFF / PICK UP AREA IS ADEQUATE AND WILL NOT BLOCK THE RIGHT-OF-WAY". THEREFORE, A BYPASS LANE IS NOT PROVIDED.

TOTAL PARKING SPACES PROVIDED 1ST FLOOR

PARKING SPACE DESCRIPTION	PROVIDED
ON-STREET PARALLEL PARKING (8'-0" X 23' - 0")	7

LOADING ZONE REQUIREMENTS

SEC. 270-20. - OFF-STREET LOADING REQUIRED. (C)

- FOR EACH HOTEL WITH CATERING AND MEETING FACILITIES SEATING MORE THAN ONE HUNDRED (100) PERSONS, OFFICE BUILDING, HOSPITAL AND SIMILAR INSTITUTION, PLACE OF PUBLIC ASSEMBLY OR SIMILAR USE, WHICH HAS AN AGGREGATE FLOOR AREA IN SQUARE FEET OF: (1) OVER 5,000 BUT NOT OVER 10,000

REQUIRED	PROVIDED
1	2

No.	DESCRIPTION	DATE
1	DRC REV#1	10-01-2019
2	DRC REV#2	02-06-2020
3	DRC REV#3	02-27-2020
4	DRC REV#4	03-16-2020
5	DRC REV#5	08-26-2022
6	DRC REV#6	10-20-2022

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EDIT DATE	10/18/2022 5:47:50 PM
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SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	FIRST FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A100

EMBASSY SUITES HOTEL BY HILTON

City of Dania Beach, Broward County, Florida

ENGINEER:

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SUNRISE, FL 33351
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FAX: (954)777-3114
EMAIL: cloutan@suntecheng.com

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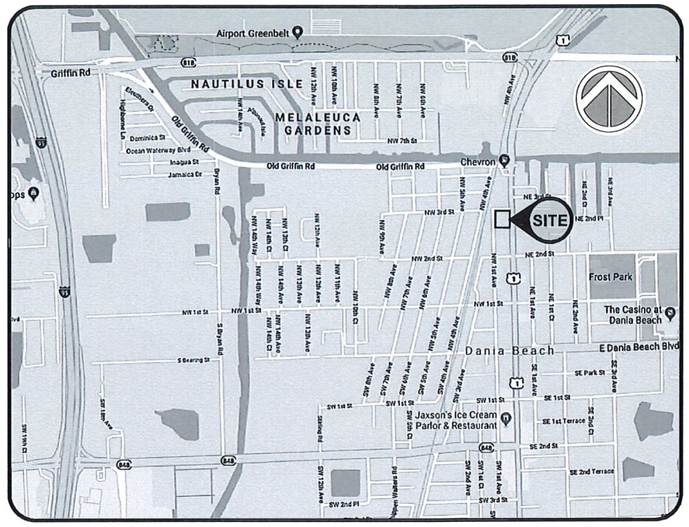
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
(305) 477-6472 (PHONE)
(305) 470-2805 (FAX)



SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

LOTS 1, 4, 5, 8 AND 9, LESS THE EAST 8 FEET OF EACH OF SAID LOTS; THE NORTH 8 FEET OF LOT 12, LESS THE EAST 8 FEET OF SAID LOT 12; LOTS 2, 3, 6, 7 AND 10; AND THE NORTH 8 FEET OF LOT 11, ALL IN BLOCK 1, MAP OF THE 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 PROPERTY LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

INDEX OF DRAWINGS	
SHEET NO.	TITLE
	COVER SHEET
DP1 - DP2	SITE DEMOLITION PLAN
PD1 - PD2	PAVING & DRAINAGE PLAN
PD3	PAVING & DRAINAGE DETAILS
PMS1 - PMS2	PAVEMENT MARKING & SIGNAGE PLAN
WS1 - WS2	WATER & SEWER PLAN
WS3 - WS6	WATER & SEWER DETAILS
SWPP1 - SWPP3	STORMWATER POLLUTION PREVENTION PLANS & DETAILS

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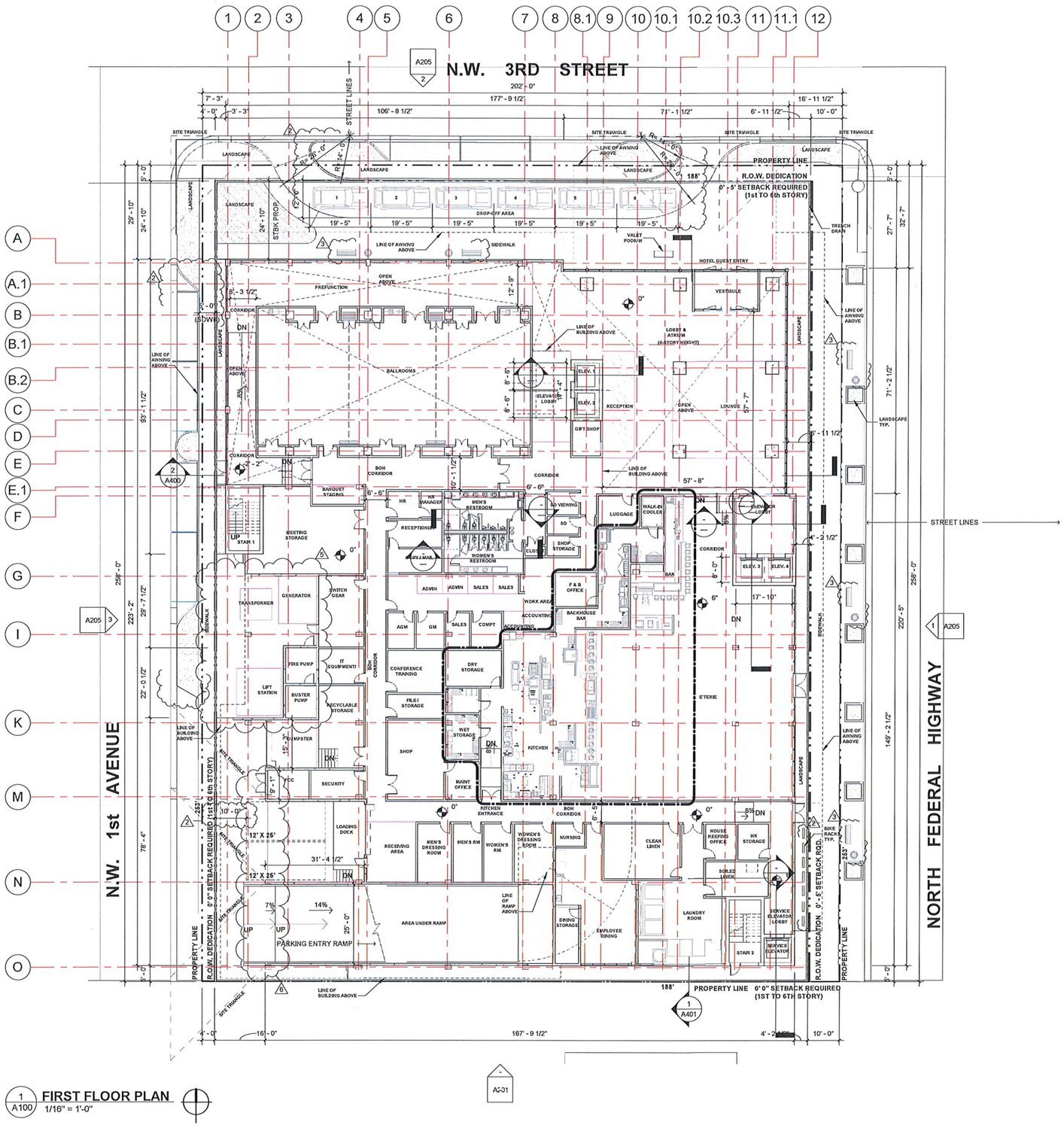
PROJECT NO. 18-3921
DESIGN DATE: NOV. 2018

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: October 20, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Clifford R Loutan Digitally signed by Clifford R Loutan Date: 2022.10.20 13:58:05 -04'00'



1 A100 **FIRST FLOOR PLAN**
1/16" = 1'-0"

GENERAL NOTES:

1. THE LOADING AND UNLOADING OF VEHICLES SHALL ONLY OCCUR IN DESIGNED DROP-OFF AREAS.
2. VEHICLES IN DROP-OFF AREAS MAY NOT BLOCK PEDESTRIAN CROSSWALKS OR ACCESIBILITY RAMPS AT ANY TMA
3. THE PROPOSED DROP-OFF AREA AT FIRST LEVEL IS NOT INTENDED FOR THE GUESTS TO UPLOAD OR DOWNLOAD ANY LUGGAGE. INSTEAD, THE CARS WOULD BE TAKEN RIGHT AWAY UP BY THE VALET PARKING ATTENDANTS TO THE THIRD FLOOR, WHERE AN AREA WITH (6) VALET PARKING SPACES HAS BEEN DESIGNATED AS A SECONDARY DROP-OFF AREA. THE STACKING-TIME WILL BE REDUCED TO A MINIMUM TIME (REFER TO THE APPENDIX 6, TABLE 7: STATISTICAL QUEUING ANALYSIS SUMMARY – VALET OPERATIONS, INCLUDING IN THE QUEUING ANALYSIS STUDY), PER THE PROVIDED QUEUING ANALYSIS, "THIS DROP-OFF / PICK UP AREA IS ADEQUATE AND WILL NOT BLOCK THE RIGHT-OF-WAY", THEREFORE, A BYPASS LANE IS NOT PROVIDED.

TOTAL PARKING SPACES PROVIDED 1ST FLOOR

PARKING SPACE DESCRIPTION	PROVIDED
ON-STREET PARALLEL PARKING (8'-0" X 23' - 0")	7

LOADING ZONE REQUIREMENTS

SEC. 270-20, - OFF-STREET LOADING REQUIRED. (C)

- FOR EACH HOTEL WITH CATERING AND MEETING FACILITIES SEATING MORE THAN ONE HUNDRED (100) PERSONS, OFFICE BUILDING, HOSPITAL AND SIMILAR INSTITUTION, PLACE OF PUBLIC ASSEMBLY OR SIMILAR USE, WHICH HAS AN AGGREGATE FLOOR AREA IN SQUARE FEET OF: (1) OVER 5,000 BUT NOT OVER 10,000

REQUIRED	PROVIDED
1	2

No.	DESCRIPTION	DATE
1	DRC ROC#1	10-01-2019
2	DRC REV#2	02-06-2020
3	DRC REV#3	02-27-2020
4	DRC REV#4	03-16-2020
5	DRC REV#5	08-26-2022
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EDIT DATE	10/18/2022 5:47:50 PM
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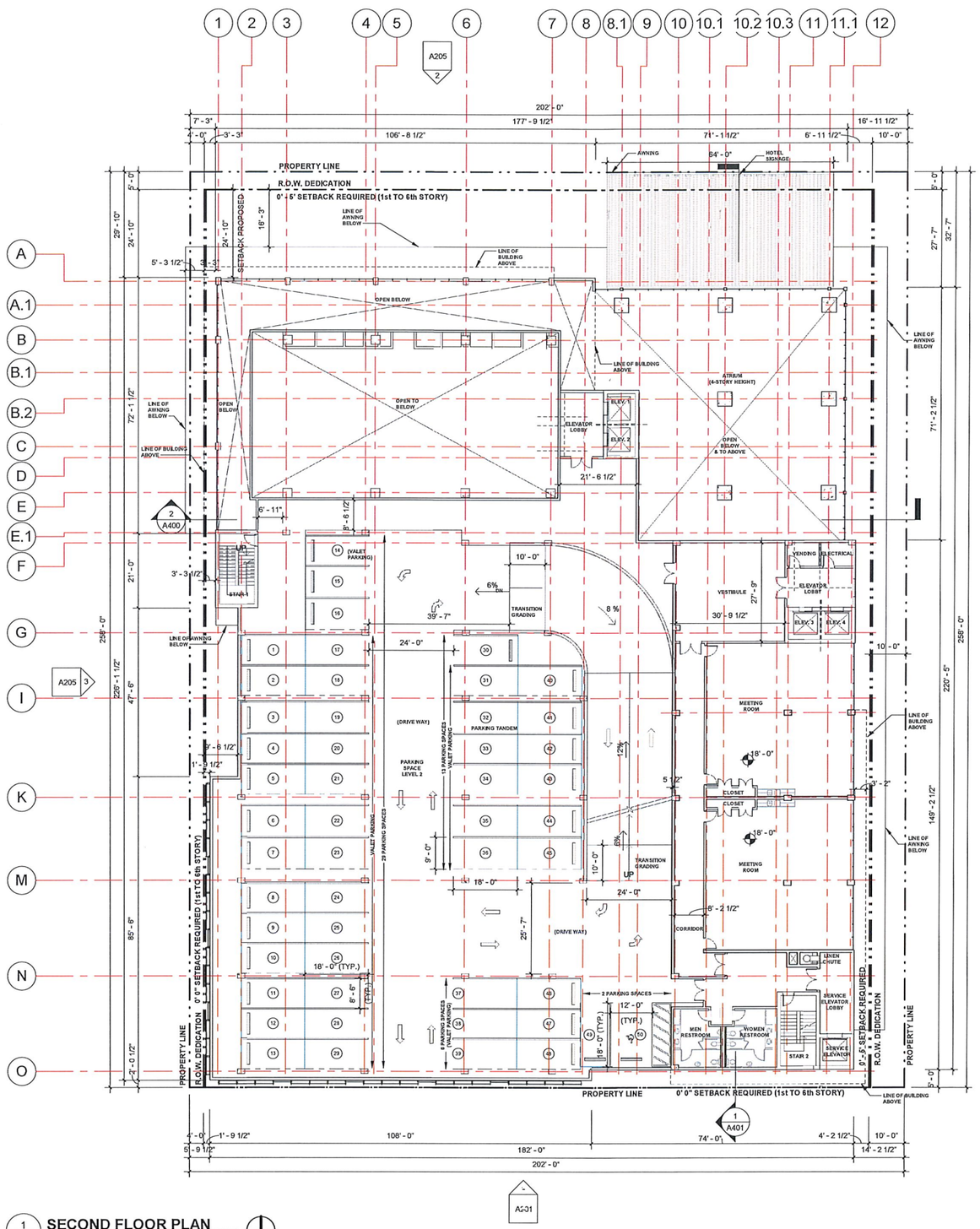
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	FIRST FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A100

TOTAL PARKING SPACES PROVIDED 2ND FLOOR	
DESCRIPTION	PROVIDED
ADA PARKING SPACE	1
PARKING SPACE 8' 6" x 18'	35
PARKING SPACE 9' x 18'	14
	50



1 A101 **SECOND FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

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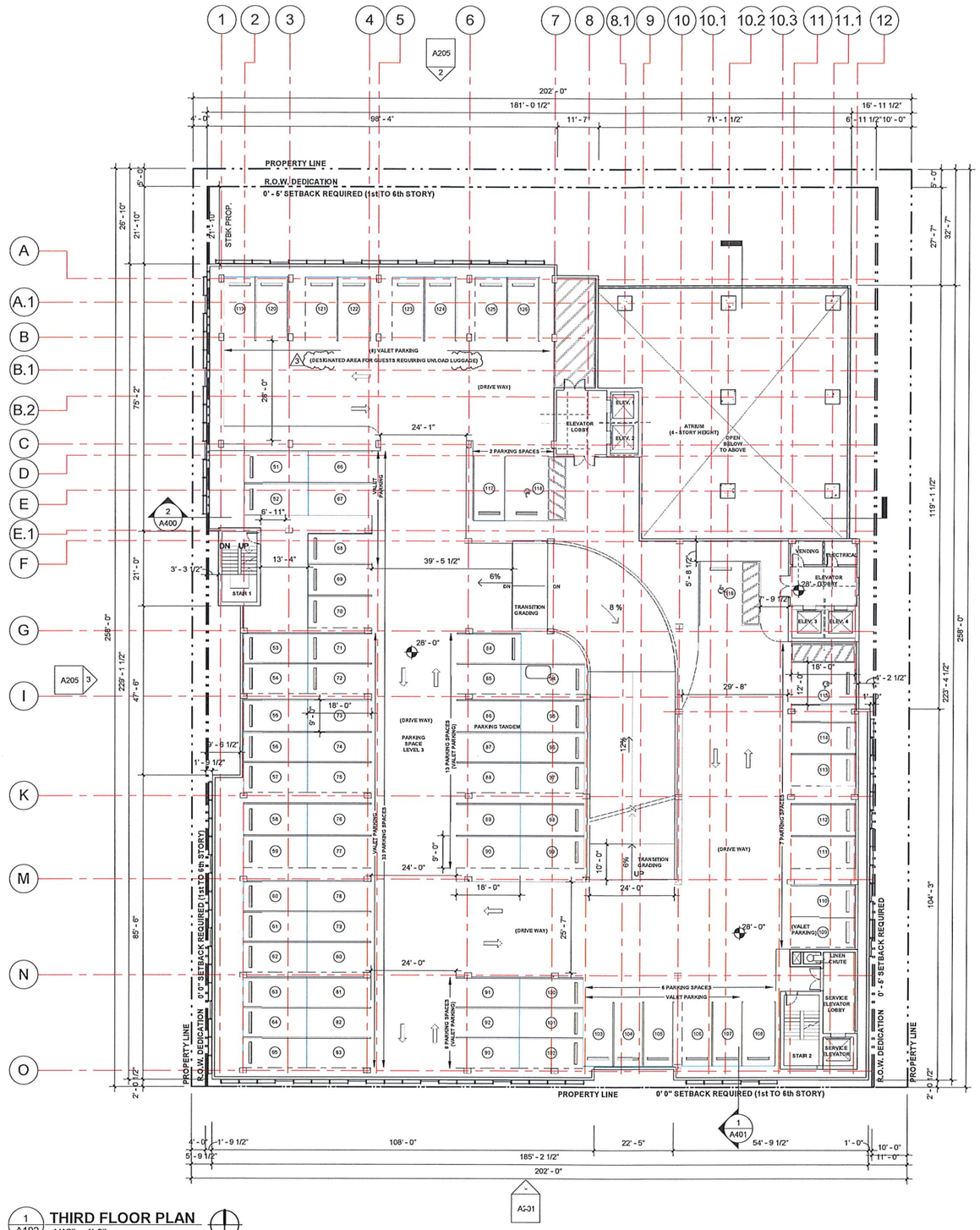
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	SECOND FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A101

TOTAL PARKING SPACES PROVIDED 3RD FLOOR	
DESCRIPTION	PROVIDED
ADA PARKING SPACE	3
PARKING SPACE 8' 6" x 18'	40
PARKING SPACE 9' x 18'	33
	76



1 A102 **THIRD FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
3	DRC REV#3	02-27-2020

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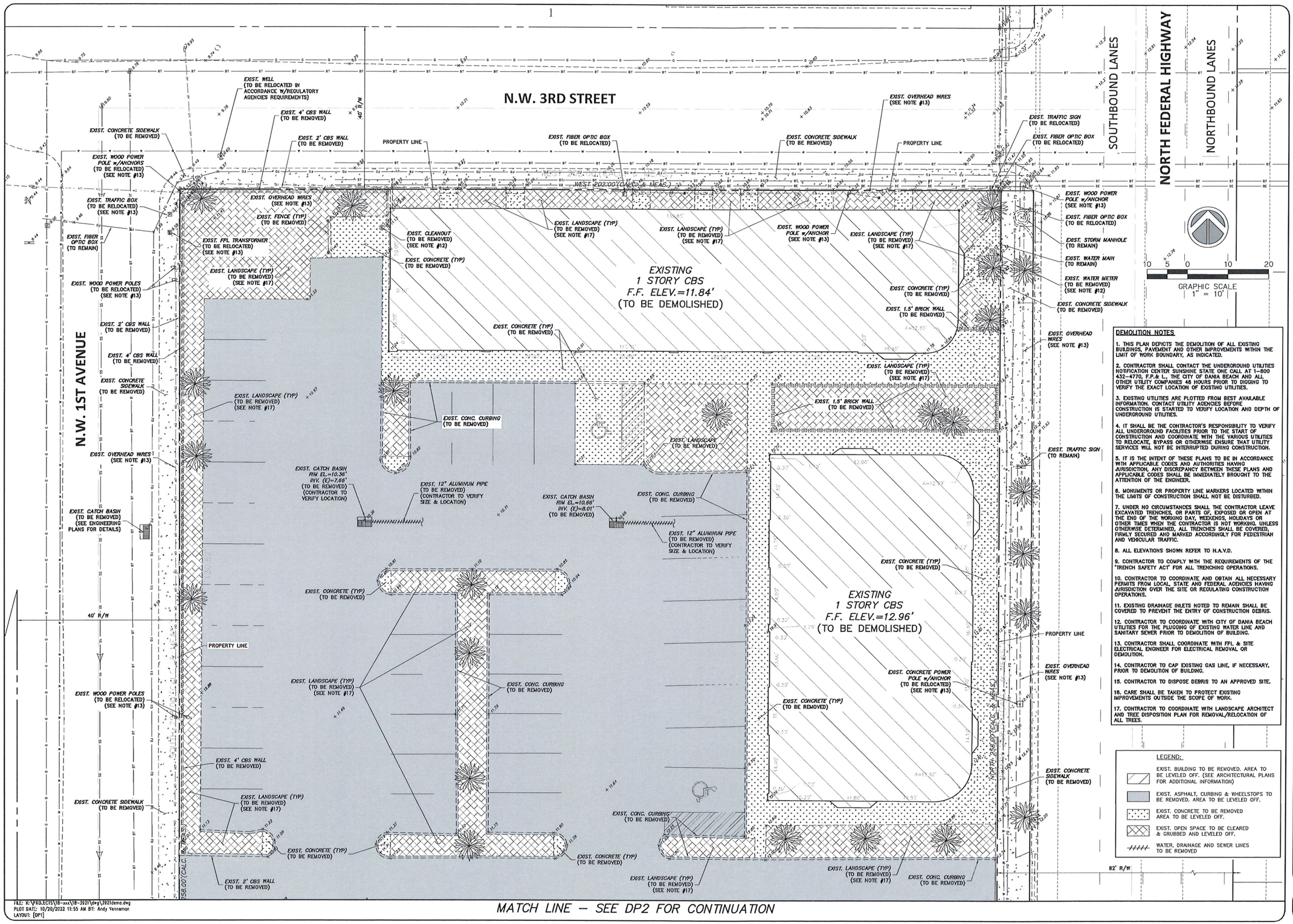
PROJECT STATUS	Schematic Design
SHEET NAME	THIRD FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A102



MATCH LINE – SEE DP2 FOR CONTINUATION

DEMOLITION NOTES

1. THIS PLAN DEPICTS THE DEMOLITION OF ALL EXISTING BUILDINGS, PAVEMENT AND OTHER IMPROVEMENTS WITHIN THE LIMIT OF WORK BOUNDARY, AS INDICATED.
2. CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES NOTIFICATION CENTER SUNSHINE STATE ONE CALL AT 1-800 432-4770, F.P.& L., THE CITY OF DANIA BEACH AND ALL OTHER UTILITY COMPANIES 48 HOURS PRIOR TO DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES.
3. EXISTING UTILITIES ARE PLOTTED FROM BEST AVAILABLE INFORMATION. CONTACT UTILITY AGENCIES BEFORE CONSTRUCTION IS STARTED TO VERIFY LOCATION AND DEPTH OF UNDERGROUND UTILITIES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION AND COORDINATE WITH THE VARIOUS UTILITIES TO RELOCATE, BYPASS OR OTHERWISE ENSURE THAT UTILITY SERVICES WILL NOT BE INTERRUPTED DURING CONSTRUCTION.
5. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, ANY DISCREPANCY BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. MONUMENTS OR PROPERTY LINE MARKERS LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED.
7. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING. UNLESS OTHERWISE DETERMINED, ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN AND VEHICULAR TRAFFIC.
8. ALL ELEVATIONS SHOWN REFER TO N.A.V.D.
9. CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE 'TRENCH SAFETY ACT' FOR ALL TRENCHING OPERATIONS.
10. CONTRACTOR TO COORDINATE AND OBTAIN ALL NECESSARY PERMITS FROM LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE SITE OR REGULATING CONSTRUCTION OPERATIONS.
11. EXISTING DRAINAGE INLETS NOTED TO REMAIN SHALL BE COVERED TO PREVENT THE ENTRY OF CONSTRUCTION DEBRIS.
12. CONTRACTOR TO COORDINATE WITH CITY OF DANIA BEACH UTILITIES FOR THE PLUGGING OF EXISTING WATER LINE AND SANITARY SEWER PRIOR TO DEMOLITION OF BUILDING.
13. CONTRACTOR SHALL COORDINATE WITH FPL & SITE ELECTRICAL ENGINEER FOR ELECTRICAL REMOVAL OR DEMOLITION.
14. CONTRACTOR TO CAP EXISTING GAS LINE, IF NECESSARY, PRIOR TO DEMOLITION OF BUILDING.
15. CONTRACTOR TO DISPOSE DEBRIS TO AN APPROVED SITE.
16. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS OUTSIDE THE SCOPE OF WORK.
17. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT AND TREE DISPOSITION PLAN FOR REMOVAL/RELOCATION OF ALL TREES.

LEGEND:

- EXIST. BUILDING TO BE REMOVED. AREA TO BE LEVELED OFF. (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- EXIST. ASPHALT, CURBING & WHEELSTOPS TO BE REMOVED. AREA TO BE LEVELED OFF.
- EXIST. CONCRETE TO BE REMOVED AREA TO BE LEVELED OFF.
- EXIST. OPEN SPACE TO BE CLEARED & GRUBBED AND LEVELED OFF.
- WATER, DRAINAGE AND SEWER LINES TO BE REMOVED

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Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL
BY HILTON
DANIA BEACH FLORIDA
SITE DEMOLITION PLAN

DATE:	NOV 2018
SCALE:	1" = 10'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: October 20, 2022

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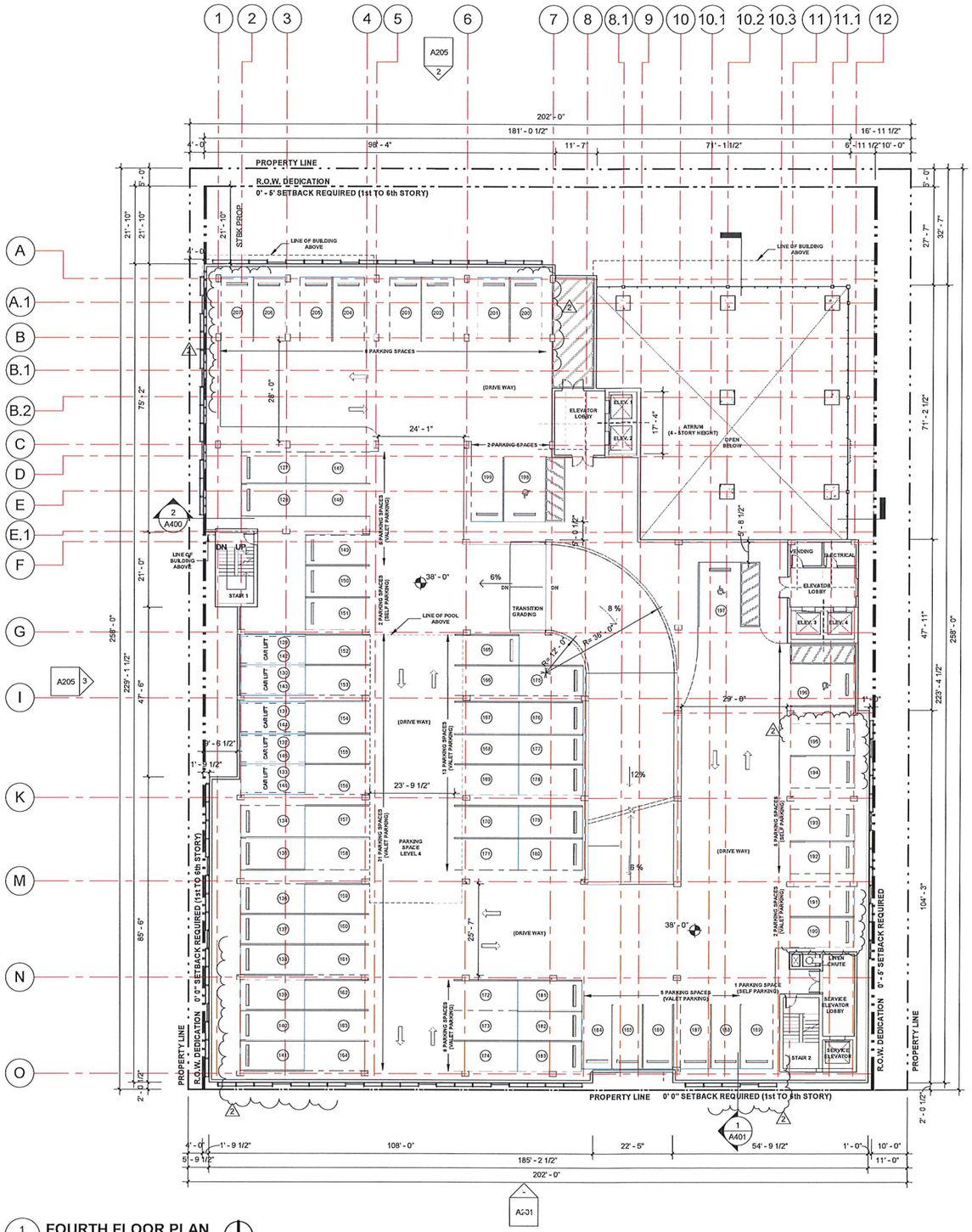
SHEET No.
DP1

FILE: K:\PROJECTS\18-xxx\18-3921\dwg\3921demo.dwg
PLOT DATE: 10/20/2022 11:55 AM BY: Andy Yenneman
LAYOUT: [DP1]

TOTAL PARKING SPACES PROVIDED 4TH FLOOR	
DESCRIPTION	PROVIDED
ADA PARKING SPACE	3
PARKING ON LIFT 8'6"X18'	8
PARKING ON LIFT 9'X18'	2
PARKING SPACE 8' 6" x 18'	37
PARKING SPACE 9' x 18'	31
	81



1 A103 **FOURTH FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
2	DRC REV#2	02-06-2020

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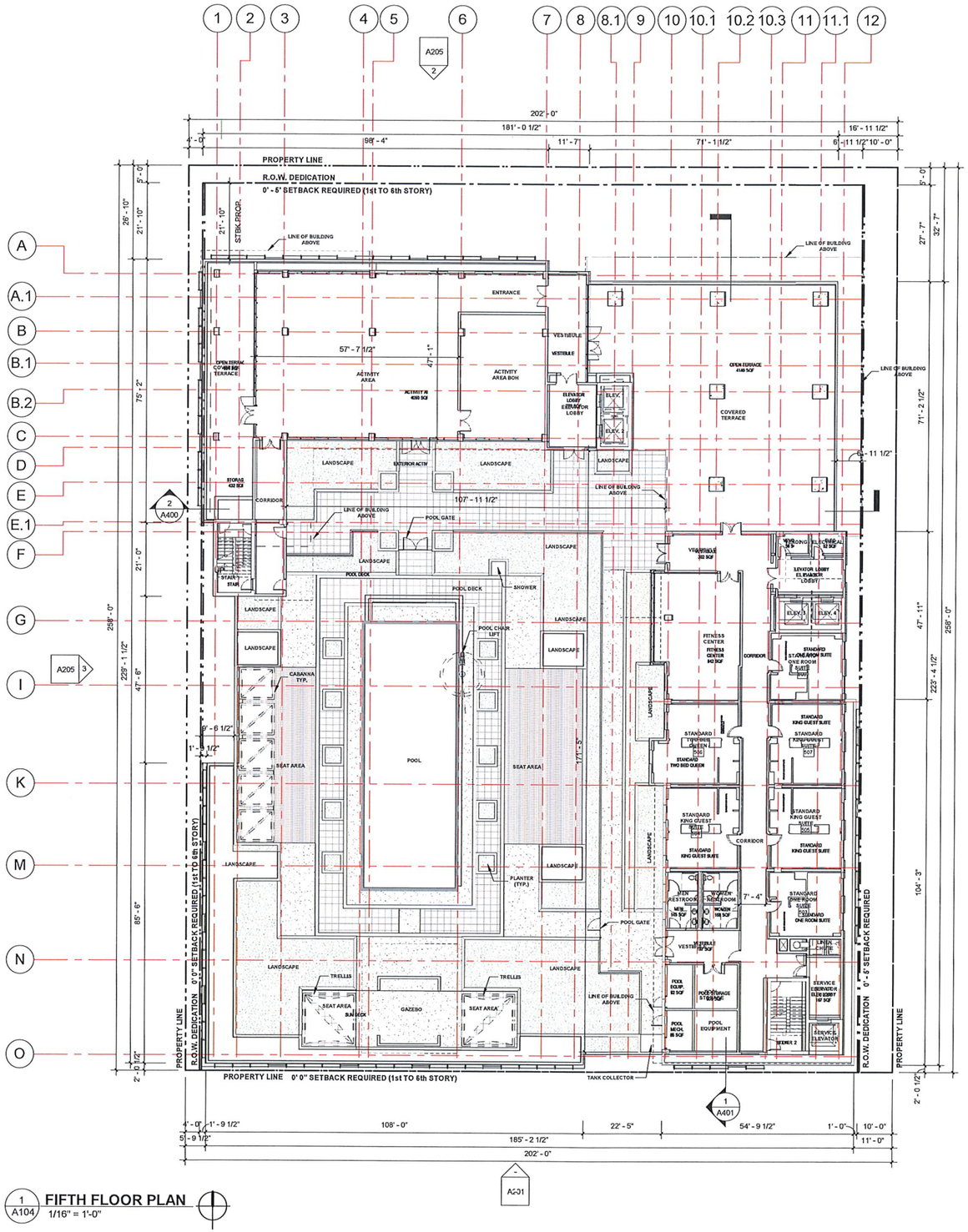
DRAWN	CM
EDIT DATE	6/30/2022 7:13:39 PM
ISSUE DATE	02/07/2019
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	FOURTH FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A103

5TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 5	
STANDARD KING GUEST SUITE	3
STANDARD ONE ROOM SUITE	2
STANDARD TWO BED QUEEN	1
TOTAL	6



1 A104 **FIFTH FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

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DRAWN	CM
EDIT DATE	6/30/2022 7:13:52 PM
ISSUE DATE	02/07/2019
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	FIFTH FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A104

MATCH LINE – SEE DP1 FOR CONTINUATION

EXIST. OVERHEAD WIRES (SEE NOTE #13)
EXIST. CONCRETE SIDEWALK (TO BE REMOVED)
EXIST. 4' CBS WALL (TO BE REMOVED)
EXIST. 1.5' RETAINING WALL (TO BE REMOVED)
EXIST. LANDSCAPE (TYP) (TO BE REMOVED) (SEE NOTE #17)
EXIST. CATCH BASIN RIM EL.=10.48' (TO BE REMOVED)
EXIST. LANDSCAPE (TYP) (TO BE REMOVED)
EXIST. CONCRETE (TYP) (TO BE REMOVED)
EXIST. CATCH BASIN RIM EL.=11.05' (TO BE REMOVED)
EXIST. CONC. CURBING (TO BE REMOVED)
EXIST. ALUMINUM SIGN (TO BE REMOVED)
EXIST. LANDSCAPE (TYP) (TO BE REMOVED) (SEE NOTE #17)
EXIST. PLANTER, CONCRETE & BRICKWORK (TO BE REMOVED)
EXIST. CONC. CURBING (TO BE REMOVED)
EXIST. CONC. CURBING (TO BE REMOVED)
EXIST. CONC. CURBING (TO BE REMOVED)
EXIST. WATER MAIN (TO REMAIN)
SOUTHBOUND LANES
NORTH FEDERAL HIGHWAY
NORTHBOUND LANES
EXIST. CONCRETE SIDEWALK (TO BE REMOVED)
82' R/W
40' R/W
EXIST. CONCRETE (TYP) (TO BE REMOVED)
EXIST. CONCRETE (TYP) (TO BE REMOVED)
EXIST. LANDSCAPE (TYP) (TO BE REMOVED) (SEE NOTE #17)
EXIST. FIBER OPTIC BOX (TO REMAIN)
EXIST. CONCRETE SIDEWALK (TO BE REMOVED)
EXIST. CLEANOUT (TO BE REMOVED) (SEE NOTE #12)
EXIST. RETAINING WALL (TO BE REMOVED)
EXIST. ALUM. LIGHT POLE (TO BE RELOCATED) (SEE NOTE #13)
EXIST. 6' IRON FENCE (TO REMAIN)
EXIST. WOOD POWER POLE w/ANCHORS (TO BE RELOCATED) (SEE NOTE #13)
EXIST. 1.5' BRICK WALL (TO BE REMOVED)
EXIST. CONCRETE (TYP) (TO BE REMOVED)
EXIST. LANDSCAPE (TYP) (TO BE REMOVED) (SEE NOTE #17)
EXIST. WATER METERS & RP2 BACKFLOW PREVENTER (TO BE REMOVED) (SEE NOTE #12)
EXISTING
1 STORY CBS
F.F. ELEV.=12.27'
(TO BE DEMOLISHED)
EAST 202.00'(CALC. & MEAS.)
EAST 202.00'(CALC. & MEAS.)
PROPERTY LINE
EXIST. 6' IRON FENCE (TO REMAIN)
EXIST. FIBER OPTIC LINE (TO REMAIN)
EXIST. WATER MAIN (TO REMAIN)
N.W. 1ST AVENUE
40' R/W
11
12
14
13
1
THE TOWN OF MODELO
(P.B. B, PG. 49)
15
16

DEMOLITION NOTES

1. THIS PLAN DEPICTS THE DEMOLITION OF ALL EXISTING BUILDINGS, PAVEMENT AND OTHER IMPROVEMENTS WITHIN THE LIMIT OF WORK BOUNDARY, AS INDICATED.
2. CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES NOTIFICATION CENTER SUNSHINE STATE ONE CALL AT 1-800 432-4770, F.P.& L., THE CITY OF DANIA BEACH AND ALL OTHER UTILITY COMPANIES 48 HOURS PRIOR TO DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES.
3. EXISTING UTILITIES ARE PLOTTED FROM BEST AVAILABLE INFORMATION. CONTACT UTILITY AGENCIES BEFORE CONSTRUCTION IS STARTED TO VERIFY LOCATION AND DEPTH OF UNDERGROUND UTILITIES.
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15. CONTRACTOR TO DISPOSE DEBRIS TO AN APPROVED SITE.
16. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS OUTSIDE THE SCOPE OF WORK.
17. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT AND TREE DISPOSITION PLAN FOR REMOVAL/RELOCATION OF ALL TREES.

LEGEND:

- EXIST. BUILDING TO BE REMOVED. AREA TO BE LEVELED OFF. (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- EXIST. ASPHALT, CURBING & WHEELSTOPS TO BE REMOVED. AREA TO BE LEVELED OFF.
- EXIST. CONCRETE TO BE REMOVED AREA TO BE LEVELED OFF.
- EXIST. OPEN SPACE TO BE CLEARED & GRUBBED AND LEVELED OFF.
- WATER, DRAINAGE AND SEWER LINES TO BE REMOVED

10 5 0 10 20
GRAPHIC SCALE
1" = 10'

FILE: K:\FKO.ECTS\18-xxx\18-3921\dwg\3921demo.dwg
PLOT DATE: 10/20/2022 11:55 AM BY: Andy Vennaman
LAYOUT: [DP2]

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STE Sun-Tech Engineering, Inc.
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REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL
BY HILTON
DANIA BEACH
SITE DEMOLITION PLAN
FLORIDA

DATE: NOV 2018
SCALE: 1" = 10'
DESIGNED BY: C.R.L.
DRAWN BY: A.E.V.
JOB #: 18-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: October 20, 2022

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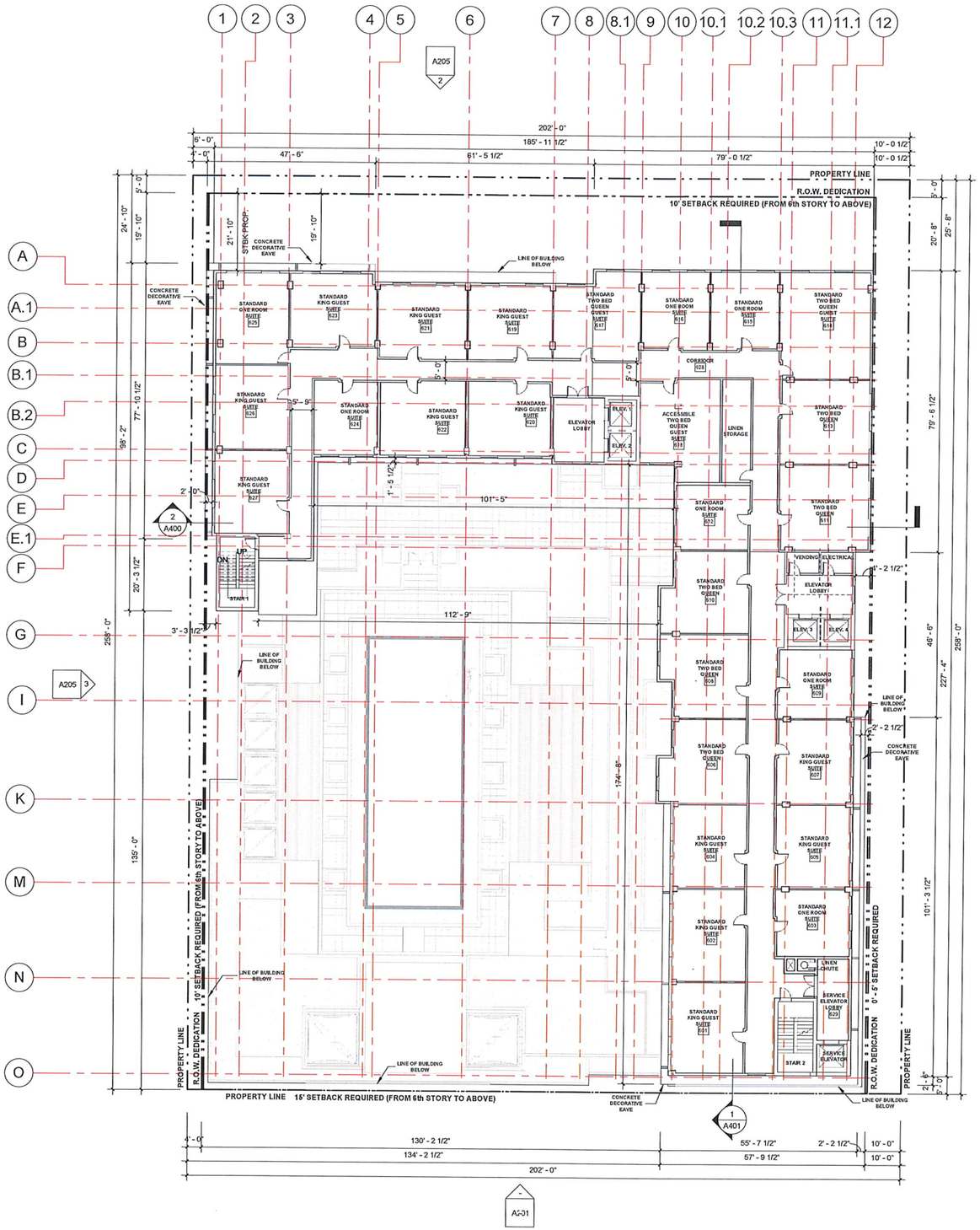
SHEET No.
DP2



1 A105 **TYP. FLOOR PLAN (6TH TO 12TH)**
1/16" = 1'-0"

6TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 6	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

7TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 7	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

8TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 8	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

9TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 9	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

10TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 10	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

11TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 11	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

12TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 12	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	12
STANDARD ONE ROOM SUITE	7
STANDARD TWO BED QUEEN	5
STANDARD TWO BED QUEEN GUEST SUITE	2
TOTAL	27

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

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BENITO IRASTORZA

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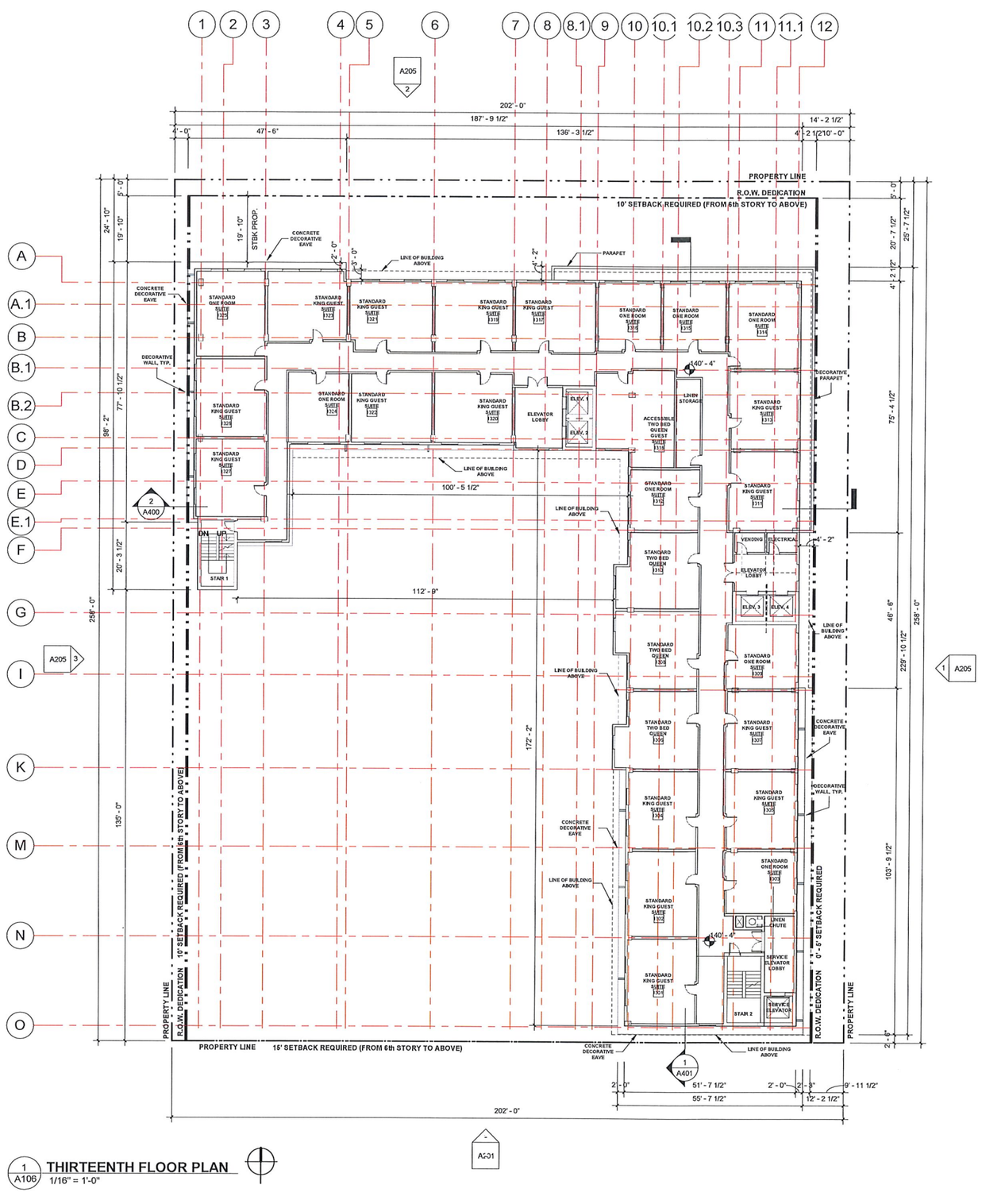
DRAWN	CM
EDIT DATE	6/30/2022 7:14:00 PM
ISSUE DATE	02/07/2019
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	TYPICAL FLOOR OVERALL PLAN (FLOORS 6 & 12)
FLLFDES ID #54773	
SHEET NUMBER	A105

13TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 13	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	15
STANDARD ONE ROOM SUITE	8
STANDARD TWO BED QUEEN	3
TOTAL	27



1 A106 **THIRTEENTH FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

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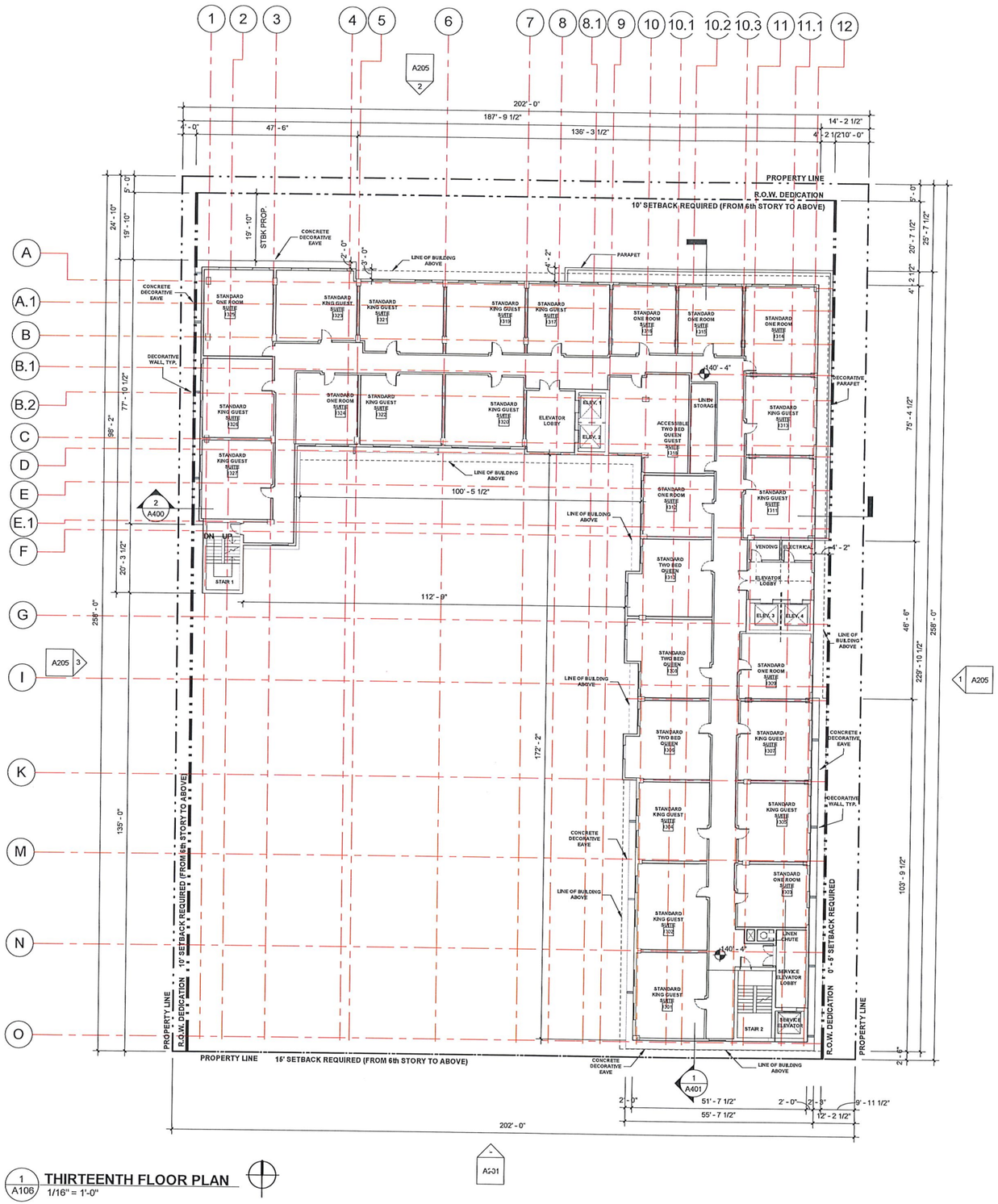
DRAWN	Author
EDIT DATE	5/30/2022 7:14:06 PM
ISSUE DATE	02/14/19
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	THIRTEENTH FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A106

13TH FLR. HOTEL GUESTROOM SCHEDULE	
GUESTROOM TYPE	NUMBER
Level 13	
ACCESSIBLE TWO BED QUEEN GUEST SUITE	1
STANDARD KING GUEST SUITE	15
STANDARD ONE ROOM SUITE	8
STANDARD TWO BED QUEEN	3
TOTAL	27



1 A106 **THIRTEENTH FLOOR PLAN**
1/16" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

HILTON EMBASSY SUITES
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DRAWN	Author
EDIT DATE	6/30/2022 7:14:06 PM
ISSUE DATE	02/14/19
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	THIRTEENTH FLOOR OVERALL PLAN
FLLFDES ID #54773	
SHEET NUMBER	A106

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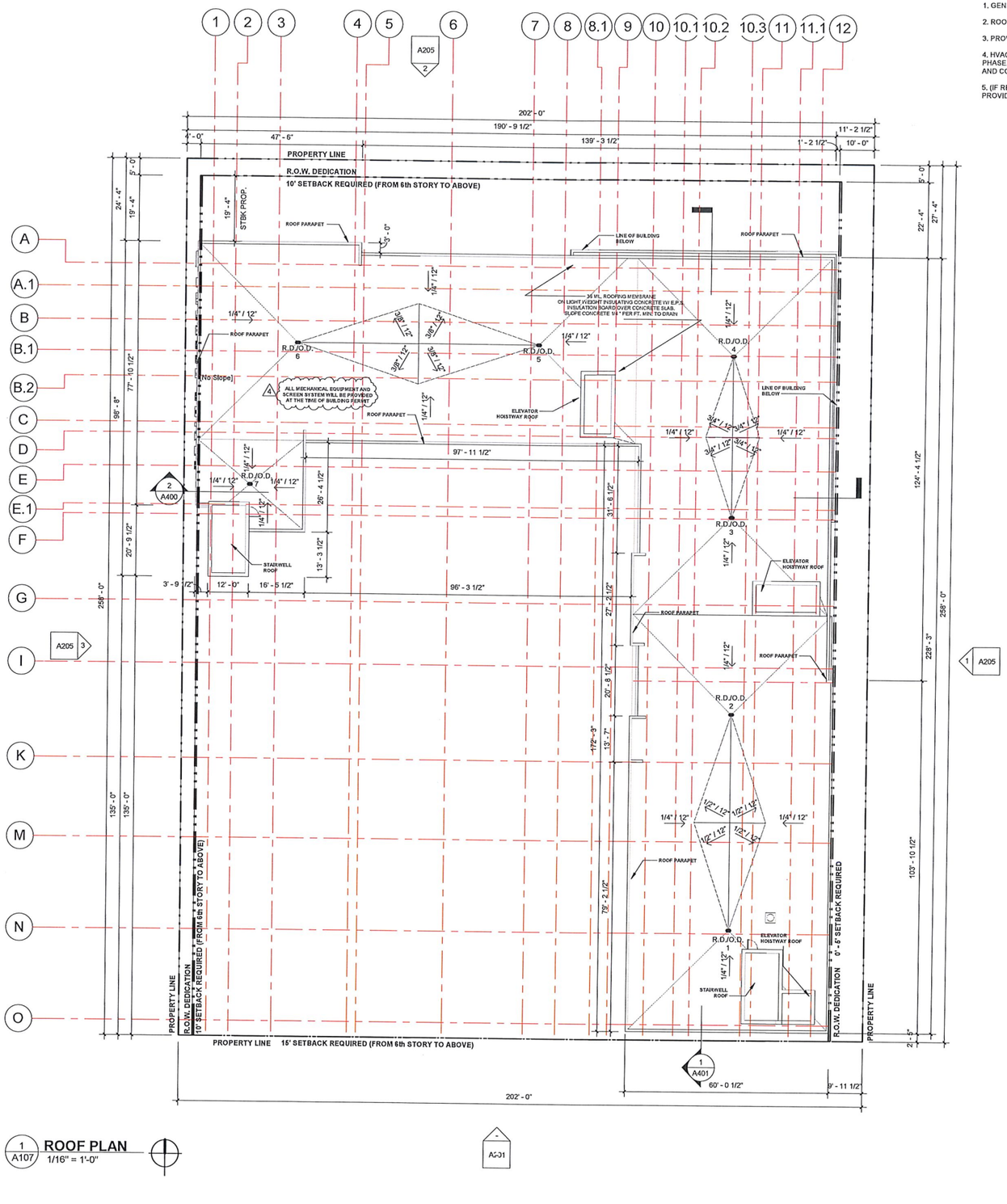

1 A107 **ROOF PLAN**
1/16" = 1'-0"

A-01

NOTES:

1. GENERAL CONTRACTOR TO INSTALL AND SEAL ROOF PENETRATIONS, CURBS AND SLEEPERS.
2. ROOF SCUPPER OVER FLAT ROOF OVER STAIR AND ELEVATOR SHAFTS.
3. PROVIDE R-21.4 MINIMUM INSULATION AT ALL ROOFS OPEN TO SKY ABOVE CONDITIONED SPACES.
4. HVAC SYSTEM TO BE DETERMINED TO BE DETERMINED DURING THE DESIGN DEVELOPMENT PHASE. HVAC VENDOR TO PROVIDE ROOF CURBS AND VENDOR IS RESPONSIBLE FOR PROVISION AND COORDINATION OF ROOF PENETRATION REQUIRED FOR EQUIPMENT INSTALLATION.
5. (IF REQUIRED) 5 FT. HT. LOUVERED SCREEN FENCE SHOP DWGS FOR MECH. EQUIPMENT. TO BE PROVIDED BY GENERAL CONTRACTOR UPON AWARD OF CONTRACT.

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
4	DRC REV#4	03-16-2020

HILTON EMBASSY SUITES
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DRAWN	CM
EDIT DATE	6/30/2022 7:14:12 PM
ISSUE DATE	02/07/2019
SCALE	1/16" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	ROOF PLAN
FLLFDES ID #54773	
SHEET NUMBER	A107

(P.B. 5, PG. 76)

EXIST. WOOD POWER POLE (TO REMAIN)

EXIST. BELL TELEPHONE LINE (TO BE RELOCATED IF IN CONFLICT W/PROP. DRAINAGE SYSTEM) (BY OTHERS)

50 LF/15" SLOTTED RCP IN 3' WIDE EXFILTRATION TRENCH W/50 LF/15" RCP EACH END

EXIST. LIGHT POLE (TO REMAIN)

EXIST. ASPHALT PAVEMENT (TO REMAIN)

EXIST. GAS MAIN (TO BE RELOCATED) (BY OTHERS)

HANDICAP RAMP PER FDOT INDEX #522-022 CR-E

SAWCUT & MATCH EXIST. ELEVATION

VALLEY GUTTER INLET
G.E.= 9.75
I.E.= 5.50

N.W. 3RD STREET

VALLEY GUTTER INLET
G.E.=10.90
I.E.= 5.50

SAWCUT & MATCH EXIST. ELEVATION

EXIST. WOOD POWER POLE W/ANCHOR (TO BE RELOCATED)

EXIST. WOOD LIGHT POLE

TAPER CURB DOWN IN 3 FT.

PROP. TACTILE SURFACE (TYP)

EXIST. SIDEWALK (TO BE REMOVED)

40' R/W (FUTURE R/W 50')

11'

PROP. PERMEABLE PAVER SYSTEM

23' TYP

TAPER CURB DOWN IN 3 FT.

PROP. TACTILE SURFACE (TYP)

EXIST. WOOD POWER POLE W/ANCHOR (TO BE RELOCATED)

EXIST. WATER VALVE

EXIST. TRAFFIC SIGN

EXIST. FIBER OPTIC BOX

EXIST. WOOD POWER POLE W/ANCHOR (TO BE RELOCATED) (BY OTHERS)

GRAPHIC SCALE
1" = 10'

EXIST. OVERHEAD WIRES

HANDICAP RAMP PER FDOT INDEX #522-022 CR-E

EXIST. TRAFFIC BOX

EXIST. FPL TRANSFORMER

EXIST. WOOD POWER POLES (TO BE REMOVED)

WEST CORDOT CALC. & MEAS.

PROPERTY LINE

PROP. TRENCH GRATE G.E.=VARIES

PROP. 12" HDPE

4' DIA. INLET PRB (S)
G.E.= 10.00
I.E.= 5.50

5 LF/15" RCP

PROP. 5' R/W DEDICATION

PROP. 5' CONC. SDWK.

PROP. TRENCH GRATE G.E.=VARIES

PROP. 12" HDPE

4' DIA. INLET PRB (S)
G.E.= 12.40
I.E.= 5.50

EXIST. C.B., R.E.=11.78

EXIST. STRM M.H. RIM EL.=12.27' INV. (E)=7.42' Ø=28" (CONC.) BOTTOM=6.92'

VALLEY GUTTER INLET
G.E.= 9.25
I.E.= 5.50

24 LF/15" RCP

8 LF/ 15" RCP

PROP. PAVER BANDINGS (TYP) (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION)

DRAINAGE WELL
R.E.= ±12.45
I.E.= 5.50

EXIST. WATER METER

7 LF/15" RCP

VALLEY GUTTER INLET
G.E.= 9.25
I.E.= 5.50

PROP. RWL

SEE MEP PLANS FOR CONTINUATION

DRAINAGE WELL
R.E.= ±10.05
I.E.= 5.50

115 LF/15" SLOTTED RCP IN 4' WIDE EXFILTRATION TRENCH W/31 LF/15" RCP EACH END

SEE MEP PLANS FOR CONTINUATION

F.F.E.=12.50 NAVD

PROP. VALLEY GUTTER

PROP. PERMEABLE PAVER SYSTEM

LANDSCAPE PLANTER AREA (SEE LANDSCAPE PLANS FOR DETAILS)

EXIST. GAS MAIN (TO BE RELOCATED) (BY OTHERS)

PROP. TRENCH GRATE G.E.=VARIES

43 LF/15" SLOTTED RCP IN 3' WIDE EXFILTRATION TRENCH

PROP. TRENCH GRATE G.E.=VARIES

CONCRETE BUS LANDING AREA

EXIST. OVERHEAD WIRES

PROP. 5' SDWK.

16 LF/15" RCP

EXIST. CATCH BASIN RIM EL.=9.16' INV. (N)=6.78' Ø=12" (ALUM.) INV. (S)=6.46' Ø=12" (ALUM.) BOTTOM=4.31' (TO BE REMOVED)

EXIST. BUS STOP SIGN (TO REMAIN)

LANDSCAPE PLANTER AREA (SEE LANDSCAPE PLANS FOR DETAILS)

HILTON EMBASSY SUITES
F.F.E.=12.50 NAVD

100 LF/15" SLOTTED RCP IN 3' WIDE EXFILTRATION TRENCH W/8 LF/15" RCP EACH END

34 LF/15" SLOTTED RCP IN 3' WIDE EXFILTRATION TRENCH

PROPERTY LINE

4' R/W DEDICATION

EXIST. 4' FPL EASEMENT (O.R.B. 5991, PG 854)

EXIST. 3' SANITARY SEWER ESM'T. TO CITY OF DANIA (O.R.B. 3153, PG 485)

PROP. TRENCH GRATE (TYP) G.E.=VARIES

PROP. 10' CONC. SDWK.

PROP. 10' R/W DEDICATION

LANDSCAPE PLANTER AREA (SEE LANDSCAPE PLANS FOR DETAILS)

PROP. TRENCH GRATE G.E.=VARIES

EXIST. SIDEWALK (TO BE REMOVED & REPLACED)

PROPERTY LINE

LANDSCAPE PLANTER AREA (SEE LANDSCAPE PLANS FOR DETAILS)

EXIST. CONC. POWER POLE (TO REMAIN)

32 LF/ 15" RCP

EXIST. WOOD POWER POLE W/ANCHOR (TO BE RELOCATED)

N.W. 1ST AVENUE

NORTH FEDERAL HIGHWAY

SOUTHBOUND LANES

NORTHBOUND LANES

NORTH 2ND COURT (CALC. & MEAS.)

LANDSCAPE PLANTER AREA (SEE LANDSCAPE PLANS FOR DETAILS)

PROP. TYPE 'F' CURB & GUTTER

VALLEY GUTTER INLET
G.E.= 9.25
I.E.= 5.50

VALLEY GUTTER INLET
G.E.= 9.25
I.E.= 5.50

EXIST. OVERHEAD WIRES

PAVING & DRAINAGE LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F.= 10.00	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
CATCH BASIN G.E. = I.E. =	STRUCTURE DESIGNATION
100 LF/ 15"	LENGTH, SIZE OF STORM DRAIN
0.00	EXISTING GRADE
-0.00	PROPOSED GRADE
	D.I.P. PIPE
	EXIST. PAVEMENT TO BE MILLED & RESURFACED W/1½" SP 9.5 ASPHALT (TWO LIFTS) REWORK LIMEROCK BASE IF NEEDED TO MATCH PROP. ELEVATIONS

FLOOR ELEVATION CRITERIA
FEMA=X
NW 3rd STREET = 11.40 NAVD
(HIGHEST CROWN ELEVATION)

BROWARD COUNTY 100 YR. EL. = 5.5 NAVD
DRAINAGE CALCULATIONS = 9.54 NAVD

MATCH LINE – SEE PD2 FOR CONTINUATION

FILE: K:\PRO.ECTS\18-xx\18-3921\dgn\3921d.dwg
PLOT DATE: 10/20/2022 11:56 AM BY: Andy Venneman
LAYOUT: [PD1]

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REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON

DANIA BEACH FLORIDA

PAVING, DRAINAGE & GRADING PLAN

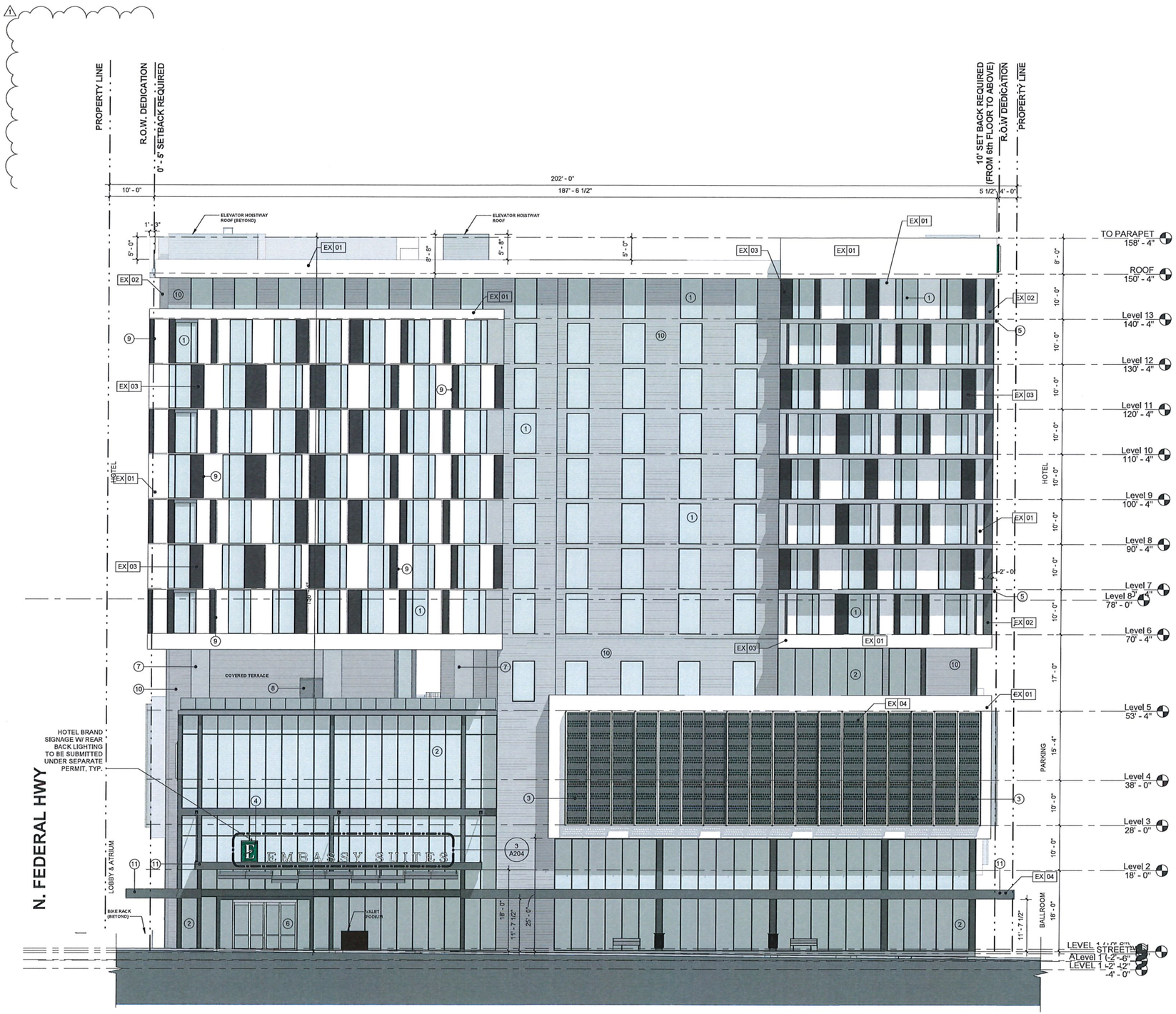
DATE:	NOV 2018
SCALE:	1" = 10'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date October 20, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
PD1



1 A200 **NORTH ELEVATION**
3/32" = 1'-0"

ELEVATION KEY NOTE LEGEND

Type	DESCRIPTION
1	ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATE LOW-E IMPACT RESISTANT GLAZING
2	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKE FRAME & INSULATE CLEAR LOW-E IMPACT RESISTANT GLAZING
3	PERFORATED METAL PANELS
4	SIGNAGE - REFER TO EMBASSY SUITES BY HILTON EXT SIGN SPECS
5	CONCRETE DECORATIVE EAVE
6	ALUM/ GLASS SLIDING ENTRY DOOR W/ INSULATED GLASS
7	CONC. COLUMN W/ ALUM. CLADDING SYSTEM
8	DOOR
9	2" (V JOINT) EXTERIOR WALL REVEAL, TYP.
10	SIDDING SYSTEM
11	METAL AWNING
12	POOL CABANNA & GAZEBO

FINISH LEGEND

MARK	FINISH TEXTURE MATERIAL
EX 01	WHITE / EXTERIOR STUCCO
EX 02	LIGTH GRAY / EXTERIOR STUCCO
EX 03	DARK GRAY / EXTERIOR STUCCO
EX 04	DARK BRONZE

BUILDING SIGNAGE NOTES:

1. ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.

2. ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.

3. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS - AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.

4. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL 120V REQUIREMENT.

5. RACEWAYS / WIREWAYS ARE NOT ALLOWED.

6. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.

7. GUESTROOM OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND / OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

GENERAL NOTES:

1. REFER TO EMBASSY SUITES BY HILTON STANDARDS MANUAL AND STYLE GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

EMBASSY SUITES BY HILTON HOTELS.

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STATE OF FLORIDA
DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT

DAVID L. WALLACE JR.
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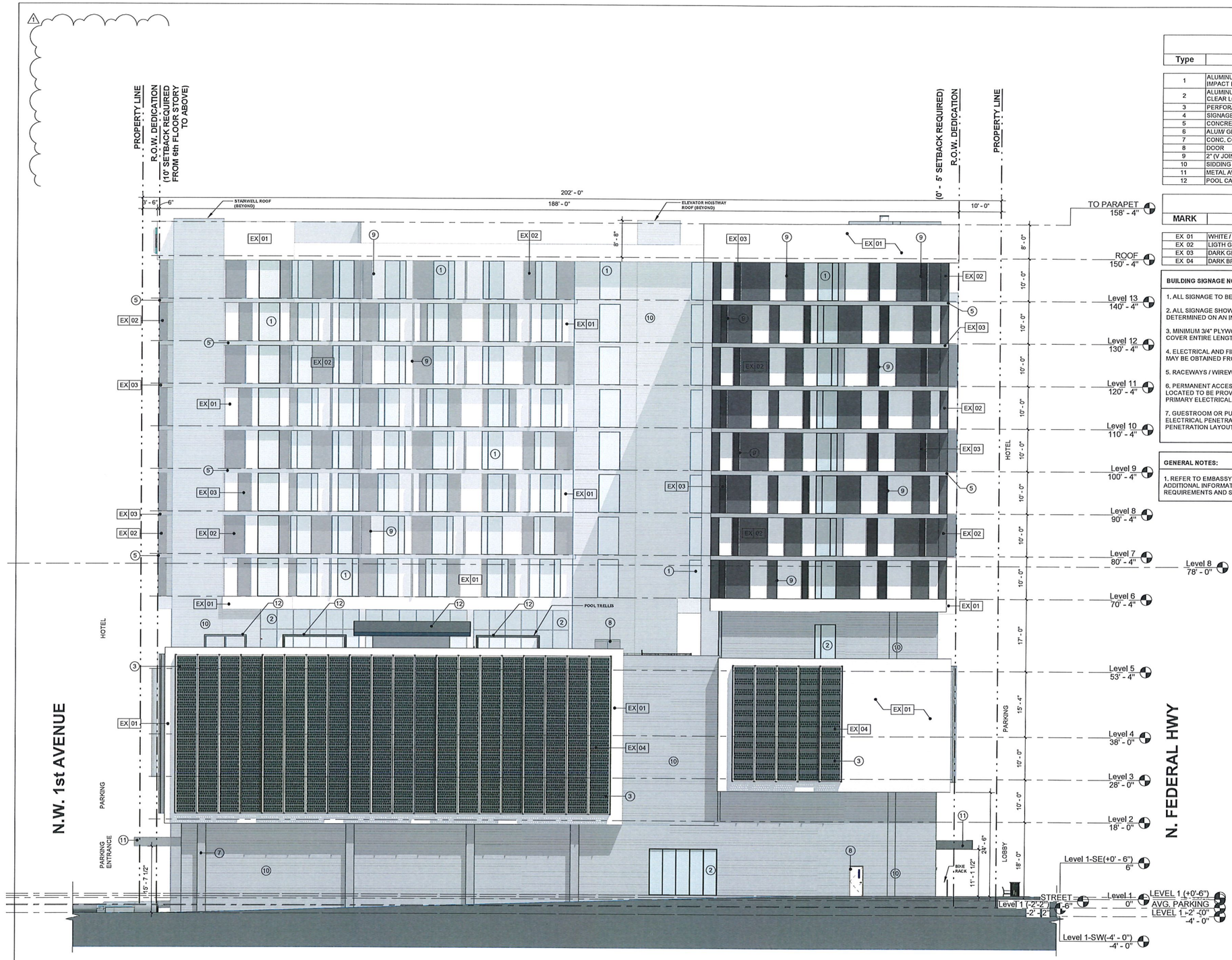
DRAWN	Author
EDIT DATE	6/30/2022 7:14:45 PM
ISSUE DATE	02/07/2019
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	NORTH ELEVATION
FLLFDES ID #54773	
SHEET NUMBER	A200



1 A201 **SOUTH ELEVATION**
3/32" = 1'-0"

ELEVATION KEY NOTE LEGEND

Type	DESCRIPTION
1	ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATE LOW-E IMPACT RESISTANT GLAZING
2	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKE FRAME & INSULATE CLEAR LOW-E IMPACT RESISTANT GLAZING
3	PERFORATED METAL PANELS
4	SIGNAGE - REFER TO EMBASSY SUITES BY HILTON EXT SIGN SPECS
5	CONCRETE DECORATIVE EAVE
6	ALUM/ GLASS SLIDING ENTRY DOOR W/ INSULATED GLASS
7	CONC. COLUMN W/ ALUM. CLADDING SYSTEM
8	DOOR
9	2" (V JOINT) EXTERIOR WALL REVEAL, TYP.
10	SIDDING SYSTEM
11	METAL AWNING
12	POOL CABANNA & GAZEBO

FINISH LEGEND

MARK	FINISH TEXTURE MATERIAL
EX 01	WHITE / EXTERIOR STUCCO
EX 02	LIGTH GRAY / EXTERIOR STUCCO
EX 03	DARK GRAY / EXTERIOR STUCCO
EX 04	DARK BRONZE

BUILDING SIGNAGE NOTES:

1. ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.
2. ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
3. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS - AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
4. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL 120V REQUIREMENT.
5. RACEWAYS / WIREWAYS ARE NOT ALLOWED.
6. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
7. GUESTROOM OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND / OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

GENERAL NOTES:

1. REFER TO EMBASSY SUITES BY HILTON STANDARDS MANUAL AND STYLE GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

EMBASSY SUITES HOTELS

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STATE OF FLORIDA
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10/01/2019

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DRAWN	Author
EDIT DATE	6/30/2022 7:15:25 PM
ISSUE DATE	02/07/2019
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	SOUTH ELEVATION
FLLFDES ID #54773	
SHEET NUMBER	A201

MATCH LINE – SEE PD1 FOR CONTINUATION

2

HILTON EMBASSY SUITES
F.F.E.=12.00 NAVD

86 LF/15" SLOTTED RCP IN 3' WIDE EXFILTRATION TRENCH w/8 LF/15" RCP EACH END

EXIST. 4' FPL EASEMENT (O.R.B. 5991, PG 854)

40' R/W (FUTURE R/W 50')

4' R/W DEDICATION

PROP. TRENCH GRATE G.E.=VARIES

PROP. DRIVEWAY TURNOUT PER FDOT INDEX #000-515

EXIST. CLEANOUT

VALLEY GUTTER INLET G.E.= 9.25 I.E.= 5.50

EXIST. WOOD POWER POLE

EXIST. WOOD POWER POLE w/ANCHORS (TO BE RELOCATED)

EXIST. ENTRANCE (TO REMAIN)

SAWCUT & MATCH EXIST. SIDEWALK ELEVATION

EXIST. SIDEWALK (TO REMAIN)

SAWCUT & MATCH EXIST. ELEVATION

N.W. 1ST AVENUE

SWALE

EAST 202.00' (CALC. & MEAS.)

PROP. TRENCH GRATE G.E.=VARIES

LANDSCAPE PLANTER AREA (SEE LANDSCAPE PLANS FOR DETAILS)

EXIST. SIDEWALK (TO BE REMOVED)

PROP. 10' R/W DEDICATION

PROP. TYPE 'F' CURB & GUTTER

PROP. HEADER CURB

TAPER EXIST. CURB DOWN IN 3 FT.

PROP. DRIVEWAY TURNOUT PER FDOT INDEX #000-515

82' R/W

SOUTHBOUND LANES

NORTH FEDERAL HIGHWAY

NORTHBOUND LANES

11 12 14 13 15

1

THE TOWN OF MODELO
(P.B. B, PG. 49)

PAVING & DRAINAGE LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F.= 10.00	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
CATCH BASIN G.E. = I.E. =	STRUCTURE DESIGNATION
100 L.F./ 15"	LENGTH, SIZE OF STORM DRAIN
0.00	EXISTING GRADE
0.00	PROPOSED GRADE
	D.I.P. PIPE
	EXIST. PAVEMENT TO BE MILLED & RESURFACED w/1½" SP 9.5 ASPHALT (TWO LIFTS). REWORK LIMEROCK BASE IF NEEDED TO MATCH PROP. ELEVATIONS

FLOOR ELEVATION CRITERIA
FEMA=X
NW 3rd STREET = 11.40 NAVD
(HIGHEST CROWN ELEVATION)

BROWARD COUNTY 100 YR. EL. = 5.5 NAVD
DRAINAGE CALCULATIONS = 9.54 NAVD

10 5 0 10 20
GRAPHIC SCALE
1" = 10'

FILE: K:\PRO.ECTS\18-xxx\18-3921\dwg\3921d.dwg
PLOT DATE: 10/20/2022 11:56 AM BY: Andy Vennemon
LAYOUT: (PD2)

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REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL
BY HILTON

DANIA BEACH FLORIDA

PAVING, DRAINAGE & GRADING PLAN

DATE:	NOV 2018
SCALE:	1" = 10'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: October 20, 2022

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SHEET No.
PD2

FINISH LEGEND	
MARK	FINISH TEXTURE MATERIAL
EX 01	WHITE / EXTERIOR STUCCO
EX 02	LIGTH GRAY / EXTERIOR STUCCO
EX 03	DARK GRAY / EXTERIOR STUCCO
EX 04	DARK BRONZE

GENERAL NOTES:

1. REFER TO EMBASSY SUITES BY HILTON STANDARDS MANUAL AND STYLE GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.

BUILDING SIGNAGE NOTES:

1. ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.

2. ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - LOCATION SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.

3. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS - AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.

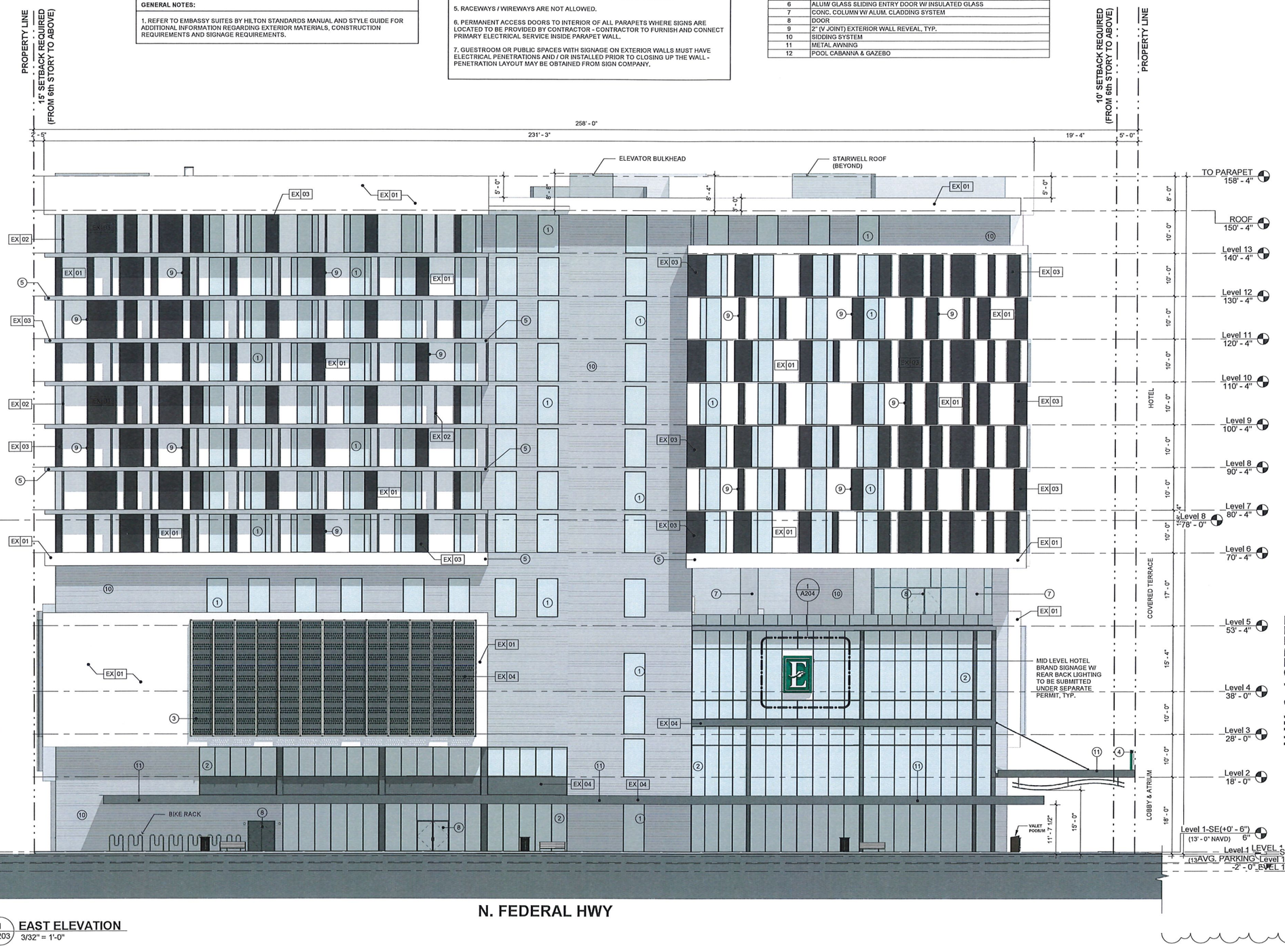
4. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR - ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY - TYPICAL 120V REQUIREMENT.

5. RACEWAYS / WIREWAYS ARE NOT ALLOWED.

6. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR - CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.

7. GUESTROOM OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND / OR INSTALLED PRIOR TO CLOSING UP THE WALL - PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

ELEVATION KEY NOTE LEGEND	
Type	DESCRIPTION
1	ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATE LOW-E IMPACT RESISTANT GLAZING
2	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKE FRAME & INSULATE CLEAR LOW-E IMPACT RESISTANT GLAZING
3	PERFORATED METAL PANELS
4	SIGNAGE - REFER TO EMBASSY SUITES BY HILTON EXT SIGN SPECS
5	CONCRETE DECORATIVE EAVE
6	ALUM GLASS SLIDING ENTRY DOOR W/ INSULATED GLASS
7	CONC. COLUMN W/ ALUM. CLADDING SYSTEM
8	DOOR
9	2" (V JOINT) EXTERIOR WALL REVEAL, TYP.
10	SIDDING SYSTEM
11	METAL AWNING
12	POOL CABANNA & GAZEBO



1 A203 **EAST ELEVATION**
3/32" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

EMBASSY SUITES HOTELS

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STATE OF FLORIDA
DAVID L. WALLACE, JR.
REGISTERED ARCHITECT
AR93026

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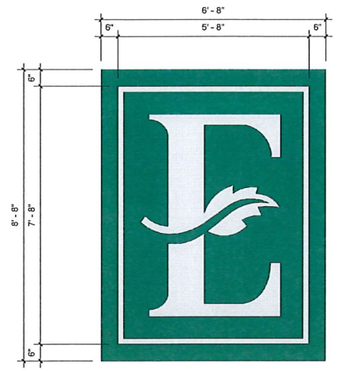
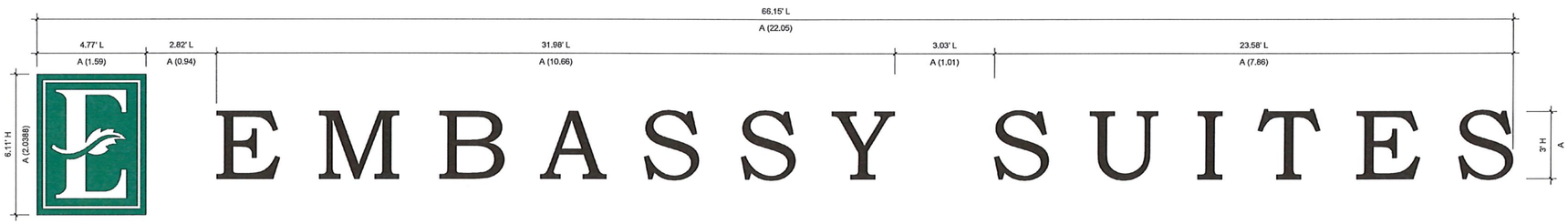
established 1991

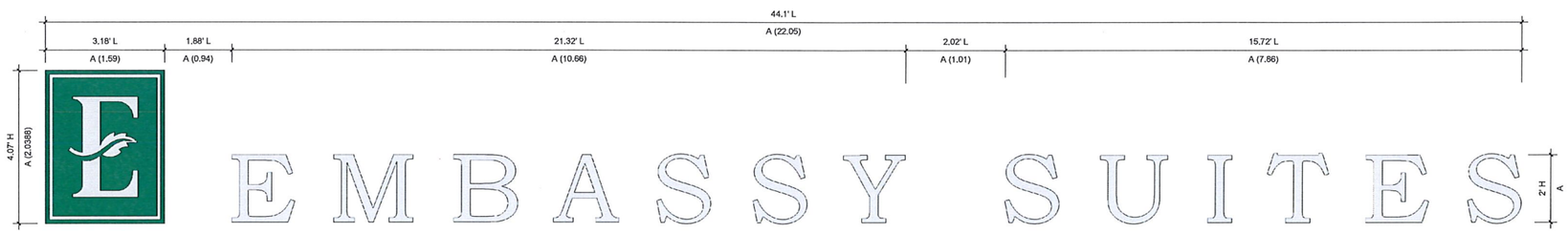
DRAWN	Author
EDIT DATE	6/30/2022 7:15:48 PM
ISSUE DATE	02/07/2019
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	EAST ELEVATION
FLLFDES ID #54773	
SHEET NUMBER	A203



1 / A204 **MID LEVEL - HOTEL SIGN (EAST)**
1/2" = 1'-0"



2 / A204 **HIGH LEVEL - HOTEL SIGN (WEST)**
3/8" = 1'-0"



3 / A204 **HOTEL MAIN ENTRY / AWNING SIGN (NORTH)**
1/2" = 1'-0"

PER SECTION 505-90 (C) CUMULATIVE SIGN AREA ALLOWANCE

SIGNAGE SQ. FT. REQUIREMENTS			
Location	**Frontage**	**Allowed***	**Provided**
1. East Facade	253' Along North Federal Highway	253' X 1.5 = 379.5 S.F.	58 S.F
2. North Facade	188' Along NW 3rd Street	188' X 1.5 = 282 S.F.	87 S.F
3. South Facade	N/A (no street frontage)	N/A	N/A
4. West Facade	253' Along NW 1st Avenue	253' X 1.5 = 379.5 S.F.	196 S.F.**
5.CUMULATIVE SIGN AREA***		1,041 S.F.	341 S.F.
6. TOTAL AFTER DEDUCT ALL PROPOSED SIGNAGE			700 SQF.

*SEC. 505-90(V)(1): "ONE (1) SIGN IS PERMITTED PER BUILDING FRONTAGE, NOT TO EXCEED ONE (1) SQUARE FOOT IN AREA FOR EACH OF THE FIRST SEVENTY-FIVE (75) FEET OF BUILDING FRONTAGE, AND ONE-QUARTER (.25) SQUARE FOOT IN AREA FOR EACH ADDITIONAL ONE (1) FOOT OF FRONTAGE IN EXCESS OF SEVENTY-FIVE (75) FEET."

SEC. 505-130(E)(2) - SPECIAL SIGNAGE REGULATIONS FOR CERTAIN LOCATIONS AND USES: "FOR EACH FULL FORTY (40) FEET ABOVE GRADE THAT THE BOTTOM OF THE SIGN IS LOCATED, THE PERMITTED SIGN AREA AND LETTER HEIGHT SHALL INCREASE BY TWENTY-FIVE (25) PERCENT. THE SIGN AREA UTILIZED FOR UPPER STORY SIGNAGE, EXCLUDING THE ADDITIONAL TWENTY-FIVE (25) PERCENT FOR EACH FORTY (40) FEET IN HEIGHT, SHALL COUNT AGAINST ANY CUMULATIVE SIGN AREA LIMITATIONS THAT APPLY TO ALL BUILDING SIGNS ON THE SAME FACADE." IN THIS CASE; 150' HT / 40' = 3,75 ~ (3 * 0,25 = 0,75 = 75%), THEN, 119,5 SF * 0,75 = 89,6 SF OF INCREMENT. IN TOTAL, THE TOTAL SIGNAGE AREA COULD BE **209,1 SF.

***CUMULATIVE SQUARE FOOTAGE OF BUILDING SIGNAGE PER LINEAR FOOT OF OCCUPANT STREET FRONTAGE (PER FRONTAGE)

SIGNAGE GENERAL NOTES:

1. SIGNAGE IS TO BE SUBMITTED UNDER SEPARATE PERMIT.
2. SIGNAGE SHALL CONFORM TO THE STANDARDS AND REGULATIONS OF THE LOCAL ORDINANCES AND THE AUTHORITY HAVING JURISDICTION.
3. ELECTRICAL RACEWAYS AND CONDUITS SHALL BE CONCEALED FROM VIEW AND RACEWAYS SHALL BE PAINTED THE COLOR OF THE SIGN BACKGROUND.
4. ALL LIGHTS AND LIGHTING FROM A SIGN SHALL BE DESIGNED AND ARRANGED SO AS NOT TO CAUSE DIRECT GLARE ONTO ANOTHER PROPERTY, OR INTO THE EYES OF PASSING MOTORISTS OR PEDESTRIANS.
5. SIGNS MAY ONLY BE ILLUMINATED INTERNALLY BY LIGHTS PLACED INSIDE INDIVIDUAL CHANNEL LETTERS WITH A TRANSLUCENT FACE, BY "HALO" LIGHTS PLACED BEHIND INDIVIDUAL REVERSE PAN-CHANNEL LETTERS, OR EXTERNALLY BY LIGHTS THAT ARE DIRECTED TO SHINE DIRECTLY ON THE SIGN.
6. ALL PERMANENT PERMITTED SIGNS MAY BE ILLUMINATED BY INTERNAL OR EXTERNAL MEANS.
7. CABINET SIGNS ARE PROHIBITED, EXCEPT WHERE CONSTRUCTED OF AN OPAQUE SIGN FACE WITH TRANSLUCENT CUT OUTS FOR SIGN COPY SUCH THAT ONLY THE SIGN COPY ITSELF IS ILLUMINATED AND THE BACKGROUND IS NOT ILLUMINATED.

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
2	DRC REV#2	02-06-2020

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

EMBASSY SUITES HOTELS

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STATE OF FLORIDA
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AR93026
7/1/94/01

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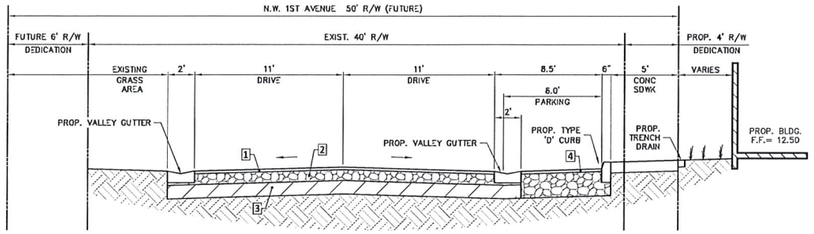
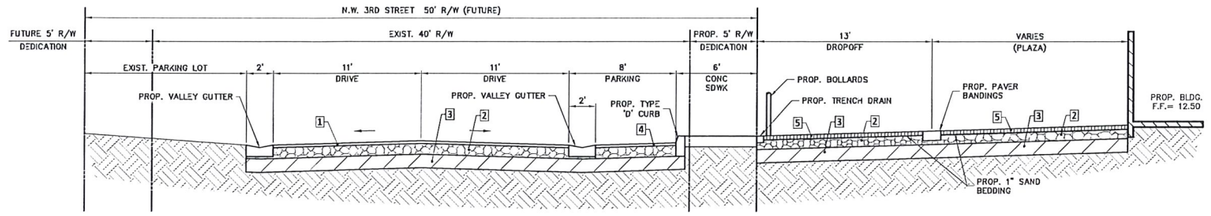
established 1981

DRAWN	Author
EDIT DATE	6/30/2022 7:16:53 PM
ISSUE DATE	02/07/2019
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	HOTEL SIGNAGE DETAIL
FLLFDES ID #54773	
SHEET NUMBER	A204



SECTION A-A

N.T.S.

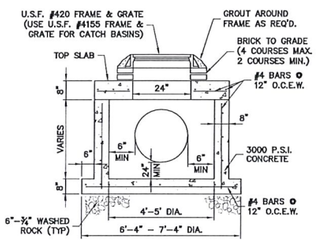


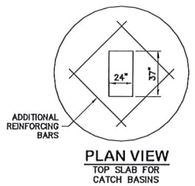
SECTION B-B

N.T.S.

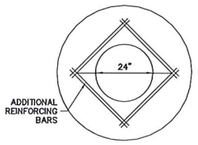
ON-SITE PAVEMENT NOTES:

1. THE WEARING SURFACE SHALL BE 1 1/2" THICK (2-3/4" LIFTS) TYPE SP 9.5 ASPHALTIC CONCRETE, OVER PRIME COAT,
2. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM), 8" THICK COMPACTED IN ACCORDANCE WITH A.A.S.H.T.O. SPECIFICATION T-180 TO 98% DENSITY.
3. ALL ORGANIC AND YEILDING MATERIAL WITHIN THE LIMITS SHOWN SHALL BE REMOVED AND REPLACED WITH CLEAN FILL, THE SUBBASE SHALL BE STABILIZED & EXTEND 12" BEYOND THE BASE COURSE, SHALL HAVE A MINIMUM DRY DENSITY OF 115 PCF AND SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY PER A.A.S.H.T.O. SPECIFICATION T-99, METHOD "C".
4. PERMEABLE PAVER SYSTEM
5. PAVERS SHALL HAVE MINIMUM THICKNESS OF 3⅛" AND SHALL BE CONCRETE PER ASTM C936 OR BRICK PER ASTM C1272. (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION).





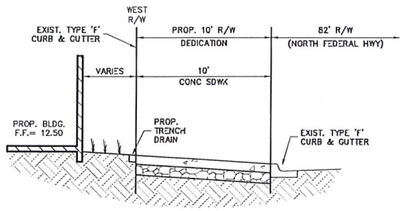
PLAN VIEW
TOP SLAB FOR CATCH BASINS



PLAN VIEW
TOP SLAB FOR MANHOLES

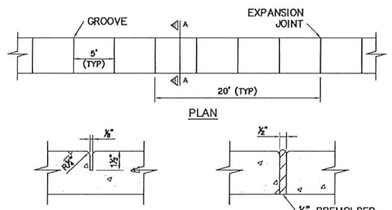
4' / 5' DIAM. CATCH BASIN OR MANHOLE

N.T.S.



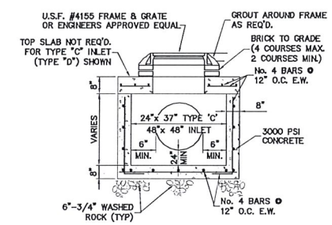
SECTION C-C

N.T.S.



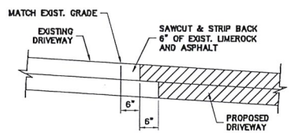
SIDEWALK DETAIL

N.T.S.



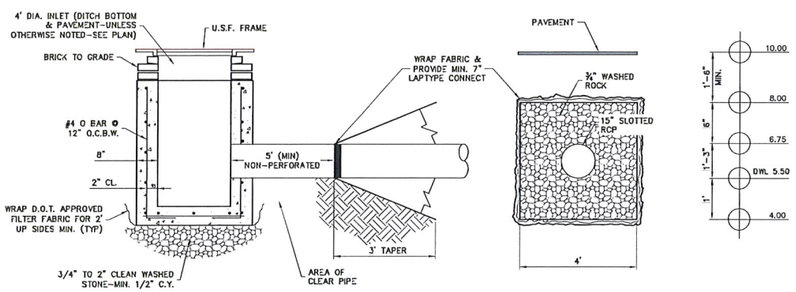
4' SQ. INLET DETAIL

N.T.S.



ASPHALT TIE-IN DETAIL

N.T.S.



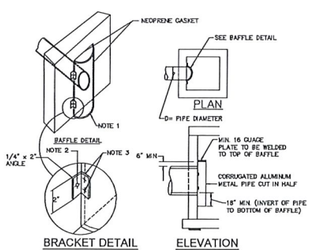
LONGITUDINAL SECTION

TRENCH CROSS SECTION

NOTE:
COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 95' OFF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D-1557.

EXFILTRATION TRENCH DETAIL

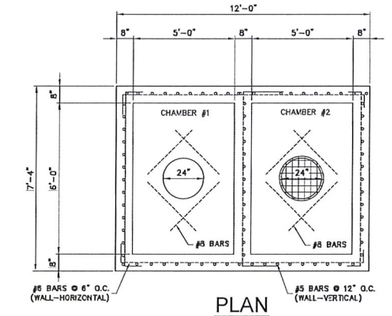
N.T.S.



1. SECTION OF A.C.M.P. CUT IN HALF. BAFFLE DIAMETER SHALL BE TWO SIZES LARGER THAN THE DISCHARGE PIPE.
2. 1/2 " GALVANIZED LAG BOLT IN LEAD SHIELD.
3. WELD OR 2-1/4" THRU BOLTS.
4. MINIMUM 30" SUMP RECESSED FROM LOWEST PIPE ENTERING OR EXITING THE INLET.

POLLUTION RETARDANT BASIN

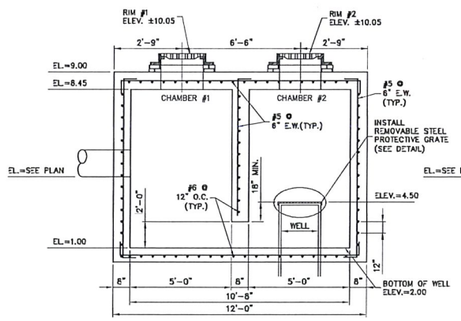
BAFFLE TYPE N.T.S.



PLAN

NOTES:

1. TOP SLAB REINFORCEMENT TO BE No. 7 BARS @ 6" O.C. E.W. WITH ADDITIONAL NO. 8 BARS AROUND OPENINGS.
2. PLACEMENT OF RING AND COVER ACCESSING EACH CHAMBER SHALL BE AS DESIGNED ON PLAN. RING AND COVER SHALL BE USF #580-E.
3. SLAB OPENINGS SIZES WITHIN EACH CHAMBER SHALL BE AS REQUIRED BASED UPON INSTALLATION OF RING & COVER



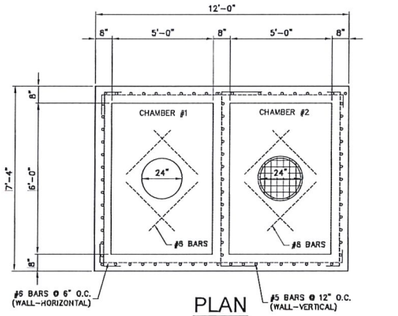
SECTION

NOTES:

1. SEE PLAN OR DRAINAGE TABLE FOR RIM OR GRATE ELEVATIONS.
2. RING & COVER TO BE U.S.F. 580-E (WATERTIGHT)

WELL STRUCTURE #DW1

(TWO CHAMBER)



PLAN

NOTES:

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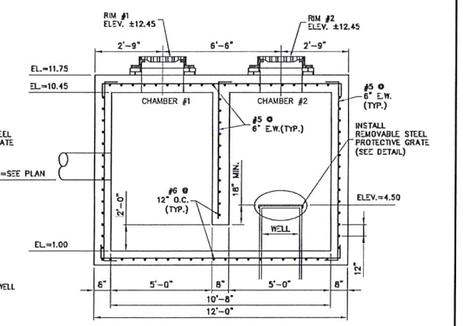

SECTION

NOTES:

1. SEE PLAN OR DRAINAGE TABLE FOR RIM OR GRATE ELEVATIONS.
2. RING & COVER TO BE U.S.F. 580-E (WATERTIGHT)

WELL STRUCTURE #DW2

(TWO CHAMBER)

FILE: K:\PRO.ECTS\18-xx\18-3921\dwg\3921ddt.dwg
PLOT DATE: 10/20/2022 11:56 AM BY: Andy Yennaman
LAYOUT: [PD3]

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #27977-LB 7519
Phone (954) 777-3113
Fax (954) 777-3114
Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON
DANIA BEACH FLORIDA
PAVING & DRAINAGE DETAILS

DATE:	NOV 2018
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN LICENSE No. 56690 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: October 20, 2022

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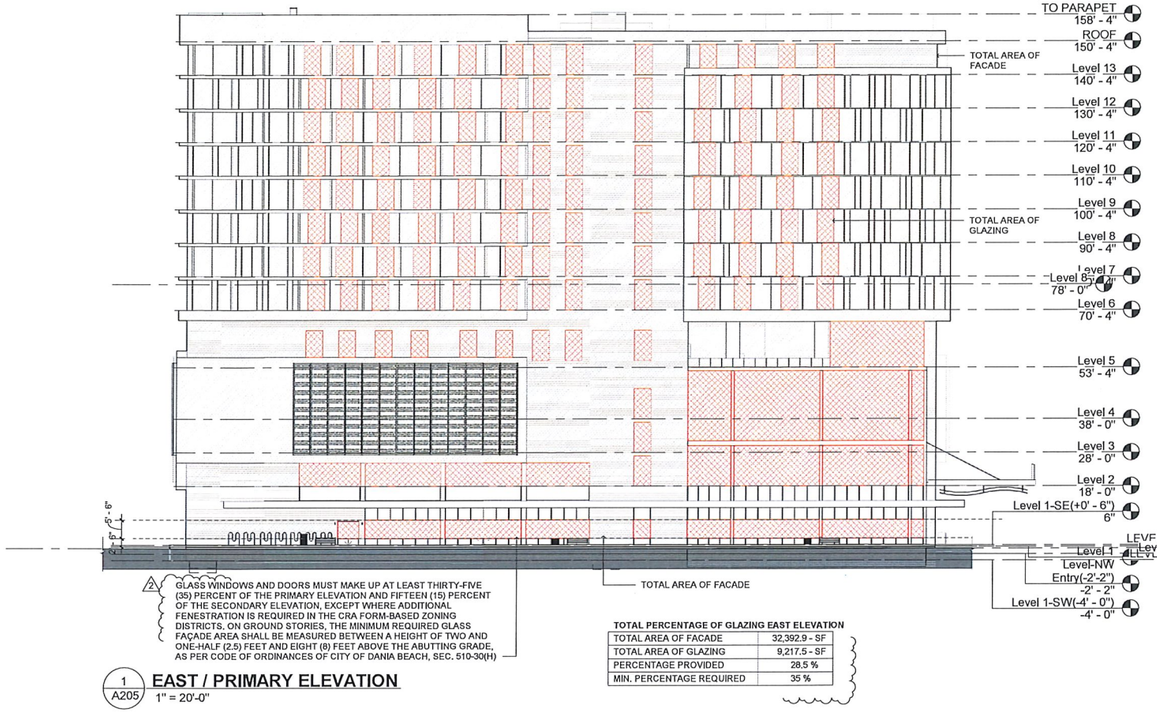
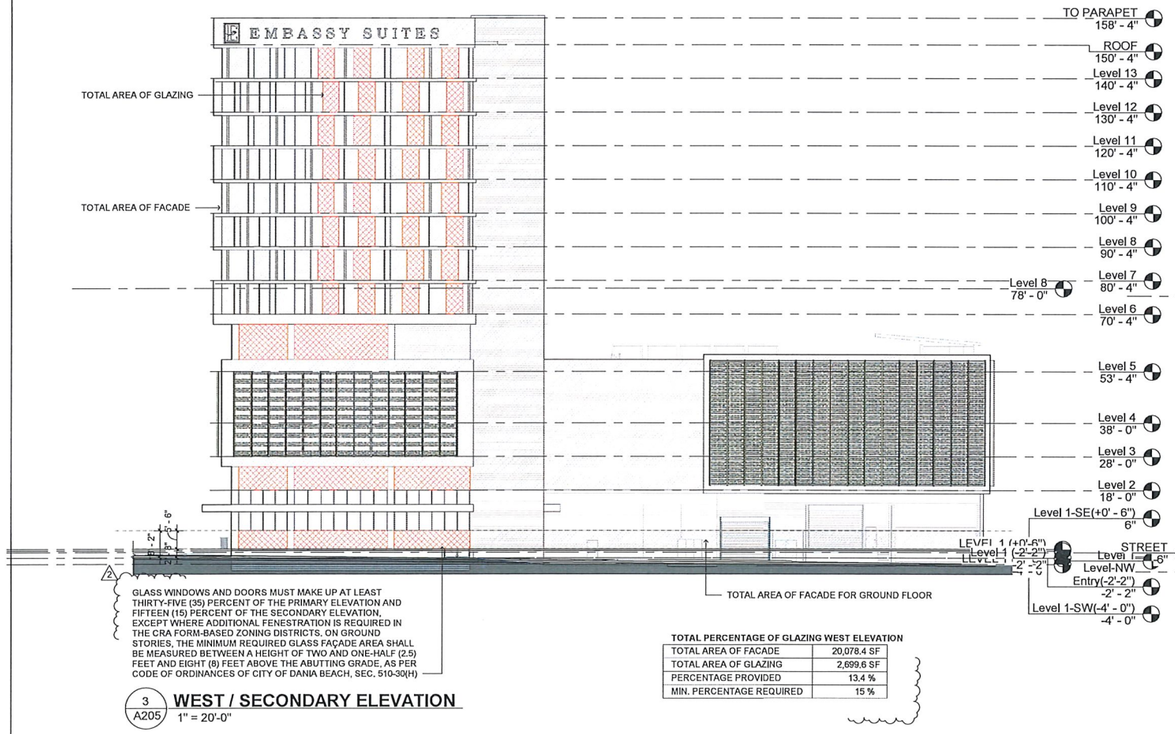
SHEET No.
PD3



1 A205 **EAST / PRIMARY ELEVATION**
1" = 20'-0"

TOTAL PERCENTAGE OF GLAZING EAST ELEVATION

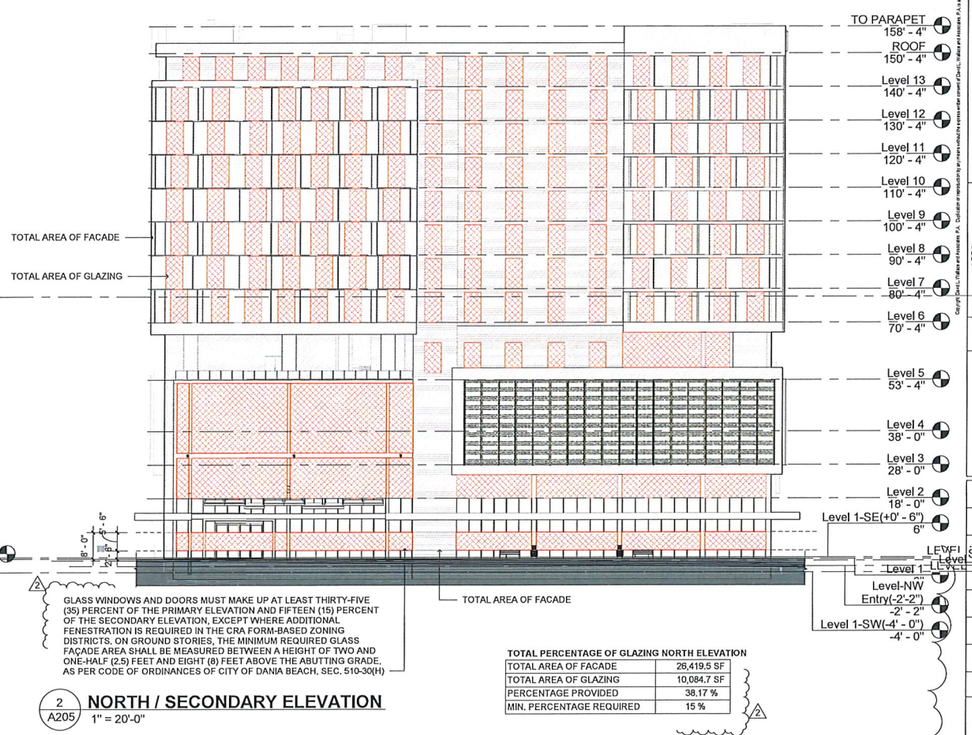
TOTAL AREA OF FACADE	32,392.9 - SF
TOTAL AREA OF GLAZING	9,217.5 - SF
PERCENTAGE PROVIDED	28.5 %
MIN. PERCENTAGE REQUIRED	35 %



3 A205 **WEST / SECONDARY ELEVATION**
1" = 20'-0"

TOTAL PERCENTAGE OF GLAZING WEST ELEVATION

TOTAL AREA OF FACADE	20,078.4 SF
TOTAL AREA OF GLAZING	2,699.6 SF
PERCENTAGE PROVIDED	13.4 %
MIN. PERCENTAGE REQUIRED	15 %



2 A205 **NORTH / SECONDARY ELEVATION**
1" = 20'-0"

TOTAL PERCENTAGE OF GLAZING NORTH ELEVATION

TOTAL AREA OF FACADE	26,419.5 SF
TOTAL AREA OF GLAZING	10,084.7 SF
PERCENTAGE PROVIDED	38.17 %
MIN. PERCENTAGE REQUIRED	15 %

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019
2	DRC REV#2	02-06-2020

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

EMBASSY SUITES HOTELS

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STATE OF FLORIDA
DAVID L. WALLACE JR.
AR93026
REGISTERED ARCHITECT
12/31/21

DAVID L. WALLACE JR.
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FL COA: AA26001254

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542 Douglas Avenue Altamonte Springs, FL 34698
www.dlwarchitects.com
est. 1981

DRAWN	Author
EDIT DATE	6/30/2022 7:17:14 PM
ISSUE DATE	10-01-2019
SCALE	1" = 20'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	PERCENTAGE OF GLAZING
FLLFDES ID #54773	
SHEET NUMBER	A205

2 / A400 **BUILDING SECTION (East to West)**
3/32" = 1'-0"

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

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DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
5/30/2022

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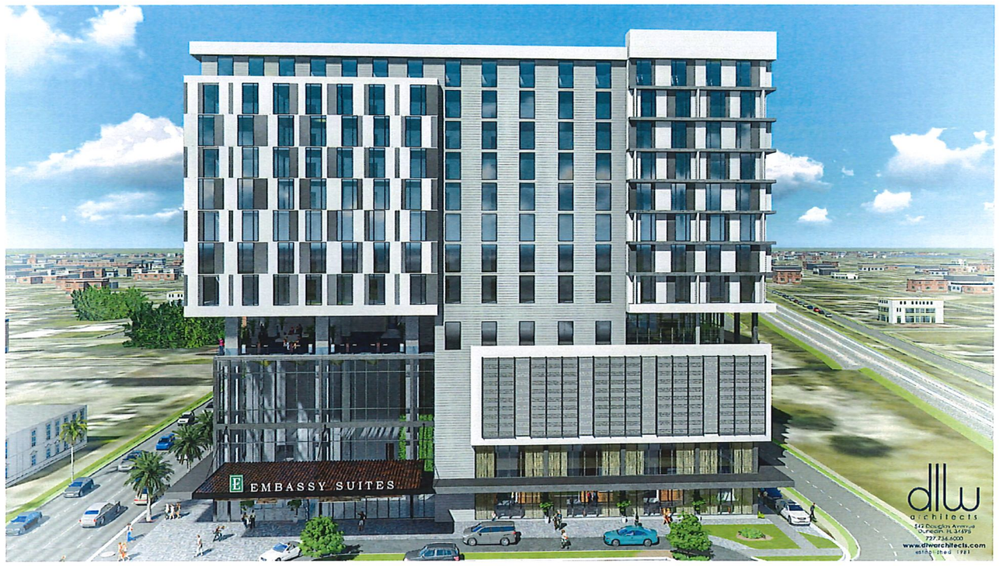
DRAWN	Author
EDIT DATE	5/30/2022 7:17:38 PM
ISSUE DATE	02/07/2019
SCALE	3/32" = 1'-0"
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	BUILDING SECTIONS
FLLFDES ID #54773	
SHEET NUMBER	A400



NORTH BUILDING VIEW

SW BUILDING VIEW

SE BUILDING VIEW

NW BUILDING VIEW

No.	DESCRIPTION	DATE
2	DRC REV#2	02-06-2020

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

EMBASSY SUITES HOTELS

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STATE OF FLORIDA
DAVID L. WALLACE JR.
REGISTERED ARCHITECT
AR93026
2nd/01

DAVID L. WALLACE JR.
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FL COA: AA26001254

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DRAWN	Author
EDIT DATE	6/30/2022 7:17:59 PM
ISSUE DATE	10/22/19
SCALE	As indicated
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	EXTERIOR HOTEL RENDERINGS
FLLFDES ID #54773	
SHEET NUMBER	A900

(P.B. 3, PG. 76)
1

N.W. 3RD STREET

N.W. 1ST AVENUE

NORTH FEDERAL HIGHWAY

SOUTHBOUND LANES

NORTHBOUND LANES

HILTON EMBASSY SUITES
F.F.E.=12.50 NAVD

PROP. 24" WHITE STOP BAR
R1-1 STOP SIGN
D3 STREET NAME SIGN
25 LF/6" DBL YELLOW

PROP. LIMIT OF CLEAR SIGHT

PROP. TACTILE SURFACE (TYP)

40' R/W (FUTURE R/W 50')

23' (TYP)

6" WHITE (TYP)

8' (TYP)

HANDICAP RAMP PER FDOT INDEX #522-022 CR-E

PROP. (2)R5-1 "DO NOT ENTER" SIGNS

WEST 200.00'(CALC. & MEAS.)

PROPERTY LINE

PROP. 5' R/W DEDICATION

PROP. 30'x 30' CLEAR SIGHT TRIANGLE

PROP. 24" WHITE STOP BAR R1-1 STOP SIGN

PROP. 6" DBL YELLOW

EXIST. 12" WHITE CROSSWALK

EXIST. BUS STOP SIGN (TO REMAIN)

CONCRETE BUS LANDING AREA

PROP. 10' R/W DEDICATION

82' R/W

10'

NORTH 256.00'(CALC. & MEAS.)

4' R/W DEDICATION

EXIST. 4' FPL EASEMENT (O.R.B. 5991, PG 854)

EXIST. 3" SANITARY SEWER FORCE MAIN EASEMENT TO CITY OF DANIA (O.R.B. 3153, PG 455)

F.F.E.=12.50 NAVD

GRAPHIC SCALE
1" = 10'

10 5 0 10 20

MATCH LINE – SEE PMS2 FOR CONTINUATION

FILE: K:\PROJECTS\18-xxx\18-3921\dwg\3921pms.dwg
PLOT DATE: 10/20/2022 11:36 AM BY: Andy Yennaton
LAYOUT: [PMS1]

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Engineers • Planners • Surveyors
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Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON
DANIA BEACH FLORIDA
PAVEMENT MARKING & SIGNAGE PLAN

DATE:	NOV 2018
SCALE:	1" = 10'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56690
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date October 20, 2022

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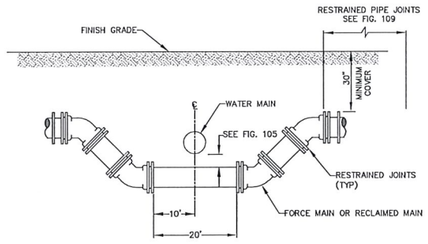
SHEET No.
PMS1

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



WHEREVER POSSIBLE DEFLECTION OF THE PIPE WILL BE USED TO AVOID EXISTING OBSTRUCTIONS. THIS CROSSING SHALL BE USED ONLY WHEN APPROVED BY WWS.

REPLACES FORMER DWG NO.16C
REVISED 9/5/2012

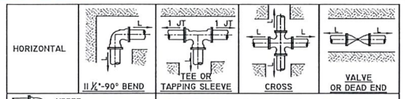
SPECIAL UTILITY CROSSING

FIGURE 107

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



- CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS.
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

	HORIZONTAL, L (FEET)						45° VERTICAL OFFSET (FEET)	
DIAMETER	11 1/4°	22 1/2°	45°	90°	TEE OR CROSS	VALVES AND DEAD END	UPPER	LOWER
4	1	2	4	10	3	20	9	3
6	2	3	6	14	11	28	12	4
8	2	4	8	17	20	37	16	5
10	2	5	19	21	27	44	19	6
12	3	5	10	24	34	52	22	6

PVC PIPE

	HORIZONTAL, L (FEET)						45° VERTICAL OFFSET (FEET)	
DIAMETER	11 1/4°	22 1/2°	45°	90°	TEE OR CROSS	VALVES AND DEAD END	UPPER	LOWER
4	2	3	5	12	5	32	14	3
6	2	4	7	16	18	45	19	5
8	3	5	9	21	31	59	25	6
10	3	5	11	25	43	71	30	7
12	3	6	12	29	55	83	35	7

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS. FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

REPLACES FORMER DWG NO.109
REVISED 2/23/2011

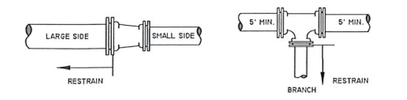
RESTRAINED JOINT REQUIREMENTS SINGLE FITTING

FIGURE 109

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



STRAIGHT REDUCER

DUCTILE IRON PIPE

SMALL SIDE DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'

PVC PIPE

SMALL SIDE DIAMETER	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

TEE REDUCER

DUCTILE IRON PIPE

BRANCH SIZE DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15'	10'
10"				23'

PVC PIPE

BRANCH SIZE DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		9'	1'	1'
8"			24'	16'
10"				37'

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS. FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

REPLACES FORMER DWG NO.112
REVISED 2/23/2011

RESTRAINED JOINT REQUIREMENTS REDUCING FITTINGS

FIGURE 112

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

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ENGINEERING DIVISION
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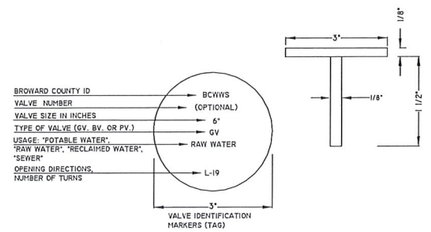
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



REPLACES FORMER DWG NO.3E
REVISED 2/23/2011

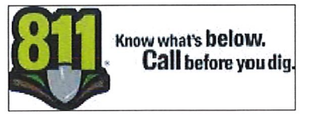
VALVE COLLAR AND IDENTIFICATION MARKER

FIGURE 121

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.
2. THE ABOVE NOTICE SHALL APPEAR ON THE COVER SHEET OF ALL CONSTRUCTION PLANS SUBMITTED TO THE COUNTY.

REPLACES FORMER DWG NO.101
REVISED 2/23/2011

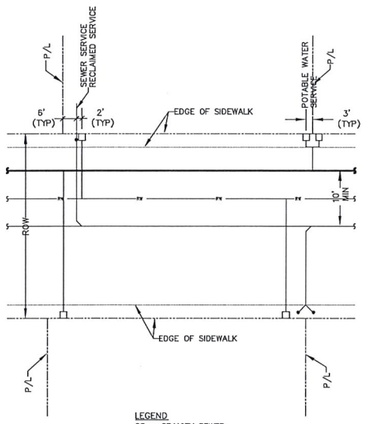
UTILITY LOCATES

FIGURE 101

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



LEGEND
GS – GRAVITY SEWER
RW – RECLAIMED WATER
WM – POTABLE WATER MAIN

NOTE: LOCATION OF SERVICES CAN BE MODIFIED WITH WWS APPROVAL.

REPLACES FORMER DWG NO.104
REVISED 10/18/2012

UTILITY LOCATIONS

FIGURE 104

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED) CROSSINGS (1) (4)
STORM SEWER, FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 FT. MINIMUM	ALTERNATE 3 FT. MINIMUM — WATER MAIN — 12 INCHES IS THE MINIMUM, EITHER 6 INCHES OR 12 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED
VACUUM SANITARY SEWER	WATER MAIN — 10 FT. PREFERRED 3 FT. MINIMUM	ALTERNATE 3 FT. MINIMUM — WATER MAIN — 12 INCHES PREFERRED 6 INCHES MIN
GRAVITY SANITARY SEWER (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN — 10 FT. PREFERRED 6 FT. MINIMUM	ALTERNATE 6 FT. MINIMUM — WATER MAIN — 12 INCHES IS THE MINIMUM, EITHER 6 INCHES OR 12 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM	—

(1) WATER MAIN SHALL CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

REPLACES FORMER DWG NO.105
REVISED 3/9/2012

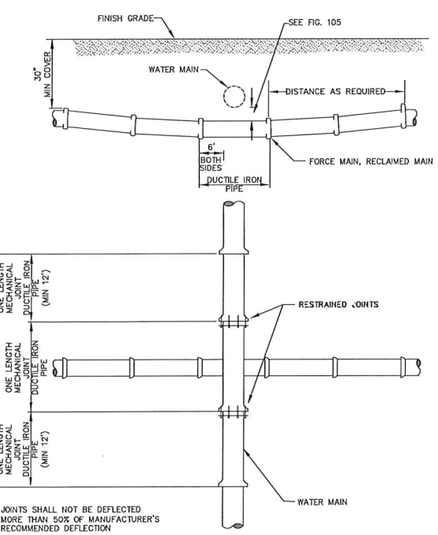
WATER MAIN SEPARATION

FIGURE 105

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



REPLACES FORMER DWG NO.16B
REVISED 2/23/2011

STANDARD UTILITY CROSSING

FIGURE 106

FILE: K:\PRO.ECTS\18-xxx\18-3921\dwg\3921wsdt.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Venneman
LAYOUT: [WS3]

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #709711LB 7019
Phone (954) 777-3123
Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON
DANIA BEACH FLORIDA
WATER & SEWER DETAILS

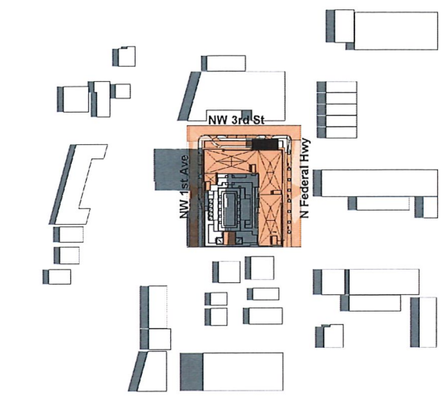
DATE:	NOV 2018
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

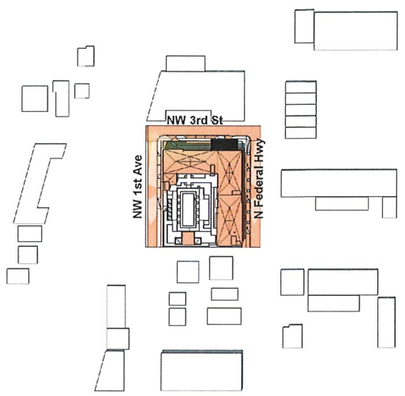
Date: October 20, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

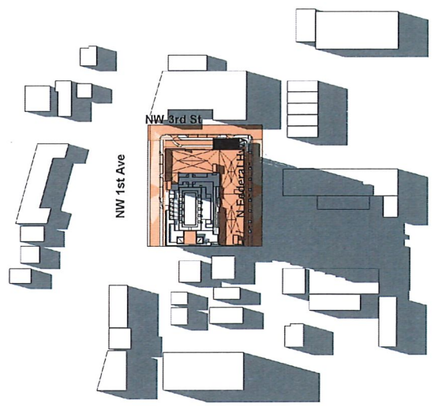
SHEET No.
WS3



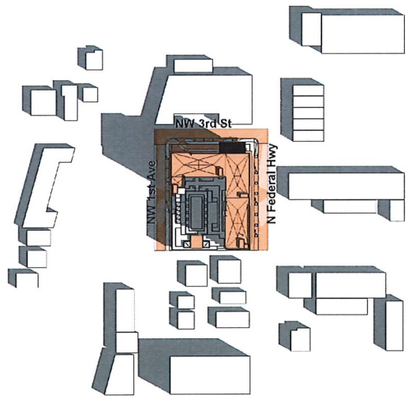
1 A910 **Winter(Jan 31 9am)**



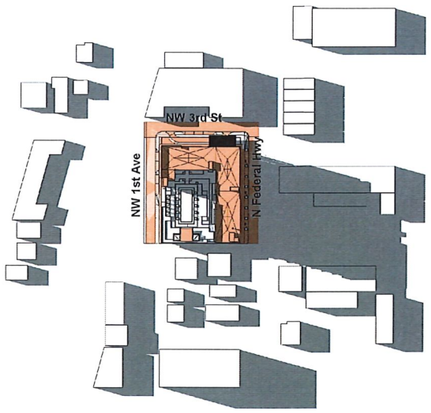
2 A910 **Winter(Jan 31 12pm)**



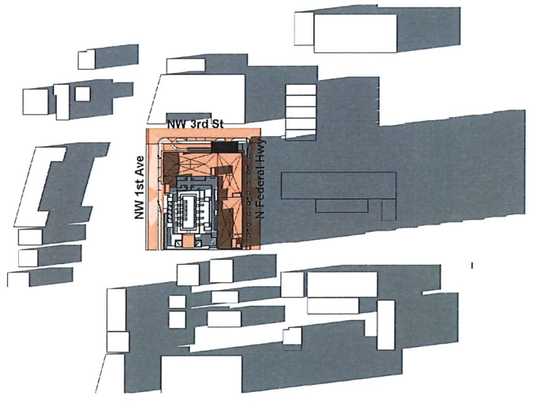
3 A910 **Winter(Jan 31 5pm)**



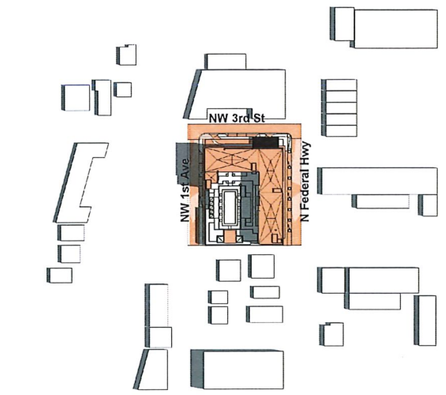
4 A910 **Summer(Jun 21 9am)**



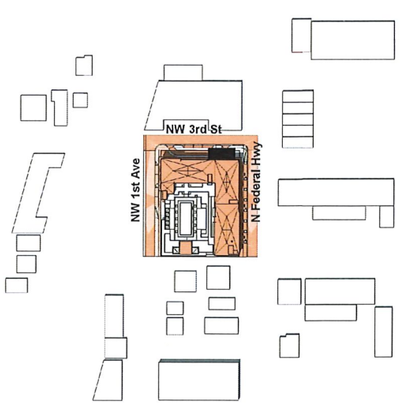
5 A910 **Summer(Jun 21 12Pm)**



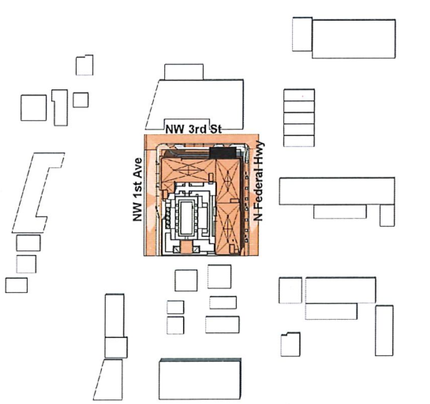
6 A910 **Summer(Jun 21 5Pm)**



7 A910 **Spring(March 21 9am)**



8 A910 **Spring(March 21 12pm)**



9 A910 **Spring(March 21 5pm)**

No.	DESCRIPTION	DATE
1	DRC RCC#1	10-01-2019

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

EMBASSY SUITES HOTELS®

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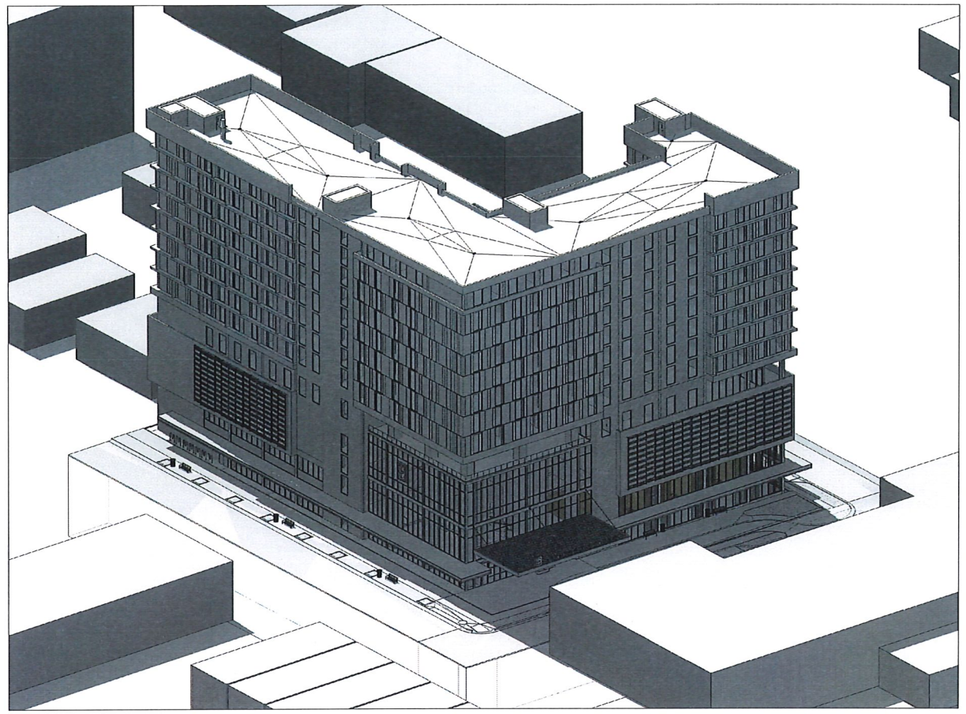
STATE OF FLORIDA
DAVID L WALLACE JR
REGISTERED ARCHITECT
AR93026
7/31/2020

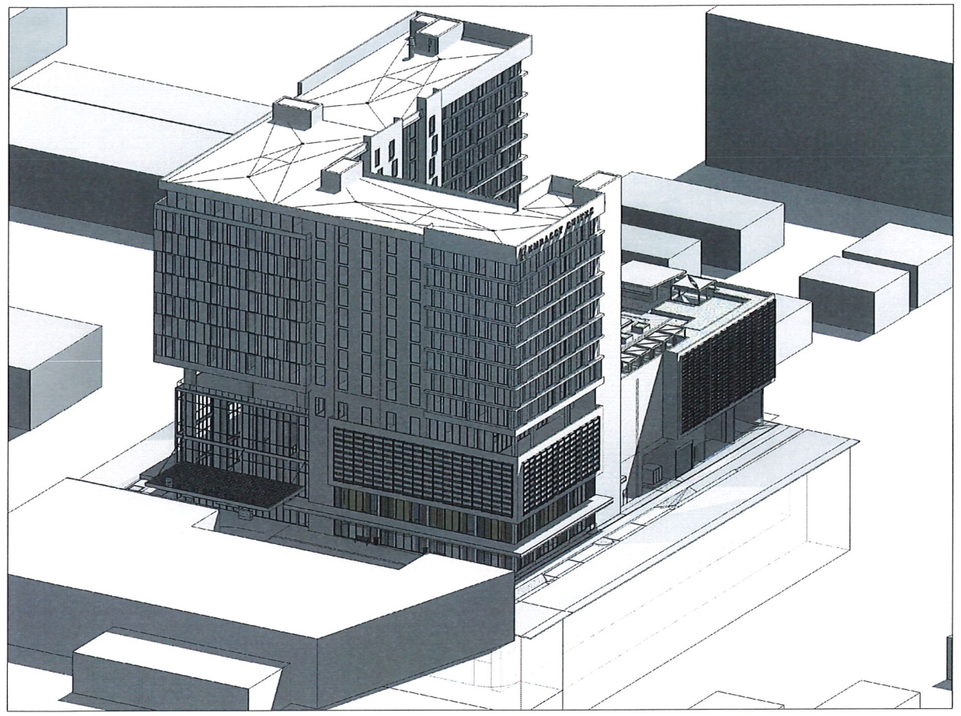
DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw architects
542 Douglas Avenue Altamonte, FL 34698
www.dlwarchitects.com
established 1981

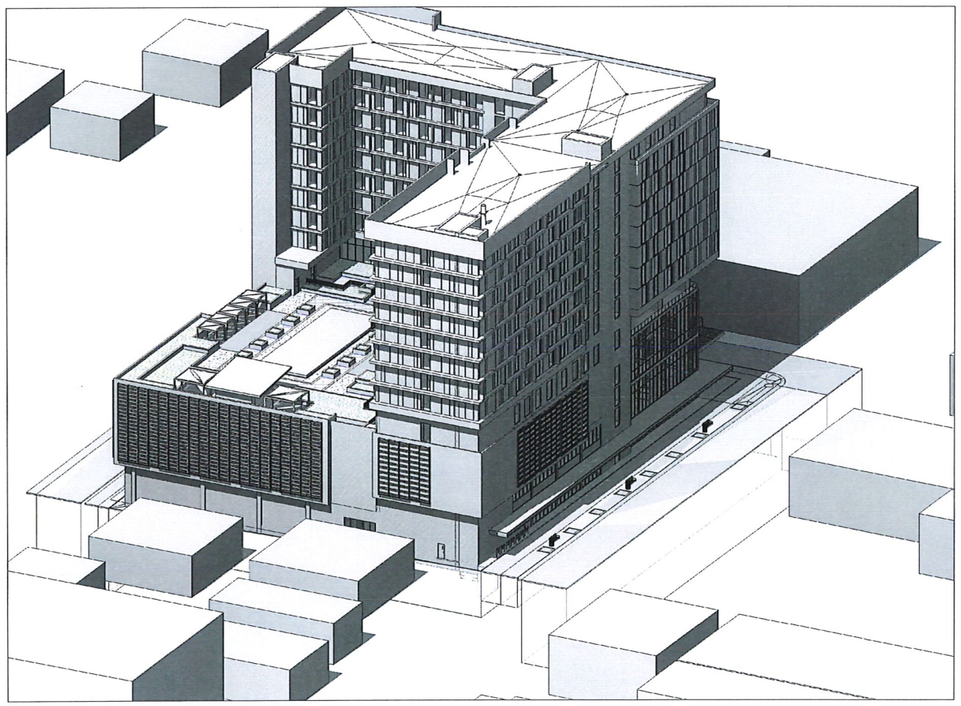
DRAWN	Author
EDIT DATE	5/30/2022 7:20:04 PM
ISSUE DATE	02/07/2019
SCALE	
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	BUILDING SHADOW STUDY
FLLFDES ID #54773	
SHEET NUMBER	A910



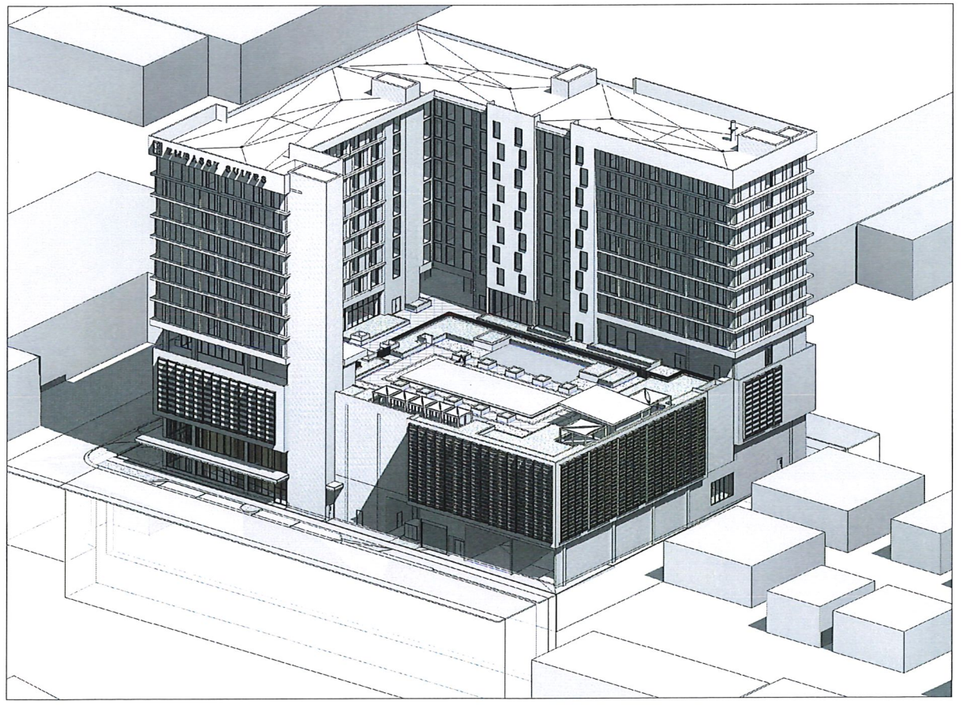
1 A911 **N.E. MASSING STUDY**



2 A911 **N.W. MASSING STUDY**



3 A911 **S.E. MASSING STUDY**



4 A911 **S.W. MASSING STUDY**

No.	DESCRIPTION	DATE

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

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STATE OF FLORIDA
DAVID L. WALLACE JR.
AR93026
REGISTERED ARCHITECT
7/4/01

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

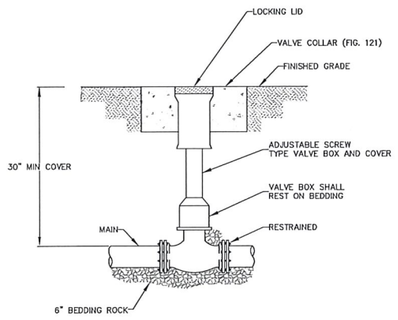
dlw architects
542 Douglas Avenue Altamonte Springs, FL 34698
www.dlwarchitects.com
established 1981

DRAWN	Author
EDIT DATE	6/30/2022 7:22:19 PM
ISSUE DATE	02/07/2019
SCALE	
JOB NUMBER	17-027
PROJECT STATUS	Schematic Design
SHEET NAME	MASSING STUDY
FLLFDES ID #54773	
SHEET NUMBER	A911

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0928

STANDARD DETAIL



1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

REPLACES FORMER DWG NO.123	VALVE BOX DETAIL	FIGURE 123
REVISED 9/5/2012		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

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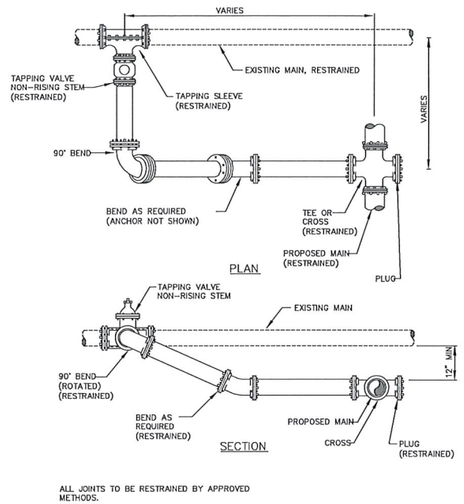
FAX: 954-831-0928

STANDARD DETAIL



ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.

REPLACES FORMER DWG NO.131	TYPICAL CONNECTION TO EXISTING MAIN	FIGURE 131
REVISED 2/23/2011		

BROWARD COUNTY
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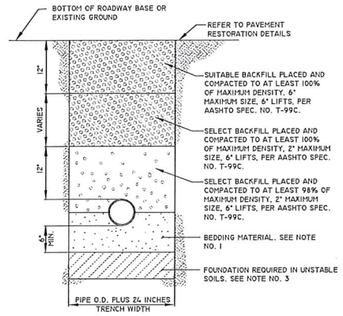
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0928

STANDARD DETAIL



1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REPLACES FORMER DWG NO.180	TYPICAL TRENCH BACKFILL	FIGURE 180
REVISED 2/23/2011		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
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2555 WEST COPANS ROAD
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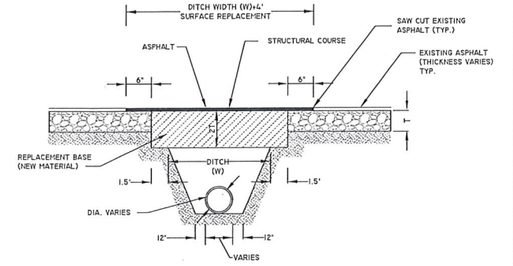
PHONE NO. 954-831-0745
FAX: 954-831-0928

STANDARD DETAIL



1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70% (60% FOR LOCAL STREETS).
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

REPLACES FORMER DWG NO.19B	RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION	FIGURE 183
REVISED 2/23/2011		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
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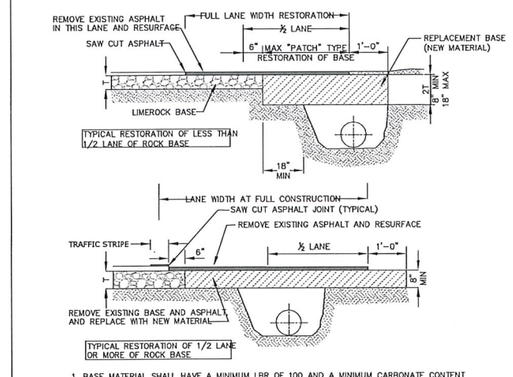
PHONE NO. 954-831-0745
FAX: 954-831-0928

STANDARD DETAIL



1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF ½ INCH AND A MAXIMUM OF 2" IN THICKNESS.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

REPLACES FORMER DWG NO.19A	RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION	FIGURE 182
REVISED 2/23/2011		

BROWARD COUNTY
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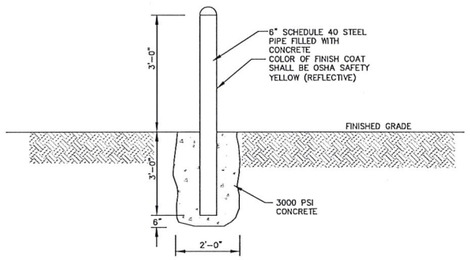
FAX: 954-831-0928

STANDARD DETAIL



REPLACES FORMER DWG NO.194	BOLLARD	FIGURE 194
REVISED 2/23/2011		

BROWARD COUNTY
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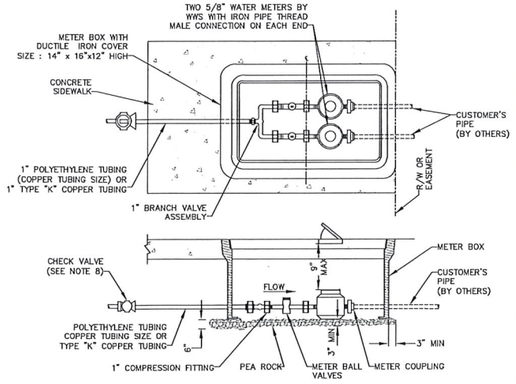

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOX.
3. WWS RESPONSIBILITY ENDS AT THE CUSTOMER'S SIDE OF METER.
4. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS SHALL BE 14" FOR 1" TUBING.
5. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
6. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
7. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
8. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER VALVE.
9. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.

REPLACES FORMER DWG NO.3B	DOUBLE METER INSTALLATION FOR TWO 5/8" METERS	FIGURE 227
REVISED 10/29/2012		

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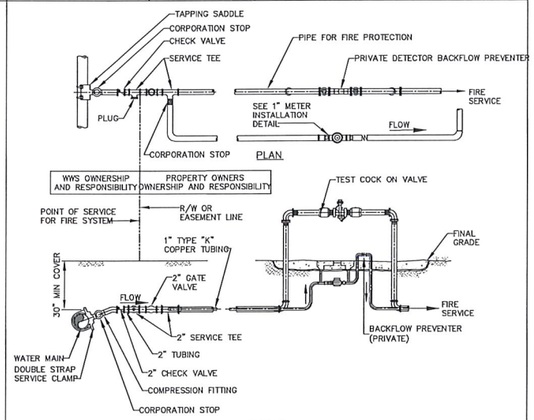

1. THE DOUBLE CHECK VALVE SHALL BE PRIVATELY OWNED BY PROPERTY OWNER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS AND ALL APPLICABLE CODES.
3. METER BOX AND SERVICE LINE SHALL BE IN ACCORDANCE WITH WWS STANDARD DETAIL FOR WATER METER INSTALLATION AND NFP STDS AND CODES. USE TYPE "K" COPPER TUBING AND BRASS OR COPPER FITTINGS.
4. BACKFLOW PREVENTER FOLLOWING THE METER SHALL BE THE SAME TYPE DEVICE (DEGREE OF HAZARD) AS THE FIRE MAIN DEVICE. THIS SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER. METER AND METER BOX SHALL BE SUPPLIED BY CONTRACTOR.
5. EXTENT OF WWS OWNERSHIP IS LIMITED TO THE BYPASS METER AND ALL PIPING PRIOR TO THE POINT OF SERVICE FOR THE FIRE SYSTEM AS SHOWN ON THIS DRAWING VIA PLAN AND PROFILE ABOVE.

REPLACES FORMER DWG NO.9C	TYPE 3 PRIVATE FIRE PROTECTION 2" DIAMETER CONNECTION	FIGURE 237
REVISED 2/23/2011		

FILE: K:\PRO.ECTS\18-xxx\18-3921\dwg\3921wsdt.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Vennaman
LAYOUT: [WS4]

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
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Sun-Tech Engineering, Inc.
Engineers-Planners-Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION:

EMBASSY SUITES HOTEL
BY HILTON
DANIA BEACH FLORIDA
WATER & SEWER DETAILS

DATE:	NOV 2018
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: October 20, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS4

LEED v4 for BD+C: Hospitality
Project Checklist

Project Name: Embassy Suites Dania
Date: 2/17/19
Address: 233 North Federal Highway, Dania Beach FL 33004

Y	?	N			
1			Credit	Integrative Process	1

4	3	25	Location and Transportation	16
		16	Credit	LEED for Neighborhood Development Location	16
		1	Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
1	1	3	Credit	Surrounding Density and Diverse Uses	5
1	1	3	Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4	3	3	Sustainable Sites	10
Y			Prereq	Construction Activity Pollution Prevention	Required
		1	Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
2	1		Credit	Rainwater Management	3
1	1		Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

5	2	4	Water Efficiency	11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
2	2	2	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

9	2	18	Energy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3			Credit	Enhanced Commissioning	6
2	2	13	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

5	6	2	Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3	2	Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

10	5	1	Indoor Environmental Quality	16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
1	1	1	Credit	Daylight	3
	1		Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

3	3	0	Innovation	6
2	3		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

3	0	0	Regional Priority	4
1			Credit	Regional Priority: Bicycle Facilities	1
1			Credit	Regional Priority: Light Pollution Reduction	1
1			Credit	Regional Priority: Outdoor Water Use Reduction	1
			Credit	Regional Priority: Specific Credit	1

44	24	53	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
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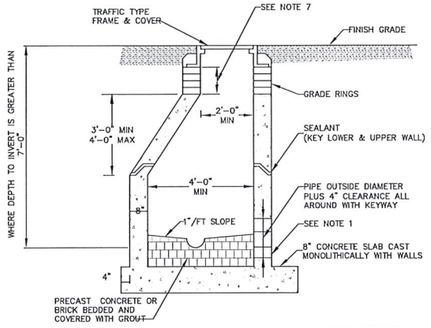
PHONE NO. 954-831-0745
FAX: 954-831-0933

STANDARD DETAIL

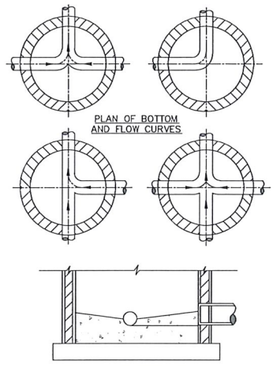


1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES THROUGH PRECAST SECTIONS PERMITTED PER OSHA REQUIREMENTS.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT. SEE FIG. 322.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MAINTENANCE ACCESS STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF SEALANT/ADHESIVE COMPOUND ON EACH SEALING FACE.
8. SET MAINTENANCE ACCESS STRUCTURE FRAME ON 2 STRIPS OF SEALANT PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. BRING MORTAR UP OVER FRAME.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME.

REPLACES FORMER DWG NO.13A
REVISED 3/9/2012

PRECAST MAINTENANCE ACCESS STRUCTURE

312



1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MAINTENANCE ACCESS STRUCTURE SHELF 1"/FT MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL SHALL BE PRECAST CONCRETE OR FILLED WITH BRICK COVERED WITH 1" OF MORTAR.

REPLACES FORMER DWG NO.13B
REVISED 3/9/2012

INVERT CHANNEL FLOW DIRECTIONS

318

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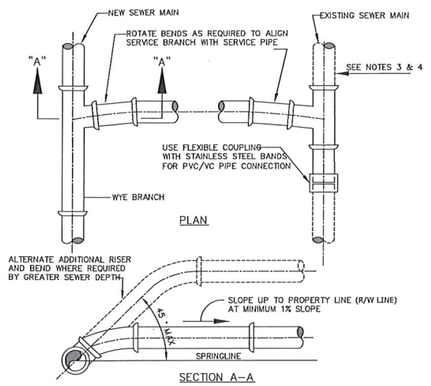

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
4. RIGID COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
5. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE; WHERE NOT TECHNICALLY FEASIBLE CONTACT WWS ENGINEERING.
6. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARDS OF THE UNI-BELL HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

REPLACES FORMER DWG NO.2A
REVISED 2/23/2011

WYE SEWER SERVICE CONNECTION

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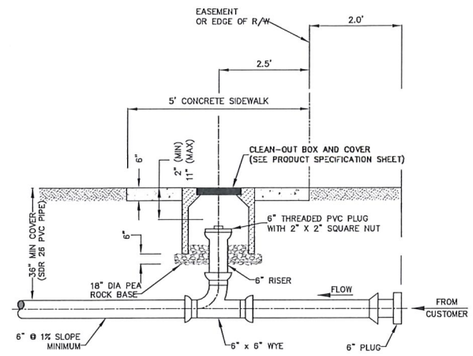

1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

REPLACES FORMER DWG NO.4A
REVISED 10/1/2012

SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE

341

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2555 WEST COPANS ROAD
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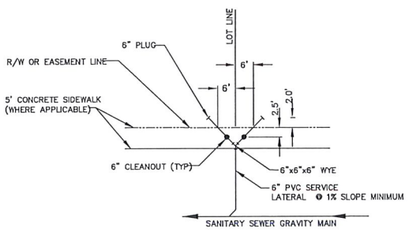
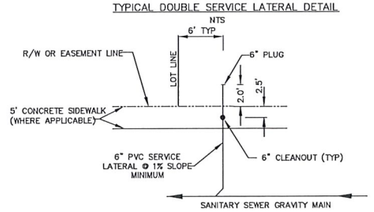


TYPICAL DOUBLE SERVICE LATERAL DETAIL

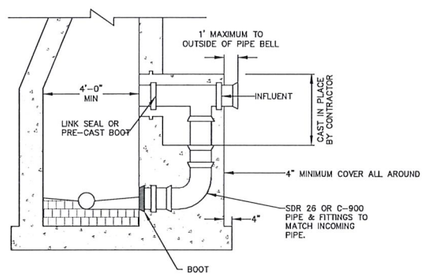


TYPICAL SINGLE SERVICE LATERAL DETAIL
NTS

REPLACES FORMER DWG NO.4B
REVISED 2/23/2011

SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PLAN

342



1. THE MANUFACTURER'S PORTION OF THE CONCRETE ENCASEMENT FOR THE DROP CONNECTION SHALL BE POURED INTEGRALLY WITH BOTH THE MAINTENANCE ACCESS STRUCTURE SLAB AND WALL.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO (2) FEET OR MORE ABOVE THE MAIN INVERT CHANNEL.
3. ALL REQUIREMENTS FOR PRECAST MAINTENANCE ACCESS STRUCTURE WITHOUT DROP CONNECTIONS WILL ALSO APPLY TO PRECAST MAINTENANCE ACCESS STRUCTURE WITH DROP CONNECTIONS. SEE PRECAST MAINTENANCE ACCESS STRUCTURE STANDARD DETAIL FOR OTHER REQUIREMENTS.
4. ALL PIPE TO BE SAME DIAMETER AS INFLUENT SEWER MAIN.

REPLACES FORMER ~~DWG NO.13C~~
REVISED 3/9/2012

PRECAST MAINTENANCE ACCESS STRUCTURE DROP CONNECTION

313

GENERAL PIPELINE NOTES

1. ALL MATERIALS, INSTALLATION, TESTING AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BROWARD COUNTY WATER & WASTEWATER SERVICES (WWS) "MINIMUM STANDARDS", BROWARD COUNTY ENGINEERING DIVISION STANDARDS AND THE TECHNICAL SPECIFICATIONS (WHEN APPLICABLE). WHERE DISCREPANCIES, OMISSIONS OR MODIFICATIONS EXIST BETWEEN THE PLANS, THE SPECIFICATIONS AND THE STANDARDS, THE PLANS SHALL GOVERN.
2. LOCATION OF EXISTING UNDERGROUND UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL PERTINENT UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
3. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI A21.51/AWWA C151-02 WITH WALL THICKNESS CLASS 50 FOR 8" AND ABOVE, CLASS 52 FOR 4" AND 6" AND SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI A21.4/AWWA C104-03. EPOXY LININGS SHALL BE USED FOR FORCE MAINS AND GRAVITY SEWERS. PIPE, FITTINGS AND APPURTENANCES IN WATER VAULTS SHALL BE FLANGED. ALL FLANGED DUCTILE IRON PIPE SHALL BE CLASS 53. P.V.C. NON-PRESSURE PIPE (GRAVITY SEWER PIPE) SHALL CONFORM TO ASTM D3034 WITH A MINIMUM WALL THICKNESS OF SDR 35. PVC PRESSURE PIPE 4" THROUGH 12" SHALL CONFORM TO ANSI/AWWA C-900-07 WITH A MINIMUM WALL THICKNESS OF SDR 18.
4. MINIMUM COVER FOR DUCTILE IRON PIPE SHALL BE 30", WHERE SPECIFIED (SEE NOTE 8). MINIMUM COVER FOR P.V.C. PIPE IS 36".
5. ALL PRESSURE MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE FORMULA,

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

IN WHICH L- EQUALS ALLOWABLE LEAKAGE IN GALLONS/HOUR,
S- EQUALS LENGTH OF PIPE IN FEET,
D- EQUALS NOMINAL DIAMETER OF PIPE IN INCHES,
P- EQUALS AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.
ALL TESTING SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C600-05 (HYDROSTATIC TESTS) AND C651-05 (WATER MAIN BACTERIOLOGICAL TESTS).

6. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END. MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.
7. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO GRAVITY SEWERS, VALVES, FITTINGS, LENGTH OF PIPE AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL ELEVATIONS SHALL BE TAKEN BY AN INDEPENDENT REGISTERED SURVEYOR AND INCLUDED IN THE "AS-BUILT" INFORMATION FURNISHED BY THE CONTRACTOR. FINAL APPROVAL OF THE PROJECT IS SUBJECT TO THE FINAL REVIEW AND APPROVAL OF THE "AS-BUILT" INFORMATION FURNISHED TO THE REGULATORY AGENCIES AND BCDES.
8. ALL MECHANICAL JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND IN COMPLIANCE WITH AWWA STANDARDS.
9. DUCTILE IRON PIPE MAY BE INSTALLED WITH LESS THAN 30" OF COVER, WHEN APPROVED BY THE BCDES ENGINEER. COVER OVER PIPE MUST CONSIST OF ROAD LIME ROCK THAT EXTENDS FROM ROADWAY SUB-BASE OR FINISHED GRADE DOWN TO SPRINGLINE OF PIPE IN A TRENCH WITH 12" OF LIME ROCK ON EITHER SIDE OF THE PIPE. MINIMUM COVER SHALL BE 24".
10. WHERE AN EXISTING WATER OR FORCE MAIN REQUIRES DEFLECTION TO CONNECT WITH OR PASS BY PROPOSED PIPE, THE AMOUNT OF DEFLECTION PER PIPE JOINT SHALL CONFORM WITH THE STANDARD UTILITY CROSSING DETAIL. THE LENGTH OF EXISTING PIPE TO BE DEFLECTED SHALL BE APPROVED BY THE ENGINEER.
11. ALL PIPE DENOTED "ABANDON, PLUG AND GROUT" SHALL BE EMPTIED, FLUSHED OUT AND COMPLETELY FILLED WITH GROUT. THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE LOCAL, FEDERAL AND STATE ENVIRONMENTAL REQUIREMENTS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES AND DETAILS SHOWN ON THE DRAWINGS, SUPPLEMENTARY DRAWINGS, SCHEDULES OR OTHER DATA RECEIVED FROM THE ENGINEER AND SHALL NOTIFY HIM OF ALL OMISSIONS, ERRORS, CONFLICTS, AND DISCREPANCIES FOUND THEREIN. FAILURE TO DISCOVER OR TO CORRECT ERRORS, CONFLICTS OR DISCREPANCIES SHALL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR UNSATISFACTORY WORK, FAULTY CONSTRUCTION OR IMPROPER OPERATION RESULTING THEREFROM, NOR FROM RECTIFYING SUCH CONDITION, AT HIS OWN EXPENSE.
13. WHERE THE PROPOSED WATER OR FORCE MAIN IS IN CONFLICT WITH OTHER EXISTING OR PROPOSED UTILITIES, THE NEW MAIN SHALL BE DEFLECTED AT PIPE JOINTS IN ACCORDANCE WITH THE STANDARD UTILITY CROSSING DETAIL. THE SPECIAL UTILITY CROSSING DETAIL WITH BENDS SHALL ONLY BE USED WHEN APPROVED BY THE ENGINEER.
14. WHENEVER A MATERIAL, ARTICLE OR PIECE OF EQUIPMENT IS IDENTIFIED IN THE PROJECT MANUAL, INCLUDING DRAWINGS AND SPECIFICATIONS, BY REFERENCE TO MANUFACTURERS' OR VENDORS' NAMES, TRADE NAMES, CATALOG NUMBERS OR OTHERWISE, IT IS INTENDED HEREBY TO ESTABLISH A STANDARD, UNLESS IT IS FOLLOWED BY WORDS INDICATING THAT NO SUBSTITUTION IS PERMITTED BECAUSE OF FORM, FIT, FUNCTION AND QUALITY. ANY MATERIAL, ARTICLE, OR EQUIPMENT OF OTHER MANUFACTURERS AND VENDORS WHICH WILL PERFORM OR SERVE THE REQUIREMENTS OF THE GENERAL DESIGN WILL BE CONSIDERED EQUALLY ACCEPTABLE, PROVIDED THE MATERIALS, ARTICLE OR EQUIPMENT SO PROPOSED IS, IN THE OPINION OF THE ENGINEER, EQUAL IN SUBSTANCE, QUALITY AND FUNCTION.
15. COMPLIANCE TO "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FEET DEEP.
16. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:

SUNSHINE STATE 1 CALL	1-800-432-4770
W.W.S. NETWORK	831-0838
W.W.S. INSPECTOR	831-0913

17. ALL WATER MAIN INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
18. PIPE MARKINGS:

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(12)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON
DANA BEACH FLORIDA
WATER & SEWER DETAILS

DATE:	NOV 2018
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

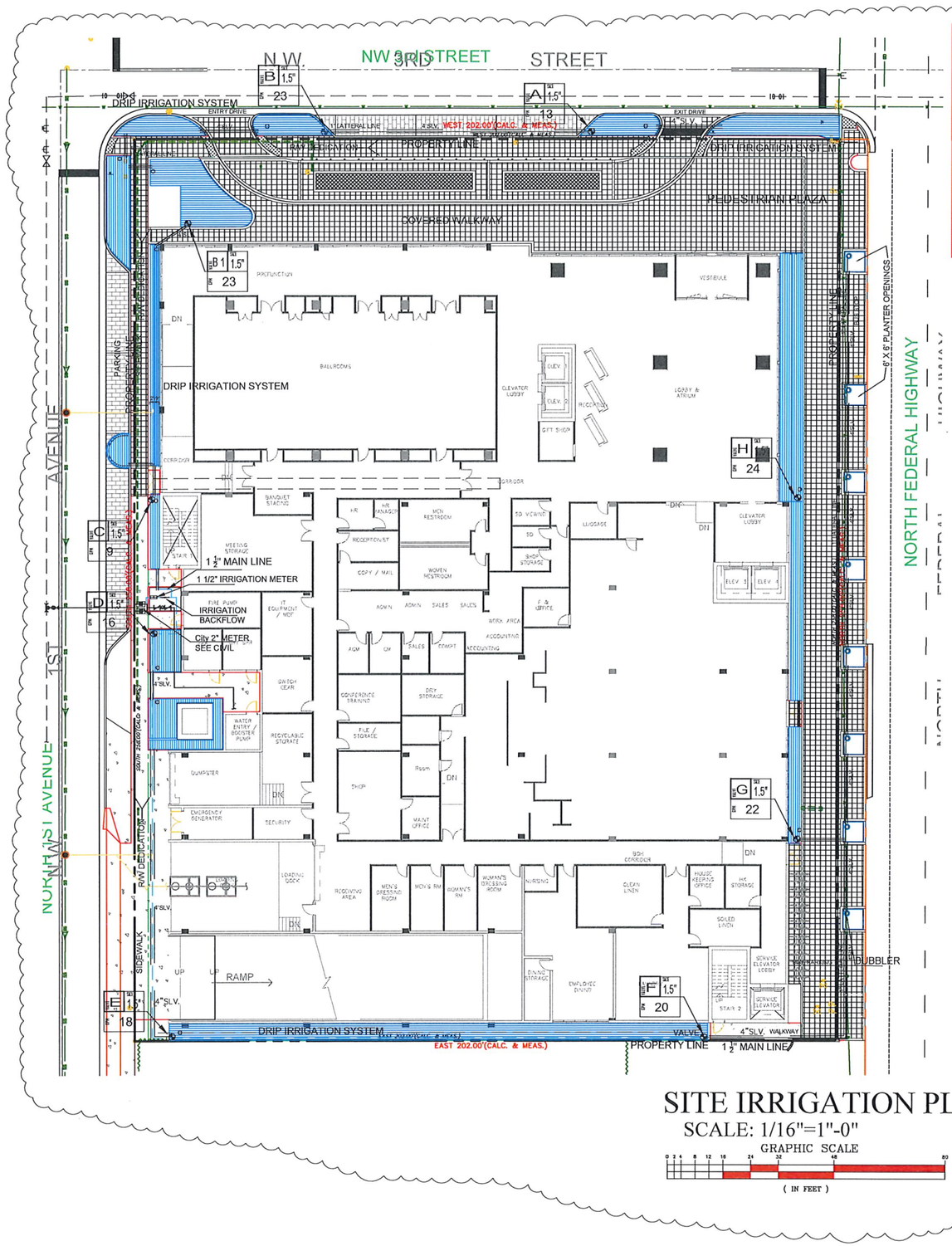
CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: **October 20, 2022**

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS6

FILE: K:\PRO.ECTS\18-xxx\18-3921\dwg\3921wsdt.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Vennerman
LAYOUT: [WS6]



DRIP	GPM
A	13
B	23
B1	23
C	9
D	16
E	18
F	20
G	22
H	24
TOTAL	168
GALS	

SITE IRRIGATION PLAN

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

GRAPHIC SCALE

0 2 4 8 12 16 24 32 48 80

(IN FEET)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 1800-1300AF Flood Flood Bubbler on fixed riser, with a PA-80 adapter.	9
	DRIP IRRIGATION VALVE, FILTER AND REGULATOR ASSEMBLY. 1-15 GPM (.75") - HUNTER DRIP ZONE KIT (ACZ-075-25) 2-20 GPM (1") - HUNTER DRIP ZONE KIT (ICZ-101-25) 40-60 GPM (1.5") - HUNTER DRIP ZONE KIT (ICZ-151-40)	
	DRIP EMITTER TUBING - .9 GPHX 12" EMITTER SPACING, AND 18" ROW SPACING. PVC PIPE SUPPLY AND EXHAUST HEADERS WITH AIR RELEASE VALVES, AND AUTO FLUSH VALVES IN VALVE BOXES PER HIGH, LOW, AND END POINTS OF THE TUBING. PROVIDE A 12" POP-UP SPRAY HEAD WITH THE NOZZLE SHUT OFF AS A SYSTEM OPERATION INDICATOR. USE PVC PIPE TO, AND BETWEEN, EACH PLANTING AREA. NETAFIM UNI-TECHLINE-CNL - 1 GPH - 12" OC, OR EQUAL.	
	DENOTES TREE IN THIS AREA. REFER TO TREE DRIP COIL DETAIL	
	Irrigation Lateral Line: PVC Schedule 200	920 l.f.
	Irrigation Mainline: PVC Schedule 200	620 l.f.
	Pipe Sleeve: PVC Schedule 200- solvent weld pvc pipe and fittings Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	545 l.f.

THE ABOVE CHART IS A COURTESY- CONTRACTOR TO RE-CHECK QUANTITIES, AND IS ALLOWED TO MAKE THE NECESSARY CHANGES TO MAKE INSURE SYSTEM IS OPERABLE. THAT INCLUDES LATERAL LINES, AND NUMBER OF HEADS. ALWAYS MAINTAINING THE 100% IRRGATION COVERAGE.

ALL LANDSCAPE AREAS SHALL HAVE 100% IRRIGATION COVERAGE

IRRIGATION NOTES

1.) SOME PIPE LINES ARE DRAWN OFF SET FOR CLARITY. INSTALL ALL IRRIGATION LINES IN LANDSCAPED AREAS.

2.) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS TO INSTALL HEADS AT APPROPRIATE LOCATIONS.

3.) ADJUST ALL NOZZLES TO REDUCE OVERTHROW ON PAVING & WALLS. THROTTLE ALL IRRIGATION CONTROL VALVES AS REQUIRED TO PREVENT FOGGING. SET CONTROLLER RUN TIMES TO MATCH PLANT WATER NEEDS AND SOIL CONDITIONS.

4.) INSTALL POP-UP HEADS 18" FROM WALLS, 6" FROM WALKS, DECKS AND CURBS, 6 FEET FROM CURBLESS ROADS, AND 30" FROM THE END OF PARKING SPACES.

5.) SET TOP OF POP-UP HEAD CAPS 1" ABOVE FINISHED GRADE PRIOR TO SOD OR MULCH INSTALLATION.

6.) REFER TO UTILITY PLANS PRIOR TO TRENCHING. THE IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES CAUSED BY THEIR WORK DURING THE PROJECT.

7.) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

8.) ELECTRIC POWER SUPPLY FOR THE IRRIGATION CONTROLLER SHALL BE BROUGHT TO A JUNCTION BOX AT THE CONTROLLER LOCATION BY THE BUILDING ELECTRICAL CONTRACTOR. IRRIGATION INSTALLER TO PROVIDE ELECTRICAL PERMITS AND LICENSED ELECTRICIAN TO CONNECT THE IRRIGATION CONTROLLER EQUIPMENT TO THE POWER SUPPLY.

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10.) IRRIGATION INSTALLER TO ACQUIRE ALL PERMITS AND UTILIZE ALL SAFETY PRECAUTIONS REQUIRED TO WORK IN ROW OF ROADWAY.

11.) SIXTY (60) PSI MINIMUM STATIC WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. VERIFY THE MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE.

12.) AT THE END OF PARKING SPACES PLACE HEADS IN LINE WITH PARKING STRIPES OR 2.5 FEET FROM BACK OF CURB. (TYPICAL)

Mariano Corral
Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
Urban Design
Member of the American Society of Landscape Architects
ASSOCIATION WITH CHI CHI RODRIGUEZ GOLF COURSE DESIGN

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NORTH

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SCALE: AS SHOWN

PROJECT NUMBER 01-01082019-H

DRAWN BY: MC

CHECKED BY: MC

DATE: 10-10-19

REVISIONS:
1 NOT USED
2 02-06-20
3 02-25-20
4 06-23-22

VALID CERTIFIED DIGITAL SIGNATURE BOX:

Digitally signed by Mariano Corral
DN: E=mcorral392@gmail.com, CN=Mariano Corral, O=Mariano Corral Landscape Architect P.A., L=Miami, S=Florida, C=US
Location: Miami, Florida
Reason: I attest to the accuracy and integrity of this document
Contact Info: Mariano Corral
Date: 2022.06.28 01:37:23-04'00'

REGISTERED LANDSCAPE ARCHITECT · MARIANO CORRAL · LA6666671 · STATE OF FLORIDA

811 Know what's below. Call before you dig. IT'S THE LAW!

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OF:

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Miami, Florida 33165
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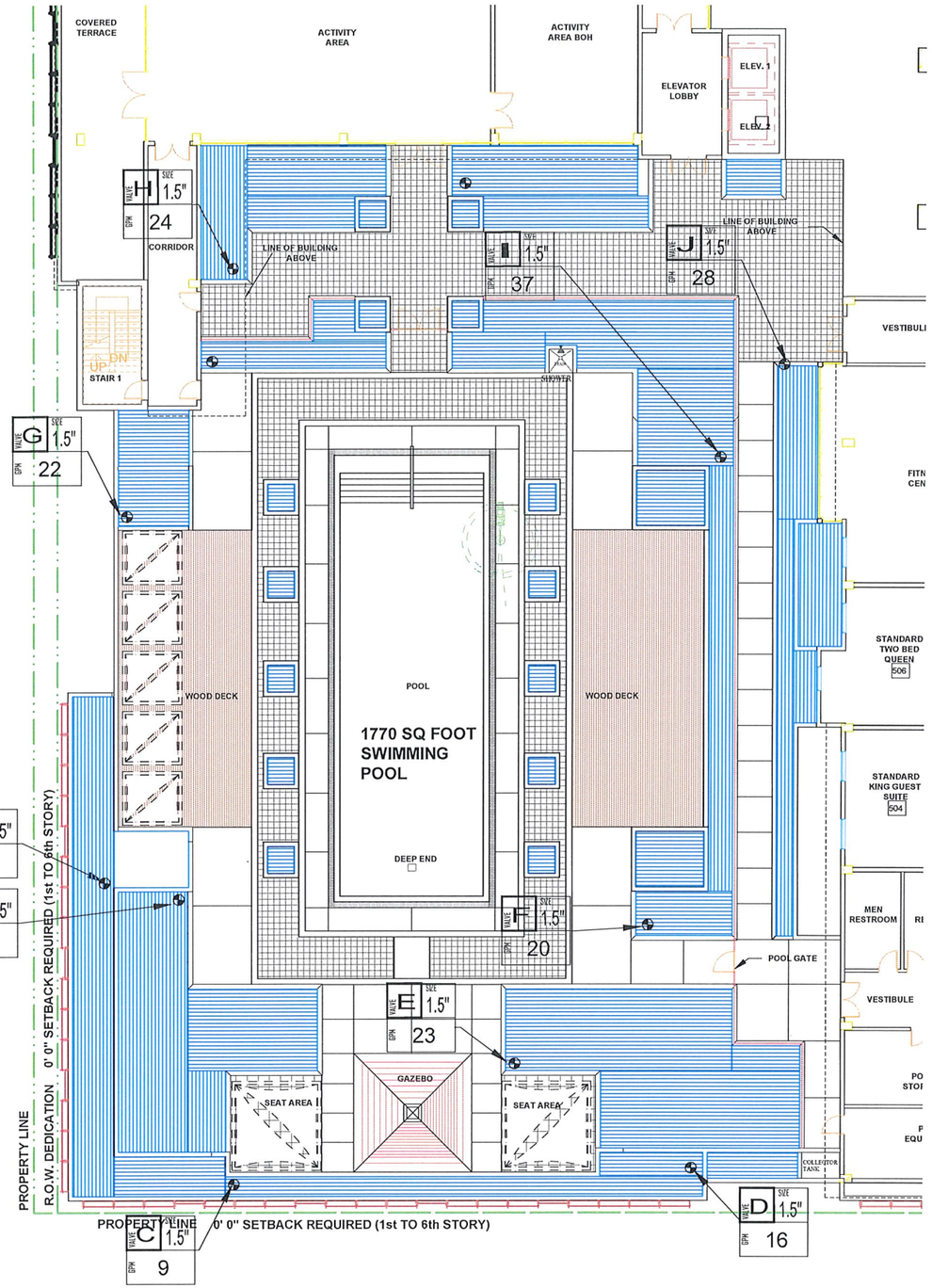
Fax: (305) 228- 4146
EMAIL: marianocorral@comcast.net



POOL IRRIGATION PLAN

SCALE: 3/32"=1"-0"

0 5 10 21 32'

GRAPHIC SCALE 3/32"=1'-0"

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LIC.# LA6666671

2

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SCALE: AS SHOWN
PROJECT NUMBER: 01-01082019-H
DRAWN BY: MC
CHECKED BY: MC
DATE: 10-10-19

REVISIONS:
1 NOT USED
2 02-06-20
3 02-25-20
4 06-23-22

SHEET NUMBER: IR-2
OF:

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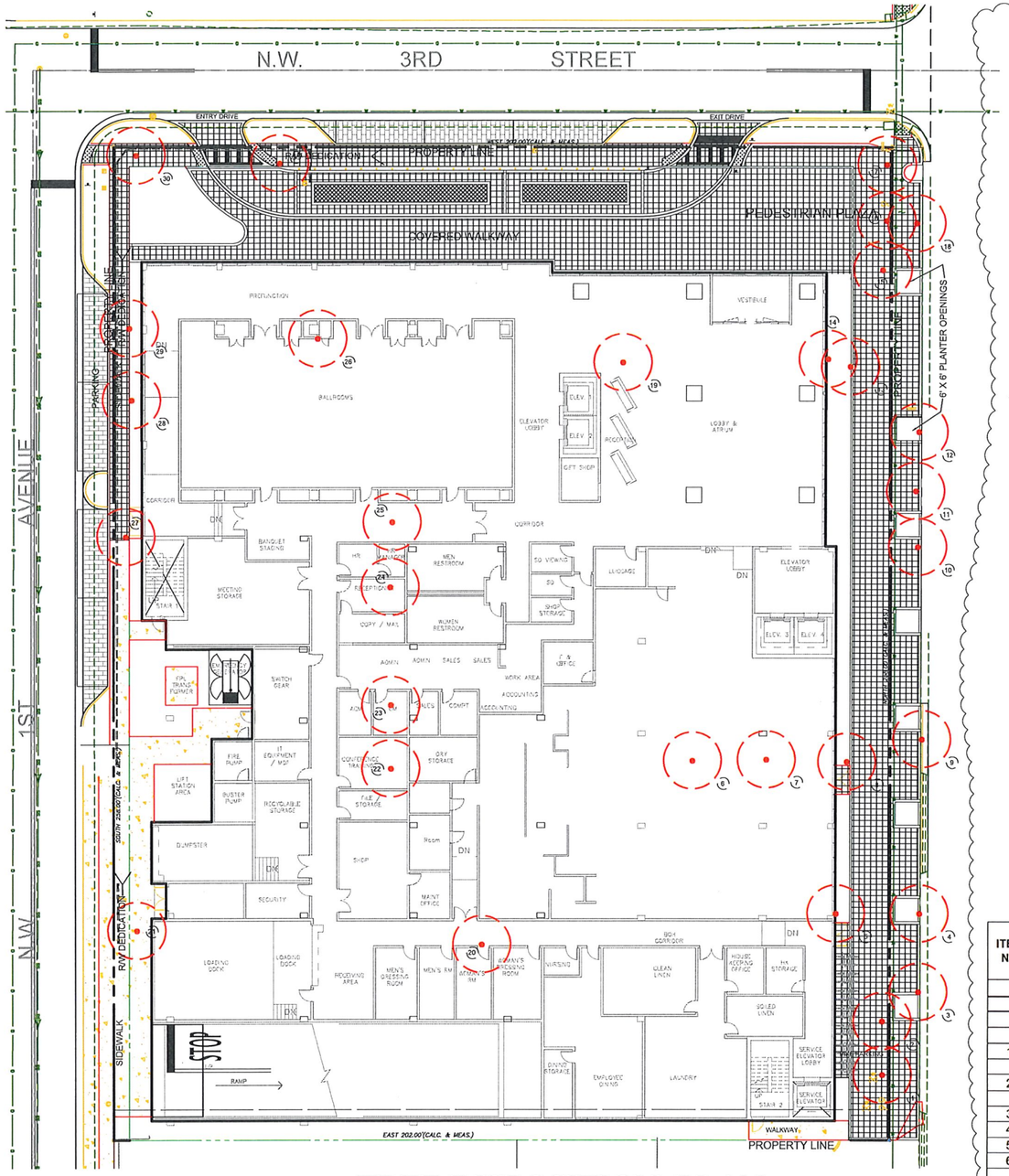
Fax: (305) 229- 4146
EMAIL: marianocorral@comcast.net



TREE DISPOSITION PLAN

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

GRAPHIC SCALE

0 2 4 8 12 16 24 32 48 80

(IN FEET)

Tree #	Common Name	Botanical Name	DBH (inches)	Height (ft)	Canopy Diameter (ft)	Canopy Area (sq ft)	NATIVE	PALM TREES 1:1 ratio replacement	Condition	Notes
1	Sabal Palm	*Sabal palmetto*	9	14CT 200A	10	118	YES		Fair	CAL: 5'R X 5'R =25 X 3.14=78.5=79 X 1.5 MULTIPLIER=118
2	Sabal Palm	*Sabal palmetto*	11	14CT 200A	10	118	YES		Good	
3	Coconut Palm	*Cocos nucifera*	8.5	18CT 280A	17	227	NO	X	Good	
4	Coconut Palm	*Cocos nucifera*	9.5	18CT 280A	17	227	NO	X	Good	
5	Solitaire Palm (double)	*Ptychosperma elegans*	6	15CT 220A	10	79	NO	X	Good	
6	Sabal Palm	*Sabal palmetto*	9	15CT 200A	9	96	YES		Fair	
7	Sabal Palm	*Sabal palmetto*	10	13CT 190A	10	118	YES		Good	
8	Sabal Palm	*Sabal palmetto*	9	11CT 170A	10	118	YES		Good	
9	Coconut Palm	*Cocos nucifera*	9.5	16CT 220A	17	227		X	Good	
10	Florida Thatch Palm	*Thrinax radiata*	3.5	11CT 160A	7	58	YES		Good	In conflict with overhead lines.
11	Florida Thatch Palm	*Thrinax radiata*	4	13CT 180A	7	58	YES		Fair	Health is good, but in conflict with overhead lines.
12	Florida Thatch Palm	*Thrinax radiata*	3.5	11CT 160A	7	58	YES		Fair	Health is good, but in conflict with overhead lines.
13	Sabal Palm	*Sabal palmetto*	11	17CT 200A	7	58	YES		Poor	Undersized crown with trunk abnormality
14	Sabal Palm	*Sabal palmetto*	9	18CT 230A	9	96	YES		Fair	
15	Sabal Palm	*Sabal palmetto*	10	17CT 240A	10	118	YES		Good	
16	Sabal Palm	*Sabal palmetto*	9	17CT 240A	10	118	YES		Good	
17	Sabal Palm	*Sabal palmetto*	10	17CT 240A	10	118	YES		Good	
18	Florida Thatch Palm	*Thrinax radiata*	4	11CT 160A	7	58	YES		Fair	Health is good, but in conflict with overhead lines.
19	ADONIDIA PALM (Triple)	*Veitchia merrillii*	14	7CT 100A	11	**143**	NO		Good	THREE TRUNKS TOTAL 14 INCHES
20	Solitaire Palm	*Ptychosperma elegans*	3	7CT 100A	7	39	NO	X	Good	
21	Pink Tababuia	*Tababuia heterophylla*	13	18	16	301	NO		Fair	**Codominant. Exposed roots. THE CALCULATION AS AN EXAMPLE IS: 8'R X8'R=64 X 3.14 = 200.96 X 1.5 = 301 SQ FT**
22	Black Olive	*Bucida buceras*	23	16	24	113	NO		Fair	**Codominant stems. Mediocre wound response. Canopy voids. INVASIVE. THE CALCULATION IS: 12'R X 12'R = 144 X 3.14 (PI)= 452.16 X .25 (25%) =113**
23	Sabal Palm	*Sabal palmetto*	10	18CT 230A	10	118	YES		Fair	CAL: 5'R X 5'R =25 X 3.14=78.5=79 X 1.5 MULTIPLIER=118
24	Sabal Palm	*Sabal palmetto*	10	18CT 230A	9	96	YES		Fair	
25	Black Olive	*Bucida buceras*	17	16	30	177	NO		Poor	Codominant stems. Canopy voids. INVASIVE. CALCULATION: 15 'RX 15'R=225 X3.14=707X 25%=177
26	Carpentaria Palm	*Carpentaria acuminata*	5.5	16CT 220A	11	**143**	NO		Good	
27	Gumbo Limbo	*Bursera simaruba*	9	10	18	354	NO		Fair	Root zone is too limited for future maturity. Overhead lines will necessitate future structural pruning to the canopy.
28	Gumbo Limbo	*Bursera simaruba*	9	11	17	341	YES		Fair	Codominant stems. Root zone is too limited for future maturity. Overhead lines will necessitate future structural pruning to the canopy.
29	Java Plum	*Syzygium cumini*	16	18	18	132	NO		Fair	Invasive. Multistem. Limited root zone.
30	Live Oak	*Quercus virginiana*	18	23	40	1884	YES		Poor	Poor scaffold structure due to utility trimming. Canopy distributed to the southeast of center. No anchor roots on west side due to limited root zone. Sparse canopy due to tip dieback. CAL: 20R X 20R = 400 X 3.14 (PI) = 1256 X 150% (1.5)=1884
31	Black Olive	*Bucida buceras*	16	26	30	177	NO		Fair	Poor root structure. INVASIVE
					TOTAL	6086	SF	0		
						6086 SF FT OF CANOPY WILL BE REMOVE				WE USE A 1.5 MULTIPLIER FOR CANOPY TREES / NATIVE SPECIES. FOR PALM INVASIVE PALM TREES 1:1 AND FOR INVASIVE TREES 25% OF THE CANOPY.

ACTION

REMOVE ALL PLANT MATERIALS

6086 SQ FT OF CANOPY REMOVAL

ITEM NO	ZONING CALCULATIONS / LANDSCAPE	TREES REQUIRED BY CODE	TREES PROVIDED	SHORT FALL OF TREES	PALM TREES SHORFALL
	HOTEL SITE ZONING= CC CITY CENTER				
	SITE LOT SIZE= 52,116 SQ FT = 1.2 ACRES				
	SITE TREE REQUIREMENTS:				
	MITIGATION- TREE REPLACEMENTS:				
1	CANOPY REPLACEMENT:6086 / 500 = 13 TREES	13		13	
	PALM TREES REPLACEMENT 1:1 RATIO	5		5	
2	AS PER SEC 275-90 (5 foot buffer adjacent to commercial property)	5	5		
	1 tree @ 40' oc. = 5 trees required and provided				
3	Sec 275-100 - VUA Buffer- Garage Provided - (NA) Not Applicable	0			
4	Section 275-110 - NA	0			
5	Section 275-130- NA	0			
6	Section 307-20 Street Trees - (REQUEST FOR VARIANCE)				
	North Side- Entry Façade street trees= 148' / 30 = 5 SABAL PALM AS PER CODE	5	4	1	
	West side 225' /15'=15 Sabal Palms Required	15	5		10
	East Side Federal Highway - Live oak Trees or Royal palm Trees	8	8	1	
Request for variance for not meeting Sabal palm street tree on 1st Ave and 3rd ST..					
REQUEST for variance for changing species from Royal Palm Trees to Phoenix					
MEDJOOL due to public safety hazard from falling fronds	Total	22	20	10	
20 TREES X 350 = $7,000 X 2.7 FACTOR= $18,900 TREE TRUST FUND	Total to To Fund				
10 Sabals @ $100 = 1000 x 2.7 factor = $2700 To Tree Trust Fund	$21600				

TIER 4

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DATE: 10-10-19

REVISIONS:
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2. 02-06-20
3. 02-25-20
4. 06-23-22
5. 08-26-22
6. 10-16-22

2 5 3

VALID CERTIFIED DIGITAL SIGNATURE BOX:

Mariano Corral

Digitally signed by Mariano Corral
Contact Info: Mariano Corral Landscape Architect
Date: 2022.10.19 18:50:42-04'00'

SEAL: REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA 6666671 STATE OF FLORIDA

LIC.# LA 6666671

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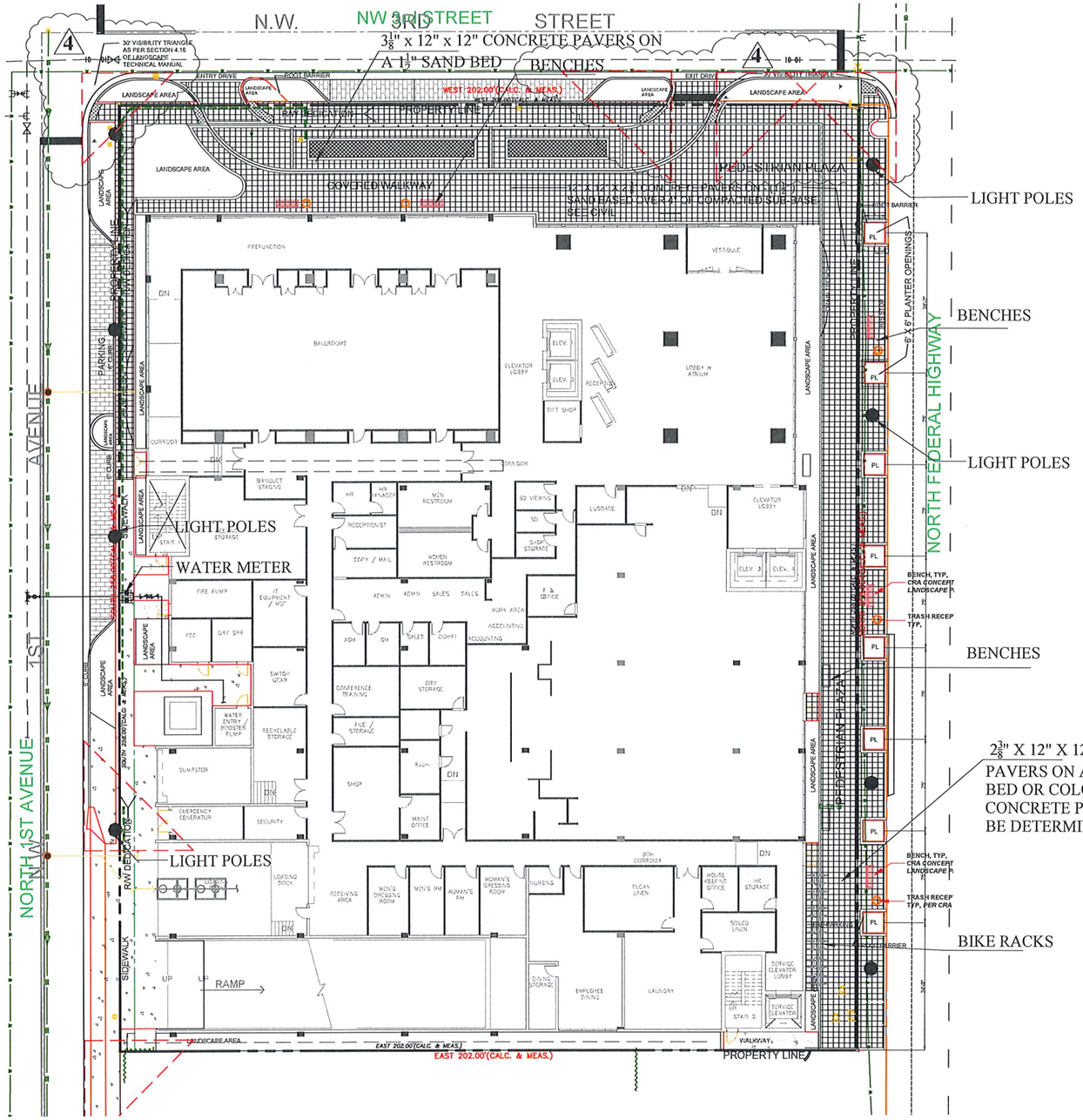


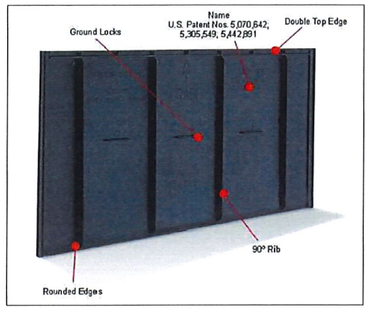
STREET -PEDESTRIAN ZONE HARDSCAPE DESIGN

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

GRAPHIC SCALE

0 2 4 8 12 16 24 32 48 80

(IN FEET)



DEEPROOT ROOT BARRIER- 24" DEEP

POSSIBLE LIGHT POLE- GARCO CIRCA LED

POSSIBLE BENCH

BIKE RACK

POSSIBLE PAVING MATERIAL

PAVER IDEA ALONG TRENCH DRAIN

POSSIBLE PAVING PATTERN

Mariano Corral
Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
Urban Design
Member of the American Society of Landscape Architects
ASSOCIATION WITH CHI CHI RODRIGUEZ GOLF COURSE DESIGN

PROJECT
HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY
DANIA BEACH, FLORIDA

OWNER
IRAS GROUP
3905 NW 107 AVENUE,
SUITE 500
MIAMI, FLORIDA 33178

ARCHITECT
dlw architects
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Dunedin, FL
34698
www.dlwarchitects.com

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No drawings shall be scale.

SCALE: AS SHOWN
PROJECT NUMBER: 01-01082019-H
DRAWN BY: MC
CHECKED BY: MC
DATE: 10-10-19

REVISIONS:
1 NOT USED
2 02-06-20
3 02-25-20
4 06-23-22

VALID CERTIFIED DIGITAL SIGNATURE BOX:

Digitally signed by Mariano Corral
DN: E=mcorral392@gmail.com, CN=Mariano Corral, O=Mariano Corral Landscape Architect P.A., L=Miami, S=Florida, C=US
Location: Miami, Florida
Reason: I attest to the accuracy and integrity of this document
Contact Info: Mariano Corral
Date: 2022.06.28 01:38:50-04'00'

REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA6666671 STATE OF FLORIDA

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SHEET NUMBER: LH-1

OF:

3001 SW 109 Court
Miami, Florida 33165
Off.: (305) 551-1262
Fax: (305) 229- 4146
EMAIL: marianocorral@comcast.net

POSSIBLE LIGHT POLE- GARCO CIRCA LED

TRASH BINS

LOUNGE CHAIRS

TUUCI UMBRELLAS

POOL DIMENSION PLAN

SCALE: 3/32"=1"-0"

0 5 10 21 32'

GRAPHIC SCALE 3/32"=1'-0"

2

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SHEET NUMBER: LH-2

OF:

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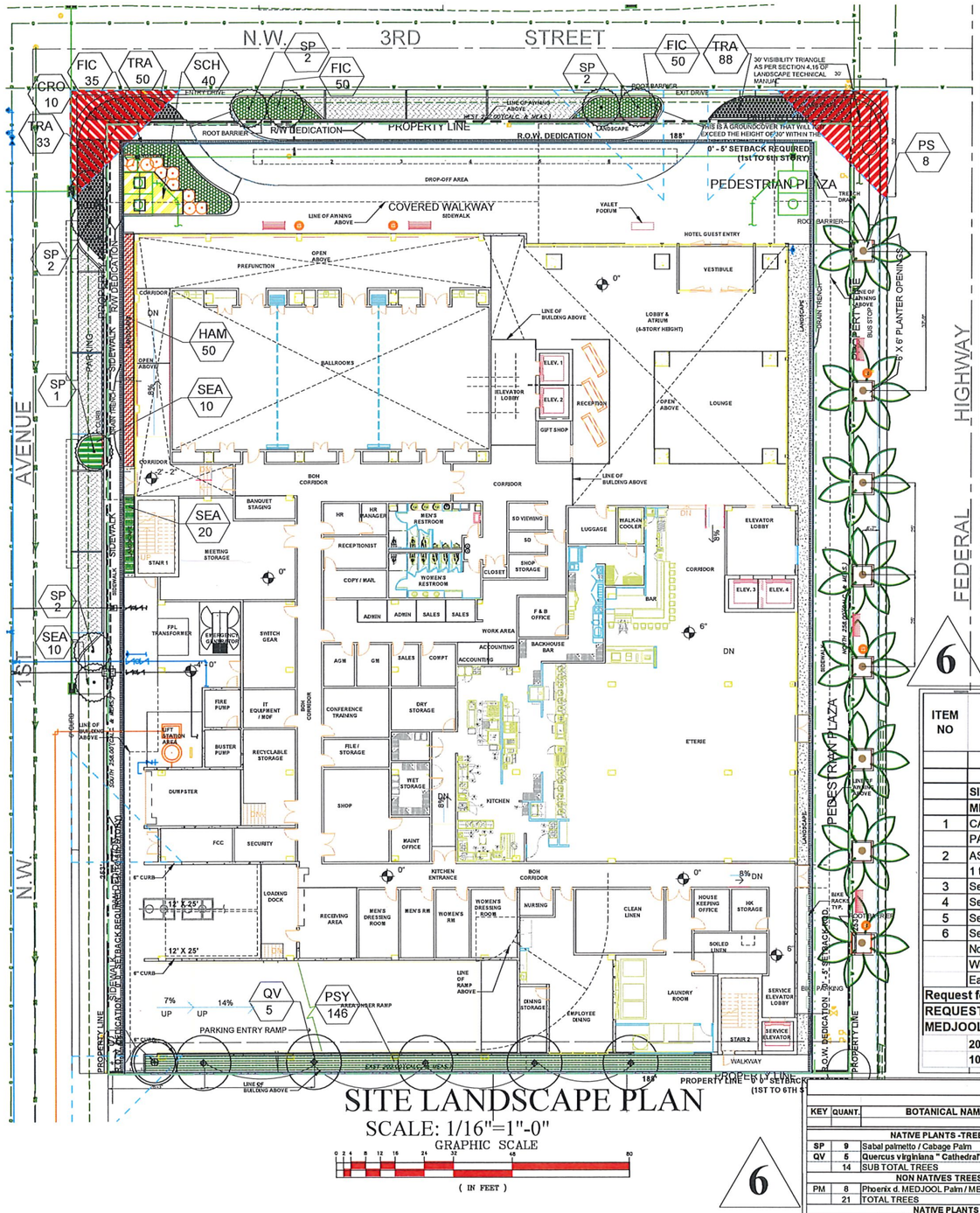
EMAIL: marianocorral@comcast.net



SITE LANDSCAPE PLAN

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

GRAPHIC SCALE

0 2 4 8 12 16 24 32 48 80

(IN FEET)

6

LEGEND

TREES

(PS) PHOENIX MEDJOOL - MEDJOOL DATE PALM- 26' OVERALL HEIGHT- 10' GW CLEAR

(QV) QUERCUS VIRGINIANA "CATHEDRAL" / CATHEDRAL OAK TREE - NATIVE

(SP) SABAL PALMETTO - NATIVE

SHRUBS

(CRO) CROTONS- VARIEGATED

(FIC) GREEN ISLAND FICUS

(HAM) DWARF FIRE BUSH - NATIVE

(PSY) WILD COFFEE - NATIVE

(SGC) DWARF SCHEFFLERA CAPELLA

(SEA) SEAGRAPE

NOTE: ALL FINISHED GRADE AT LANDSCAPE AREAS SHALL BE AT OR BELOW GRADE OF ADJACENT VUA PER SEC. 275-190(N)

4 2 3 6

DEEPROOT 24" ROOT BARRIER BY DEEPROOT SYSTEM FOLLOW MANUFACTURE'S DIRECTION FOR INSTALLATION.

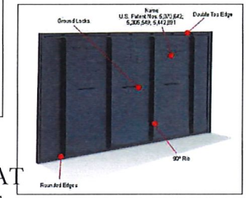
NOTE: PER SEC 275-190- ROOT BARRIERS SHALL BE INSTALLED FOR EVRY TREE PLANTED WITHIN 10' OF A SIDE WALK.

PLANT PHOTOS

(QV) LIVE OAK

(SP) SABAL PALM

(PM) MEDJOOL DATE PALM



(PSY) WILD COFFEE

(SEA) SEAGRAPE

(TRA) DWARF CONFEDERATE JASMINE

(SGC) DWARF SCHEFFLERA

(CRO) CROTON

(FIC) GREEN ISLAND FICUS

ITEM NO	ZONING CALCULATIONS / LANDSCAPE	TREES REQUIRED BY CODE	TREES PROVIDED	SHORT FALL OF TREES	PALM TREES SHORFALL
	HOTEL SITE ZONING= CC CITY CENTER				
	SITE LOT SIZE= 52,116 SQ FT = 1.2 ACRES				
	SITE TREE REQUIREMENTS:				
	MITIGATION- TREE REPLACEMENTS:				
1	CANOPY REPLACEMENT:6086 / 500 = 13 TREES	13		13	
	PALM TREES REPLACEMENT 1:1 RATIO	5		5	
2	AS PER SEC 275-90 (5 foot buffer adjacent to commercial property)	5	5		
	1 tree @ 40' oc. = 5 trees required and provided				
3	Sec 275-100 - VUA Buffer- Garage Provided - (NA) Not Applicable	0			
4	Section 275-110 - NA	0			
5	Section 275-130- NA	0			
6	Section 307-20 Street Trees - (REQUEST FOR VARIANCE)				
	North Side- Entry Façade street trees= 148' / 30 = 5 SABAL PALM AS PER CODE	5	4	1	
	West side 225' /15'=15 Sabal Palms Required	15	5		10
	East Side Federal Highway - Live oak Trees or Royal palm Trees	8	8	1	
Request for variance for not meeting Sabal palm street tree on 1st Ave and 3rd ST..					
REQUEST for variance for changing species from Royal Palm Trees to Phoenix					
MEDJOOL due to public safety hazard from falling fronds		Total	22	20	10
	20 TREES X 350 = $7,000 X 2.7 FACTOR= $18,900 TREE TRUST FUND	Total to To Fund			
	10 Sabals @ $100 = 1000 x 2.7 factor = $2700 To Tree Trust Fund	$21600			

PLANT LIST FOR EMBASSY SUITES HOTEL- GROUND FLOOR NEW

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	XERISCAPE REQ. TOLERANCE SALT	XERISCAPE REQ. TOLERANCE DROUGHT	REMARKS
		NATIVE PLANTS -TREES and PALMS						HIGH, MED. LOW		FLORIDA # 1 MATERIAL
SP	9	Sabal palmetto / Cabage Palm	12' ct to 16' ct			Palm		High	High	7' CT.
QV	5	Quercus virginiana " Cathedral" / Cathedral Live Oak	16'	8'	4"	Large				4'-6" OF CLEAR TRUNK
	14	SUB TOTAL TREES								
		NON NATIVES TREES and PALMS								
PM	8	Phoenix d. MEDJOOL Palm / MEDOOL Date Palm	26'	20'	12"	PALM		HIGH	HIGH	10' GREY WOOD TRUNK
	21	TOTAL TREES								
		NATIVE PLANTS - SHRUBS and GROUND COVERS								
HAM	50	Hamella patens COMPACTA / Dwarf Firebush	24"	24"	24" oc	Medium	Red Flower	MEDIUM	HIGH	
SEA	100	Cocoloba uvifera / Seagrape	24"	24"	24" OC	Medium		HIGH	HIGH	
PSY	146	Psychotria nervosa / Wild Coffee	24"	24"	30" oc	Medium		HIGH	HIGH	
	296	TOTAL NATIVE SHRUBS								
		NON NATIVES SHRUBS								
CRO	10	Codiaeum variegatum "Ronald Regan 3"	5'	3'-4'		Coarse		Medium	HIGH	Excellent detail plant
FIC	100	Ficus microcarpa / Green Island Ficus	24"	24"	24" oc	Medium		High	HIGH	The bullet proof of shrubs for parking and light spaces
SCH	40	Schefflera arboricola "Gold capella" / Dwarf Gold Scheffelera	24"	20"	24" OC	Medium	Yellow leaves	NO	Medium	HIGH
TRA	192	Trachelospermun asiaticum / Dwarf Asian jasmine	12"	6"	18" oc	Medium		Medium	MEDIUM	Great Ground cover especially under Oaks or Gumbo Limbos
	342	TOTAL SHRUBS								
	638	COMBINE SHRUBS = 47% native								

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5 08-26-22
6 10-16-22

VALID CERTIFIED DIGITAL SIGNATURE BOX:

Mariano Corral
Digitally signed by Mariano Corral
Contact Info:
Mariano Corral Landscape Architect
Date: 2022.10.19 18:51:08-04'00'

SEAL: REGISTERED LANDSCAPE ARCHITECT MARIANO CORRAL LA 6666671 STATE OF FLORIDA

LIC.# LA 6666671

SHEET NUMBER: LP-1

OF:

TIER 4 811
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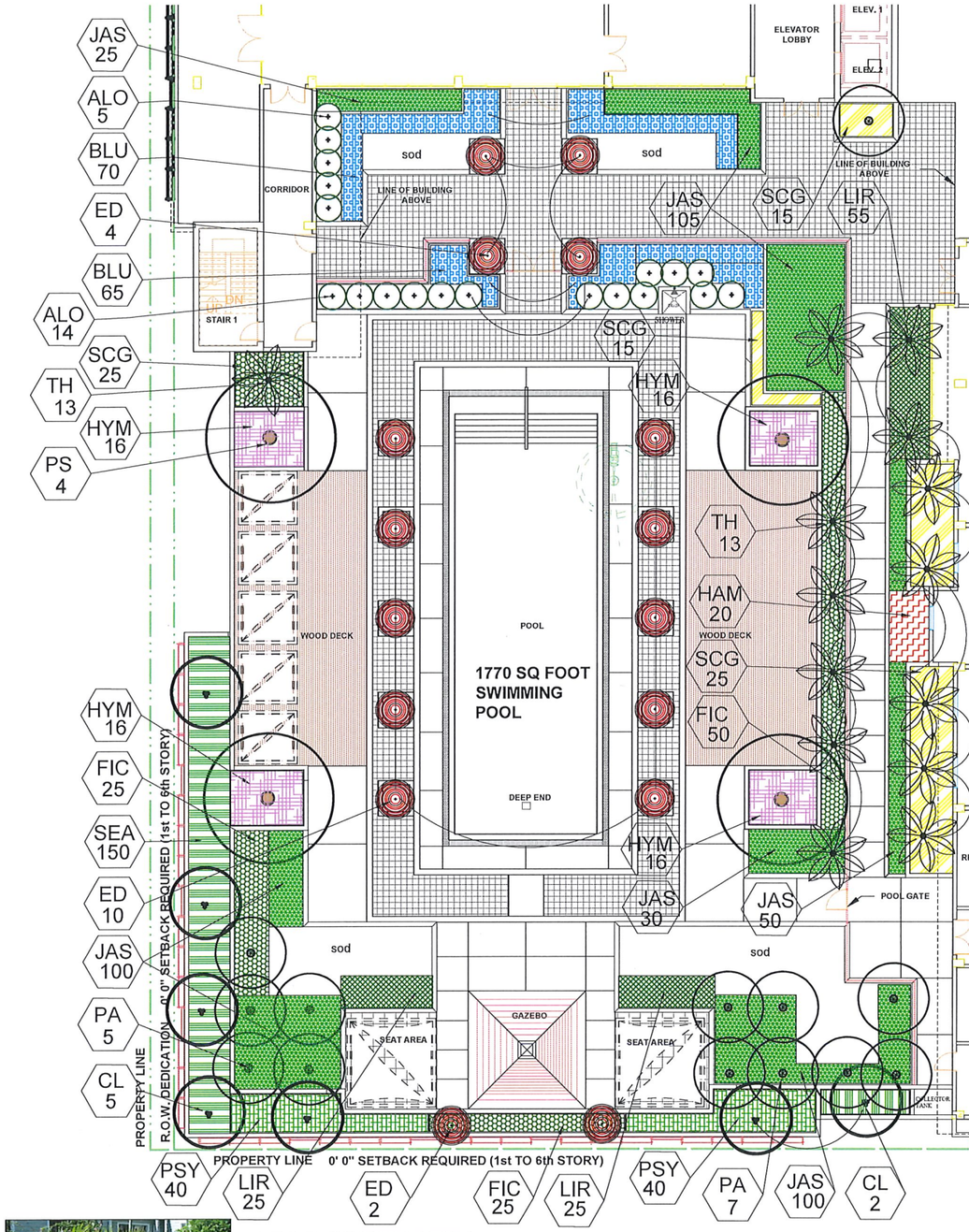

COMPLETE TOTAL PLANT LIST FOR EMBASSY SUITES POOL DECK

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER	TYPE	FLOWERS	XERISCAPE REQ. TOLERANCE		REMARKS
					DBH HGT.	L, M, F, S	FRUITS	SALT	DROUGHT	
		NATIVE AND NON-NATIVES -TREES and PALMS						HIGH, MED. LOW		FLORIDA # 1 MATERIAL
CL	7	Clusia rosea / Pitch Apple	14'	6'	2"	Med-Large		HIGH	HIGH	
ED	16	Elaeocarpus discipiens / Japanese Blueberry-CONED	14'	5'	2"					
PS	4	Phoenix sylvestris / Silvester dare Palm	18'	16'	8"	PALM		HIGH	HIGH	5' Greywood
PA	13	Ptychosperma alexandrae / Alexander palm	12' over all - at pool planter					Medium	Medium	
TH	13	Thrinax parvifolia / Florida Thatch Palm	8' ft. OA -4'of clear trunk			Palm		HIGH	HIGH	
	53	Total Trees								

SHRUB PLANT LIST

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	Spacing	TEXTURE	Flowers	XERISCAPE REQ. TOLERANCE		REMARKS
						Course, Med	Or	SALT	DROUGHT	
		NATIVE PLANTS - SHRUBS and GROUND COVERS				or Fine	Fruit	HIGH, MED. LOW		FLORIDA # 1 MATERIAL
BLU	135	Iris virginica / Blue Flag Iris	12"	6"	18" oc	Fine	Blue	Medium	Medium	BY POOL AREA- NICE BLUE FLOWERS
HAM	20	Hamelia pattens / Firebush	18"	18"	24" oc	MEDIUM	Orange	HIGH	HIGH	Medium Growing-Makes a great hedge in tight spaces
HYM	66	Hymenocallis latifolia / Spider Lily								
PSY	80	Psychotria nervosa / Wild Coffee								
SEA	150	Cocoloba uvifera / Seagrape	24"	24"	30" oc.	Coarse	Pink	Med-Low	Medium	
	451	TOTAL NATIVES								
		NON-NATIVE SHRUBS								
ALO	19	Alocasia California / Large Elephant Ear California	24"	24"	36-40 oc	Coarse		Medium	Medium	
FIG	100	Ficus microcarpa "Green Island" / Green Island Ficus	18"	18"	24" oc	Med. Fine		HIGH	HIGH	Great ground cover for urban areas and tight spaces
JAS	330	Jasminum simplicifolium / Wax Jasmine	20"	20"	24" oc	Medium	White	Medium	Medium	Great leaf color-for sunny location or partial shade
LIR	105	Liriop Evergreen Giant	18	18	24" oc					
SCG	65	Scheffera arbicola "GOLD CAPPELLA"	24"	24"	30" oc.	Medium		MEDIUM	HIGH	Nice leave color-Looks good as an Hedge or Low cut plant
	619	TOTAL OF NON- NATIVES								
	777	TOTAL COMBINE SHRUBS - 53 % NATIVES								

(TH) THRINAX PALM

(CL) CLUSIA TREE

(PS) SILVER DATE PALM

(BLU) BLUE FLAG IRIS

(ED)JAPANESE BLUEBERRY

(SEA) SEAGRAPE

(PA) AND (PT) ALEXANDER PALM

(FIC) GREEN ISLAND FICUS

LEGEND

TREES

- (CN) COCONUT PALM TREES 5' GW
- (CL) CLUSIA ROSEA - PITCH APPLE TREE- 10' HIGH
- (LL) LIGUSTRUM TREE- MULTI-TRUNK - 8' HIGH
- (PA) PTYCHOSPERMA ALEXANDRAE - SINGLE TRUNK ALEXANDER PALM
- (TH) THRINAX PARVIFOLIA-8' OVERALL HEIGHT- 4' CT CLEAR

SHRUBS

- (ALO) ALOCASIA BLACK STEM
- (FIC) GREEN ISLAND FICUS
- (BLU) BLUE FLAG IRIS - NATIVE
- (BLU) - BLUE FLAG IRIS
- (CHR) - COCOPLUM - NATIVE
- (JAS) WAX JASMINE
- (HAM) DWARF FIRE BUSH
- (HYM) HYMENOCALLIS-SPIDER LILLY
- (IXO) IXORA NORA GRANT
- (POD) PODOCARPUS - JAPANESE YEW HEDGE
- (PSY) WILD COFFEE - NATIVE
- (SGC) DWARF SCHEFLERA CAPELLA
- (SEA) SEAGRAPE

(HYM) HYMENOCALLIS-SPIDER LILLY

(HAM) FIREBUSH

(ALO) ALOCASIA

POOL LANDSCAPE PLAN

SCALE: 3/32"=1"-0"

0 5 10 21 32'

GRAPHIC SCALE 3/32"=1'-0"

(PSY) WILD COFFEE

(SGC) DWARF SCHEFFLERA

(JAS) WAX JASMINE

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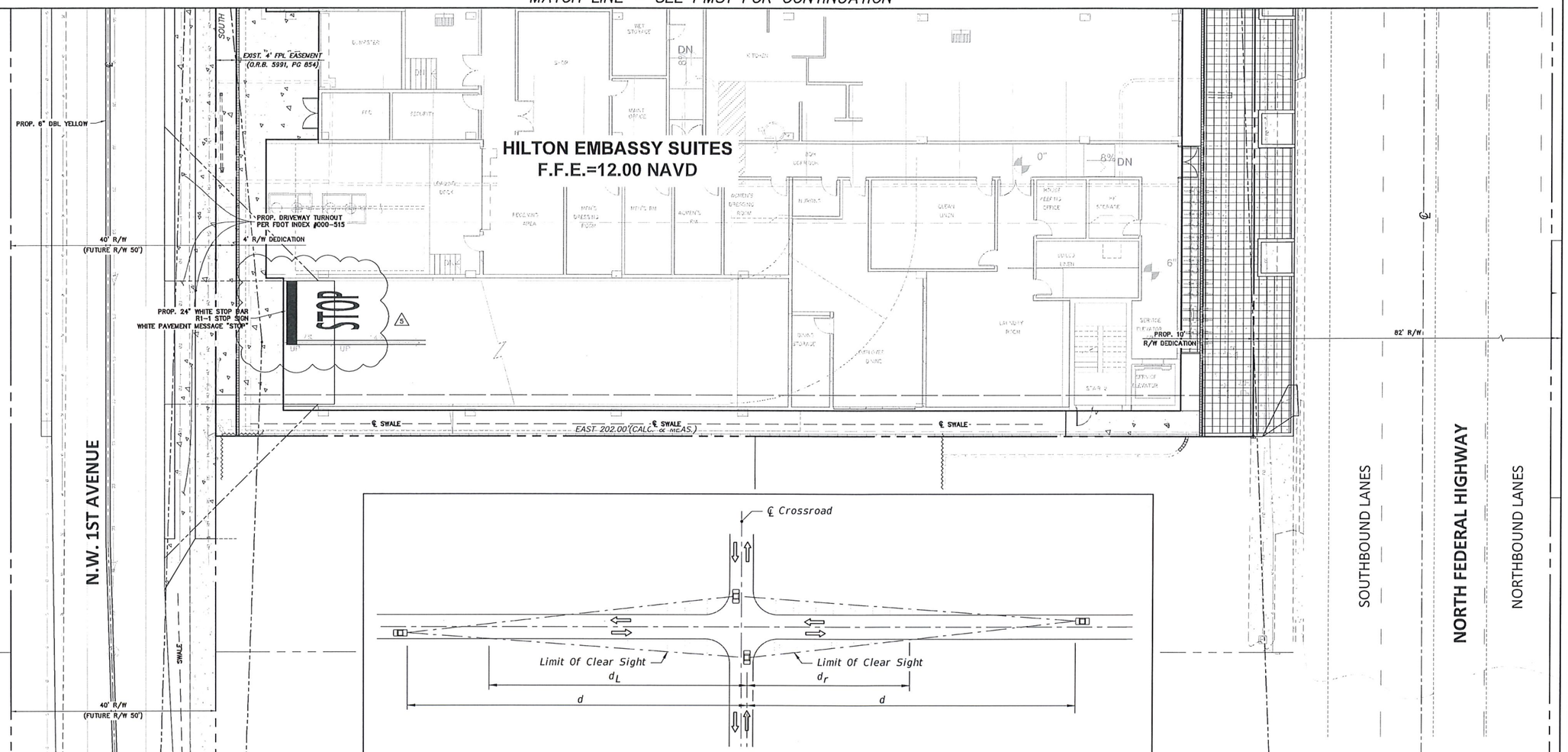

2-LANE UNDIVIDED

Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)
30	335	240	155
35	390	275	175
40	445	315	200
45	500	355	225
50	555	395	250
55	610	435	275
60	665	470	300
65	720	510	325

Passenger Vehicle

Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)
30	420	300	190
35	490	350	220
40	560	400	250
45	630	450	285
50	700	495	315
55	770	545	345
60	840	595	375
65	910	645	410

SU Vehicle

Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)
30	510	365	230
35	595	420	265
40	680	480	305
45	765	545	345
50	845	600	380
55	930	660	415
60	1015	720	455
65	1100	780	495

Combination Vehicle

SIGHT DISTANCE (d) AND RELATED DISTANCES (d_L, d_r) (FEET)

2 LANE UNDIVIDED

INTERSECTION SIGHT DISTANCE EXHIBIT #212–5 FDOT DESIGN MANUAL

10 5 0 10 20
GRAPHIC SCALE
1" = 10'

FILE: K:\PROJECTS\18-xxx\18-3921\dwg\3921pms.dwg
PLOT DATE: 10/20/2022 11:56 AM BY: Andy Venneman
LAYOUT: (PMS2)

STE Sun-Tech Engineering, Inc.
Engineers-Planners-Surveyors
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO	DATE	DESCRIPTION
5	8/26/22	DRC TIER 4 REV #5

EMBASSY SUITES HOTEL BY HILTON
DANIA BEACH FLORIDA
PAVEMENT MARKING & SIGNAGE PLAN

DATE:	NOV 2018
SCALE:	1" = 10'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: October 20, 2022

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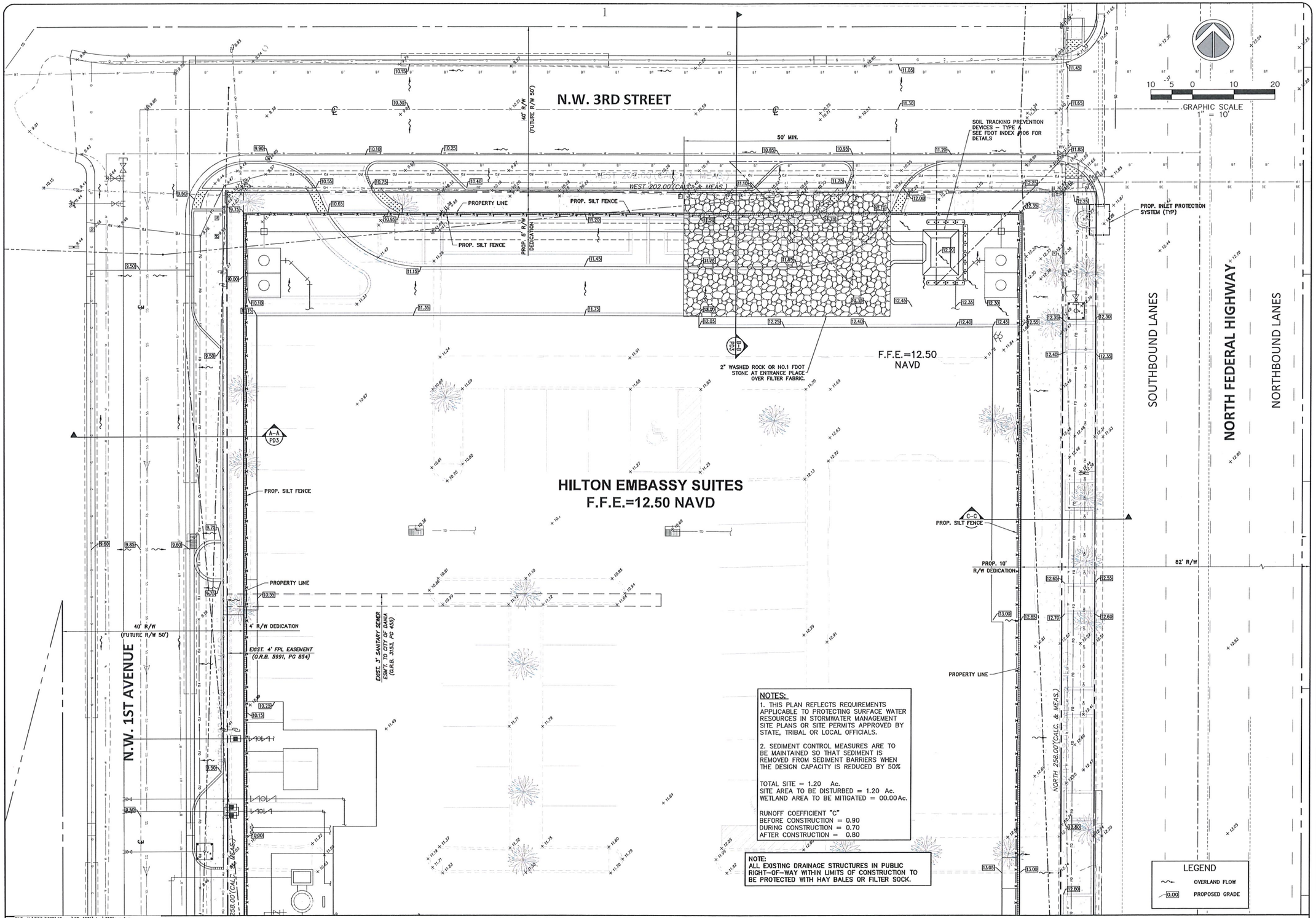
SHEET No.
PMS2



NOTES:

1. THIS PLAN REFLECTS REQUIREMENTS APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE, TRIBAL OR LOCAL OFFICIALS.

2. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED SO THAT SEDIMENT IS REMOVED FROM SEDIMENT BARRIERS WHEN THE DESIGN CAPACITY IS REDUCED BY 50%

TOTAL SITE = 1.20 Ac.
SITE AREA TO BE DISTURBED = 1.20 Ac.
WETLAND AREA TO BE MITIGATED = 00.00 Ac.

RUNOFF COEFFICIENT "C"
BEFORE CONSTRUCTION = 0.90
DURING CONSTRUCTION = 0.70
AFTER CONSTRUCTION = 0.80

NOTE:
ALL EXISTING DRAINAGE STRUCTURES IN PUBLIC RIGHT-OF-WAY WITHIN LIMITS OF CONSTRUCTION TO BE PROTECTED WITH HAY BALES OR FILTER SOCK.

LEGEND
- OVERLAND FLOW
- 0.00 PROPOSED GRADE

FILE: K:\PROJECTS\18-xxx\18-3921\dwg\3921swp.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Vennaman
LAYOUT: [SWP1]

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REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON
DANIA BEACH FLORIDA
STORMWATER POLLUTION PREVENTION PLAN

DATE:	NOV 2018
SCALE:	1" = 10'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
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MATCH LINE – SEE PD1 FOR CONTINUATION

2

HILTON EMBASSY SUITES
F.F.E.=12.00 NAVD

EXIST. 4' FPL EASEMENT (O.R.B. 5991, PG 854)

SOUTH

4' R/W DEDICATION

PROP. SILT FENCE

40' R/W
(FUTURE R/W 50')

PROP. SILT FENCE

PROP. 10' R/W DEDICATION

82' R/W

PROP. SILT FENCE

EAST 202.00' (CALC. & MEAS.)

EAST 202.00' (CALC. & MEAS.)

GRAPHIC SCALE
10 5 0 10 20
1" = 10'

N.W. 1ST AVENUE

40' R/W
(FUTURE R/W 50')

SOUTHBOUND LANES

NORTH FEDERAL HIGHWAY

NORTHBOUND LANES

11 12

14 13

1

THE TOWN OF MODELO
(P.B. B, PG. 49)

15

NOTES:

1. THIS PLAN REFLECTS REQUIREMENTS APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE, TRIBAL OR LOCAL OFFICIALS.

2. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED SO THAT SEDIMENT IS REMOVED FROM SEDIMENT BARRIERS WHEN THE DESIGN CAPACITY IS REDUCED BY 50%

TOTAL SITE = 1.20 Ac.
SITE AREA TO BE DISTURBED = 1.20 Ac.
WETLAND AREA TO BE MITIGATED = 00.00 Ac.

RUNOFF COEFFICIENT "C"
BEFORE CONSTRUCTION = 0.90
DURING CONSTRUCTION = 0.70
AFTER CONSTRUCTION = 0.80

NOTE:
ALL EXISTING DRAINAGE STRUCTURES IN PUBLIC RIGHT-OF-WAY WITHIN LIMITS OF CONSTRUCTION TO BE PROTECTED WITH HAY BALES OR FILTER SOCK.

LEGEND

~ OVERLAND FLOW

0.00 PROPOSED GRADE

FILE: K:\PROJECTS\18-xxx\18-3921\dwg\3921swp.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Vennaman
LAYOUT: [SWP2]

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Sunrise, FL 33351
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Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL
BY HILTON

DANIA BEACH FLORIDA

STORMWATER POLLUTION PREVENTION PLAN

DATE: NOV 2018
SCALE: 1" = 10'
DESIGNED BY: C.R.L.
DRAWN BY: A.E.V.
JOB #: 18*-3921

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date **October 20, 2022**

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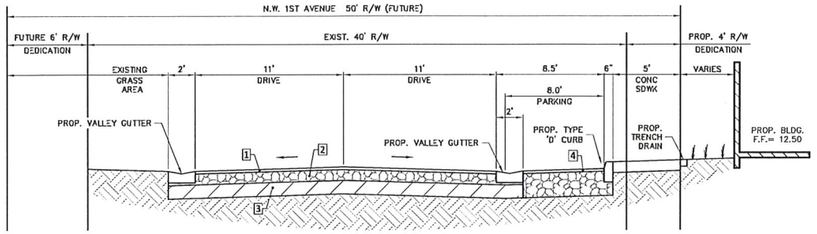
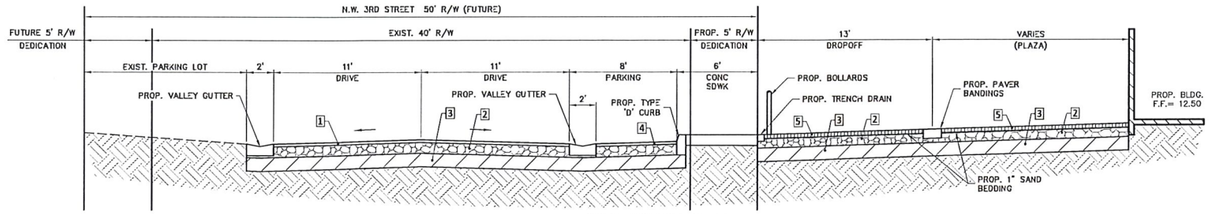
SHEET No.
SWP2



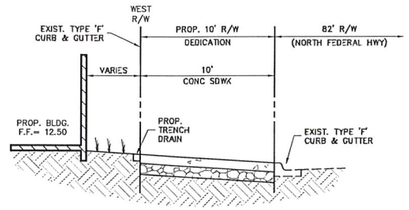
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.

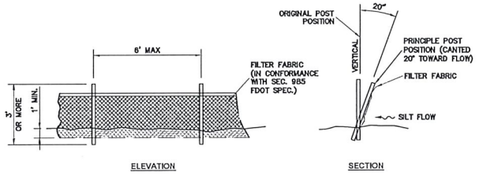


SECTION C-C

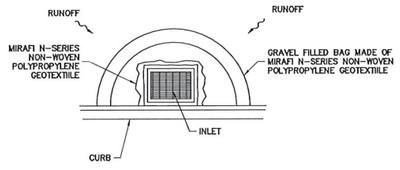
N.T.S.

ON-SITE PAVEMENT NOTES:

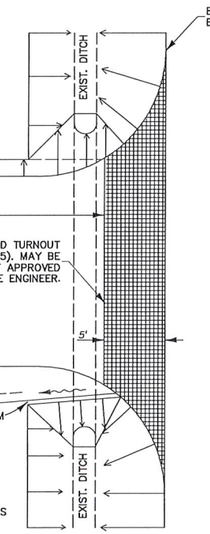
1. THE WEARING SURFACE SHALL BE 1 1/2" THICK (2-3/4" LIFTS) TYPE SP 9.5 ASPHALTIC CONCRETE, OVER PRIME COAT,
2. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM), 8" THICK COMPACTED IN ACCORDANCE WITH A.A.S.H.T.O. SPECIFICATION T-180 TO 98% DENSITY.
3. ALL ORGANIC AND YEILDING MATERIAL WITHIN THE LIMITS SHOWN SHALL BE REMOVED AND REPLACED WITH CLEAN FILL, THE SUBBASE SHALL BE STABILIZED & EXTEND 12" BELOW THE BASE COURSE, SHALL HAVE A MINIMUM DRY DENSITY OF 115 PCF AND SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY PER A.A.S.H.T.O. SPECIFICATION T-99, METHOD "C".
4. PERMEABLE PAVER SYSTEM
5. PAVERS SHALL HAVE MINIMUM THICKNESS OF 3⅛" AND SHALL BE CONCRETE PER ASTM C936 OR BRICK PER ASTM C1272. (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION).



SILT FENCE DETAIL



STORM DRAIN INLET PROTECTION DETAIL



SOIL TRACKING PREVENTION DEVICE - TYPE 'A'

GENERAL NOTES

1. A SOIL TRACKING PREVENTION DEVICE (S.T.P.D.) SHALL BE CONSTRUCTED AT ALL LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A S.T.P.D. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE S.T.P.D.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER APPROVED TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE S.T.P.D. AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOTE AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE S.T.P.D. IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:

   $15'x50'=100\ FT^3$ $30'x50'=200\ FT^3$

   AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HAS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED. WHEN A SWALE IS USED, SYNTHETIC BALES OR SILT FENCE SHALL BE PLACE ALONG THE ENTIRE LENGTH.
7. THE SWALE DITCH DRAINING THE S.T.P.D, SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE S.T.P.D. AND TO THE SEDIMENT PIT.
6. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDE DRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE S.T.P.D. SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE S.T.P.D. SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE S.T.P.D. MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. A S.T.P.D. SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE S.T.P.D.; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING M.E.S. WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION). DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF THE S.T.P.D. AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. SYNTHETIC BALES OR BALE TYPE BARRIER SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SYNTHETIC HAY BALES, LF. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, LF.
10. THE NOMINAL SIZE OF A STANDARD S.T.P.D. IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH S.T.P.D. MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') S.T.P.D. IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.

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Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers-Planners-Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON

DANIA BEACH FLORIDA

STORMWATER POLLUTION PREVENTION PLAN

DATE:	NOV 2018
SCALE:	1" = 10'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date October 20, 2022

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SHEET No. SWP3

FILE: K:\PEG.SCTS\18-xxx\18-3921\dwg\3921swpdt.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Yennamon
LAYOUT: [SWP3]

HANSON & NELSON
(P.B. 3, PG. 76)
1

EXIST. FIRE HYDRANT (TO REMAIN)
EXIST. GAS LINE (APPROXIMATE LOCATION)
EXIST. ASPHALT PAVEMENT (TO REMAIN)
EXIST. GAS MAIN (TO BE RELOCATED) (BY OTHERS)

GRAPHIC SCALE 1" = 10'

N.W. 3RD STREET

EXIST. SEWER M.H. RIM EL.=9.80' INV. (S)=4.35' INV. (W)=4.49'
PROP. 12" PLUG & 12" G.V.
CONNECT TO EXIST. 6" W.M. 12"x 6" TEE & 6" G.V.
EXIST. FIRE HYDRANT (TO REMOVED)
PROP. 12"x 6" TEE, 6" G.V. & FIRE HYDRANT
PAVEMENT RESTORATION PER CITY SPECIFICATIONS
PROP. 12" DIP WATER MAIN
EXIST. 6" WATER MAIN (TO REMAIN)
EXIST. 310 LF/10" SAN SEWER
EXIST. GAS MAIN (TO BE RELOCATED) (BY OTHERS)
EXIST. 6" WATER MAIN (APPROXIMATE LOCATION) (TO BE GROUTED & ABANDONED IN PLACE AFTER REPLACEMENT SYSTEM IS APPROVED FOR USE)

40' R/W (FUTURE R/W 50')
11'
12'
PROPERTY LINE
DEDICATION
PROP. 5' R/W
EXIST. 6" WATER MAIN (TO REMAIN)
WEST BOUNDARY & MEAS.
EXIST. WATER VALVE
EXIST. STM M.H. R.E.=13.78
EXIST. C.B. R.E.=13.26
EXIST. WATER METER (TO BE REMOVED)
PROP. 8"x 6" TAPPING SLEEVE, 6" G.V. & FIRE HYDRANT
PROP. (2)FDC
PROP. SIGN "STAND PIPE REQUIRES 1000 GPM"
NORTH 299.00'(C & M.)
EXIST. C.B. R.E.=13.92
EXIST. 8" WATER MAIN (TO REMAIN)
82' R/W
PROP. 10' R/W DEDICATION
PROPERTY LINE

N.W. 1ST AVENUE

EXIST. C.B. R.E.=10.67
PROPERTY LINE
CORRIDOR
4' R/W DEDICATION
EXIST. 4' FPL EASEMENT (O.R.B. 5991, PG 854)
EXIST. 3' SANITARY SEWER ESM'T. TO CITY OF DANIA (O.R.B. 3153, PG 456)
PROP. 1½" WATER SERVICE, IRRIGATION METER & RPZ BACKFLOW PREVENTER
PAVEMENT RESTORATION PER CITY SPECIFICATIONS
PROP. (2) 2" WATER METER w/BACKFLOW PREVENTER
PROP. 8" DBL. DETECTOR CHECK VALVE ASSY.
PROP. 12"x 8" TEE AND 8" G.V.
POINT OF SERVICE
PROP. 12"x 4" TEE AND 4" G.V.
PROP. SIGN "STAND PIPE REQUIRES 1000 GPM"
PROP. (2)FDC
PROP. 12"x 6" TEE, 6" G.V. & FIRE HYDRANT
PROP. 12" WATER MAIN
PROP. 4" DIP F.M.
PRIVATE LIFT STATION

HILTON EMBASSY SUITES
F.F.E.=12.50 NAVD

WATER AND SEWER DEMAND:
222 ROOMS @ 150 GPD = 33,300 GPD.
1280 SEAT MEETING ROOM (CATEGORIZED AS OFFICE)
@0.2GPD/SF = 256 GPD
100 SEAT RESTAURANTS @30 GPD/SEAT = 3,000 GPD
12,335 SF LOUNGES, BALLROOMS, ETC. (CATEGORIZED AS RETAIL) @ 0.1GPD/SF = 1,234 GPD
TOTAL WATER AND SEWER DEMAND = 37,490 GPD.

WATER & SEWER LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
65 L.F./ 8" W.M.	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
S.P.#2	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PIPE
	D.I.P. PIPE
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
MANHOLE O.E.= 0.00 I.E.= 0.00	MANHOLE DESIGNATION
25 L.F./8" S.S. @ 0.42%	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
C.O.T.G.	CLEAN OUT TO GRADE
	PROP LIGHT POLE

MATCH LINE – SEE PD2 FOR CONTINUATION

FILE: K:\PROJECTS\18-xxx\18-3921\dwg\3921ws.dwg PLOT DATE: 10/20/2022 11:56 AM BY: Andy Vennemon LAYOUT: [WS1]

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REVISIONS

NO.	DATE:	DESCRIPTION
2	2/6/20	DRC REVISIONS #2
5	8/26/22	DRC TIER 4 REV #5
6	10/12/22	REV PER DRC COMMENTS

EMBASSY SUITES HOTEL
BY HILTON
DANIA BEACH FLORIDA
WATER & SEWER PLAN

DATE: NOV 2018
SCALE: 1" = 10'
DESIGNED BY: C.R.L.
DRAWN BY: A.E.V.
JOB #: 18-3921

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date October 20, 2022

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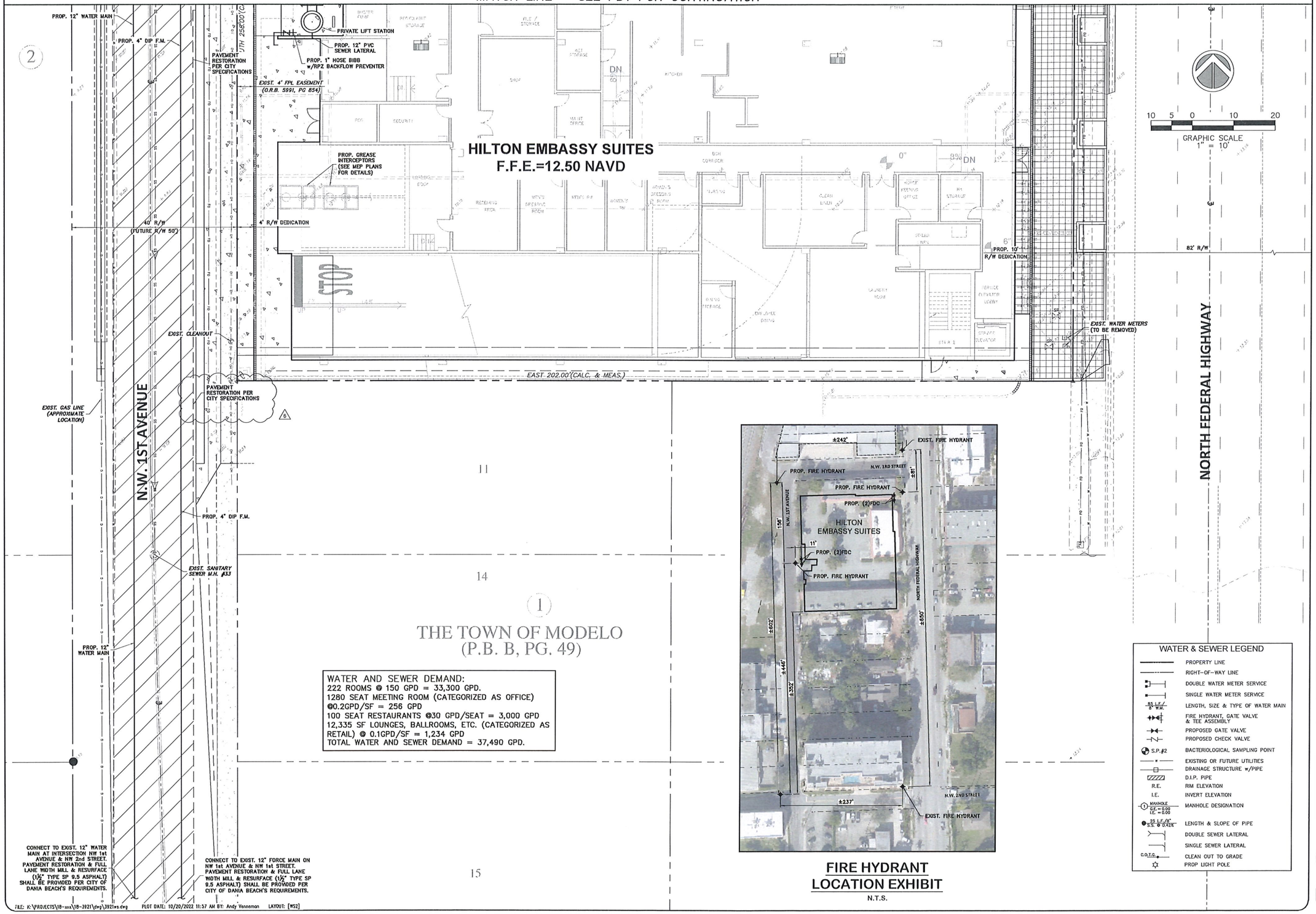
SHEET No.
WS1

MATCH LINE – SEE PD1 FOR CONTINUATION



CONNECT TO EXIST. 12" WATER MAIN AT INTERSECTION NW 1st AVENUE & NW 2nd STREET. PAVEMENT RESTORATION & FULL LANE WIDTH MILL & RESURFACE (1½" TYPE SP 9.5 ASPHALT) SHALL BE PROVIDED PER CITY OF DANIA BEACH'S REQUIREMENTS.

CONNECT TO EXIST. 12" FORCE MAIN ON NW 1st AVENUE & NW 1st STREET. PAVEMENT RESTORATION & FULL LANE WIDTH MILL & RESURFACE (1½" TYPE SP 9.5 ASPHALT) SHALL BE PROVIDED PER CITY OF DANIA BEACH'S REQUIREMENTS.

11

14

(1)

THE TOWN OF MODELO
(P.B. B, PG. 49)

15

WATER AND SEWER DEMAND:
222 ROOMS @ 150 GPD = 33,300 GPD.
1280 SEAT MEETING ROOM (CATEGORIZED AS OFFICE) @0.2GPD/SF = 256 GPD
100 SEAT RESTAURANTS @30 GPD/SEAT = 3,000 GPD
12,335 SF LOUNGES, BALLROOMS, ETC. (CATEGORIZED AS RETAIL) @ 0.1GPD/SF = 1,234 GPD
TOTAL WATER AND SEWER DEMAND = 37,490 GPD.

FIRE HYDRANT LOCATION EXHIBIT

N.T.S.

WATER & SEWER LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DOUBLE WATER METER SERVICE
- SINGLE WATER METER SERVICE
- 85 L.F./ 8" W.M. — LENGTH, SIZE & TYPE OF WATER MAIN
- FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED CHECK VALVE
- S.P.#2 — BACTERIOLOGICAL SAMPLING POINT
- EXISTING OR FUTURE UTILITIES
- DRAINAGE STRUCTURE w/PIPE
- D.I.P. PIPE
- R.E. — RIM ELEVATION
- I.E. — INVERT ELEVATION
- 1 MANHOLE C.E. = 0.00 I.E. = 0.00 — MANHOLE DESIGNATION
- 25 L.F./8" S.S. @ 0.42% — LENGTH & SLOPE OF PIPE
- DOUBLE SEWER LATERAL
- SINGLE SEWER LATERAL
- C.O.T.G. — CLEAN OUT TO GRADE
- PROP LIGHT POLE

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NO.	DATE:	DESCRIPTION
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6	10/12/22	REV PER DRC COMMENTS

EMBASSY SUITES HOTEL BY HILTON
DANIA BEACH FLORIDA

WATER & SEWER PLAN

DATE: NOV 2018
SCALE: 1" = 10'
DESIGNED BY: C.R.L.
DRAWN BY: A.E.V.
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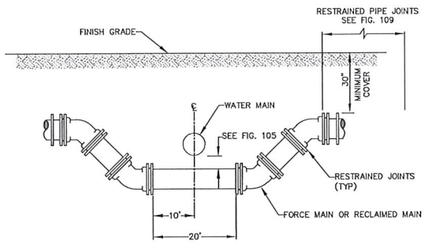
SHEET No.
WS2

FILE: K:\PRO\ECTS\18-xxx\18-3921\dwg\3921ws.dwg PLOT DATE: 10/20/2022 11:57 AM BY: Andy Venneman LAYOUT: [WS2]

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



WHEREVER POSSIBLE DEFLECTION OF THE PIPE WILL BE USED TO AVOID EXISTING OBSTRUCTIONS. THIS CROSSING SHALL BE USED ONLY WHEN APPROVED BY WWS.

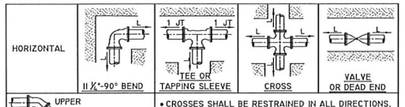
REPLACES FORMER DWG NO.16C
REVISED 9/5/2012

SPECIAL UTILITY CROSSING

FIGURE 107

BROWARD COUNTY
WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



- CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS.
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112. EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

	HORIZONTAL, L (FEET)						45° VERTICAL OFFSET (FEET)	
DIAMETER	11 1/4°	22 1/2°	45°	90°	TEE OR CROSS	VALVES AND DEAD END	UPPER	LOWER
4	1	2	4	10	3	20	9	3
6	2	3	6	14	11	28	12	4
8	2	4	8	17	20	37	16	5
10	2	5	19	21	27	44	19	6
12	3	5	10	24	34	52	22	6

PVC PIPE

	HORIZONTAL, L (FEET)						45° VERTICAL OFFSET (FEET)	
DIAMETER	11 1/4°	22 1/2°	45°	90°	TEE OR CROSS	VALVES AND DEAD END	UPPER	LOWER
4	2	3	5	12	5	32	14	3
6	2	4	7	16	18	45	19	5
8	3	5	9	21	31	59	25	6
10	3	5	11	25	43	71	30	7
12	3	6	12	29	55	83	35	7

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS. FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

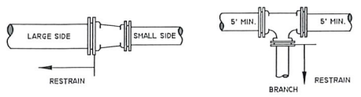
REPLACES FORMER DWG NO.109
REVISED 2/23/2011

RESTRAINED JOINT REQUIREMENTS SINGLE FITTING

FIGURE 109

BROWARD COUNTY
WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



STRAIGHT REDUCER

DUCTILE IRON PIPE

DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'

PVC PIPE

	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

SMALL SIDE

TEE REDUCER

DUCTILE IRON PIPE

DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15'	10'
10"				23'

PVC PIPE

	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		9'	1'	1'
8"			24'	16'
10"				37'

BRANCH SIZE

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS. FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

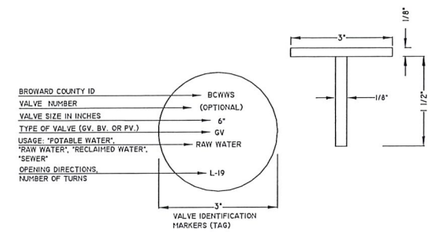
REPLACES FORMER DWG NO.112
REVISED 2/23/2011

RESTRAINED JOINT REQUIREMENTS REDUCING FITTINGS

FIGURE 112

BROWARD COUNTY
WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



REPLACES FORMER DWG NO.3E
REVISED 2/23/2011

VALVE COLLAR AND IDENTIFICATION MARKER

FIGURE 121

BROWARD COUNTY
WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL

1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.
2. THE ABOVE NOTICE SHALL APPEAR ON THE COVER SHEET OF ALL CONSTRUCTION PLANS SUBMITTED TO THE COUNTY.

REPLACES FORMER DWG NO.101
REVISED 2/23/2011

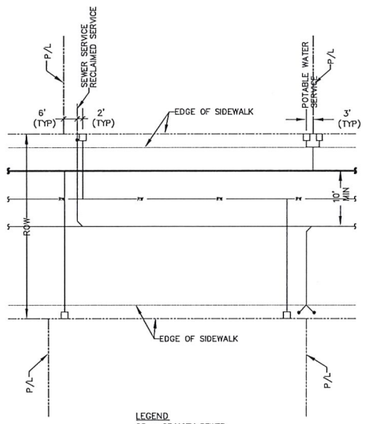
UTILITY LOCATES

FIGURE 101

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



LEGEND
GS – GRAVITY SEWER
RW – RECLAIMED WATER
WM – POTABLE WATER MAIN

NOTE: LOCATION OF SERVICES CAN BE MODIFIED WITH WWS APPROVAL.

REPLACES FORMER DWG NO.104
REVISED 10/18/2012

UTILITY LOCATIONS

FIGURE 104

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)	ALTERNATE 3 FT. MINIMUM	ALTERNATE 3 FT. MINIMUM	ALTERNATE 6 FT. MINIMUM	—
CROSSINGS (1) (4)	WATER MAIN — 12 INCHES IS THE MINIMUM, 18 INCHES IS THE MINIMUM AND 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	WATER MAIN — 12 INCHES PREFERRED 6 INCHES MIN	WATER MAIN — 12 INCHES IS THE MINIMUM, 18 INCHES IS THE MINIMUM AND 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	—
HORIZONTAL SEPARATION	WATER MAIN — 3 FT. MINIMUM	WATER MAIN — 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN — 10 FT. PREFERRED 6 FT. MINIMUM	10 FT. MINIMUM
OTHER PIPE	STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	VACUUM SANITARY SEWER	GRAVITY SANITARY SEWER (3), SANITARY SEWER FORCE MAIN, RECLAIMED WATER	ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) 6 FT. FOR RECLAIMED WATER FORCE MAIN AND STORM WATER FORCE MAIN, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

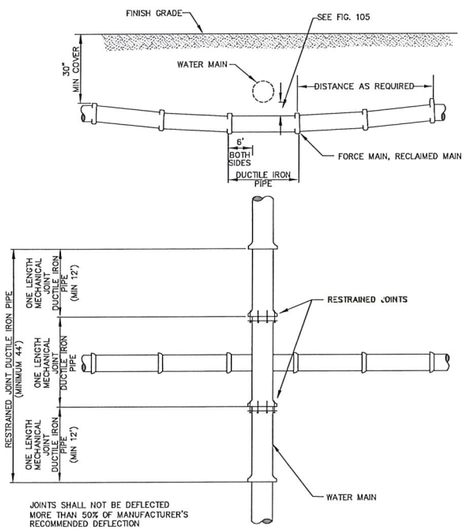
REPLACES FORMER DWG NO.105
REVISED 3/9/2012

WATER MAIN SEPARATION

FIGURE 105

BROWARD COUNTY
WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0915

STANDARD DETAIL



REPLACES FORMER DWG NO.16B
REVISED 2/23/2011

STANDARD UTILITY CROSSING

FIGURE 106

FILE: K:\PROJECTS\18-xxx\18-3921\dwg\3921wsdt.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Vennemon
LAYOUT: [WS3]

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON

DANIA BEACH FLORIDA

WATER & SEWER DETAILS

DATE:	NOV 2018
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

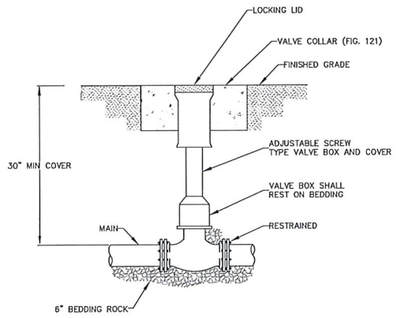
CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: October 20, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS3

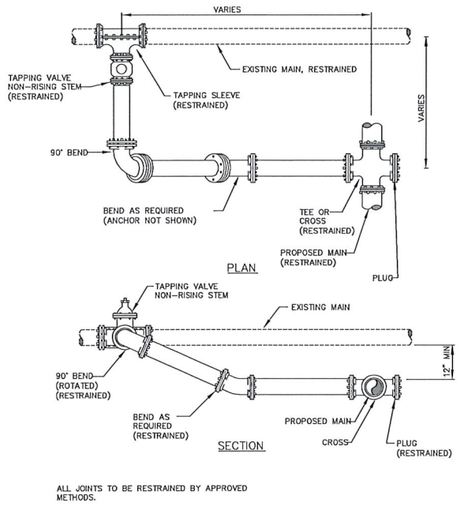
STANDARD DETAIL



1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

REPLACES FORMER DWG NO.123	VALVE BOX DETAIL	FIGURE 123
REVISED 9/5/2012		

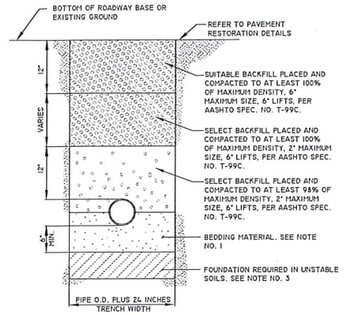
STANDARD DETAIL



ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.

REPLACES FORMER DWG NO.131	TYPICAL CONNECTION TO EXISTING MAIN	FIGURE 131
REVISED 2/23/2011		

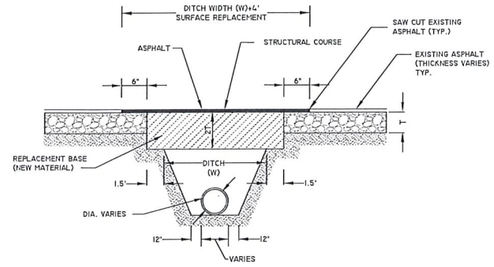
STANDARD DETAIL



1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REPLACES FORMER DWG NO.180	TYPICAL TRENCH BACKFILL	FIGURE 180
REVISED 2/23/2011		

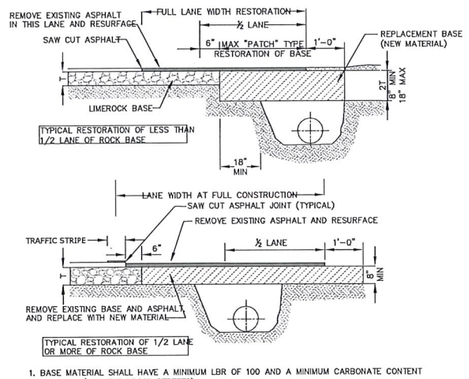
STANDARD DETAIL



1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70% (60% FOR LOCAL STREETS).
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

REPLACES FORMER DWG NO.19B	RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION	FIGURE 183
REVISED 2/23/2011		

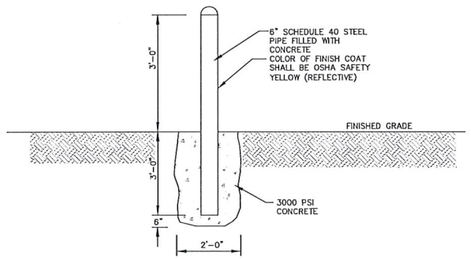
STANDARD DETAIL



1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF ¾ INCH AND A MAXIMUM OF 2" IN THICKNESS.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

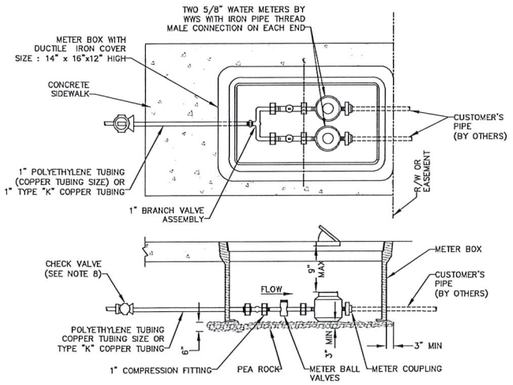
REPLACES FORMER DWG NO.19A	RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION	FIGURE 182
REVISED 2/23/2011		

STANDARD DETAIL



REPLACES FORMER DWG NO.194	BOLLARD	FIGURE 194
REVISED 2/23/2011		

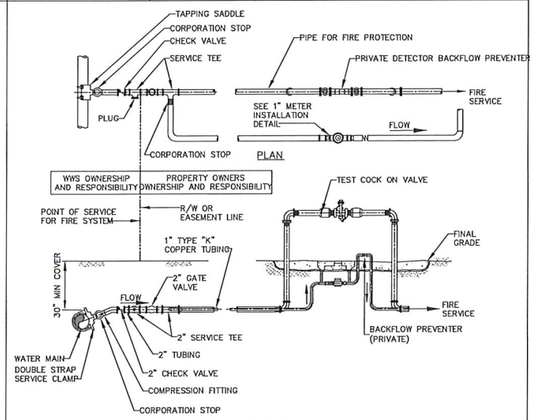
BROWARD COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL



1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOX.
3. WWS RESPONSIBILITY ENDS AT THE CUSTOMER'S SIDE OF METER.
4. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS SHALL BE 14" FOR 1" TUBING.
5. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
6. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
7. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
8. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER VALVE.
9. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.

REPLACES FORMER DWG NO.3B	DOUBLE METER INSTALLATION FOR TWO 5/8" METERS	FIGURE 227
REVISED 10/29/2012		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — STANDARD DETAIL



PROFILE

1. THE DOUBLE CHECK VALVE SHALL BE PRIVATELY OWNED BY PROPERTY OWNER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS AND ALL APPLICABLE CODES.
3. METER BOX AND SERVICE LINE SHALL BE IN ACCORDANCE WITH WWS STANDARD DETAIL FOR WATER METER INSTALLATION AND NFP STDS AND CODES. USE TYPE "K" COPPER TUBING AND BRASS OR COPPER FITTINGS.
4. BACKFLOW PREVENTER FOLLOWING THE METER SHALL BE THE SAME TYPE DEVICE (DEGREE OF HAZARD) AS THE FIRE MAIN DEVICE. THIS SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER. METER AND METER BOX SHALL BE SUPPLIED BY CONTRACTOR.
5. EXTENT OF WWS OWNERSHIP IS LIMITED TO THE BYPASS METER AND ALL PIPING PRIOR TO THE POINT OF SERVICE FOR THE FIRE SYSTEM AS SHOWN ON THIS DRAWING VIA PLAN AND PROFILE ABOVE.

REPLACES FORMER DWG NO.9C	TYPE 3 PRIVATE FIRE PROTECTION 2" DIAMETER CONNECTION	FIGURE 237
REVISED 2/23/2011		

FILE: K:\PRO.ECTS\18-xxx\18-3921\dwg\3921wsdt.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Vennaman
LAYOUT: [WS4]

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON
DANIA BEACH FLORIDA
WATER & SEWER DETAILS

DATE:	NOV 2018
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN — LICENSE No. 56890 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

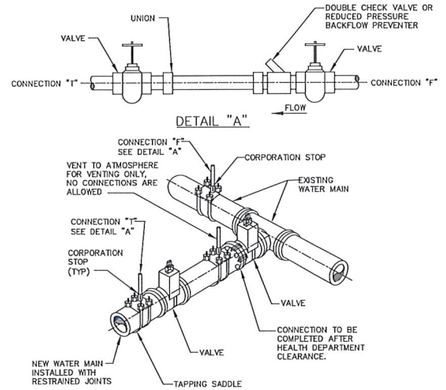
Date: October 20, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS4

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0928

STANDARD DETAIL

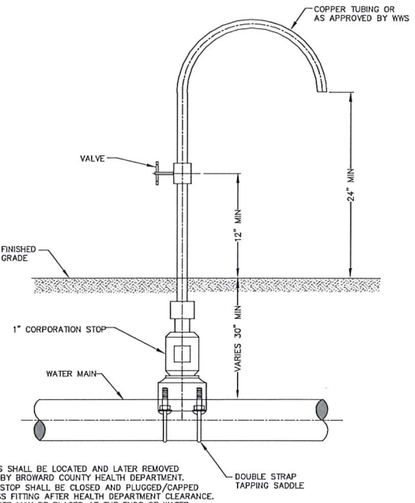


1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN CLEARED BY HEALTH DEPARTMENT.
3. CLOSE CORPORATION STOPS AND PLUG/CAP WITH BRASS FITTINGS AFTER SAMPLING IS COMPLETED.

REPLACES FORMER DWG NO.7	FILLING AND FLUSHING CONNECTION	FIGURE 205
REVISED 2/23/2011		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0928

STANDARD DETAIL

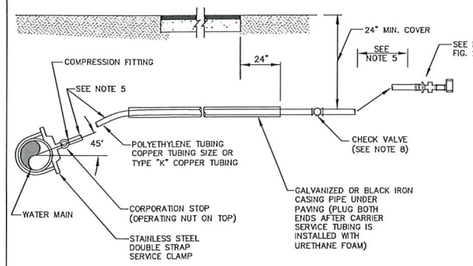


1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

REPLACES FORMER DWG NO.6	SAMPLING POINT	FIGURE 206
REVISED 2/23/2011		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0928

STANDARD DETAIL



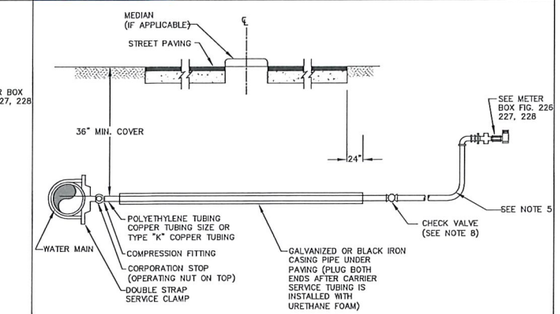
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICE REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICE REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVING STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHYLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.
8. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER VALVE.

THIS DETAIL APPLIES ONLY TO RESIDENTIAL ROADS WITH LESS THAN 70' R.O.W. (NO MEDIAN) OR WITHIN EASEMENTS

REPLACES FORMER DWG NO.1A	TYPE 1 WATER SERVICE CONNECTION	FIGURE 221
REVISED 2/23/2011		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0928

STANDARD DETAIL



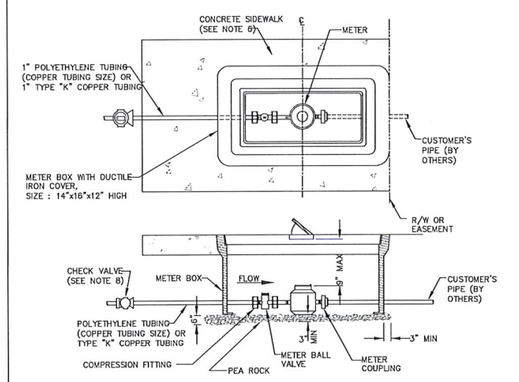
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICES REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICES REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHYLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.
8. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER VALVE.

THIS DETAIL APPLIES ONLY TO COUNTY ARTERIAL AND COLLECTOR ROADS (70' TO 120' R/W) AND ALL STATE ROAD R/W

REPLACES FORMER DWG NO.1B	TYPE 2 WATER SERVICE CONNECTION	FIGURE 222
REVISED 2/23/2011		

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0928

STANDARD DETAIL



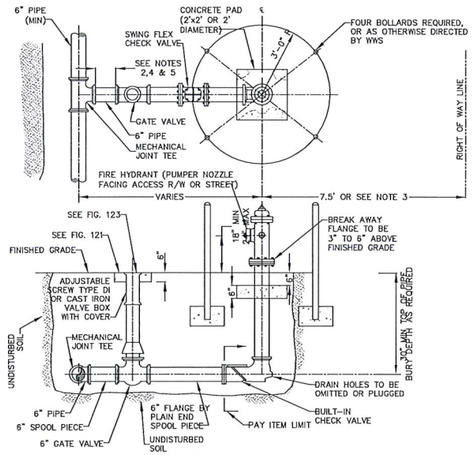
1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOX.
3. WWS RESPONSIBILITY ENDS AT THE CUSTOMER'S SIDE OF METER.
4. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS SHALL BE 14" FOR 1" TUBING.
5. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
6. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
7. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
8. THE CHECK VALVE IS TO BE INSTALLED 5 FEET BEFORE THE METER BALL VALVE.
9. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.

METER SIZE	LAYING LENGTH (IN)	HEIGHT (IN)
⅝"	7.5	4.56
1"	10.75	5.75

REPLACES FORMER DWG NO.3A	WATER METER INSTALLATION FOR ⅝" AND 1" METERS	FIGURE 226
REVISED 2/23/2011		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0928

STANDARD DETAIL

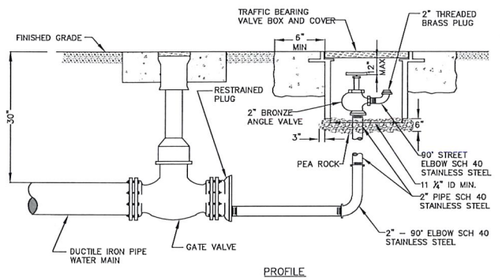


1. HYDRANT COATED WITH YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCHCED REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
7. A BLUE RAISED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

REPLACES FORMER DWG NO.8	FIRE HYDRANT INSTALLATION	FIGURE 231
REVISED 10/18/2012		

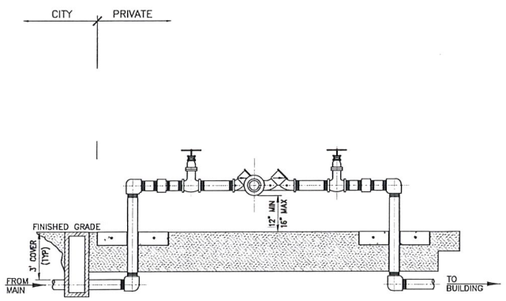
BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0928

STANDARD DETAIL



PROFILE

1. 2" TAP IN BOTTOM OF PLUG.
2. USE RESTRAINED JOINT PIPE.
3. IN GRASS AREA USE CONCRETE COLLARS, 6" THICK.



NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED BRASS. ALL 3" PIPE TO BE GALVANIZED STEEL.
2. ALL PIPE FITTINGS 4" AND LARGER SHALL BE CEMENT–LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVEGROUND USE. MECHANICAL JOINT FITTINGS SHALL BE USED UNDERGROUND WITH RESTRAINED JOINTS AND THRUST COLLARS.
3. APPROVED RESTRAINED ALL JOINTS ON UNDERGROUND DUCTILE IRON PIPING 4" AND LARGER.
4. ALL ABOVEGROUND DUCTILE PIPING, FITTINGS AND VALVES SHALL BE PAINTED RUST–OLEUM BLUE OR APPROVED EQUAL.

REDUCED PRESSURE BACKFLOW PREVENTER TO BE APPROVED BY CITY OF DANIA BEACH

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.sunttech-eng.com
Certificate of Auth. #70971,LB 7019
Phone (954) 777-3123
Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON

DANIA BEACH FLORIDA

WATER & SEWER DETAILS

DATE:	NOV 2018
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

CLIFFORD R. LOUTAN — LICENSE No. 56890 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Date: October 20, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

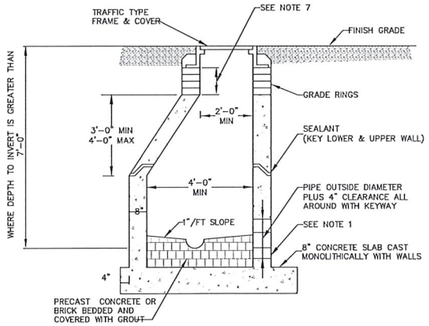
SHEET No. WS5

FILE: K:\PRO\ECTS\18-xxx\18-3921\dwg\3921wsdt.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Venneman
LAYOUT: [WS5]

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 WEST COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0745 FAX: 954-831-0925

STANDARD DETAIL

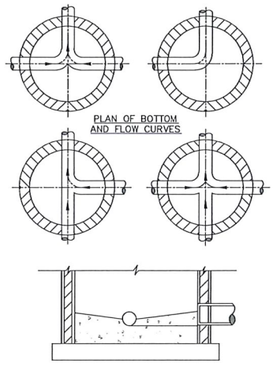


1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES THROUGH PRECAST SECTIONS PERMITTED PER OSHA REQUIREMENTS.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT. SEE FIG. 322.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MAINTENANCE ACCESS STRUCTURE TO DIRECT INFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF SEALANT/ADHESIVE COMPOUND ON EACH SEALING FACE.
8. SET MAINTENANCE ACCESS STRUCTURE FRAME ON 2 STRIPS OF SEALANT PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. BRING MORTAR UP OVER FRAME.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME.

REPLACES FORMER DWG NO.13A
REVISED 3/9/2012

PRECAST MAINTENANCE ACCESS STRUCTURE

312



1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MAINTENANCE ACCESS STRUCTURE SHELF 1"/FT MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL SHALL BE PRECAST CONCRETE OR FILLED WITH BRICK COVERED WITH 1" OF MORTAR.

REPLACES FORMER DWG NO.13B
REVISED 3/9/2012

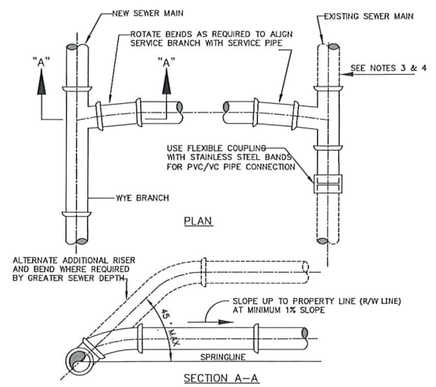
INVERT CHANNEL FLOW DIRECTIONS

FIGURE 318

BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 WEST COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0745 FAX: 954-831-0925

STANDARD DETAIL



1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
4. RIGID COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
5. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE; WHERE NOT TECHNICALLY FEASIBLE CONTACT WWS ENGINEERING.
6. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARDS OF THE UNI–BELL HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

REPLACES FORMER DWG NO.2A
REVISED 2/23/2011

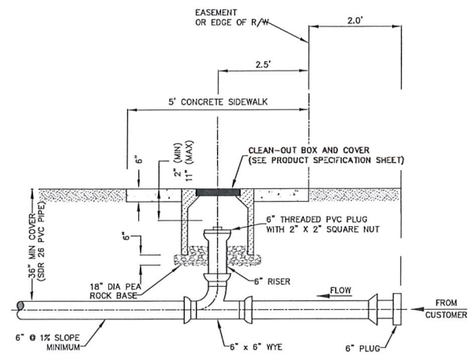
WYE SEWER SERVICE CONNECTION

FIGURE 331

BROWARD COUNTY PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 WEST COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0745 FAX: 954-831-0925

STANDARD DETAIL



1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN–OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

REPLACES FORMER DWG NO.4A
REVISED 10/1/2012

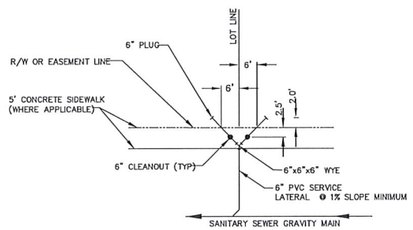
SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE

FIGURE 341

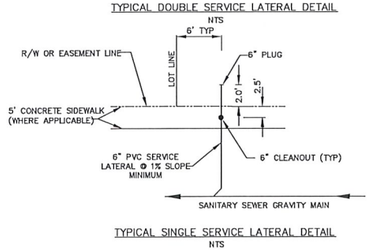
BROWARD COUNTY FLORIDA

WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 WEST COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0745 FAX: 954-831-0925

STANDARD DETAIL



TYPICAL DOUBLE SERVICE LATERAL DETAIL

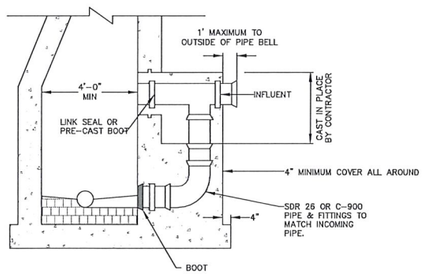


TYPICAL SINGLE SERVICE LATERAL DETAIL
NTS

REPLACES FORMER DWG NO.4B
REVISED 2/23/2011

SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PLAN

FIGURE 342



1. THE MANUFACTURER'S PORTION OF THE CONCRETE ENCASEMENT FOR THE DROP CONNECTION SHALL BE POURED INTEGRALLY WITH BOTH THE MAINTENANCE ACCESS STRUCTURE SLAB AND WALL.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO (2) FEET OR MORE ABOVE THE MAIN INVERT CHANNEL.
3. ALL REQUIREMENTS FOR PRECAST MAINTENANCE ACCESS STRUCTURE WITHOUT DROP CONNECTIONS WILL ALSO APPLY TO PRECAST MAINTENANCE ACCESS STRUCTURE WITH DROP CONNECTIONS. SEE PRECAST MAINTENANCE ACCESS STRUCTURE STANDARD DETAIL FOR OTHER REQUIREMENTS.
4. ALL PIPE TO BE SAME DIAMETER AS INFLUENT SEWER MAIN.

REPLACES FORMER ~~DWG NO.13C~~
REVISED 3/9/2012

PRECAST MAINTENANCE ACCESS STRUCTURE DROP CONNECTION

FIGURE 313

GENERAL PIPELINE NOTES

1. ALL MATERIALS, INSTALLATION, TESTING AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BROWARD COUNTY WATER & WASTEWATER SERVICES (WWS) "MINIMUM STANDARDS", BROWARD COUNTY ENGINEERING DIVISION STANDARDS AND THE TECHNICAL SPECIFICATIONS (WHEN APPLICABLE). WHERE DISCREPANCIES, OMISSIONS OR MODIFICATIONS EXIST BETWEEN THE PLANS, THE SPECIFICATIONS AND THE STANDARDS, THE PLANS SHALL GOVERN.
2. LOCATION OF EXISTING UNDERGROUND UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL PERTINENT UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
3. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI A21.51/AWWA C151-02 WITH WALL THICKNESS CLASS 50 FOR 8" AND ABOVE, CLASS 52 FOR 4" AND 6" AND SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI A21.4/AWWA C104-03. EPOXY LININGS SHALL BE USED FOR FORCE MAINS AND GRAVITY SEWERS. PIPE, FITTINGS AND APPURTENANCES IN METER VAULTS SHALL BE FLANGED. ALL FLANGED DUCTILE IRON PIPE SHALL BE CLASS 53. P.V.C. NON-PRESSURE PIPE (GRAVITY SEWER PIPE) SHALL CONFORM TO ASTM D3034 WITH A MINIMUM WALL THICKNESS OF SDR 35. PVC PRESSURE PIPE 4" THROUGH 12" SHALL CONFORM TO ANSI/AWWA C-900-07 WITH A MINIMUM WALL THICKNESS OF SDR 18.
4. MINIMUM COVER FOR DUCTILE IRON PIPE SHALL BE 30", WHERE SPECIFIED (SEE NOTE 8). MINIMUM COVER FOR P.V.C. PIPE IS 36".
5. ALL PRESSURE MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR A PER-IOD OF NOT LESS THAN 2 HOURS AT 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE FORMULA,

$$L = \frac{NL\sqrt{P}}{7400}$$

IN WHICH L- EQUALS ALLOWABLE LEAKAGE IN GALLONS/HOUR,
-N- EQUALS LENGTH OF PIPE IN FEET,
-D- EQUALS NOMINAL DIAMETER OF PIPE IN INCHES,
-P- EQUALS AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.
ALL TESTING SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C600-05 (HYDROSTATIC TESTS) AND C651-05 (WATER MAIN BACTERIOLOGICAL TESTS).

6. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END. MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.
7. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, FITTINGS, LENGTH OF PIPE AND THE LINE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL ELEVATIONS SHALL BE TAKEN BY AN INDEPENDENT REGISTERED SURVEYOR AND INCLUDED IN THE "AS-BUILT" INFORMATION FURNISHED BY THE CONTRACTOR. FINAL APPROVAL OF THE PROJECT IS SUBJECT TO THE FINAL REVIEW AND APPROVAL OF THE "AS-BUILT" INFORMATION FURNISHED TO THE REGULATORY AGENCIES AND BCDES.
8. ALL MECHANICAL JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND IN COMPLIANCE WITH AWWA STANDARDS.
9. DUCTILE IRON PIPE MAY BE INSTALLED WITH LESS THAN 30" OF COVER, WHEN APPROVED BY THE BCDES ENGINEER. COVER OVER PIPE MUST CONSIST OF ROAD LIME ROCK THAT EXTENDS FROM ROADWAY SUB-BASE OR FINISHED GRADE DOWN TO SPRINGLINE OF PIPE IN A TRENCH WITH 12" OF LIME ROCK ON EITHER SIDE OF THE PIPE. MINIMUM COVER SHALL BE 24".
10. WHERE AN EXISTING WATER OR FORCE MAIN REQUIRES DEFLECTION TO CONNECT WITH OR PASS BY PROPOSED PIPE, THE AMOUNT OF DEFLECTION PER PIPE JOINT SHALL CONFORM WITH THE STANDARD UTILITY CROSSING DETAIL. THE LENGTH OF EXISTING PIPE TO BE DEFLECTED SHALL BE APPROVED BY THE ENGINEER.
11. ALL PIPE DENOTED "ABANDON, PLUG AND GROUT" SHALL BE EMPTIED, FLUSHED OUT AND COMPLETELY FILLED WITH GROUT. THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE LOCAL, FEDERAL AND STATE ENVIRONMENTAL REQUIREMENTS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES AND DETAILS SHOWN ON THE DRAWINGS, SUPPLEMENTARY DRAWINGS, SCHEDULES OR OTHER DATA RECEIVED FROM THE ENGINEER AND SHALL NOTIFY HIM OF ALL OMISSIONS, ERRORS, CONFLICTS, AND DISCREPANCIES FOUND THEREIN. FAILURE TO DISCOVER OR TO CORRECT ERRORS, CONFLICTS OR DISCREPANCIES SHALL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR UNSATISFACTORY WORK, FAULTY CONSTRUCTION OR IMPROPER OPERATION RESULTING THEREFROM, NOR FROM RECTIFYING SUCH CONDITION, AT HIS OWN EXPENSE.
13. WHERE THE PROPOSED WATER OR FORCE MAIN IS IN CONFLICT WITH OTHER EXISTING OR PROPOSED UTILITIES, THE NEW MAIN SHALL BE DEFLECTED AT PIPE JOINTS IN ACCORDANCE WITH THE STANDARD UTILITY CROSSING DETAIL. THE SPECIAL UTILITY CROSSING DETAIL WITH BENDS SHALL ONLY BE USED WHEN APPROVED BY THE ENGINEER.
14. WHENEVER A MATERIAL, ARTICLE OR PIECE OF EQUIPMENT IS IDENTIFIED IN THE PROJECT MANUAL, INCLUDING DRAWINGS AND SPECIFICATIONS, BY REFERENCE TO MANUFACTURERS' OR VENDORS' NAMES, TRADE NAMES, CATALOG NUMBERS OR OTHERWISE, IT IS INTENDED MERELY TO ESTABLISH A STANDARD, UNLESS IT IS FOLLOWED BY WORDS INDICATING THAT NO SUBSTITUTION IS PERMITTED BECAUSE OF FORM, FIT, FUNCTION AND QUALITY. ANY MATERIAL, ARTICLE, OR EQUIPMENT OF OTHER MANUFACTURERS AND VENDORS WHICH WILL PERFORM OR SERVE THE REQUIREMENTS OF THE GENERAL DESIGN WILL BE CONSIDERED EQUALLY ACCEPTABLE, PROVIDED THE MATERIAL, ARTICLE OR EQUIPMENT SO PROPOSED IS, IN THE OPINION OF THE ENGINEER, EQUAL IN SUBSTANCE, QUALITY AND FUNCTION.
15. COMPLIANCE TO "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FEET DEEP.
16. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:

SUNSHINE STATE 1 CALL	1-800-432-4770
W.W.S. NETWORK	831-0838
W.W.S. INSPECTOR	831-0913

17. ALL WATER MAIN INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
18. PIPE MARKINGS:

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(13)(b), F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.sunttecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

EMBASSY SUITES HOTEL BY HILTON
DANIA BEACH FLORIDA
WATER & SEWER DETAILS

DATE:	NOV 2018
SCALE:	N.T.S.
DESIGNED BY:	C.R.L.
DRAWN BY:	A.E.V.
JOB #:	18-3921

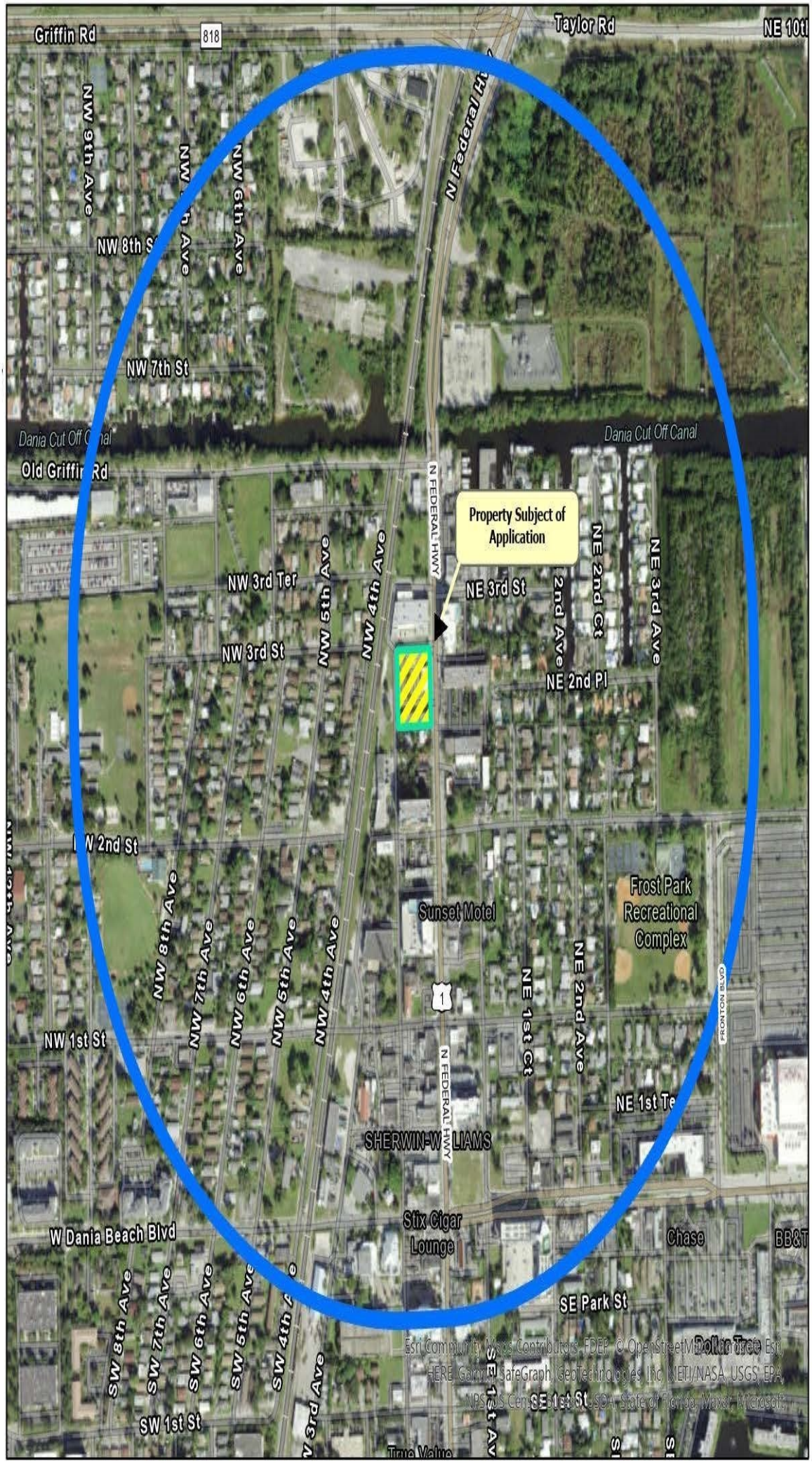
CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: **October 20, 2022**

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
WS6

FILE: K:\PRO.ECTS\18-xxx\18-3921\dwg\3921wsdt.dwg
PLOT DATE: 10/20/2022 11:57 AM BY: Andy Vennaman
LAYOUT: [WS6]



N

W E

S

HILTON EMBASSY SUITE

OWNER: B&JMC DANIA PLAZA LLC

LOCATION: 233 N FEDERAL HWY

FILE #: SP-036-19/VA-011-20/ VA-012-20/ OT-013-20/ OT-014-20/ OT-015-20/ OT-088-22

Legend

1000 ' Ft DISTANCE BUFFER

SUBJECT PROPERTY

0 0.030.06 0.12 Miles

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Dania Beach

Date: October 12, 2022

Applicant: B & JCM Dania Beach. LLC

General Location: 233 N. Federal Highway

This letter also certifies that the attached mailing list is a complete and accurate representation of the property within 1,000 feet of the subject property. This reflects the records on file in the Broward County Property Appraiser's office as of August 8, 2022.

This letter certifies that the attached corrected notice was mailed on October 11, 2022.

Sincerely,

Christina Mathews

Sworn and subscribed before me this 12th day of October, 2022.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504234000060	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		34-50-42S 6 CHS OF NW1/4 OF NE1/4 LESSST RD & LESS CANAL R/W & LESSCOMM NW COR OF NE1/4 OF SEC 34,SLY 1310.63,ELY 49 TO ELY R/W/LOF US 1 & POB,NLY 305.87 TO BEGOF A CURVE,NELY ALG SAID CURVE& R/W/L 49.18,ELY 33.37,SWLY355.79,WLY 6.25 TO POB
504234000080	IELC LAND TRMEDINA,A & MEDINA,C TRSTEES	236 N FEDERAL HIGHWAY SUITE 10	DANIA BEACH	FL	33004		34-50-42N 100 OF W 315 OF S1/2 OF S1/2OF SW1/4 OF NE1/4 LESS ST RD
504234000090	FEDERAL HIGHWAY-DANIA BEACH LLC	4036 ALESBURY DR	JACKSONVILLE	FL	32224		34-50-42N 130 OF S 230 OF W 315 OFS1/2 OF S1/2 OF SW1/4 OF NE1/4LESS ST RD
504234000100	57 NE 2ND STREET LLC	4036 ALESBURY DR	JACKSONVILLE	FL	32224		34-50-42S 100 OF W 315 OF S1/2 OF S1/2OF SW1/4 OF NE1/4 LYING E OF STRD LESS BEG AT INTER OF E R/WST RD & N R/W NE 2 ST FOR POB,N 100,E 150,S 100,W 150 TO POB,& LESS BEG 315 E OF SW COR OFS1/2 OF S1/2 OF SW1/4 OF NE1/4,N25,W 60,S 25,E 60 TO POB &LESS R/W FOR NE 2 ST
504234000180	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	34-50-42SE1/4 OF NE1/4 OF NW1/4 LYINGE OF FEC R/W LESS CANAL R/WTOG WITH COMM NW COR OF NE1/4 OFSEC 34,S 1310.63,E 49 TO POB, N305.87, NELY 49.18,E 33.37, SWLY355.79,W 6.25 TO POBAKA: PARCEL 100
504234000500	SMITH,DEBRA CARVALHO	148 NE 1 AVE	DANIA BEACH	FL	33004	2813	34-50-42BEG AT INTER OF N/L OF HURONST DANIA WITH E/L OF 40 STFRONTING E/B OF TOWN OF MODELO,S ALG E/L OF ST 328.75,E 73.03,N 328.75,W 75 TO POB LESS S 164,LESS N 40 & LESS POR LYING E OFW LINE OF NE1/4 OF NW1/4 OFNW1/4 OF SE1/4 OF SAID SEC 34
504234000510	VINCENT & ANGELA CANOSA REV TRCANOSA,VINCENT & ANGELA TRSTEES	4016 N OCEAN DR	HOLLYWOOD	FL	33019	3905	34-50-42N 100 OF S 164 OF BEG AT INTEROF N/L OF HURON ST DANIA WITHE/L OF 40 ST FRONTING E/B OFTOWN OF MODELO,S ALG E/L OF ST328.75,E 64.40,N 328.75,W 64.84TO POB
504234000520	132 PARTNERS LLC	132 NE 1 AVE	DANIA BEACH	FL	33004		34-50-42S 64 OF BEG AT INTER OF N/L OFHURON ST DANIA WITH E/L OF 40ST FRONTING E BOUND OF TOWN OFMODELO,S ALG E/L OF ST 328.75,E 73.03,N 328.75,W 75 TO POB
504234000540	GAO,YUNQING	5190 NW 165 ST UNIT D	MIAMI GARDENS	FL	33014		34-50-42W 45 OF NE1/4 OF NW1/4 OFNW1/4 OF SE1/4
504234000600	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		34-50-42FEC RAILROAD R/W 100 FT WIDE INPORTIONS OF NE1/4,NW1/4,ANDSW1/4 OF SEC 34-50-42 LYING WESTOF FEDERAL HWY WITHIN CITY OFDANIA BEACH
504234000650	SOUTH FLORIDA WATER MANAGEMENTDISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416	4680	34-50-42 & 35-50-42PORTION DANIA CUT OFF (C-11)CANAL LYING WITH SEC 34 AND W1/4OF SEC 35
504234010010	B & JCM DANIA BEACH LLC	3805 NW 107 AVE STE 123	DORAL	FL	33173		TOWN OF MODELO (DANIA) B-49 DLOT 1,4,5,8 & 9,LESS E 8 FT OFEACH OF SAID LOTS,N 8 FT OF LOT12,LESS E 8 FT OF LOT 12,LOTS 2,3,6,7 & 10, & N 8 FT OF LOT 11,ALL IN BLK 1
504234010040	MANCUSI,JOSEPH A% CALIFORNIA DREAM INN	214 NE 2 PL	DANIA BEACH	FL	33004	4816	TOWN OF MODELO (DANIA) B-49 DLOT 11 LESS N 8,14 N 49 BLK 1
504234010052	MANCUSI,JOSEPH A	214 NE 2 PL	DANIA BEACH	FL	33004	4816	TOWN OF MODELO (DANIA) B-49 DLOT 12 LESS N 8,13 N 49,EACHLESS ST RD R/W BLK 1
504234010060	MANCUSI,MICHAEL	1525 SE 15 ST APT 24	FORT LAUDERDALE	FL	33316	2736	TOWN OF MODELO (DANIA) B-49 DLOT 19 W 95 BLK 1
504234010070	CHEN,TONYTAN,KAH KAH	3327 SHERIDA ST	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 15 W 100,14 S 1 OFW 100 BLK 1
504234010080	MANCUSI,MICHAEL	1525 SE 15 ST APT 24	FORT LAUDERDALE	FL	33316	2736	TOWN OF MODELO (DANIA) B-49 DLOT 13 LESS N 49 & LESS ST RD,14 LESS N 49 & LESS S 1 OFW 100,15 LESS W 100,16 LESSST RD BLK 1
504234010081	MANCUSI,MICHAEL	1525 SE 15 ST APT 24	FORT LAUDERDALE	FL	33316	2736	TOWN OF MODELO (DANIA) B-49 DLOT 18 W 95 BLK 1

504234010090	J E R INVESTMENTS INC	215 N FEDERAL HWY	DANIA BEACH	FL	33004	2805	TOWN OF MODELO (DANIA) B-49 DLOT 17 LESS ST RD,18 E 10,19E 10,20 LESS ST RD BLK 1
504234010100	LUCKEYS MOTEL INC	20 S FEDERAL HWY	FORT LAUDERDALE	FL	33301		TOWN OF MODELO (DANIA) B-49 DLOT 21 LESS ST RD,LOT 22,23,24LESS ST RD BLK 1
504234010110	JONES,PATRICIA	PO BOX 590082	FORT LAUDERDALE	FL	33359	0082	TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 2
504234010120	SUNDAY AND CHERI'S LLC	10721 SW 57 PL	DAVIE	FL	33328		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 2
504234010130	SCURA,SUNDAY JR	213 NW 1 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 3,4 BLK 2
504234010141	OHLSSON,JOHN E & SUSAN	209 NW 1 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 2
504234010150	MEGACYCLE TOO LLC	326 NE 2 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 6 LESS RD,7 LESS RDBLK 2
504234010160	JONES,M L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 1,4,5,8 BLK 3
504234010170	ST JOSEPH WESLEYANMETHODIST CHURCH	244 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 3
504234010180	TRUSLERI LLC	PO BOX 1720	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 3
504234010190	NORTEI,EBENEZER	236 NW 5 AVE # 238	DANIA BEACH	FL	33004	2727	TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 3
504234010200	COOPER,D LBROWN GREEN,ELNORA EST	234 NW 5 AVE	DANIA BEACH	FL	33004	2727	TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 3
504234010210	LAROSA,JOSEPH MICHAEL	229 NW 4 AVE # 1	DANIA BEACH	FL	33004	2723	TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 3
504234010220	EWERS,CARLA	228 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOTS 10 & 11 BLK 3
504234010230	GIBSON,STINA S	225 NW 4 AVE	DANIA BEACH	FL	33004	2723	TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 3
504234010240	WILLIAMS,TAMMIE L	221 NW 4 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 3
504234010250	DAWKINS,NANCY	1385 NW 50 ST	MIAMI	FL	33142	4160	TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 3
504234010260	FELIGNA CORP	2069 NE 123 ST	NORTH MIAMI	FL	33181		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 3
504234010270	IVES,RANDOLPH JR H/EIVES,IONE & RANDOLPH	217 NW 4 AVE #1-2	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 3
504234010280	GERTSENZON,MARINA	215 NW 4 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 3
504234010290	CD FLORIDA PROPERTIES LLC	1948 NW 74 AVE	HOLLYWOOD	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 3
504234010300	RATHAN,EILEENRATHAN,RON	98 71 ST	BROOKLYN	NY	11209		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 3
504234010301	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 3
504234010302	NASRIN HOMES INC	201 NE 2 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 3
504234010310	TEMBUK LLC	PO BOX 1720	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 3
504234010320	NILCHAN,NASRIN	201 NE 2 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 3
504234010330	DECOTA GROUP	201 NE 2 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 3
504234010340	LAGUERRE,LUMENE DABEL H/ELAGUERRE,JHIMY	505 NW 3 ST #1-2	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 4
504234010350	POORAN,BUNASHIRE	2236 ELLIS AVE #2	BRONX	NY	10462		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 4
504234010360	TO AND SONS LLC	100 BELMONT LN	NORTH LAUDERDALE	FL	33068		TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 4
504234010370	SALAZAR,MARIA	6153 JOHNSON ST	HOLLYWOOD	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 4
504234010380	SHELL 331 INC	17501 BISCAYNE BLVD STE 400	AVENTURA	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 4
504234010381	TISDALE,GEORGE	2316 CODY ST	HOLLYWOOD	FL	33020	1424	TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 4
504234010390	2981 POMPANO LAND TRLEVY,BENJAMIN TRSTEE	693 RACQUET CLUB	WESTON	FL	33326		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 4
504234010391	GUY HUNGERFORD LIV TRHUNGERFORD,JUSTIN TRSTEE	762 STARR RD	RAVENA	NY	12143		TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 4
504234010400	COOK,DOUGLAS JR	225 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 9 & 12 BLK 4
504234010410	CHUNN,SHELTON	1332 MULBERRY BLVD APT 22102	SAVANNAH	GA	31407	3575	TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 4
504234010420	CHUNN,ROBERT	226 NW 6 AVE	DANIA BEACH	FL	33004	2731	TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 4
504234010430	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 4
504234010440	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 14,15 BLK 4
504234010450	GREATER MT ZION AME CHURCH INC	215 NW 5 AVE	DANIA BEACH	FL	33004	2726	TOWN OF MODELO (DANIA) B-49 DLOT 16,17 BLK 4
504234010470	CHRISTINE M PROST REV LIV TRDANIELLE AGUIAR REV LIV TR	PO BOX 290484	DAVIE	FL	33329	0484	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 4
504234010480	TALIAFERRO,SHIRLEY K	210 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 4
504234010500	DAISE,RODERICK D & BETTY J	1006 NW 2 ST	DANIA BEACH	FL	33004	2771	TOWN OF MODELO (DANIA) B-49 DLOT 20,21 BLK 4
504234010510	BROOKS,APRIL H/EGOODMAN,LISA	206 NW 6 AVE	DANIA BEACH	FL	33004	2731	TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 4
504234010520	ST RUTH MISSIONARYBAPTIST CHURCH INC	PO BOX 698	DANIA BEACH	FL	33004	0698	TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 4
504234010530	OPEN DOOR TO CHRIST INC	PO BOX 578	DANIA BEACH	FL	33004	0578	TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 4
504234010540	SAB2016 LLC	10185 COLLINS AVE #711	BAL HARBOR	FL	33154		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 5
504234010550	THOMAS,AHMAD & ANGEL WARD	246 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 5

504234010551	LEWIS,DOROTHY	56 CHAPMAN LANE	GALES FERRY	CT	06335		TOWN OF MODELO (DANIA) B-49 DLOT 3,BLK 5
504234010560	ITZKOWITZ,FRANCINE	11658 SW SAILFISH ISLES WAY	PORT ST LUCIE	FL	34987	5408	TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 5
504234010570	TORRES,HUMBERTO MISAEL H/ECRUZ,ALEXANDRA H/E ETAL	239 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 5
504234010580	MORGAN,DAVID	240 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 5
504234010581	SMITH,RAYMOND FITZGERALD	2369 RALEIGH ST	HOLLYWOOD	FL	33020	1633	TOWN OF MODELO (DANIA) B-49 DLOT 7 W1/2 BLK 5
504234010582	SHIRD,SHADARYLL LEATRICE	236 NW 7 AVE E	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 7 E1/2 BLK 5
504234010590	CURRY,ROSALIND H/ECURRY,DENNIS JR ETAL	235 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 5
504234010600	DORCIN,JEAN GJOSEPH,MIRLANDE	229 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 5
504234010610	WILLIAMS,CARLA	230 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 5
504234010620	H & C INTERNATIONAL TRADING LLC	8527 PINES BLVD #202	PEMBROKE PINES	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 5
504234010630	BROWN,CHRISTOPHER MICHAEL	3755 BEACHWOOD DR	DELRAY BEACH	FL	33445		TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 5
504234010640	NUBY,RONALD	417 OLD GRIFFIN RD	DANIA BEACH	FL	33004	2744	TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 5
504234010650	GOODINGS,TERRENCE H/EGOODINGS,WILFRED	220 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 5
504234010651	RIOS,KIRA TIARE & LEINS	218 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 5
504234010660	NUBY,DAVID SR	401 SW 12 AVE	DANIA BEACH	FL	33004	4930	TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 5
504234010670	DOWDELL,ARRIE L EST	213 NW 6 AVE	DANIA BEACH	FL	33004	2730	TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 5
504234010680	SNELL,BERTHA	214 NW 7 AVE	DANIA BEACH	FL	33004	2733	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 5
504234010690	MAYAN,YANELIS MESTREOSORIO,JUAN CARLOS CRUZ	209 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 5
504234010700	LILLIE PARRISH TRJACKSON,CASTELLA PARRISH TRSTEE	2413 RALEIGH ST	HOLLYWOOD	FL	33020	1611	TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 5
504234010710	FONTUS CAPITAL LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 5
504234010711	201 NW 6 AVE DANIA BEACH LLC	907 STANTON DR	WESTON	FL	33326		TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 5
504234010712	JAMES,CORAZON	1075 92 ST #401	MIAMI BEACH	FL	33154		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 5
504234010720	JEAN-LOUIS,DAUDI	149 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 6
504234010750	SMITH,MERDEEN JEANSTEWART,STEVE SEBASTIAN	141 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 6
504234010940	ST RUTH MISSIONARYBAPTIST CHURCH INC	PO BOX 698	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOTS 1,2,3,4,5,7 & 10 BLK 7
504234010990	BLACK,TANESHA	2221 NW 34 AVE	LAUDERDALE LAKES	FL	33311		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 7
504234011010	DRAX INVESTMENTS PROPERTIESIII LLC	7320 GRIFFIN RD #217	DAVIE	FL	33314		TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 7
504234011020	KNIGHT,BERNARD	125 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 7
504234011030	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 7
504234011040	COLLINS SUITE ENTERPRISES LLC	22 SW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 7
504234011150	KNOWLES,HILDA H/ETALIAFERRO,SHIRLEY K	145 NW 2 ST	DANIA BEACH	FL	33004	2823	TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 8
504234011160	ROSARIO-ADDERLEY,NICOLE	146 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 8
504234011170	JONES,M L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 8
504234011180	141 DANIA LLC	19441 NE 19 AVE	MIAMI	FL	33179		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 8
504234011190	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 8
504234011200	BRYANT,JEFFREY &WILCOX,MICHELLE	5201 SW 18 ST	PLANTATION	FL	33317		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 8
504234011210	BRYANT,JEFFERY &BRYANT-WILCOX,MICHELLE M	5201 SW 18 ST	PLANTATION	FL	33317		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 8
504234011220	NEW BHNV DANIA COMMERCIAL LLC	5430 SW 25 AVE	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 8
504234011230	NEW BHNV DANIA COMMERCIAL LLC	PO BOX 1975	HALLANDALE BEACH	FL	33008		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 8
504234011240	128 NW 5TH AVE LLC	1000 W PEMBROKE RD #206	HALLANDALE BEACH	FL	33009		TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 8
504234011250	JULAKANTI,VENKAT REDDYMATHA,NIRMALA ETAL	6477 N ANISE CT	DAVIE	FL	33314		TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 8
504234011260	HOGE,FRANK EST	23123 MEZICK RD	TYASKIN	MD	21865		TOWN OF MODELO (DANIA) B-49 DLOT 12 & N 4.05 OF LOT 13 BLK 8
504234011270	JUDGE,RICHARD JR	121 NW 4 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 LESS N 4.05 BLK 8
504234011280	BOHADANAH,ELI	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 8
504234011290	JUDGE,RICHARD	121 NW 4 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 15,16,17,18,19,20 BLK 8
504234011320	DISMAS CHARITIES INC	2500 7 STREET RD	LOUISVILLE	KY	40208		TOWN OF MODELO (DANIA) B-49 DLOT 1,2,3,4 BLK 9

504234011330	DISMAS CHARITIES INC	2500 SEVENTH ST RD	LOUISVILLE	KY	40208		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 9
504234011340	CARR REAL ESTATE INC	4601 SHERIDAN ST #300	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 9
504234011350	CARR REAL ESTATE INC	4601 SHERIDAN ST #300	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 9
504234011360	CARR REAL ESTATE VENTURES LTD	4601 SHERIDAN ST STE 300	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOTS 8 THRU 12 BLK 9
504234011391	DANIA PHOENIX CORP	3815 S LAKE DR	BOYNTON BEACH	FL	33435		TOWN OF MODELO (DANIA) B-49 DLOT 13,BLK 9
504234011400	KOUR,PARKASH EST	1624 PRESIDENTIAL WAY	MIAMI	FL	33179		TOWN OF MODELO (DANIA) B-49 DLOT 15,16 BLK 9
504234011410	DAVIS BROTHER'S PROPERTIES LLC	113 NW 3 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 14 LESS PART AS DESC INOR 873/426 BLK 9
504234011420	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	TOWN OF MODELO (DANIA) B-49 DTH PART OF LOTS 14,19,20 AS DESCIN OR 873/426 BLK 9
504234011430	DANIA WAREHOUSE 110 LLC	4191 PARK VIEW DR	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 17,18 BLK 9
504234011450	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19 LESS PT DESC IN OR873/426 & DB 748/591 BLK 9
504234011470	GARNETT REAL ESTATE HOLDINGS LLC	302 NW 1 ST	DANIA BEACH	FL	33004	2848	TOWN OF MODELO (DANIA) B-49 DTHAT PT OF LOTS 19 & 20 AS DESCIN DB 748/591 & THAT PT OF PAROF LAND LYING BET R/R & LOT 20AS DESC IN DB 748/588 BLK 9
504234011480	FRANCO'S AUTO REPAIR INC	167 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 1 LESS ST RD,2 E 53,3 E 53,4 LESS ST RD BLK 10
504234011490	DISMAS CHARITIES INC	2500 SEVENTH ST RD	LOUISVILLE	KY	40208		TOWN OF MODELO (DANIA) B-49 DLOT 2 LESS E 53,3 LESS E 53BLK 10
504234011500	F & P APARTMENTS LLC	167 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 5 LESS ST RD,6,7,8 LESS STRD BLK 10
504234011510	DANIA BEACH HOSPITALITYGROUP LLC	1955 HARRISON ST #200	HOLLYWOOD	FL	33020		TOWN OF MODELO (DANIA) B-49 DLOT 9 LESS ST RD,10,11,12 LESSST RD TOG WITH LOT 13 LESS ST RD,14,15,16 LESS ST RD,ALL BLK 10
504234011530	ADAMS,JERRY	113 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 17 LESS ST RD,20 N1/2 LESSST RD BLK 10
504234011540	ADAMS,JERRY	113 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 10
504234011580	SOUTH FLORIDA HAITIANEVANGELICAL BAPTIST CHURCH INC	PO BOX 816	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19,20 S1/2 LESS ST RD,21LESS ST RD,22,23,24 LESS ST RDBLK 10
504234011591	TPS9 LLC	7901 SW 6 CT #475	PLANTATION	FL	33324		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 11
504234011600	TPS9 LLC	7901 SW 6 CT #475	PLANTATION	FL	33324		TOWN OF MODELO (DANIA) B-49 DLOT 2 LESS WEST 24 FOR RD BLK 11
504234011610	TPS9 LLC	7901 SW 6 CT #475	PLANTATION	FL	33324		TOWN OF MODELO (DANIA) B-49 DLOT 3 LESS ST RD BLK 11
504234011620	TPS9 LLC	7901 SW 6 CT #475	PLANTATION	FL	33324		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 11
504234011630	HARRISON,RODNEY B	4865 SW 58 AVE	DAVIE	FL	33314	4531	TOWN OF MODELO (DANIA) B-49 DLOT 5,6 LESS ST RD BLK 11
504234011640	HARRISON,RODNEY	4865 SW 58 AVE	DAVIE	FL	33314		TOWN OF MODELO (DANIA) B-49 DLOT 7 LESS ST RD,8 BLK 11
504234011650	NANDY INC	140 N FEDERAL HWY	DANIA BEACH	FL	33004	2804	TOWN OF MODELO (DANIA) B-49 DLOT 9,10 LESS ST RD,11 N1/2 LESSST RD,12 N1/2 BLK 11
504234011660	DANIA BEACH ENTERPRISES LLC	3801 NORTH PARK ROAD	HOLLYWOOD	FL	33021	1903	TOWN OF MODELO (DANIA) B-49 DLOT 11 S1/2 LESS ST RD,12 S1/2,13,14 LESS ST RD BLK 11
504234011670	SKYLAND PLAZA LLC	2734 POLK ST UNIT F	HOLLYWOOD	FL	33020		TOWN OF MODELO (DANIA) B-49 DLOT 15 LESS ST RD,16,17,18 LESSST RD,19 LESS ST RD,LOT 20BLK 11
504234011700	FALLAD,JORGE MVELEZ,MARIA A	102 N FEDERAL HWY	DANIA BEACH	FL	33004	2804	TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 11
504234011710	FALLAD,JORGE M &VELEZ,MARIA A	102 N FEDERAL HWY	DANIA BEACH	FL	33004	2804	TOWN OF MODELO (DANIA) B-49 DLOT 22 LESS ST RD,LOT 23 LESSST RD,BLK 11
504234011720	FALLAD,JORGE M &VELEZ,MARIA A	102 N FEDERAL HWY	DANIA BEACH	FL	33004	2804	TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 11
504234014220	CARTER-PACE,RUTHINE V	PO BOX 762651	SAN ANTONIO	TX	78245		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 31
504234014242	BRUNO,LATRICE MERCEDESMORRIS,ALVA M	241 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 4 BLK 31
504234020010	IELC LAND TRMEDINA,A & MEDINA,C TRSTEES	236 N FEDERAL HWY SUITE 101	DANIA BEACH	FL	33004	2870	COCOANUT HILL B-115 DLOTS 1 THRU 4, LESS W 24 THEREOFFOR RD R/W
504234040090	LANG RENTALS LLC	5561 SW 94 AVE	COOPER CITY	FL	33328		ESKILSON ADD TO DANIA AMENDEDPLAT 7-10 BLOT 40 LESS E 15,LOT 41S 31.50 LESS E 15,BK 2

504234040091	LANG RENTALS LLC	5561 SW 94 AVE	COOPER CITY	FL	33328		ESKILSON ADD TO DANIA AMENDEDPLAT 7-10 BLOT 41 LESS S 31.50 & LESSE 15,LOT 42 LESS E 15,BK 2
504234040100	SOTO,ROBERTNATNAT,MICHAEL	324 MISSOURI ST	HOLLYWOOD	FL	33019		ESKILSON ADD TO DANIA AMENDEDPLAT 7-10 BLOT 43 LESS E 15 FOR ST R/WBLK 2
504234040110	HARRISON,RODNEY	4865 SW 58 AVE	DAVIE	FL	33314		ESKILSON ADD TO DANIA AMENDEDPLAT 7-10 BLOT 44,45 BLK 2,TOG WITH34-50-42 W 60 OF SE1/4 OF NW1/4OF NW1/4 OF SE1/4 LESS P/P/AESKILSEN ADD & LESS E 15 FOR ST
504234060010	VICARIO,LIZETTE ROJASVICARIO,SAMUEL	600 NW 3 ST	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 1,2 BLK A
504234060020	ROSENSTEEL FAM LIV TR	503 LAKESIDE CIR	SUNRISE	FL	33326		HANSEN & NELSON SUB 3-76 DLOT 3,4 BLK A
504234060030	DARLING,TAURA H/EKEEL,HELEN EST ETAL	514 NW 3 STREET	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 5,6 BLK A
504234060040	OLIVETA LLC	510 NW 3 ST	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 7 BLK A
504234060060	BH 26 DANIA INVESTMENTS II LLC	955 S FEDERAL HWY #335	FORT LAUDERDALE	FL	33316		HANSEN & NELSON SUB 3-76 DLOT 8,9,10,11,12 LESS ST BLK A
504234060080	FANUDIO LLC	20533 BISCAYNE BLVD #893	AVENTURA	FL	33180		HANSEN & NELSON SUB 3-76 DLOTS 14 S1/2,15 S1/2,& 16 S1/2BLK A
504234060090	FANUDIO LLC	20533 BISCAYNE BLVD #893	AVENTURA	FL	33180		HANSEN & NELSON SUB 3-76 DLOTS 14 N1/2,15 N1/2,& 16 N1/2BLK A
504234060100	BOHADANAH,ELIYAHU	3950 SW 6 ST	FORT LAUDERDALE	FL	33312	2632	HANSEN & NELSON SUB 3-76 DLOT 17,18,19 BLK A
504234060120	ROBERTSON,RAYGINIA	404 NW 3 ST	DANIA BEACH	FL	33004	2702	HANSEN & NELSON SUB 3-76 DLOT 20,21 BLK A
504234060130	COSAC HOMELESS ASSISTANCECENTER INC	2101 SW 136 AVENUE	DAVIE	FL	33325		HANSEN & NELSON SUB 3-76 DLOT 22,23 BLK A
504234060140	GREAT HOME DEALS LLC	2101 S OCEAN DR #507	HOLLYWOOD	FL	33019		HANSEN & NELSON SUB 3-76 DLOT 24,25,26 BLK A
504234060150	JACK BESNER TRBESNER,HILDA	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 27 BLK A
504234060151	JACK BESNER IRREV TRBESNER,HILDA TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HAUSEN & NELSON SUB 3-76 DLOT 28 BLK A
504234060160	JACK BESNER IRREV TRBESNER,HILDA TRSTEE	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 29 BLK A
504234060170	TORRES FONTANEZ,ARTURO	413 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 30,31 BLK A
504234060190	FLORIDA EASTERN ECCLESIASTICALJURISDICTION	PO BOX 62	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOTS 32-34 BLK A TOG WITH LOTS14-17&36-38 BLK B,LESS ST
504234060210	HANUKA,NATI	340 SW 15 ST	DANIA BEACH	FL	33304		HANSEN & NELSON SUB 3-76 DLOT 36 LESS ST,37 BLK A
504234060220	MC CLAM,TONY L	505 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 38,39 BLK A
504234060230	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 40,41 BLK A
504234060240	FEQUIERE,DAVOUSTSAINT CYR,DARNA S GUETSHINA	515 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 42,43 BLK A
504234060250	DANNY 1712 LLC	8737 NW 39 ST	HOLLYWOOD	FL	33024	8740	HANSEN & NELSON SUB 3-76 DLOT 44,45 BLK A
504234060251	TISDALE,GEORGE W	2316 CODY ST	HOLLYWOOD	FL	33020		HANSEN & NELSON SUB 3-76 DLOT 46,47 BLK A
504234060260	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 1,W1/2 LOT 2 BLK B
504234060271	DEUTSCHE BANK NATL TR CO TRSTEE%SELECT PORTFOLIO SERVICING	3217 S DECKER LAKE DR	SALT LAKE CITY	UT	84119		HANSEN & NELSON SUB 3-76 DLOT 2 E1/2,3 & 4 BLK B
504234060280	SMITH,TIERENEY K	514 NW 3 TER	DANIA BEACH	FL	33004	2718	HANSEN & NELSON SUB 3-76 DLOT 5,6 BLK B
504234060290	COLLINS SUITE ENTERPRISES LLC	22 SW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 7 BLK B
504234060300	COLLINS SUITE ENTERPRISES LLC	22 SW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 8 BLK B
504234060310	GONZALEZ,JULIO	508 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 9,10 BLK B
504234060320	GONZALEZ,FABIAN323-325 NW 5 AVE LAND TR	325 NW 5 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 11,12 BLK B
504234060360	MOLTIMORE,THOMASBUTLER,BERNICE ETAL	416 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 18,19,20 W1/2 BLK B
504234060380	WINDSOR,CLEMENTE & RADIAH	410 NW 3 TER	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 20 E1/2, 21,22 BLK B
504234060390	MCCUTCHEON,MARY EST%HORACE MCCUTHEON	PO BOX 245	ABSECON	NJ	08201		HANSEN & NELSON SUB 3-76 DLOT 23,24,25 BLK B
504234060400	TIITF/STATE OF FLORIDAFORMER MURPHY ACT LAND	DNR DOUGLAS BLDG	TALLAHASSEE	FL	32399		HANSEN & NELSON SUB 3-76 DLOT 26 LESS W 20 BLK B

504234060410	MCCUTCHEON,NELSON	2709 NW 20 ST	FORT LAUDERDALE	FL	33311		HANSEN & NELSON SUB 3-76 DLOT 26 W 20,LOT 27,28,29 BLK B
504234060440	SF HOME BUYERS LLC	3101 N FEDERAL HWY STE 606	FORT LAUDERDALE	FL	33306		HANSEN & NELSON SUB 3-76 DLOT 30,31 BLK B
504234060450	BIZZLE,RONNIE D & JODY LEE	415 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 32,33,34,35 BLK B
504234060470	MARTINEZ,RODRIGORIGUERO,NELLY & RIGUERO,SHARON	505 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 40,41 BLK B
504234060471	WAKELAND,PATRICK A	509 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 42,43 BLK B
504234060480	BURGOS,JACOB	513 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 44,45 BLK B
504234060481	MCCUTCHEON,JAMES &MCCUTCHEON,NAOMI	517 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 46 & 47 BLK B
504234060490	MCCUTCHEON,JAMES & NAOMI S	517 NW 3 PL	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 48 THRU 51 BLK B
504234060510	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		HANSEN & NELSON SUB 3-76 DLOTS 1 THRU 4,51 S OF CANAL & NGRIFFIN RD & LOTS 54 THRU 57BLK C
504234060530	LME PROPERTY HOLDINGS LLC	301 W HALLANDALE BEACH BLVD	HALLANDALE BEACH	FL	33009		HANSEN & NELSON SUB 3-76 DLOTS 5 THRU 12 & LOTS 46 THRU 53LYING S OF GRIFFIN RD R/W,BLK C
504234060570	ALL SPECIALISTS INC	3061 NW 23 WAY	OAKLAND PARK	FL	33311		HANSEN & NELSON SUB 3-76 DLOT 14,15,16 & S 15 M/L OF LOTS43,44 BLK C
504234060580	ALL SPECIALISTS INC	8641 NW 44 CT	LAUDERHILL	FL	33351		HANSEN & NELSON SUB 3-76 DLOT 17,18,19 & S 15 M/L OF LOTS40,41 BLK C
504234060581	KINGFISHER IRREV TR	3389 SHERIDAN ST #312	HOLLYWOOD	FL	33021		HANSEN & NELSON SUB 3-76 DLOT 39 S OF GRIFFIN RD R/WBLK C
504234060590	NUBY,RONALD DALE	417 OLD GRIFFIN ROAD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 20,21,S 15 M/L OF LOTS 37 &38 BLK C
504234060600	NUBY,RONALD DALE	417 OLD GRIFFIN RD	DANIA BEACH	FL	33004	2744	HANSEN & NELSON SUB 3-76 DLOT 22,23 & THAT PART OFLOTS 35 & 36 LYING S OF CANALBLK C
504234060610	BESNER,HILDA TR	4240 GALT OCEAN DR #603	FORT LAUDERDALE	FL	33308		HANSEN & NELSON SUB 3-76 DLOT 24 BLK C
504234060620	BH 26 DANIA INVESTMENTS III LLC	955 S FEDERAL HWY #335	FORT LAUDERDALE	FL	33316		HANSEN & NELSON SUB 3-76 DLOT 25,26 W 20,S 15 M/L OF W 20OF LOT 32 & S 15 M/L OF LOT 33BLK C
504234060630	BURGESS,HOWARD E EST	681 GENEVA PL	TAMPA	FL	33606	3923	HANSEN & NELSON SUB 3-76 DLOT 26 E 5 BLK C
504234060640	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 27,28 BLK C
504234060650	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DLOT 29 W1/2 BLK C
504234060660	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUB 3-76 DS 15 M/L OF LOTS 29 E1/2,30,31 &S 15 M/L OF E 5 OF LOT 32 BLK C
504234060670	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DLOT 34 S OF CANAL R/W BLK C
504234060700	HARRIS,JERRY & MAGGIE EST% CURTIS HARRIS	221 NW 7 AVE	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DS 15 M/L OF LOT 42 BLK C
504234060730	HOLOCAUST DOCUMENTATION ANDEDUCATION CENTER INC	303 N FEDERAL HWY	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DALL LOTS 1,2,3,4,LESS ST RDBLK G
504234060740	COMERLAT HOSPITALITY 1 LLC	20801 BISCAYNE BLVD STE 403	AVENTURA	FL	33180		HANSEN & NELSON SUB 3-76 DALL LOTS 5,6,7,8,LESS ST RDBLK G
504234060750	S O S LAND CORP #3	345 N FEDERAL HWY	DANIA BEACH	FL	33004		HANSEN & NELSON SUB 3-76 DALL LOTS 9,10,LESS ST RD,LOT 11LESS ST RD & LESS N 9 OF LOT 11BLK G
504234060751	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	HANSEN & NELSON SUBLOT 11 N 9 LESS E 8 FOR ST RD,LOT 12 LESS ST RD BLK G
504234060761	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	HANSEN & NELSON SUB 3-76 DTHAT PORTION OF LOT 13, BLK GAS PER MMB 9-83 B
504234070010	IV SONS LLC	100 SW 16 ST	FORT LAUDERDALE	FL	33315		POINCIANA PARK 5-17 BALL LOTS 1,2,3,LESS ST RD BLK 1
504234070060	21 NE 3RD STREET LLC	10974 SW 37 MNR	DAVIE	FL	33328		POINCIANA PARK 5-17 BTHAT PT OF 20 FT STRIP MARKED"RESERVED" LYING S OF LOTS 5 &6 BLK 2 AND BOUNDED ON EBY SLY PROLONGATION OF E/LOF LOT 6 & ON W BY SLYPROLONGATION OF W/L OF LOT 5BLK 2

504234070070	MIRANJALI LLC	1500 SE 5 AVE	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 1 TO 4 BLK 2,LESS W 24 OFLOT 1,2,3 FOR ST RD R/W,TOG WITH20' STRIP MARKED "RESERVED" INBLK 2 LESS W 24 FOR ST RD R/WTOG WITH POR OFCOCOANUT HILLS B-115 DLOT 5&6 LESS W 24,LESS N 20 OFLOT 6
504234070110	INVESTMENTS KOPE LLC	2562 SE 14 ST	POMPANO BEACH	FL	33062		POINCIANA PARK 5-17 BLOT 5 BLK 2
504234070111	21 NE 3RD STREET LLC	10974 SW 37 MNR	DAVIE	FL	33328		POINCIANA PARK 5-17 BLOT 6 BLK 2
504234070120	FULLER,MARISSAFULLER,STEVEN	14521 SW 24 ST	DAVIE	FL	33325	4914	POINCIANA PARK 5-17 BLOT 7 & E 14 M/L OF THAT 20STRIP MARKED RESERVED WHICH ISE OF THE SLY PROLONGATIONDIVIDING LOTS 6 & 7 BLK 2
504234070130	YALE PROPERTIES DEVELOPMENT LLC	2960 NE 207 ST UNIT 913	MIAMI	FL	33180	1453	POINCIANA PARK 5-17 BLOT 8,9 W 16 BLK 2
504234070140	YALE PROPERTIES DEVELOPMENT LLC	2960 NE 207 ST UNIT 913	MIAMI	FL	33180	1453	POINCIANA PARK 5-17 BLOT 9 E 34,10 W 32 BLK 2
504234070150	BATISTA,ALEJANDRO	39 NE 3 ST	DANIA BEACH	FL	33004	2809	POINCIANA PARK 5-17 BLOT 10 E 18,11 BLK 2
504234070161	CAMACHO,CHARLES B SR & CARMEN	141 NE 3 ST	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOTS 12 & 13 N 10 BLK 2 & PARCELBOUNDED AS,ON N BY E R/W/L OF NE2ND AVE,ON W BY LINE 1' W OF E/LOF NE 2ND AVE,ON N BY PROJECTIONOF N/L OF LOT 12 EASTWARD & ON SBY PROJECTION EASTWARD OF A LINE10' S OF S/L OF LOT 12 BLK 2BEING A PARCEL OF 1' BY 60'
504234070170	RAMEY,JOEL C	246 NE 2 AVE	DANIA BEACH	FL	33004	4820	POINCIANA PARK 5-17 BLOTS 13 LESS N 10,14 & 15 BLK 2& PARCEL BOUNDED AS,ON E BY ER/W/L OF NE 2ND AVE,ON W BY LINE1' W OF E/L OF NE 2ND AVE, ON NBY PROJECTION OF LINE 10' S OFN/L OF LOT 13 EASTWARD & ON S BYPROJECTION LINE OF S/L OF LOT 15EASTWARD,SAID PARCEL BEING 1'PER 125'
504234070190	VILLAR,MIGUEL & SHANNON G	230 NE 2 AVE #1-2	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOTS 16 & 17 BLK 2 & PARCELBOUNDED AS,ON E BY E R/W/L OF NE2ND AVE,ON W BY LINE 1' W OF E/LOF NE 2ND AVE,& ON N BY LINEPROJECTED EASTWARD OF N/L OF LOT16 & ON S BY PROJECTION LINEEASTWARD OF S/L OF LOT 17 BLK 2BEING A PARCEL OF 1' BY 95',ASDESC IN OR 943/641
504234070200	CATTANEO,MIRKO	113 NE 2 PL	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 18,19 E 12.5 BLK 2
504234070210	PRIVATE KEY LLC	1717 N BAYSHORE DR #3940	MIAMI	FL	33132		POINCIANA PARK 5-17 BLOT 19 W 37.5,20 E 25 BLK 2
504234070220	HAUPTMAN,GERTRUDE LHAUPTMAN,WILLIAM	302 WATERSVILLE RD	MT AIRY	MD	21771		POINCIANA PARK 5-17 BLOT 20 W 25,21 E 37.5 BLK 2
504234070230	JB GONZAGA LLC	PO BOX 85194	HALLANDALE BEACH	FL	33008		POINCIANA PARK 5-17 BLOT 21 W 12.5,22 BLK 2
504234070240	DELONG,DENNIS	326 NE 1 CT	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 1,2,3 W 25 TOGETHERWITH PT OF VAC'D RIVIERA DRIVELYING N OF & ADJ TO SAIDPROP TOGETHER WITH PT NE 1 CT(VACATED PER CITY OF DANIA RES#1295)DESC AS;BEG SWCOR OF LOT 1,N 68,W 20,N 5.59,E 13.94,N 73.67,NE 9.29,E 114.08 TO PT,S 140.55,
504234070250	FORBUS,GARY W	325 NE 2 AVE	DANIA BEACH	FL	33004	4812	POINCIANA PARK 5-17 BLOT 3 E 25,4,5 TOGETHERWITH THAT PT OF VAC'D RIVIERADRIVE LYING N OF & ADJ TOSAID PROP BLK 3
504234070251	FORBUS,GARY W	325 NE 2 AVE	DANIA BEACH	FL	33004	4812	POINCIANA PARK 5-17 BPARCEL OF LAND BOUNDED AS FOLON THE E BY THE ELY R/W/L OFNE 2 AVE,ON THE W BY A/L 1 FT WOF & PARALLEL TO E R/W/L OFNE 2 AVE,ON THE N BY THEPROJECTION OF THE N PROPERTYLINE EASTWARD OF LOT 5,ON THE SBY THE PROJECTION OF THE SPROPERTY LINE EASTWARD OF LOT 5,
504234070260	MAJOR,TARA & KIM LMAJOR,LEWIS D	322 NE 1 CT	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 6 BLK 3
504234070270	VIGILANT LLC	326 NE 1 CT	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 7 BLK 3
504234070280	VIGILANT LLC	326 NE 1 CT	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 8,9 N 15 BLK 3

504234070290	COZY COVE MARINA INC	300 N FEDERAL HWY	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 9 LESS N 15,10 N1/2 BLK 3
504234070300	DANIEL L CHOLAK TR	3111 N OCEAN DR #403	HOLLYWOOD	FL	33019		POINCIANA PARK 5-17 BLOT 10 S1/2,11 BLK 3
504234070310	GALLOWAY,BRIGITTA & JOEY E	301 NE 2 AVE	DANIA BEACH	FL	33004	4812	POINCIANA PARK 5-17 BLOT 12 BLK 3 & 1' STRIP OF LANDBOUNDED A:ON E BY E R/W L OF NE2ND AVE,ON W BY LINE 1' W OF ER/W L OF 2ND AVE,& ON N & S BYPROJECTION OF N & S PROPERTYLINES EASTWARD OF LOT 12 BLK 3BEING A PARCEL OF 1' BY 50'
504234070320	ANDAI,ALAN	305 NE 2 AVE	DANIA BEACH	FL	33004	4812	POINCIANA PARK 5-17 BLOT 13 BLK 3 & 1' STRIP OF LANDBOUNDED AS:ON E BY E R/W L OF NE2ND AVE,ON W BY LINE 1' W OF ER/W L OF 2ND AVE, ON N & S BYPROJECTION OF N & S PROPERTYLINES EASTWARD OF LOT 13 BLK 3BEING A PARCEL OF 1' BY 50' ASDESC IN OR 1579/498
504234070330	309 DANIA GARALFA COKAMOTO LLC	209 LANDINGS BLVD	WESTON	FL	33327		POINCIANA PARK 5-17 BLOT 14 BLK 3 & 1' STRIP OF LANDBOUNDED AS:ON E BY E R/W L OF NE2ND AVE, ON W BY LINE 1' W OF ER/W L OF 2ND AVE,& ON N & S BYPROJECTION OF N & S PROPERTYLINES EASTWARD OF LOT 14 BLK 3BEING A PARCEL OF 1' BY 50'
504234070340	LA HACIENDA REALTY TRSNOW,CYNTHIA F TRSTEE	25 COLLEGE AVE	MEDFORD	MA	02155		POINCIANA PARK 5-17 BLOT 15 BLK 3 & 1' STRIP OF LANDBOUNDED AS:ON E BY E R/W L OF NE2ND AVE,ON W BY LINE 1' W OF ER/W L OF 2ND AVE,& ON N & S BYPROJECTION OF N & S PROPERTYLINES EASTWARD OF LOT 15 BLK 3BEING A PARCEL OF 1' BY 45' ASDESC IN OR 614/12
504234070350	MIAWILL ACQUISTIONS LLC	317 NE 2 AVE	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 16 BLK 3 & 1' STRIP OF LANDBOUNDED AS:ON E BY E R/W L OF NE2ND AVE,ON W BY LINE 1' W OF ER/W L OF 2ND AVE, & ON N & S BYPROJECTION OF N & S PROPERTYLINES EASTWARD OF LOT 16 BLK 3BEING A PARCEL OF 1' BY 45' ASDESC IN OR 2294/278
504234070360	BAILEY,JOY A	715 NW 7 AVE	DANIA BEACH	FL	33004	2314	POINCIANA PARK 5-17 BLOT 17 BLK 3 & 1' STRIP OF LANDBOUNDED AS:ON E BY E R/W L OF NE2ND AVE, ON W BY LINE 1' W OF ER/W L OF 2ND AVE,& ON N & S BYPROJECTION OF N & S PROPERTYLINES EASTWARD OF LOT 17 BLK 3BEING A PARCEL OF 1' BY 45' ASDESC IN OR 261/488
504234070370	HONE,ROBERT E & EUNICE MROBERT E & EUNICE M HONE REV TR	102 NE 2 PL	DANIA BEACH	FL	33004	2825	POINCIANA PARK 5-17 BLOT 1,2 W 17LESS S 7.5 THEREOFBLK 6
504234070380	COADY,MARIECOADY,MARK	106 NE 2 PL	DANIA BEACH	FL	33004		POINCIANA PARK 5-17 BLOT 2 E 33,3 W 33LESS S 7.5 THEREOFBLK 6
504234070390	HARRIS,MARK ROBERT	110 NE 2 PL	DANIA BEACH	FL	33004	2825	POINCIANA PARK 5-17 BLOT 3 E 17,4 LESSS 7 1/2 FOR ALLEY BLK 6
504234070400	CANNAVAN,JACQUELINEGENNARO,ELAINE	114 NE 2 PL	DANIA BEACH	FL	33004	2825	POINCIANA PARK 5-17 BLOT 5,6 W 17 LESS S7 1/2 FOR ALLEY BLK 6
504234070410	FINLEY,REGINA M	118 NE 2 PL	DANIA BEACH	FL	33004	2825	POINCIANA PARK 5-17 BLOT 6 E 28,7 W 40 LESSTHEREFROM S 7 1/2 FOR ALLEYBLK 6
504234070420	MISKELL,VINCENT & JANE R	235 NE 2 AVE	DANIA BEACH	FL	33004	4810	POINCIANA PARK 5-17 BLOT 7 E 5,8,9 W 10 BLK 6
504234080210	DI IOIA,GEORGEDI IOIA,DARLENE	4700 SW 42 TER	FORT LAUDERDALE	FL	33314		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 16,17 N 10 BLK 2
504234080220	BAKUS,ROBERT J & BETTY AROBERT J & BETTY A BAKUS LIV TR	333 NE 2 COURT	DANIA BEACH	FL	33004		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 17 S 50,18 N 20 BLK 2
504234080230	RUDY PELLETIER PATRIMONIAL TRPELLETIER,RUDY TRSTEE ETAL	100 DES SOUS BOIS	*RICHMOND QC	CA	J0B 2	H0	POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 18 S 40,19 N 30 BLK 2
504234080240	CAMACHO,CARMENCAMACHO,CHARLES B	141 NE 3 ST	DANIA BEACH	FL	33004		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 19 S 30,20 N 40 BLK 2

504234080250	WALLACE,DAVID J &FALLIGANT-WALLACE,ANN MARIE	317 NE 2 CT	DANIA BEACH	FL	33004		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 20 S 20,21 N 50 BLK 2
504234080260	GRIMPE,EDWARD JEDWARD J GRIMPE REV LIV TR	313 NE 2 CT	DANIA BEACH	FL	33004		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 21 S 10,22 BLK 2
504234080270	NORRIS,IAN J	311 NE 2 CT	DANIA BEACH	FL	33004		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 23 BLK 2
504234080280	JOHN,JUDY MPARKER,GINO	9200 TELEPHONE RD	HOUSTON	TX	77075		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 24,25 BLK 2
504234080300	MANCUSI,JOSEPH AMANCUSI,MICHAEL EST	202 NE 2 PL	DANIA BEACH	FL	33004		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 1 LESS S 7.50 BLK 3 & PARCELDESC AS BEG AT INT OF N R/W/L OFNE 2ND PLACE & E R/W/L OF NE 2NDAVE,ELY 40,SLY 1,WLY 40,NLY 1 TOPOB,AS DESC IN OR 2284/690
504234080310	PALLAVICINI,MARIE H/ESOVOCA,CONCETTA ETAL	206 NE 2 PL	DANIA BEACH	FL	33004		POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 2 BLK 3
504234080320	MANCUSI,JOSEPH	214 NE 2 PL	DANIA BEACH	FL	33304	4816	POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BLOT 3 LESS S 7 1/2 FT FOR STBLK 3
504234080331	MANCUSI,MICHAEL	1525 SE 15 ST APT 24	FORT LAUDERDALE	FL	33316	2736	POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BBEG SW COR OF LOT 25 BLK 2WLY ALG NLY R/W/L FOR 40 FTS FOR 1 FT,ELY 40 NLY 1 FTTO POBAKA:DOCK
504234080380	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BCANALS AS DEDICATED PER PLAT
504234080390	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	POINCIANA PK AMEN PL BLKS 4,5 &POR OF 6 31-47 BAVENUES,PLACES & COURTS RIGHT OFWAYS PER SAID PLAT LESS PORTIONREPLATTED
504234140272	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		DANIA MANOR CORR PLAT 10-53 BTHAT PT OF BLK 4 LYING N OFBROWARD RD AS DESC IN OR 1488/78& E 225 OF CONTIGUOUS PT S OFBROWARD RD BLK 4 LESS OR2440/863
504234140360	FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408		DANIA MANOR CORR PLAT 10-53 BLOT 1-9,13-24 BLK 5
504234140430	TAYLOR,DAVID	3388 NW 22 ST	LAUDERDALE LAKES	FL	33311		DANIA MANOR CORR PLAT 10-53 BLOT 10,11 BLK 5
504234140450	TAYLOR-ROCKETT,DAPHNE	3388 NW 22 ST	LAUDERDALE LAKES	FL	33311		DANIA MANOR CORR PLAT 10-53 BLOT 12 BLK 5
504234140560	HARRIS,BRENDA	720 NW 3 ST	DANIA BEACH	FL	33004	2708	DANIA MANOR CORR PLAT 10-53 BLOT 2,3,4 BLK 6
504234140580	DE LEON,EDGARDO ARIEL	PO BOX 223624	HOLLYWOOD	FL	33022	3624	DANIA MANOR CORR PLAT 10-53 BLOT 5 BLK 6
504234140600	TAYLOR,JOYCE ELAINE	PO BOX 286	KEYPORT	NJ	07735	0286	DANIA MANOR CORR PLAT 10-53 BLOTS 6,7 & 8 BLK 6
504234140610	PARKER,JAMES LEONARD II	608 NW 3 ST	DANIA BEACH	FL	33004	2706	DANIA MANOR CORR PLAT 10-53 BLOT 9,10 BLK 6
504234140620	COVRE,MARGARET ANTONIAVAN ARSDALE,CAROL LYNN	604 NW 3 ST	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 11,12 BLK 6
504234140630	WONG,ANGIE YUK NGAN	601 NW 3 TER	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 13,14,15 BLK 6
504234140650	BINION,ERIC F	11370 NW 39 PL	SUNRISE	FL	33323	1157	DANIA MANOR CORR PLAT 10-53 BLOT 16 BLK 6
504234140660	GMAX FL LLC	PO BOX 1720	DANIA BEACH	FL	33004		DANIA MANOR CORR PLAT 10-53 BLOT 17,18 BLK 6
504234140670	MCCRAY,WILLIE JOE	PO BOX 1121	DANIA BEACH	FL	33004	1121	DANIA MANOR CORR PLAT 10-53 BLOT 19 BLK 6
504234140680	ALAZZAWI,FURATBACSA,KATALIN	4054 NW 85 AVE	PEMBROKE PINES	FL	33024	5026	DANIA MANOR CORR PLAT 10-53 BLOTS 20,21 & 22 BLK 6
504234310010	GOTTS,HARVEY S	1016 AVOCADO ISLE	FORT LAUDERDALE	FL	33315		SPAR-RICH RESUB OF BLK 1 32-47 BLOT 1 BLK 1
504234310110	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	SPAR-RICH RESUB OF BLK 1 32-47 BTHE AVENUES,STREETS & ALLEYSDEDICATED PER PLAT 32-47 B
504234320010	PROULX,MARTIN	195 NE 2 ST	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 1 BLK 2
504234320020	BERONES-MULDER,AIDA ARCENA H/EMULDER,ROBERT	133 NE 2 AVE	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 2 BLK 2
504234320030	BATES,KATHLEEN	129 NE 2 AVE	DANIA BEACH	FL	33004	4808	SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 3 BLK 2
504234320040	BARRIOS,MARLONVILLARREAL,AILEEN	125 NE 2 AVE	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 4 BLK 2
504234320050	LEVY,DANIEL	121 NE 2 AVE	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 5 BLK 2

504234320060	FORTNEY,MICHAEL A H/EMARTINEZ,ERIKA M	117 NE 2 AVE	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 6 BLK 2
504234320130	ROBERT MARKS & BARBARA MARKS TRMARKS,BARBARA TRSTEE	925 S NORTHLAKE DR	HOLLYWOOD	FL	33019		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 13 BLK 2
504234320140	FUENTES,PEDRO EST	114 NE 1 CT	DANIA BEACH	FL	33004	2817	SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 14 BLK 2
504234320150	TILLEY,AMANDA H	118 NE 1 CT	DANIA BEACH	FL	33004	2817	SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 15 BLK 2
504234320160	4MIDABLE INVESTING LLC	9685 VINEYARD CT	BOCA RATON	FL	33428		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 16 BLK 2
504234320170	CONTI,HARRY A JR & BARBARA ANN	126 NE 1 CT	DANIA BEACH	FL	33004	2817	SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 17 BLK 2
504234320180	MUSCA,TANDINA C	134 NE 1 CT	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 18 BLK 2
504234320190	EXCEL SATELLITE INC	36 SE 5 ST	DANIA BEACH	FL	33004	4141	SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 19 BLK 2
504234320200	SPECIAL NEEDS TESTAMENTARY TRZAROS,DONALD J TRSTEE ETAL	1401 COOLIDGE ST	HOLLYWOOD	FL	33020		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 20 BLK 2
504234320210	SANCHEZ,JESUS	920 SW 30 ST	FORT LAUDERDALE	FL	33315		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 1 LESS W 15 FOR ST BLK 3
504234320220	HE,XIAO XIA	242 S FEDERAL HWY	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 2 LESS W 15 FOR ST BLK 3
504234320230	GOMEZ,GEISET SANCHEZ	129 NE 1 CT	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 3 LESS W 15 FOR ST BLK 3
504234320240	FISHER,TRENTON H/EEVANS,SCOTT STEVEN	125 NE 1 CT	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 4 LESS W 15 FOR ST BLK 3
504234320250	CHUDNOVSKI,GAYANACHUDNOVSKI,OLEG	121 NE 1 CT	FORT LAUDERDALE	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 5 LESS W 15 FOR ST R/W BLK 3
504234320260	RUANO,JENNIFER A	117 NE 1 CT	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 6 LESS W 15 OF N 27.44 FORST R/W BLK 3
504234320270	WILKE,DAVID L H/EHIKIN,RUTH	113 NE 1 CT	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 7 BLK 3
504234320280	ROSE,CLERANCE	125 SE 2 CT	DANIA BEACH	FL	33004		SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 8 BLK 3
504234320290	OTCHYCH,MARY ANNOTCHYCH,ROMAN	210 SE 1 TER	DANIA BEACH	FL	33004	3704	SPAR-RICH RESUB OF BLKS 2 & 336-35 BLOT 9 BLK 3
504234320310	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	SPAR-RICH RESUB OF BLKS 2 & 336-35 BAVENUES,STREETS,COURTS & ALLEYSDEDICATED PER PLAT 36-35 B
504234350010	HE,XIAO XIAWU,NAI JEN	242 S FEDERAL HWY	DANIA BEACH	FL	33004		VICTORIA VILLAS 49-40 BLOT 1 BLK 1
504234350020	GORDIENKO,BORIS	209 NE 1 CT	DANIA BEACH	FL	33004		VICTORIA VILLAS 49-40 BLOT 2 BLK 1
504234350030	MALINOWSKI,STEVEN P	205 NE 1 CT #1-2	DANIA BEACH	FL	33004	2818	VICTORIA VILLAS 49-40 BLOT 3 BLK 1
504234350040	CAISSIE,MICHAEL	1058 SE 6 CT	DANIA BEACH	FL	33004	5414	VICTORIA VILLAS 49-40 BLOT 4 BLK 1
504234350050	CRISTAFARO,VINNIE H/ECRISTAFARO,LAMESHA	214 NE 1 CT	DANIA BEACH	FL	33004		VICTORIA VILLAS 49-40 BLOT 1 BLK 2
504234350060	UPV 212 LLC	45 SE 14 ST	DANIA BEACH	FL	33004		VICTORIA VILLAS 49-40 BLOT 2 BLK 2
504234350070	UNGUJA MINISTRIES LLC%EVELYN TORRES	PO BOX 180874	CORONADO	CA	92178		VICTORIA VILLAS 49-40 BLOT 3 BLK 2
504234350080	HOLTZOPLE,HEATHER	202 NE 1 CT #1-2	DANIA BEACH	FL	33004		VICTORIA VILLAS 49-40 BLOT 4 BLK 2
504234350090	203 NE 2ND AVE LLC	8001 NW 66 TER	PARKLAND	FL	33067		VICTORIA VILLAS 49-40 BLOT 5 BLK 2
504234350100	ROBERT & BARBARA MARKS TRMARKS,BARBARA TRSTEE	925 S NORTHLAKE DR	HOLLYWOOD	FL	33019		VICTORIA VILLAS 49-40 BLOT 6 BLK 2
504234350110	PENSO,ANGELINA	209 NE 2 AVE	DANIA BEACH	FL	33004		VICTORIA VILLAS 49-40 BLOT 7 BLK 2
504234350120	HULTGREN,RYAN TMADRID,BRIANA	213 NE 2 AVE	DANIA BEACH	FL	33004		VICTORIA VILLAS 49-40 BLOT 8 BLK 2
504234350130	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	VICTORIA VILLAS 49-40 BROADS RIGHT OF WAYS PER SAIDPLAT
504234390010	COZY COVE MARINA INC	300 N FEDERAL HWY	DANIA BEACH	FL	33004		COZY COVE MARINA 71-49 BMARINA
504234410090	MORTENSEN,BENT & LISE-LOTTE	207 NE 2 CT	DANIA BEACH	FL	33004		FLORIDA VILLAGE HEIGHTS 89-22 BLOT 9 BLK 1
504234410100	IZULINA,AELITA H/EIZULIN,PAVEL	205 NE 2 CT	DANIA BEACH	FL	33004	4813	FLORIDA VILLAGE HEIGHTS 89-22 BLOT 10 BLK 1
504234410110	ORDUNA,CARLOS &ORDUNA,THERESA	203 NE 2 CT	DANIA BEACH	FL	33004	4813	FLORIDA VILLAGE HEIGHTS 89-22 BLOT 11 BLK 1
504234410120	JAYFARMADAR,NASRIN NICHILAN	201 NE 2 CT	DANIA BEACH	FL	33004		FLORIDA VILLAGE HEIGHTS 89-22 BLOT 12 BLK 1

504234410130	SATANOSKY,JASON MSELMO SATANOSKY IRREV TR	200 NE 2 AVE	DANIA BEACH	FL	33004		FLORIDA VILLAGE HEIGHTS 89-22 BLOT 13 BLK 1
504234410140	STAVOLA,JAMES M EST%LUANN STAVOLA	332 DORN DR	SHREWSBURY	NJ	07702		FLORIDA VILLAGE HEIGHTS 89-22 BLOT 14 BLK 1
504234410150	GRENIER,GILLES & RITANE	204 NE 2 AVE	DANIA BEACH	FL	33004		FLORIDA VILLAGE HEIGHTS 89-22 BLOT 15 BLK 1
504234410160	CAMACHO,DIEGO H/ECAMACHO,CARMEN & CHARLES B	206 NE 2 AVE	DANIA BEACH	FL	33004		FLORIDA VILLAGE HEIGHTS 89-22 BLOT 16 BLK 1
504234410170	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	FLORIDA VILLAGE HEIGHTS 89-22 BROADS,RIGHT OF WAYS DEDICATEDIN SAID PLAT
504234440010	MANCUSI,MICHAEL & MANCUSI,JOSEPH% CALIFORNIA DREAM INN	214 NE 2 PL	DANIA BEACH	FL	33004	4816	SOUTHBROOK #1 SUBDIVISION119-36 BPARCEL A
504234490020	SEABOARD WAREHOUSE TERMINALSACCOUNTING TAX DEPT 2 FLOOR	3455 NW 54 ST	MIAMI	FL	33142		AIRPORT 10 134-4 BPARCEL "B"

NW 8TH AVE
NW 7TH AVE
NW 6TH AVE
NW 7TH ST
NW 4TH ST
OLD GREEN RD
NW 3RD PL
NW 11TH AVE
NW 9TH AVE
NW 8TH AVE
NW 3RD TER
NW 3RD ST
N FEDERAL HWY
N STHY 5
NE 1ST CT
NE 2ND CT
NE 3RD ST
NE 3RD AVE
NE 2ND PL
NE 2ND AVE
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NW 9TH AVE
NW 1ST ST
NE 1ST ST
500 250 0 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
233 N Fed Hwy
N

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October 19, 2022

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 x3704

Re: Dania Beach Hilton Embassy Suites SP-36-19
Community Neighborhood Meeting

Dear Ms. Lajoie:

The development held a community outreach meeting last night, October 18, 2022, at the Hotel Dello next to City Hall at 28 South Federal Highway. The meeting was held at 6:30 pm and notices were sent to all property owners within 1000 feet of the property. Prior to the meeting one property owner called me to ask some questions about the project and seemed to be satisfied with the information provided. That property owner did not attend the meeting.

In attendance for the developer were the owner/developer, Benito Irastorza, the project architect, Javier Negroni and the project attorney, Richard Coker and his associate Kathryn Coker.

Only two property owners attended the meeting. Mr. Joseph Mancusi who owns the adjacent property to the south at 227 N. Federal Highway attended the meeting with an associate, Michale Felerici. Mr. Mancusi was pleased to see that an upscale hotel was coming to Dania Beach that included a full service hotel restaurant with room service. Mr. Mancusi asked questions regarding the project design and the project drainage. He was concerned about any runoff from the project to his property. The project architect and the developer addressed his concerns on this issue. The developer and Mr. Mancusi also discussed the erection of a fence between the properties for security reasons. The developer agreed to work with Mr. Mancusi to construct this fence at the developer's expense.

The only other property owner that attended the meeting was Mr. Ian Norris who lives at 311 NE 2nd Court. Mr. Norris was provided information on the project and shown the project plans and renderings. Mr. Norris seemed to satisfied with the quality of the project after his questions were answered.

This morning I was also contracted by Steven Vice, a representative of another property owner, Dismas Charities, Inc. with property at 141 NW 1st Avenue. Mr. Vice asked me to send him copies of the site plan and I did so along with a copy of the rendering.

Attached to this letter are the following:

1. A copy of the notice that was sent to all property owners within 1000 feet.
2. A copy of the sign-in sheet.
3. Photographs of the meeting room with the presentation materials.
4. A copy of the project renderings that were available to the attendees.
5. The email exchange with the representative of Dismiss Charities, Inc.

Please advise if you have any questions on this matter. Thank you.

Very truly yours,

RICHARD G. COKER, JR.
For the Firm

cc:

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

E-mail: rgcoker@coker-feiner.com

CORRECTED NOTICE
ADDRESS OF DEVELOPMENT SITE IS 233 NORTH FEDERAL HIGHWAY

October 10, 2022

Re: **Notice of Community Meeting/Dania Beach Embassy Suites**
Date: October 18, 2022
Time: 6:30 pm
Place: Hotel Dello by Hilton (Meeting room inside hotel)
28 South Federal Highway
Dania Beach, FL 33304

Dear Neighbor:

Please be advised that this firm represents B & JCM Dania Beach, LLC which owns the property located at 233 North Federal Highway in Dania Beach. The property is 1.2 acres in size and is generally on the southwest corner of N. Federal Highway and NW 3rd Street. The western border of the property is NW 1st Avenue which is east of the Florida East Coast Railway.

The owner is currently pursuing a site plan approval with variances to allow the redevelopment of the property to a 222 room Embassy Suites hotel. As a neighbor to the project we would like to invite you to attend the community meeting scheduled for October 18, 2022 as described above.

At the meeting we will also have a copy of the proposed site plan and renderings of the project for your review and the owner and the project team will be available to answer any questions you may have.

If you have any questions or would like to speak with me outside of the meeting, please feel free to call me at the phone number listed above or e-mail me at the e-mail address above.

Sincerely,

/s/ Richard G. Coker, Jr.

RICHARD G. COKER, JR.
For the Firm

COMMUNITY MEETING
APPLICATION FOR SITE PLAN APPROVAL
PROJECT ADDRESS: 233 NORTH FEDERAL HIGHWAY
MEETING ADDRESS: 28 SOUTH FEDERAL HIGHWAY
DANIA BEACH EMBASSY SUITES
OCTOBER 18, 2022

NAME	ADDRESS	EMAIL/TELEPHONE
Joseph Mancusi		954 214 5777
IAN NORRIS	311 NE 2ND Ct DANA BEACH	954 699 9090 INORRIS@SABALINSURANCE.COM
Michael Federici	413-48 SW 16 St	954 922 8111

LEGEND
PLANT PHOTOS
SITE LANDSCAPE PLAN
L.P-1

NORTH BUILDING VIEW

SW BUILDING VIEW

SE BUILDING VIEW

NW BUILDING VIEW

No.	DESCRIPTION	DATE
1	DRB REVIEW	10.28.19

HILTON EMBASSY SUITES
233 NORTH FEDERAL HIGHWAY, DANIA BEACH, FL
BENITO IRASTORZA

EMBASSY SUITES HOTELS

STATE OF FLORIDA — DAVID L. WALLACE JR. — AR93026 — REGISTERED ARCHITECT

DAVID L WALLACE JR.
AR93026
FL COA: AA26001254

dlw architects
642 Douglas Avenue Altamonte Springs, FL 34699
www.dlwarchitects.com

DRAWN	Author
EDIT DATE	4/30/2022 7:17:59 PM
ISSUE DATE	10/23/19
SCALE	As Indicated
JOB NUMBER	17-402
PROJECT STATUS	Schematic Design
SHEET NAME	EXTERIOR HOTEL RENDERINGS
FLFDEB ID 864772	
SHEET NUMBER	A900

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Richard Coker

From:	Richard Coker
Sent:	Wednesday, October 19, 2022 11:55 AM
To:	Steve Vice (Corp)
Subject:	RE: Proposed Embassy Suites , 233 N. Federal Hwy, Dania Beach, FL
Attachments:	rendering.pdf

Here are the renderings. Let me know if you want anything else or if you have any questions.

Richard G. Coker Jr.
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316
Tel: 954-761-3636
Email: rgcoker@coker-feiner.com

From: Richard Coker
Sent: Wednesday, October 19, 2022 11:51 AM
To: 'Steve Vice (Corp)' <SVice@dismas.com>
Subject: RE: Proposed Embassy Suites , 233 N. Federal Hwy, Dania Beach, FL

Steve:

Attached is the site plan and the project data sheet. I'll send the renderings by separate email.

Richard G. Coker Jr.
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316
Tel: 954-761-3636
Email: rgcoker@coker-feiner.com

From: Steve Vice (Corp) <SVice@dismas.com>
Sent: Wednesday, October 19, 2022 10:29 AM
To: Richard Coker <rgcoker@coker-feiner.com>
Subject: RE: Proposed Embassy Suites , 233 N. Federal Hwy, Dania Beach, FL

141 NW 1st Ave, Dania Beach, FL 33004.

Steven S. Vice
VP Business Development
Dismas Charities Inc.
2500 Seventh Street Road
Louisville, Kentucky 40208
Office: 502-636-2033 X 1316
Cell: 502-741-3898

Fax: 502-636-0333
Website: www.dismascharities.org

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From: Richard Coker <rgcoker@coker-feiner.com>
Sent: Wednesday, October 19, 2022 10:25 AM
To: Steve Vice (Corp) <SVice@dismas.com>
Subject: RE: Proposed Embassy Suites , 233 N. Federal Hwy, Dania Beach, FL

Will do Steve. Please give me the address of the property your group owns.

Richard G. Coker Jr.
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316
Tel: 954-761-3636
Email: rgcoker@coker-feiner.com

From: Steve Vice (Corp) <SVice@dismas.com>
Sent: Wednesday, October 19, 2022 10:24 AM
To: Richard Coker <rgcoker@coker-feiner.com>
Subject: Proposed Embassy Suites , 233 N. Federal Hwy, Dania Beach, FL

Mr. Coker,

As a notified neighbor and as we discussed on the phone just now, please email me a .pdf copy of the proposed site plan and renderings for the above referenced project.

Thank you.

Steven S. Vice
VP Business Development
Dismas Charities Inc.
2500 Seventh Street Road
Louisville, Kentucky 40208
Office: 502-636-2033 X 1316
Cell: 502-741-3898
Fax: 502-636-0333
Website: www.dismascharities.org

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

RECEIVED
FEB 19 2019
Planning Department

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☒ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☐ **Other:** _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: SP-36-19

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: 233 N Federal Highway Dania Beach, FL 33004

Lot(s): 1,2,3,4,5,6,7,8,9,10 Block: 1 Subdivision: TOWN OF MODELO (DANIA) B-49D

Recorded Plat Name: MAP OF THE TOWN OF MODELO B-49D LOT 1,4,5,8&9 LESS E 8FT OF EACH SAID LOTS, N 8FT OF LOT 12, LESS E 8FT LOT 12, LOTS 2,3,6,7 & 10,

Folio Number(s): 504234-01-0010 Legal Description: & N 8FT OF LOT 11, ALL IN BLK 1

Applicant/Consultant/Legal Representative **(circle one)** B & JCM Dania Beach LLC

Address of Applicant: 3905 NW 107 Ave # 501 Miami, FL 33178

Business Telephone: (305) 593-6366 Home: _____ Fax: (305) 593-6369

E-mail address: irasben@cs.com jordan@jpecs.net

Name of Property Owner: Benito Irastorza

Address of Property Owner: 3905 NW 107 Ave # 501 Miami, FL 33178

Business Telephone: (305) 593-6366 Home: _____ Fax: (305) 593-6369

Explanation of Request: Build a 13-story hotel with 222-room capacity

*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: 1.2 Acres Gross Acreage: 1.2 Acres Prop. Square Footage: 278,208 SQ FT

Existing Use: Commercial Proposed Use: Hotel

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 11th **DAY OF** January, **20** 19

By:

Benito Irastorza
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

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

ANA CALVAR
MY COMMISSION # GG 199530
EXPIRES: March 22, 2022
Bonded Thru Notary Public Underwriters

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

RECEIVED
FEB 06 2020
BY:

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☒ Variance
- ☐ Other: _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: VA-011-20
VA-012-20
OT-013-20
OT-014-20
OT-015-20

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

Location Address: 233 N. Federal Highway, Dania Beach

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

Recorded Plat Name: Town of odelo (Dania)

Folio Number(s): 504234010010 Legal Description: See Survey

Applicant/Consultant/Legal Representative (circle one) Richard G. Coker, Jr

Address of Applicant: 1404 S. Andrews Avenue, Ft. Lauderdale, FL 33316-1818

Business Telephone: 954-761-3636 Home: _____ Fax: 954-761-1818

E-mail address: rgcoker@coker-feiner.com

Name of Property Owner: B&JCM Dania Beach LLC

Address of Property Owner: 3905 NW 107 Ave., Suite 501, Doral, FL 33178

Business Telephone: 305-593-6399 Home: _____ Fax: _____

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

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

Existing Use: _____ Proposed Use: _____

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

_____

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)
Benito Irastorza, Manager
B&JCM Dania Beach, LLC

BEFORE ME THIS 3rd **DAY OF** December **20** 19

By:

Benito Irastorza
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

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

ANA CALVAR
MY COMMISSION # GG 199530
EXPIRES: March 22, 2022
Bonded Thru Notary Public Underwriters

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.

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DANIA BEACH
SEA IT. LIVE IT. LOVE IT

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

Standard Development Application

RECEIVED
NOV 23 2022
BY:

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☒ **Variance**
- ☐ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: _____

Petition No.: 01-088-22

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

Location Address: 233 N. Federal Highway, Dania Beach

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

Recorded Plat Name: Town of odelo (Dania)

Folio Number(s): 504234010010 Legal Description: See Survey

Applicant/Consultant/Legal Representative **(circle one)** Richard G. Coker, Jr

Address of Applicant: 1404 S. Andrews Avenue, Ft. Lauderdale, FL 33316-1818

Business Telephone: 954-761-3636 Home: _____ Fax: 954-761-1818

E-mail address: rgcoker@coker-feiner.com

Name of Property Owner: B&JCM Dania Beach LLC

Address of Property Owner: 3905 NW 107 Ave., Suite 501, Doral, FL 33178

Business Telephone: 305-593-6399 Home: _____ Fax: _____

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

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

Existing Use: _____ Proposed Use: _____

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

_____

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)
Benito Irastorza, Manager
B&JCM Dania Beach, LLC

BEFORE ME THIS 3rd **DAY OF** December **20** 19

By:

Benito Irastorza
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

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

ANA CALVAR
MY COMMISSION # GG 199530
EXPIRES: March 22, 2022
Bonded Thru Notary Public Underwriters

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.

VARIANCE JUSTIFICATION STATEMENT
DESIGN VARIANCE REQUESTS
HILTON EMBASSY SUITES
November 9, 2022

Re: SP-36-19 (Site Plan)
Hilton Embassy Suites
233 North Federal Highway, Dania Beach, FL

PROJECT DESCRIPTION.

B & JCM DANIA BEACH LLC is the owner and developer of the Hilton Embassy Suites project located at 233 North Federal Highway at the northern entrance to the City of Dania Beach on the Southwest corner of North Federal Highway and NW 3rd Street. The property is 1.20 acres in size. The project will be developed as a Hilton Embassy Suites with 222 rooms, meeting and ballroom space and a full-service restaurant.

VARIANCES REQUESTED.

1. **Sec. 265-120 (A)**. This section allows for up to 10% of the parking spaces to be valet parking spaces. The Applicant proposes to provide up to 81% (173 spaces) of the parking spaces as valet parking spaces. The project as designed has 207 parking spaces within the parking garage plus 7 street parking spaces. The Applicant will provide 34 spaces in the garage designated for self-parking to be utilized by employees. The hotel is designed as an urban hotel and all guests and invitees will be required to valet park. This is consistent with virtually all hotels in urban areas. Valet parking allows for better traffic control and more efficient use of space which is important in an urban area.

2. **Sec.265-140(D)**. This section requires the maximum grade of a driveway in a parking garage to be 12%. The Applicant is requesting a 14% grade for the first level driveway only in order to accommodate some administrative space beneath the ramp. This variance for the first level only does not create an unsafe condition and allows for a more efficient use of space within the building. Further, since the parking garage will not be utilized by the public only those valet drivers and employees familiar with the parking garage will use the ramp with the increased slope.

VARIANCE CRITERIA.

The requirements for the granting of a variance set forth in Sec. 625-40 of the City Code are addressed as follows:

1. *That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;*

The use of the site as a hotel is consistent with the land development code and the Comprehensive Plan and maintains the basic intent of the regulations.

Sec. 265-120(A). The Hilton Embassy Suites is a full service urban hotel catering to local, national and international travelers for both business and pleasure. Like most hotels in urban areas, control of vehicular and pedestrian traffic in and out of the hotel is important. Valet parking allows for better traffic control and more efficient use of space. The City code was written for a suburban hotel operation and has not yet been modified to accommodate the design and operation of a full service urban hotel.

Sec. 265-140(D). The variance to the grade of the parking ramp is requested only for the first floor ramp. The slightly steeper grade is needed for the more efficient use of the office and meeting spaces on the first floor. Since no guests will parking their own cars in the parking garage, all of the drivers using the ramp will be familiar with the parking garage and the ramp. The slightly steeper grade will not impact or have any effect on 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*;

Neither of the variances requested will have any impact on the surrounding land uses or be detrimental to the City in any way. The proposed use is permitted and is compatible with surrounding land uses. The subject property is located in an overall commercial area. Specifically, hotels exist nearby to the south/southeast, along with other commercial establishments.

3. *That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;*

The requested variances are not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The proposed project is consistent with the City's GOPs/Comprehensive Plan. The proposed use is permitted under the Regional Activity Center (RAC) land use and City Center (CC) zoning. Additionally, the request is not inconsistent with the City's Community Redevelopment Agency (CRA) area.

4. *That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and*

The plight of the petitioner is due to the unique circumstances of the project and the effort by the developer to bring a full service hotel to Dania Beach with all of the urban amenities that are traditional in other urban areas.

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 variances are the minimum variances needed to accommodate the design and operation of the project as a full service urban hotel.

DESIGN VARIATIONS

DESIGN VARIATIONS REQUESTED.

1. The CRA Redevelopment Plan contains certain landscape design criteria for Federal Highway. The project landscape plan provides an alternate design that is necessitated by the design of the project. The applicant is requesting a design variation to permit the proposed project plan which reduces the number of Sabal Palms on NW 1st Avenue and NW 3rd Street and changes the species of trees along Federal Highway from Royal Palms to provide Phoenix Medjool palms.

2. Sec. 303-40(L) provides that the building must be placed from 0' to 5' from the east property line where the building is placed from 4' to 6'11'' feet to accommodate the design features of the building. A design variation is requested to accommodate this modification to the design standards.

3. Sec. 303-40(L) provides that the building must be placed from 0' to 5' from the north property line where the building is placed from 27'7" feet to accommodate the design features of the building. A design variation is requested to accommodate this modification to the design standards.

4. Sec. 303-40(M) requires that 70% of the lot width must be on the Build to Line (BTL). The project design provides that 59.3% of the façade of the project building is on the BTL. The design variation is needed to accommodate the design of the project.

5. Sec. 303-40(P) provides standards for upper story setbacks. In order to achieve the desired project design, variations from those standards are required as follows:

	Required Max	Provided
• North	0'-5'	27'11"
• East	0'-5'	4'2" to 6'11.5"
• South	0'	5'

6-story setback

	Required Min	Provided
• West	10'	2'
• South	15'	5'

6. Sec. 307-20(A) requires street trees along every right of way. On the west property line along NW 1st Avenue, the CRA guidelines require a total of 15 Sabal Palms. However, only five (5) Sabal Palms can be provided while maintaining the required sight triangle.

On NW 3rd Street, the CRA guidelines require five (5) Sabal Palm trees and only four (4) can be provided. Also, on Federal Highway, the CRA guidelines require the installation of Royal Palm trees and the plans have been revised to provide Phoenix Medjool palms as a safety measure and at the recommendation of the City's landscape consultant. Design variations are required to permit the construction of the project as designed.

7. Sec 510-20(C) requires that "roofs shall be pitched with generous overhangs…". The project is designed with a flat roof and the requirement of a pitched roof with overhangs would conflict with overall design of the project.

8. Sec. 510-30(H) requires glass windows and doors to make up at least 35% of the primary elevation and 15% of the secondary elevation. The design and functionality of project dictates a slightly lower percentage of windows and doors as follows:

   East Elevation

   Required: 35 %

   Provided: 28.5% (-6.5%)

   West Elevation

   Required: 15%

   Provided: 13.4% (-1.6%)

9. Sec. 307-20(A) requires the installation of street trees in accordance with the specific requirements of the City Commission for each right of way or, as a default, the requirement shall be live oak trees, spaced thirty (30) feet on center within the NBHD-RES district, Royal palms on trafficways spaced twenty (20) feet on center, and Sabal palms spaced fifteen (15) feet on center along all other streets. The street tree requirement in some cases conflicts with the pedestrian streetscape design for the project as well as the architectural treatment of the façade. Accordingly, the Applicant requests the following variations:

NW 3rd Steet.	A variation of one (1) tree is required.
NW 1st Avenue	A variation of ten (10) palm trees are required in order to accommodate the design canopy.
North Federal Highway	A variation of one (1) palm tree is required.

Standard of review for design variations. The planning and zoning board or city commission, as applicable, shall use the following criteria when evaluating requests for design variation:

(1) Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or

(2) Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE REQUESTS SUBMITTED BY CITY PLACE APARTMENTS, LTD., THE PROPERTY OWNER, FOR A SITE PLAN MODIFICATION (SP-078-21MOD) AND DESIGN VARIATION (OT-080-22) FOR THE PROPERTY LOCATED AT 75 PARK AVENUE WEST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", AND LIFT STATION EASEMENT AND OPERATING AGREEMENT AT THE PROPERTY LOCATED AT 49 PARK AVENUE EAST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "B", COPIES OF WHICH ARE ATTACHED TO THIS RESOLUTION

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

Fiscal Impact/Cost Summary

Exhibits Attached
SP-078-21MOD Revised, R-2022-189 City Place Apartments, LTD. Site Plan Modification (SP-078-21MOD), Design Variation (OT-080-22), and Lift Station Easement and Operating Ag, Exh. C City Place Site Plans, Exh. D City Place Lift Station Easement and Operating Agreement, City Place app & backup, City Place Traffic Impact Study

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: December 13, 2022

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

FROM: Eleanor Norena, CFM, Director

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

SUBJECT: **SP-078-21/OT-080-22:** The property owner, City Place Apartments LTD., requests approval of a Design Variation, establishment of an easement, and Site Plan Modification to allow the construction of a multifamily, affordable housing development on the property at 75 Park Avenue West.

Request

DESIGN VARIATION

To allow a portion of the building to be located ten feet (10') from the building façade on floors 3 - 8; the Land Development Code required the lowest three levels of the building to be built at four to eight feet (4' – 8') per Section 303-30(A)(2).

LIFT STATION EASEMENT

To establish an easement for the purposed of a lift station to serve the project.

SITE PLAN MODIFICATION APPROVAL

The applicant is requesting Site Plan Modification approval to reduce the previously approved affordable housing development project by eleven (11) residential dwelling units and eliminating the ground floor commercial space.

PROPERTY INFORMATION

FLUM DESIGNATION:	Regional Activity Center (RAC)
CURRENT ZONING:	City Center District (CC)
SITE ACREAGE:	1.24 acres (54,165 SF)
EXISTING USES:	Single Family homes and a commercial building
VIOLATIONS ON PROPERTY	No open violations on the property.

Background

On March 22, 2022, the City Commission approved the site plan for this project via Resolution No. 2022-043, which included the construction of a mixed-income, mixed-use, 8-story building consisting of 110

dwelling units, 2,500 square feet of commercial space, a parking garage, and on-street parking. Following issuance of the approvals for the City Place development, a Unity of Title was recorded.

The property originally consisted of five (5) parcels over that make up over one (1.24) acre of land. Funded in part by the City of Dania Beach through a Florida Housing Finance Corporation (FHFC) Local Government Verification of Contribution Loan Form. At the time of the Applicant's presentation for the loan, it was expected that the majority of the units would be reserved for individuals making 80% or less of the Broward County AMI.

DESIGN VARIATION

The Applicant has requested a Design Variation from the City Center (CC) District – Build-to-Line or Setback requirements. Granting the Design Variation would allow the building to be place at ten feet (10') instead of at eight feet (8') for floors three through eight.

This provision of the LDC ensures that very tall buildings are set back at the upper levels to help maintain light and air and prevent overly bulky buildings.

The information for the requested Design Variation provided below from the applicant addresses the criteria of Section 301-50(D):

1. Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or

Applicant Response: Commencing the 10' recess of the trash room and outdoor terrace at the 3rd floor as opposed to the 4th floor created further continuity in the building elevation design, while also adding movement to the facade.

2. Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.

Applicant Response: The variation is appropriate because it provides for an interesting façade, especially along the primary street frontage (SW 3rd Ave.). The variation allows the building to maximize the site area. Future residents can still enjoy the outdoor terrace on the 2nd – 8th floors and will not be negatively impacted by a reduction of the trash room square footage.

LIFT STATION

During the DRC review it was determined that the project needed to install a lift station to support the new development. The only viable location for the installation was on the adjacent property, which is owned by the City of Dania Beach. The proposed lift station will be located on the southwest corner of the City's parking garage site.

SITE PLAN MODIFICATION

The original project receiving Site Plan approval from the City Commission in March or 2022 included an eight (8) story, mixed-use building with ground floor commercial space, comprised of 110 unites with a unit mix of 28 – one bedroom/1 bath and 82 – two bedrooms/2 bath.

Due to recent industry wide construction cost increases, the applicant is submitting this site plan modification to incorporate changes to the project plans that will reduce project costs. The proposed changes in the site plan modification include the following:

- The ground floor commercial space will be replaced by 3 residential units.
- A reduction of 11 units, from 110 units to 99 units, with a unit mix of:
    - 22 – 1 bedrooms/1 bath
    - 77 – 2 bedrooms/2 bath

The 11 units removed from the project were market rate units. All 99 units in the revised plan will be affordable housing. City Place will continue to have the same number of affordable units (i.e. 99) as initially planned. No market rate units will be provided under the revised plans.

Alternative Parking standards

Section 265-30 of the City's Land Development Code (LDC) allows for applications to submit an alternative parking study when it can be determined that the City's parking requirements are excessive. KBP Consulting, Inc. prepared an alternative parking standards analysis for this project. The City's LDC requires a total of 182 parking spaces for this project.

The alternative parking analysis identified the existing bus service and references the Institute of Transportation Engineers (ITE) Parking Generation Manual which identifies the proposed development has a parking demand of 130 parking spaces. As such, the 140 parking spaces provide provided by the applicant would meet this demand.

This proposed alternative parking calculation is incorporated in the proposed site plan. Therefore, approval of the site plan will approve the alternative parking standard proposed by the applicant.

RAC Units

The subject site is within the City's Regional Activity Center (RAC). The RAC area has been allocated a fixed number of residential units within this defined area. The 11 units being eliminated will be returned to the City's RAC unit count and will be available for future development.

INCENTIVES

The original site plan was approved utilizing the Public Park incentive to earn twenty-five (25) dwelling units. As part of the Site Plan Modification, the applicant is now proposing to change the incentive utilized to Sustainable Building Practices to earn fourteen (14) additional dwelling units. The applicant has identified how the project will reach the LEED Bronze certification.

Traffic Study

The Traffic Impact Study submitted by the applicant, dated as updated in September 2022, by KBP Consulting, Inc. has been accepted by the City's traffic consultant.

Community Outreach
On October 19, 2022, the developer held a community meeting to discuss the modifications to the project. One (1) property owner attended the meeting.

Impact Fees
Public Art: The City's Public Art Program specifies a fee to be paid into the Public Art fund by new development projects over $1 million in construction value. Based on the construction value, the applicant must contribute into the City's Public Art fund. Alternatively, they may choose to install public art on site equal to half of the required contribution and provide payment into the City's Public Art fund.

Recreation and Open Space Impact Fee: Per Resolution No. 2014-071 multifamily development must pay $1,364.00 per unit into the City's Recreation and Open Space fund. Therefore, the developer will have to pay $135,036.00 ($1,364 X 99 units) prior to issuance of the building permit.

RAC Traffic: The September 2022 Traffic Impact Study prepared by KBP Consulting, Inc. identified 39 PM peak hour trips will be generated by the proposed project. Per Resolution No. 2014-049, $21.26 will be due per p.m. peak hour trip at the time of building permit. Based on the Traffic Study, this amounts to a traffic impact fee of $829.14 (39 trips x $21.26) will be due at the time of building permit.

Development Review Committee (DRC)
The site plan modification was reviewed by the DRC on September 22, 2022, and again on October 27, 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. Due to the fact that the City of Dania Beach is approaching their sewer 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 (Engineering)

2. Submit a copy of the fire flow test required by the Fire Department, copy of the Fire Department approval, and revised drawings indicating the new water main to service the project for Engineering and Public Services Department review and approval (Engineering).

3. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved (Engineering).

4. 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 XIretro reflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV (Engineering).

5. All pavement markings shall be alkyd-based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping (Engineering).

6. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable) (Engineering).

7. Detail and complete engineering plans will be required prior to Building and R/W permit approval (Engineering).

8. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc (Engineering).

9. Show also all existing and proposed utilities on the landscaping plans for potential conflicts (Engineering).

10. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA) (Engineering).

11. 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).

12. 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 Created with idt Plans Review 10/20/22 SP-078-21MOD City Place Modification, 2nd Review Page 12 of 14 Page 3 of 4 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).

13. The applicant to post a bond to the benefit of the City, or confirmation of cash escrow in the amount of one hundred fifty thousand dollars ($150,000) in the applicant’s name reserved for the

improvements described below. In the event the improvements are not completed prior to issuance of a final certificate of occupancy of the residential structure, subject to any extensions for completion of the improvements granted by the City in its discretion, the City may draw on the bond or cash escrow to complete the improvements (Planning).

These improvements are to include:

1. Remove surface parking lot south of City Hall (between City Hall and City Garage),
2. Remove existing solar lights,
3. Install additional perimeter sidewalk, widening in some areas and providing missing linkage in other areas.
4. Install decorative lighting to match what is installed around the fountain to the east
5. Install decorative pedestrian lighting along the perimeter sidewalk

14. 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).

15. 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).

16. Any outstanding cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit (Planning & Zoning).

17. Per O-2017-027 & O-2018-019. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. (Planning)

18. OPEN SPACE IMPACT FEE: In accordance with Resolution No. 2015-071, $1,364.00 per Multifamily Dwelling must be paid for Recreation and Open Space Impacts at time of building permit issuance. A total of $135,036.00 (99 units X $1,364.00) will be due at the time of building permit. (Planning)

19. RAC TRAFFIC IMPACT MITIGATION: Per Resolution No. 2014-049, $21.26 will be due per p.m. peak hour trip at the time of building permit. Based on the Traffic Statement, this amounts to a traffic impact fee of $829.14 (39 trips x $21.26) will be due at the time of building permit. This amount may change based on the review of the traffic study by the City's consultant. (Planning).

20. PUBLIC ART PROGRAM: Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city (Planning & Zoning).

Recommendation

Approve the resolution for the Design Variance, Easement and Site Plan Modification, providing that the remaining DRC comments are made conditions of approval and must be addressed prior to the issuance of a building permit.

RESOLUTION NO. 2022-189

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUESTS SUBMITTED BY CITY PLACE APARTMENTS, LTD., THE PROPERTY OWNER, FOR A SITE PLAN MODIFICATION (SP-078-21MOD) AND DESIGN VARIATION (OT-080-22) FOR THE PROPERTY LOCATED AT 75 PARK AVENUE WEST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", AND LIFT STATION EASEMENT AND OPERATING AGREEMENT AT THE PROPERTY LOCATED AT 49 PARK AVENUE EAST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "B", COPIES OF WHICH ARE ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Code of Ordinances, Chapter 28, "Land Development Code" (the LDC), Part 6, "Development Review Procedures and Requirements," Article 635, "Site Plans," states that Site Plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Sun-Tech Engineering, Inc., on behalf of City Place Apartments, Ltd., (the "Applicant") has requested Site Plan approval (SP-078-21MOD) to permit the development of a new 152,304 square foot apartment building with a parking garage on the property at 75 Park Avenue West (the "Property") as legally described in Exhibit "A;" and

WHEREAS, Chapter 28, Subpart 1 of the LDC, Article 301, "Legal and Administrative Provisions," Section 301-50 "Variations in design; procedure for review of design variations," states that the City Commission may approve design variations within the CC district using the procedure and criteria of this section in lieu of the variance process of Article 625; and

WHEREAS, the Applicant has requested a Design Variation from the Build-to-Line or Setback standards (OT-080-22); and

WHEREAS, the requested Design Variation is for reasonable accommodations of design flexibility that result in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; and

WHEREAS, the requested Design Variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, and is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested; and

WHEREAS, the Applicant has offered significant enhancements to other pertinent aspects of the site that the City Commission determines will offset any negative impact that a variation to these standards might otherwise create; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-078-21MOD) and Design Variation (OT-080-22) will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the Comprehensive Plan; and

WHEREAS, the Applicant is seeking to enter into a Lift Station Easement and Operating Agreement (the "Lift Station Easement Agreement") with the City of Dania Beach; and

WHEREAS, the Lift Station Easement Agreement will allow for the installation, maintenance, repair and replacement of a private lift station and other facilities to be located on the City's property more particularly described on Exhibit "B" attached hereto (the "Easement Area") to convey effluent from the Property to the Easement Area and from the Easement Area to sewage lines in the adjacent public right-of-way;

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

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

Section 2. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," the following Site Plan (SP-078-21MOD), attached as Exhibit "C" is approved.

Section 3. That pursuant to Chapter 28 "Land Development Code," Subpart 1, Article 301, "Legal and Administrative Provisions," Section 301-50, "Variations in design; procedure for review of design variations," the following Design Variation Application (OT-080-22) is approved consistent with the Site Plan provided in Exhibit "C".

Section 4. That the approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

Conditions of Approval

1. Due to the fact that the City of Dania Beach is approaching their sewer 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 (Engineering)

2. Submit a copy of the fire flow test required by the Fire Department, copy of the Fire Department approval, and revised drawings indicating the new water main to service the project for Engineering and Public Services Department review and approval (Engineering).

3. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved (Engineering).

4. 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 XIretro reflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV (Engineering).

5. All pavement markings shall be alkyd-based thermoplastic and fully retroreflectorized, per BCTED specifications with the exception of parking stall striping (Engineering).

6. Provide Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (If applicable) (Engineering).

7. Detail and complete engineering plans will be required prior to Building and R/W permit approval (Engineering).

8. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines, etc. (Engineering).

9. Show also all existing and proposed utilities on the landscaping plans for potential conflicts (Engineering).

10. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of

Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA) (Engineering).

11. 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).

12. 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 Created with idt Plans Review 10/20/22 SP-078-21MOD City Place Modification, 2nd Review Page 12 of 14 Page 3 of 4 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).

13. The applicant to post a bond to the benefit of the City, or confirmation of cash escrow in the amount of one hundred fifty thousand dollars ($150,000) in the applicant's name reserved for the improvements described below. In the event the improvements are not completed prior to issuance of a final certificate of occupancy of the residential structure, subject to any extensions for completion of the improvements granted by the City in its discretion, the City may draw on the bond or cash escrow to complete the improvements. These improvements are to include:
    a. Remove surface parking lot south of City Hall (between City Hall and City Garage),
    b. Remove existing solar lights,
    c. Install additional perimeter sidewalk, widening in some areas and providing missing linkage in other areas.
    d. Install decorative lighting to match what is installed around the fountain to the east
    e. Install decorative pedestrian lighting along the perimeter sidewalk (Planning).

14. 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.

15. 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.

16. Per O-2017-027 & O-2018-019. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal.

17. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit (Planning & Zoning).

18. 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)

19. Per O-2017-027 & O-2018-019. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. (Planning)

20. OPEN SPACE IMPACT FEE: In accordance with Resolution No. 2015-071, $1,364.00 per Multifamily Dwelling must be paid for Recreation and Open Space Impacts at time of building permit issuance. A total of $135,036.00 (99 units X $1,364.00) will be due at the time of building permit. (Planning)

21. RAC TRAFFIC IMPACT MITIGATION: Per Resolution No. 2014-049, $21.26 will be due per p.m. peak hour trip at the time of building permit. Based on the Traffic Statement, this amounts to a traffic impact fee of $829.14 (39 trips x $21.26) will be due at the time of building permit. This amount may change based on the review of the traffic study by the City's consultant. (Planning).

22. PUBLIC ART PROGRAM: Per Article 811. New development and redevelopment in non-residential, mixed-use and multi-family zoning districts shall provide fee for the creation, acquisition and installation of public art in the city (Planning & Zoning).

Section 5. That pursuant to LDC Section 635-100 "Expiration of Site Plans," the Site Plan (SP-078-21MOD) 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 6. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 7. That the City Commission approves, and authorizes the appropriate City officials to execute, the Lift Station Easement Agreement with the Applicant, which Lift Station Easement Agreement is incorporated by reference and attached as Exhibit "D".

Section 8. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on December 13, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	ARCHIBALD J. RYAN IV MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according to the Plat thereof recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate in Broward County, Florida.

EXHIBIT "B"

LEGAL DESCRIPTION - Utility and Lift Station Easement

An easement lying over and across a portion of Lot 9, Block 21, **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, being more particularly described as follows:

COMMENCE at the southwest corner of said Lot 9, Block 21; thence along the westerly line of said Lot 9, Block 21, North 12°40'24" East, 28.34 feet to the **POINT OF BEGINNING**; thence along said westerly line, continue North 12°40'24" East, 15.00 feet; thence South 77°19'36" East, 20.00 feet; thence South 12°40'24" West, 15.00 feet; thence North 77°19'36" West, 20.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 300 square feet, 0.007 acres more or less.

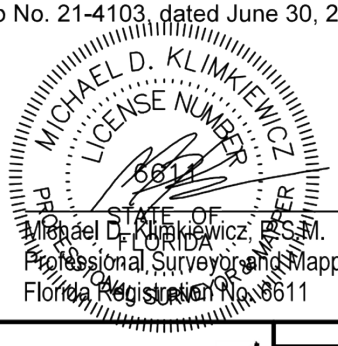
SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are assumed and are relative to the westerly line of Lot 9, Block 21, Town of Modelo, bearing North 12°40'24" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Radius Professional Surveyor & Mapper, LLC reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Radius Professional Surveyor & Mapper, LLC is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7733, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn “out of scale” for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
    A. Record plat entitled TOWN OF MODELO, Plat Book B, Page 49, Miami-Dade County Public Records.
    B. Off-Site Force Main Connection prepared by Sun-Tech Engineering, Inc., Job No. 21-4103, dated June 30, 2022.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Radius Professional Surveyor & Mapper, LLC
Date of Preparation: August 8, 2022



Michael D. Klimkiewicz, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6611

REVISION	DATE	DWN	CHK.
REVISE BOUNDARY	8-4-22	VV	MK

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. LB7733

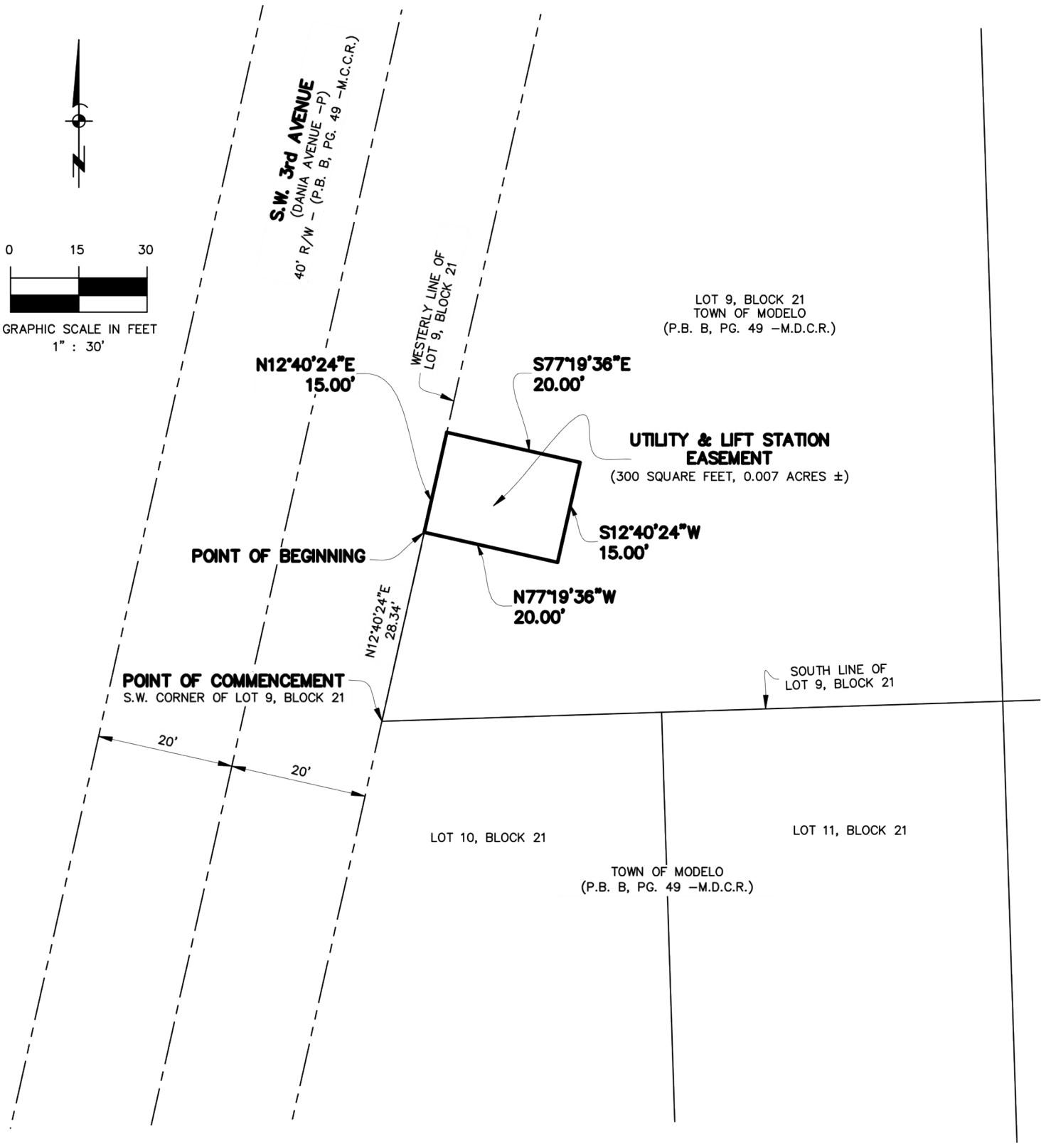
4103SkLS-UE-REV.dwg

JOB No.: 21-4103

(863)244-5153
436 S.W. BISHOP AVE
LAKE CITY, FL 32024

RESOLUTION #2022-189

EXHIBIT "B"



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
L.B.	LICENSED BUSINESS
M.D.C.R.	MIAMI DADE COUNTY RECORDS
-P	PER RECORD PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. LB7733

4103SkLS-UE-REV.dwg

JOB No.: 21-4103

(386)344-5153
436 S.W. BISHOP AVE.
LAKE CITY, FL 32024

EXHIBIT "C"

SITE PLAN
(SEE ATTACHED)

EXHIBIT "D"

LIFT STATION EASEMENT AGREEMENT
(SEE ATTACHED)

CITY PLACE

75 PARK AVENUE WEST, DANIA BEACH, FL 33004

SITE PLAN

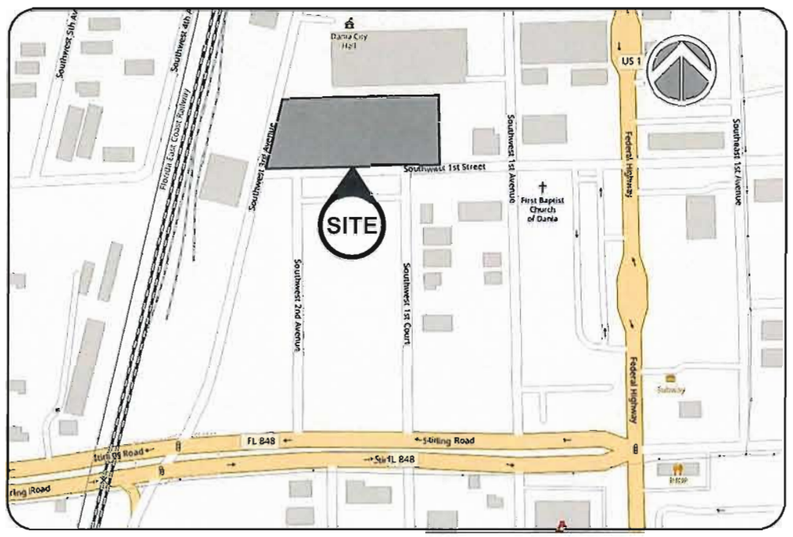
OWNER / DEVELOPER:
CITY PLACE APARTMENTS, LTD.
FRANCISCO ROJO
(VICE PRESIDENT OF GENERAL PARTNER)
3050 BISCAYNE BLVD., SUITE #300
MIAMI, FL. 33137
(305) 538-9552 EXT. 103
FAX: (305) 538-9553
francisco@landmarkco.net

ARCHITECT:
BURGOS LANZA ARCHITECTS & PLANNERS
2730 SW 3RD AVENUE, S601
MIAMI, FLORIDA 33129
(786) 554-9035
pburgos@burgoslanza.com

LANDSCAPE ARCHITECT:
WITKIN HULTS & PARTNERS
307 S 21ST AVENUE
HOLLYWOOD, FL 33020
(954) 923-9681
andyw@witkindesign.com

CIVIL ENGINEER:
SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD, SUITE 102
SUNRISE, FL 33351
(954) 777-3123
cloutan@suntecheng.com

SURVEYOR:
RADIUS PROFESSIONAL SURVEYOR & MAPPER, INC.
436 SW BISHOP AVENUE
LAKE CITY, FL 33024
(561) 244-5153
mike@radiuspsm.com



SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST

LOCATION MAP
N.T.S.

INDEX OF DRAWINGS	
SHEET NO.	TITLE
CS1	COVER SHEET
V-1 - V-3	BOUNDARY, TOPO AND TREE SURVEY
C-1.1 - C-1.2	SITE PLAN
C-2.1	PAVING, DRAINAGE & GRADING PLAN
C-2.2 - C-2.3	PAVING, DRAINAGE & GRADING DETAILS
C-3.1	PAVEMENT MARKING & SIGNAGE PLAN
C-4.1	WATER & SEWER PLAN
C-4.2 - C-4.5	WATER & SEWER DETAILS
C-5.1	STORMWATER POLLUTION PREVENTION PLAN
C-5.2	STORMWATER POLLUTION PREVENTION DETAILS
C-7.1	OFF-SITE FORCE MAIN CONNECTION PLAN
C-8.1	LIFT STATION
A1.01	1st FLOOR PLAN
A1.02	2nd AND 3rd FLOOR PLAN
A1.03	4th AND 5th FLOOR PLAN
A1.04	6th AND 7th FLOOR PLAN
A1.05	8th FLOOR PLAN
A1.19	ROOF PLAN
LS0.03	LIFE SAFETY GROUND FLOOR PLAN
LS0.04	LIFE SAFETY 2nd FLOOR PLAN
LS0.05	LIFE SAFETY 3rd FLOOR PLAN
LS0.06	LIFE SAFETY 4th FLOOR PLAN
LS0.07	LIFE SAFETY 5th & 6th FLOOR PLAN
LS0.08	LIFE SAFETY 7th FLOOR PLAN
LS0.09	LIFE SAFETY 8th FLOOR PLAN
LS0.10	LIFE SAFETY ROOF PLAN
A1.06 - A1.07	BLACK & WHITE ELEVATIONS
A2.10 - A2.11	COLOR ELEVATIONS
TD-1	TREE DISPOSITION PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
E1.01 - E1.03	PHOTOMETRIC PLANS

LEGAL DESCRIPTION:

LOTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 21 OF "TOWN OF MODELO" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING SITUATED IN THE CITY OF DANIA BEACH, FLORIDA.

STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

CLIFFORD R. LOUTAN LICENSE No. 56810 STATE OF FLORIDA PROFESSIONAL ENGINEER

Clifford R Loutan — Digitally signed by Clifford R Loutan Date: 2022.11.08 14:00:36 -05'00'

Date: November 8, 2022

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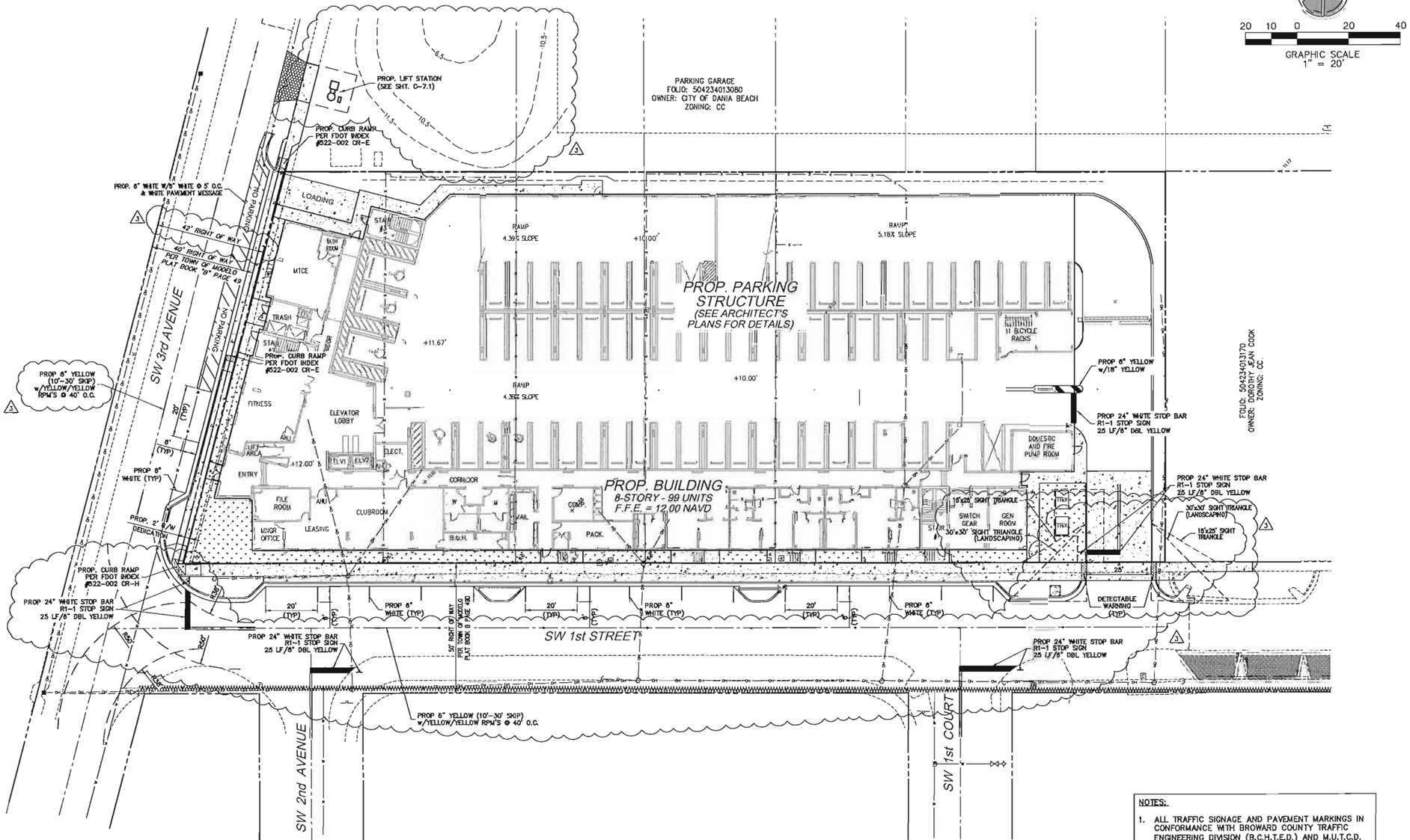
Sunshine811.com

PROJECT NO. 21-4103
DESIGN DATE: SEP. 2021

DRAWINGS MAY BE OUT OF SCALE DUE TO XEROX REPRODUCTION ERROR.

FILE: K:\PROJECTS\21-xxx\21-4103\dwg\4103cov.dwg
PLOT DATE: 11/8/2022 1:33 PM BY: Andy Vanneman
LAYOUT: [CS1 - SP]

CITY PLACE
Dania Beach



NOTES:

1. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS IN CONFORMANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (B.C.H.T.E.D.) AND M.U.T.C.D. STANDARDS.(TYPE XI RETRO-REFLECTIVE SHEETING MATERIAL).
2. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETRO-REFLECTORIZED PER BCTED WITH THE EXCEPTION OF PARKING STALL STRIPING.
3. ALL A.D.A. PARKING, ACCESS/DRIVEWAY, AND SIDEWALKS/RAMPS INCLUDING DIMENSIONS IN ACCORDANCE WITH CHAPTER 553 OF THE FLORIDA STATUES. "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 (A.D.A)

Clifford R Loutan — Digitally signed by Clifford R Loutan Date: 2022.11.08 14:06:31 -05'00'

FILE: K:\PROJECTS\21-xxx\21-4103\dwg\4103pms.dwg
PLOT DATE: 11/8/2022 1:36 PM BY: Andy Vanvemon
LAYOUT: (C-3.1)

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REVISIONS

NO.	DATE:	DESCRIPTION
1	7/1/221	BID SET
2	9/02/22	REV. BLDG. & PARKING
3	10/10/22	REV. PER CITY PERMIT COMMENTS
4	11/04/22	REV. PER CITY PERMIT COMMENTS

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
CITY OF DANIA BEACH — FLORIDA
PAVEMENT MARKING & SIGNAGE PLAN

DATE:	OCT 2021
SCALE:	1" = 20'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: November 8, 2022

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SHEET No.
C-3.1

MATCH LINE SEE SHEET C-7.1 FOR OFF-SITE FORCE MAIN

SEE SHEET C-7.1 FOR GRAVITY SEWER, LIFT STATION AND FORCE MAIN EXTENSION

NOTE: PROP. LIFT STATION UNDER SEPARATE PERMIT

PROP. 4" FORCE MAIN

EXIST. FIRE HYDRANT

EXIST. RETENTION AREA (TO REMAIN)

PROP. GRASSPAV2

PROP. PRIVATE LIFT STATION
R.E. = ±12.00
I.E. = 2.00

LS1

PARKING GARAGE
FOLIO: 504234013080
OWNER: CITY OF DANIA BEACH
ZONING: CC

PROP. C.O.T.G. (TYP)
I.E. = ±4.25

PROP. 6" PVC SEWER LATERAL @ MIN. 1% SLOPE

SEE MEP PLANS FOR CONNECTION INFORMATION

4.39% SLOPE

RAMP
5.18% SLOPE

PROP. PARKING STRUCTURE
(SEE ARCHITECT'S PLANS FOR DETAILS)

11 BICYCLE RACKS

4.39% SLOPE

PROP. FPL EASEMENT

4" NEPTUNE TRU/FLO COMPOUND METER & BACKFLOW PREVENTER (POTABLE SERVICE)
S.P. #4

DOMESTIC & FIRE PUMP ROOM

15'x25' SIGHT TRIANGLE

PROP. 6" DBL DET.P CHECK ASSEMBLY
S.P. #5

30'X30' SIGHT TRIANGLE (LANDSCAPING)

30'X30' SIGHT TRIANGLE (LANDSCAPING)

15'x25' SIGHT TRIANGLE

PROP. BUILDING
8-STORY - 99 UNITS
F.F.E. = 12.00 NAVD

EXISTING WATER METERS & BOXES (TO BE REMOVED)(TYP)
WATER SERVICE TO BE GROUTED & ABANDONED IN PLACE

PROP. 10" FPL ESM'T.

PAVEMENT RESTORATION PER CITY & BCHCED SPECIFICATIONS (SEE DETAIL SHEET C-2.2)

PROP. 10"x8" TAPPING SLEEVE & 8" G.V. S.P. #1 (FULL & FLUSH CONNECTION)

PROP. 8"x6" TEE, 6" G.V., 24 LF/6" DIP W.M. & FIRE HYDRANT

PROP. 8"x 2" SERVICE SADDLE & 2" CORPORATION STOP

EXIST. SAN. SWR.

SW 1st STREET

PROP. 8" DIP W.M.

PROP. 2" P.E. W.M.

INSTALL 2" PLUG AFTER NEW WATER MAIN IS APPROVED FOR USE

EXIST. 2" G.V. (TO REMAIN)

EXIST. 2" W.M. TO BE ABANDONED IN PLACE AFTER REPLACEMENT WATER MAIN IS APPROVED FOR USE

CONNECT TO EXIST. 2" WATER MAIN S.P. #2

EXIST. 2" W.M.

EXIST. 10" W.M. (APPROXIMATE LOCATION)

EXIST. 10" W.M. (TO REMAIN)

EXIST. FIRE HYDRANT

SW 2nd AVENUE

SW 3rd AVENUE

EXIST. 2" W.M. TO BE ABANDONED IN PLACE AFTER REPLACEMENT WATER MAIN IS APPROVED FOR USE

CONNECT TO EXIST. 6" WATER MAIN S.P. #3

PROP. 8"x6" TEE, 6" G.V. & 6" DIP FIRE LINE (POINT OF SERVICE)

EXIST. FIRE HYDRANT (TO REMAIN)

EXIST. 6" W.M.

HYDRANT SPACING = 328'

HYDRANT SPACING = 181'

EXIST. 4" W.M. TO BE GROUTED & ABANDONED IN PLACE AFTER REPLACEMENT WATER MAIN IS APPROVED FOR USE

EXIST. PAVERS TO BE REMOVED & REUSED (TYP)

REPLACE EXIST. HEADER CURB & TYPE 'F' CURB & GUTTER AS REQUIRED

CUT-IN PROP. 8"x6" TEE & 8" G.V. S.P. #6

EXIST. FIRE HYDRANT (TO BE REMOVED)

PROP. 12" PLUG

INSTALL 6" PLUG AFTER NEW WATER MAIN IS APPROVED FOR USE

EXIST. 2" W.M. (TO REMAIN)

EXIST. 6" W.M. (TO REMAIN)

PROP. 8"x6" TEE, 6" G.V. & FIRE HYDRANT

PROP. 12"x12" CROSS (2)12"x6" REDUCER 12" G.V. & 8" G.V.

PROP. 12" 45° BENDS

PROP. 8" DIP W.M.

PROP. 8"x4" TEE & 4" G.V.

PROP. 8"x6" REDUCER

PROP. 8"x8" TEE, 6" G.V.

PROP. (2)6" 45° BENDS

PAVEMENT RESTORATION PER CITY & BCHCED SPECIFICATIONS (SEE DETAIL SHEET C-2.2)

PROP. 8"x6" TEE, 6" G.V., 24 LF/6" DIP W.M. & FIRE HYDRANT

PROP. 8"x4" TEE & 4" G.V.

PROP. 8"x6" REDUCER

PROP. 8" DIP W.M.

PROP. (2)6" 45° BENDS

CONNECT TO EXIST. 12" W.M. (FILL & FLUSH CONNECTION)

PROP. 12" G.V. S.P. #7

EXIST. 12" W.M. (TO REMAIN)

EXIST. 6" G.V. (TO REMAIN)

EXIST. BACKFLOW PREVENTER (TO REMAIN)

EXIST. 12" G.V. (TO REMAIN)

SW 1st AVENUE

PAVEMENT RESTORATION PER CITY & BCHCED SPECIFICATIONS (LONGITUDINAL RESTORATION)(TYP.) (SEE DETAIL SHEET C-2.2)

EXIST. C.O.G.

EXIST. COMM. M.H. (TO REMAIN)

PROP. 12" DIP W.M.

EXIST. 8" G.V. (TO REMAIN)

EXIST. 8" W.M. (TO REMAIN)

PROP. 12" W.M. OVER EXIST. SAN SWR. MAINTAIN 18" MINIMUM VERTICAL SEPARATION (USE FITTINGS AS NECESSARY)

PAVEMENT RESTORATION PER CITY & BCHCED SPECIFICATIONS (SEE DETAIL SHEET C-2.2)

EXIST. SAN. SWR. (TO REMAIN)

SW 1st COURT

FOLIO: 504234013170
OWNER: CORPORATION FOR CIVIC COOK
ZONING: CC

GRAPHIC SCALE
1" = 20'
20 10 0 20 40

WATER & SEWER LEGEND

PROPERTY LINE	EXISTING OR FUTURE UTILITIES
RIGHT-OF-WAY LINE	DRAINAGE STRUCTURE w/PIPE
DOUBLE WATER METER SERVICE	D.I.P. PIPE
SINGLE WATER METER SERVICE	EXIST. UTILITY DEMOLITION
85 LF/8" W.M. LENGTH, SIZE & TYPE OF WATER MAIN	R.E. RIM ELEVATION
FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY	I.E. INVERT ELEVATION
PROPOSED GATE VALVE	MANHOLE DESIGNATION
PROPOSED CHECK VALVE	25 LF/8" S.S. @ 0.42% LENGTH & SLOPE OF PIPE
S.P.#2 BACTEROLOGICAL SAMPLING POINT	DOUBLE SEWER LATERAL
PROP LIGHT POLE	SINGLE SEWER LATERAL
	C.O.T.G. CLEAN OUT TO GRADE

NOTES:
1. CONTRACTOR TO ADJUST ALL VALVES, CLEANOUTS, MANHOLES, ETC. TO GRADE, WITHIN LIMITS OF CONSTRUCTION.
2. CONTRACTOR TO LOCATE ALL EXISTINGG WATER SERVICE AND PROVIDE A NEW CONNECTION TO THE NEWLY INSTALLED WATERMAIN SYSTEM.

Clifford R Loutan — Digitally signed by Clifford R Loutan Date: 2022.11.08 14:07:14 -05'00'

FILE: K:\PROJECTS\21-xxx\21-4103\dwg\4103ws.dwg
PLOT DATE: 11/8/2022 1:37 PM BY: Andy Vennsman
LAYOUT: [C-4.1]

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Sunrise, FL 33351
www.suntecheng.com
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Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION
1	7/11/22	BID SET
2	07/28/22	REV. PER CITY COMMENTS
3	9/02/22	REV. BLDG. & PARKING
4	10/10/22	REV. PER CITY PERMIT COMMENTS

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
DANIA BEACH FLORIDA
WATER & SEWER PLAN

DATE:	OCT 2021
SCALE:	1" = 20'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: November 8, 2022

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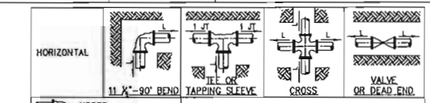
SHEET No.
C-4.1

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0932 — STANDARD DETAIL



- CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS.
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

HORIZONTAL, L (FEET)							45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	1	2	4	10	7	20	9	4
6	2	3	6	14	15	28	12	5
8	2	4	8	17	23	37	16	7
10	2	5	9	21	30	44	19	8
12	3	5	10	24	38	52	22	9

PVC PIPE

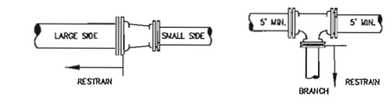
HORIZONTAL, L (FEET)							45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	2	3	5	12	11	32	14	5
6	2	4	7	16	23	45	19	6
8	3	5	9	21	37	59	25	8
10	3	5	11	25	48	71	30	9
12	3	6	12	29	61	83	35	11

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW, NOMINAL SIZE EQUALS BRANCH SIZE; LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%; VERTICAL LOW SIDE DEPTH EQUALS 3.5 FEET
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

REPLACES FORMER DWG NO.109	REVISED 5/14/2018	RESTRAINED JOINT REQUIREMENTS SINGLE FITTING	FIGURE 109

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0932 — STANDARD DETAIL



STRAIGHT REDUCER

DUCTILE IRON PIPE

SMALL SIDE \ DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'

PVC PIPE

SMALL SIDE \ DIAMETER	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

TEE REDUCER

DUCTILE IRON PIPE

BRANCH SIZE \ DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15'	10'
10"				23'

PVC PIPE

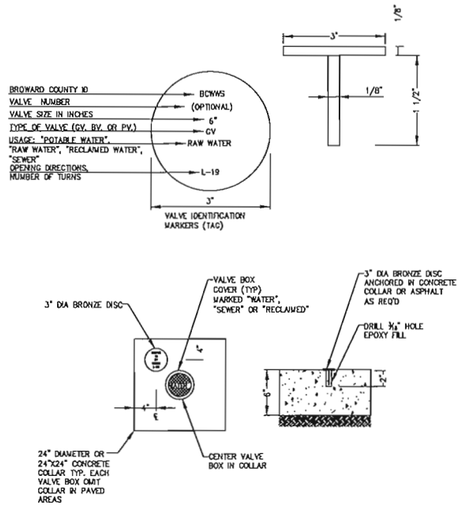
BRANCH SIZE \ DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		16'	8'	1'
8"			31'	25'
10"				44'

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V7.2 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SW OR GW, LENGTH ALONG RUN EQUALS 4 FEET
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT; SAFETY FACTOR: 1.5; BARE PIPE (NO POLY WRAP)
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

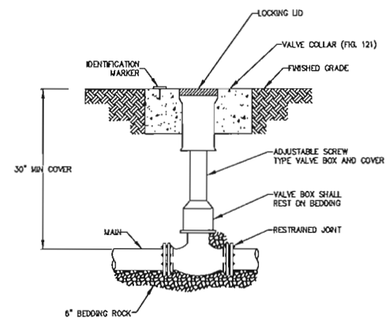
REPLACES FORMER DWG NO.112	REVISED 5/14/2018	RESTRAINED JOINT REQUIREMENTS REDUCING FITTINGS	FIGURE 112

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0932 — STANDARD DETAIL



REPLACES FORMER DWG NO.3E	REVISED 5/14/2018	VALVE COLLAR AND IDENTIFICATION MARKER	FIGURE 121

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0932 — STANDARD DETAIL



1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE REFLECTIVE RAISED PAVEMENT MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX RISER.

REPLACES FORMER DWG NO.123	REVISED 5/14/2018	VALVE BOX DETAIL	FIGURE 123

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0932 — STANDARD DETAIL

1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.
2. THE ABOVE NOTICE SHALL APPEAR ON THE COVER SHEET OF ALL CONSTRUCTION PLANS SUBMITTED TO THE COUNTY.

REPLACES FORMER DWG NO.101	REVISED 5/14/2018	UTILITY LOCATES	FIGURE 101

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0932 — STANDARD DETAIL

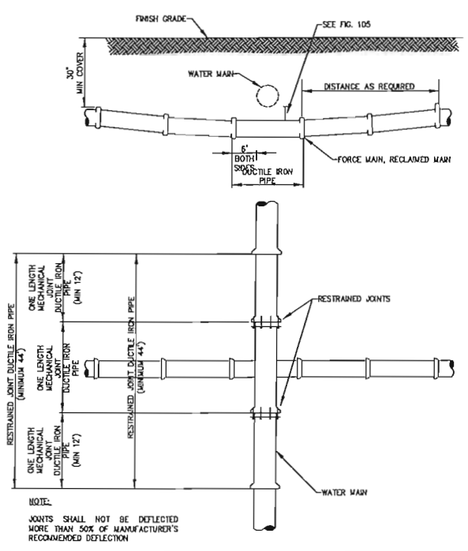
WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)	CROSSINGS (1) (4)	HORIZONTAL SEPARATION	OTHER PIPE
	Allowable 3 ft. minimum	18" Inside Nominal Diameter Ductile Iron Pipe for gravity sewer, 8 inches is the minimum 12 inches is preferred	3 ft. minimum	STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)
	Allowable 3 ft. minimum	Water Main 12 inches preferred 6 inches min	10 ft. preferred 3 ft. minimum	VACUUM SANITARY SEWER
	Allowable 6 ft. minimum	12 inches is the minimum, except for gravity sewer, 8 inches is the minimum 12 inches is preferred	10 ft. preferred 6 ft. minimum	GRAVITY SANITARY SEWER,(3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER
	—	—	10 ft. minimum	ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 INCH DIAMETER AND LARGER SANITARY SEWER MUDE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY WWS, UNLESS OTHERWISE APPROVED.

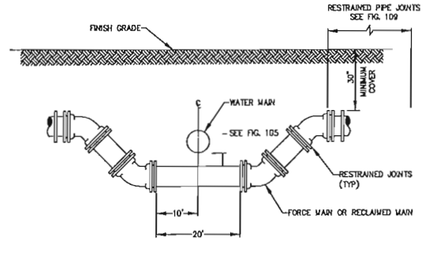
REPLACES FORMER DWG NO.105	REVISED 5/14/2018	WATER MAIN SEPARATION	FIGURE 105

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0932 — STANDARD DETAIL



REPLACES FORMER DWG NO.16B	REVISED 5/14/2018	STANDARD UTILITY CROSSING	FIGURE 106

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0745, FAX: 954-831-0932 — STANDARD DETAIL



WHEREVER POSSIBLE DEFLECTION OF THE PIPE WILL BE USED TO AVOID EXISTING OBSTRUCTIONS. THIS CROSSING SHALL BE USED ONLY WHEN APPROVED BY WWS.

REPLACES FORMER DWG NO.16C	REVISED 5/14/2018	SPECIAL UTILITY CROSSING	FIGURE 107

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7057LB 7019
Phone (954) 777-3123
Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers · Planners · Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION
1	7/11/22	BID SET

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
DANIA BEACH FLORIDA
WATER & SEWER DETAILS

DATE: OCT 2021
SCALE: as noted
DESIGNED BY: C.R.L.
DRAWN BY: A.V.
JOB #: 21-4103

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: November 8, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No. C-4.2

Clifford R Loutan — Digitally signed by Clifford R Loutan Date: 2022.11.08 14:07:59 -05'00'

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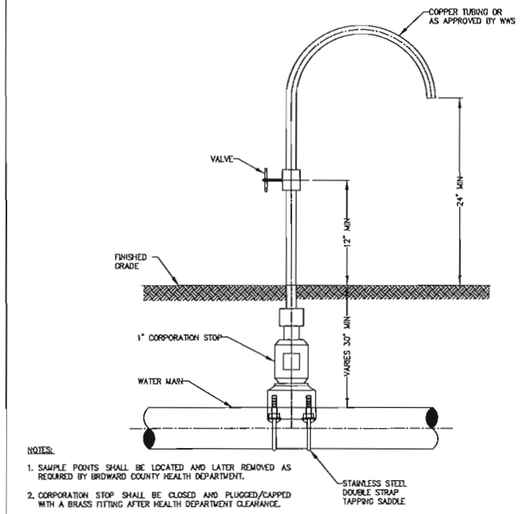
LAYOUT: [C-4.2]

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0932

STANDARD DETAIL



NOTES:

1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT.
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE.
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS. WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS.

REPLACES FORMER DWG NO.6	SAMPLING POINT	FIGURE 206
REVISED 5/14/2018		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

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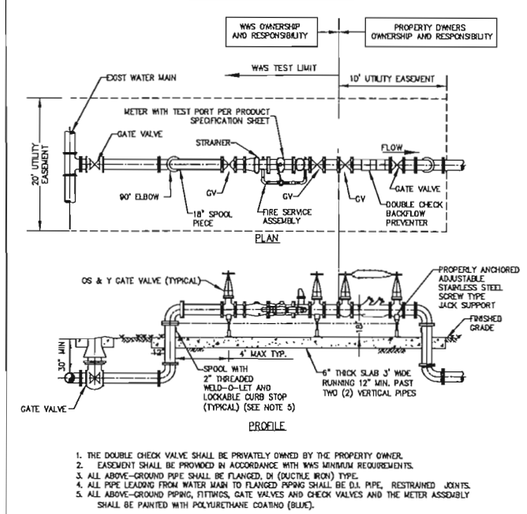
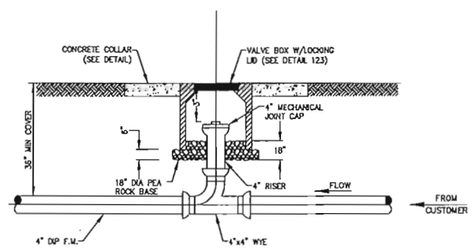


1. THE DOUBLE CHECK VALVE SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER.
2. EASEMENT SHALL BE PROVIDED IN ACCORDANCE WITH WWS MINIMUM REQUIREMENTS.
3. ALL ABOVE-GROUND PIPE SHALL BE FLANGED, DI (DUCTILE IRON) TYPE.
4. ALL PIPE LEADING FROM WATER MAIN TO FLANGED PIPING SHALL BE D.I. PIPE, RESTRAINED JOINTS.
5. ALL ABOVE-GROUND PIPING, FITTINGS, GATE VALVES AND CHECK VALVES AND THE METER ASSEMBLY SHALL BE PAINTED WITH POLYURETHANE COATING (BLUE).

COMBINED DOMESTIC WATER SERVICE AND FIRE PROTECTION

REPLACES FORMER DWG NO.9B	TYPE 2 PRIVATE FIRE PROTECTION 4", 6" AND 8" DIAMETER CONNECTION	FIGURE 236
REVISED 5/14/2018		



NOTES:

1. IN GRASS AREA USE 24"x24" OR 24 DIAMETER 6" THICK CONC. COLLAR.
2. ALL PIPE FITTINGS AND PIPES ARE DUCTILE IRON.

MAINTENANCE PORT DETAIL (TYP.)
N.T.S.

GENERAL PIPELINE NOTES

1. ALL MATERIALS, INSTALLATION, TESTING AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BROWARD COUNTY WATER & WASTEWATER SERVICES (WWS) " MINIMUM STANDARDS", BROWARD COUNTY ENGINEERING DIVISION STANDARDS AND THE TECHNICAL SPECIFICATIONS (WHEN APPLICABLE). WHERE DISCREPANCIES, OMISSIONS OR MODIFICATIONS EXIST BETWEEN THE PLANS, THE SPECIFICATIONS AND THE STANDARDS, THE PLANS SHALL GOVERN.
2. LOCATION OF EXISTING UNDERGROUND UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION AND DEPTH OF ALL PERTINENT UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
3. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI A21.51/AWWA C151-02 WITH WALL THICKNESS CLASS 50 FOR 8" AND ABOVE, CLASS 52 FOR 4" AND 6" AND SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI A21.4/AWWA C104-03. EPOXY LININGS SHALL BE USED FOR FORCE MAINS AND GRAVITY SEWERS.
   PIPE, FITTINGS AND APPURTENANCES IN METER VAULTS SHALL BE FLANGED. ALL FLANGED DUCTILE IRON PIPE SHALL BE CLASS 53.
   P.V.C. NON-PRESSURE PIPE (GRAVITY SEWER PIPE) SHALL CONFORM TO ASTM D3034 WITH A MINIMUM WALL THICKNESS OF SDR 35.
   PVC PRESSURE PIPE 4" THROUGH 12" SHALL CONFORM TO ANSI/AWWA C-900-07 WITH A MINIMUM WALL THICKNESS OF SDR 18.
4. MINIMUM COVER FOR DUCTILE IRON PIPE SHALL BE 30", WHERE SPECIFIED (SEE NOTE 8). MINIMUM COVER FOR P.V.C. PIPE IS 36".
5. ALL PRESSURE MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE FORMULA.

$$L = SD\sqrt{P}/148{,}000$$

   IN WHICH -L- EQUALS ALLOWABLE LEAKAGE IN GALLONS/HOUR,
   -S- EQUALS LENGTH OF PIPE IN FEET,
   -D- EQUALS NOMINAL DIAMETER OF PIPE IN INCHES,
   -P- EQUALS AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.
   ALL TESTING SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C600-05 (HYDROSTATIC TESTS) AND C651-05 (WATER MAIN BACTERIOLOGICAL TESTS).
6. DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END. MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.
7. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, FITTINGS, LENGTH OF PIPE AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL ELEVATIONS SHALL BE TAKEN BY AN INDEPENDENT REGISTERED SURVEYOR AND INCLUDED IN THE "AS-BUILT" INFORMATION FURNISHED BY THE CONTRACTOR. FINAL APPROVAL OF THE PROJECT IS SUBJECT TO THE FINAL REVIEW AND APPROVAL OF THE "AS-BUILT" INFORMATION FURNISHED TO THE REGULATORY AGENCIES AND BCDES.
8. ALL MECHANICAL JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND IN COMPLIANCE WITH AWWA STANDARDS.
9. WHERE AN EXISTING WATER OR FORCE MAIN REQUIRES DEFLECTION TO CONNECT WITH OR PASS BY PROPOSED PIPE, THE AMOUNT OF DEFLECTION PER PIPE JOINT SHALL CONCUR WITH THE STANDARD UTILITY CROSSING DETAIL. THE LENGTH OF EXISTING PIPE TO BE DEFLECTED SHALL BE APPROVED BY THE ENGINEER.
10. ALL PIPE DENOTED "ABANDON, PLUG AND GROUT" SHALL BE EMPTIED, FLUSHED OUT AND COMPLETELY FILLED WITH GROUT. THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE LOCAL, FEDERAL AND STATE ENVIRONMENTAL REQUIREMENTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES AND DETAILS SHOWN ON THE DRAWINGS, SUPPLEMENTARY DRAWINGS, SCHEDULES OR OTHER DATA RECEIVED FROM THE ENGINEER AND SHALL NOTIFY HIM OF ALL OMISSIONS, ERRORS, CONFLICTS, AND DISCREPANCIES FOUND THEREIN. FAILURE TO DISCOVER OR TO CORRECT ERRORS, CONFLICTS OR DISCREPANCIES SHALL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR UNSATISFACTORY WORK, FAULTY CONSTRUCTION OR IMPROPER OPERATION RESULTING THEREFROM, NOR FROM RECTIFYING SUCH CONDITION, AT HIS OWN EXPENSE.
12. WHERE THE PROPOSED WATER OR FORCE MAIN IS IN CONFLICT WITH OTHER EXISTING OR PROPOSED UTILITIES, THE NEW MAIN SHALL BE DEFLECTED AT PIPE JOINTS IN ACCORDANCE WITH THE STANDARD UTILITY CROSSING DETAIL. THE SPECIAL UTILITY CROSSING DETAIL WITH BENDS SHALL ONLY BE USED WHEN APPROVED BY THE ENGINEER.
13. WHENEVER A MATERIAL, ARTICLE OR PIECE OF EQUIPMENT IS IDENTIFIED IN THE PROJECT MANUAL, INCLUDING DRAWINGS AND SPECIFICATIONS, BY REFERENCE TO MANUFACTURERS' OR VENDORS' NAMES, TRADE NAMES, CATALOG NUMBERS OR OTHERWISE, IT IS INTENDED MERELY TO ESTABLISH A STANDARD, UNLESS IT IS FOLLOWED BY WORDS INDICATING THAT NO SUBSTITUTION IS PERMITTED BECAUSE OF FORM, FIT, FUNCTION AND QUALITY. ANY MATERIAL, ARTICLE, OR EQUIPMENT OF OTHER MANUFACTURERS AND VENDORS WHICH WILL PERFORM OR SERVE THE REQUIREMENTS OF THE GENERAL DESIGN WILL BE CONSIDERED EQUALLY ACCEPTABLE, PROVIDED THE MATERIALS, ARTICLE OR EQUIPMENT SO PROPOSED IS, IN THE OPINION OF THE ENGINEER, EQUAL IN SUBSTANCE, QUALITY AND FUNCTION.
14. COMPLIANCE TO "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FEET DEEP.
15. ALL WATER MAIN INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
16. PIPE MARKINGS:
   ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
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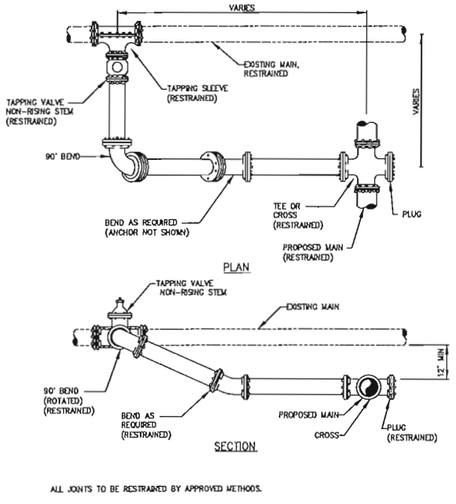
PHONE NO. 954-831-0745
FAX: 954-831-0932

STANDARD DETAIL



ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.

REPLACES FORMER DWG NO.131	TYPICAL CONNECTION TO EXISTING MAIN	FIGURE 131
REVISED 5/14/2018		

BROWARD COUNTY
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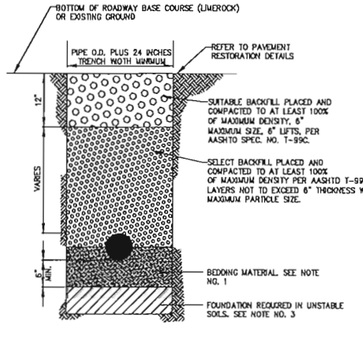

NOTES:

1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAXIMUM PARTICLE SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REPLACES FORMER DWG NO.180	TYPICAL TRENCH BACKFILL	FIGURE 180
REVISED 5/14/2018		

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2555 WEST COPANS ROAD
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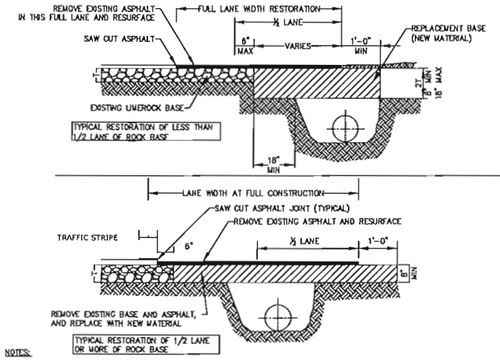
FAX: 954-831-0932

STANDARD DETAIL



NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED UTILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT THAT ABUT RESURFACING SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE, AND SHALL BE APPLIED IN 2 LIFTS, A MINIMUM OF ½ INCH.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REPLACES FORMER DWG NO.19A	RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION	FIGURE 182
REVISED 5/14/2018		

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Engineers - Planners - Surveyors
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www.sunteceng.com
Certificate of Auth. #709701.B.7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS			
NO.	DATE:	DESCRIPTION	
1	7/11/22	BID SET	

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
DANIA BEACH FLORIDA

WATER & SEWER DETAILS

DATE:	OCT 2021
SCALE:	as noted
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: November 8, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Clifford R Loutan
Digitally signed by Clifford R Loutan
Date: 2022.11.08 14:08:54 -05'00'

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C-4.3

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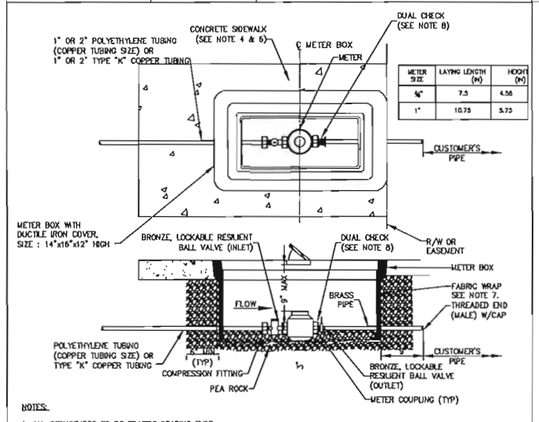
BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0715, FAX: 954-831-0932 — STANDARD DETAIL



METER SIZE	LAYING LENGTH (m)	HEIGHT (m)
⅝"	7.5	4.56
1"	10.73	5.73

NOTES:

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS OF BE 14" FOR 1" TUBING AND 21" FOR 2" TUBING.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
5. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID. BALL VALVE AND BOTH METER COUPLINGS SHALL BE VISIBLE IN THE METER BOX.
6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PIPE PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.
8. DUAL CHECK ON SINGLE FAMILY HOUSE METERS ONLY. ALL OTHER METERS TO HAVE DOWNSTREAM ABOVE-GROUND BACK FLOW PREVENTER.

REPLACES FORMER DWG NO.3A	WATER METER INSTALLATION FOR ⅝" AND 1" METERS	FIGURE 226
REVISED 5/14/2018		

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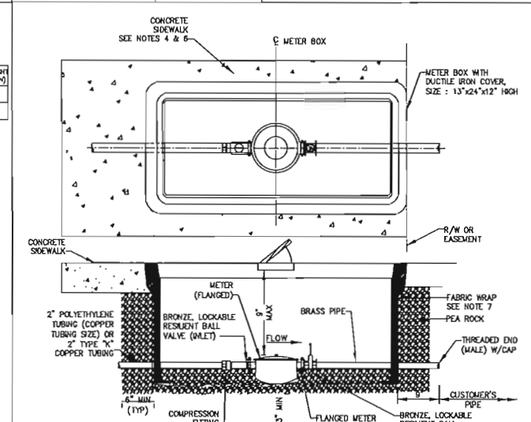

METER SIZE	LAYING LENGTH (in)	HEIGHT (in)
1 ½"	13	6 ⅜"
2"	17	7 13/16"

NOTES:

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE.
2. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS SHALL BE 21" FOR 2" TUBING.
3. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WWS. METERS ARE FLANGED.
4. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
5. METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
6. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.
7. AT BOTH PIPE PENETRATIONS THROUGH THE FABRIC WRAP, THE FABRIC SHALL BE PULLED TIGHT AROUND THE PIPE AND SECURED WITH TWO GRADE 316 STAINLESS STEEL HOSE CLAMPS TO PROVIDE A TIGHT SEAL AROUND PIPE.

REPLACES FORMER DWG NO.3C	WATER METER INSTALLATION FOR 1 ½" OR 2" METERS	FIGURE 228
REVISED 5/14/2018		

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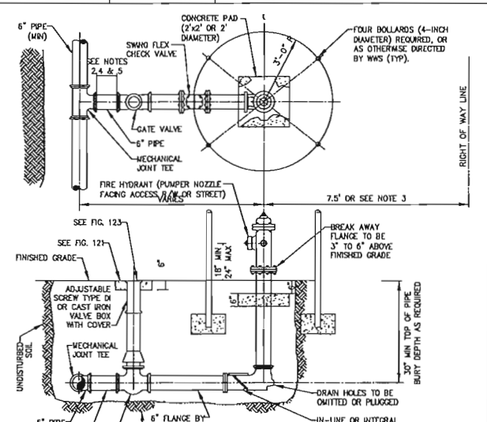
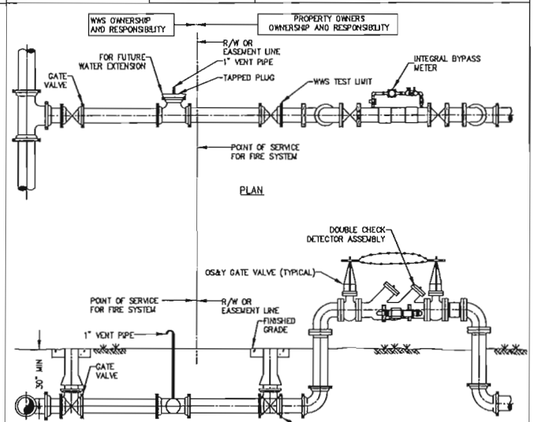


1. HYDRANT COATED WITH OSHA SAFETY YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCHCED REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
7. A BLUE RAISED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

REPLACES FORMER DWG NO.8	FIRE HYDRANT INSTALLATION	FIGURE 231
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0715, FAX: 954-831-0932 — STANDARD DETAIL

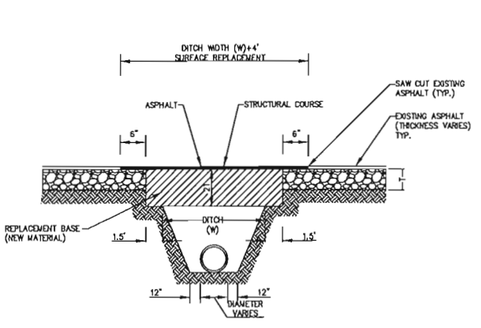


1. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE PRIVATELY OWNED BY PROPERTY OWNER. WWS WILL ONLY MAINTAIN THE BYPASS METER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. 1" VENT PIPE TO BE REMOVED AFTER WWS APPROVAL.
4. INTEGRAL BYPASS METER MUST COME WITH A RED REGISTER CAP METER.
5. PROVIDE RED POLYURETHANE COATING.

DEDICATED FIRE SYSTEM

REPLACES FORMER DWG NO.9A	TYPE 1 PRIVATE FIRE PROTECTION 4", 6" AND 8" DIAMETER CONNECTION	FIGURE 235
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0715, FAX: 954-831-0932 — STANDARD DETAIL



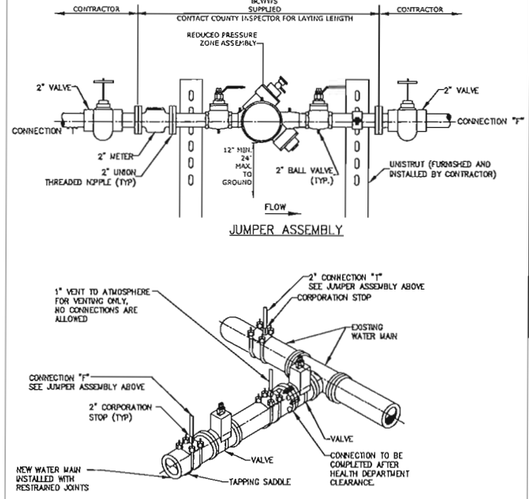
NOTES:

1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70%.
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

T = EXISTING LIMEROCK BASE THICKNESS.

REPLACES FORMER DWG NO.19B	RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION	FIGURE 183
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0715, FAX: 954-831-0932 — STANDARD DETAIL

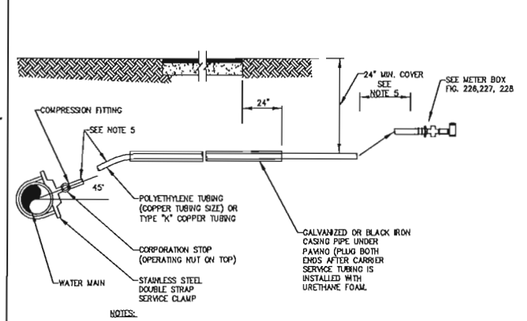


NOTES:

1. A BCWWS SUPPLIED FIRE HYDRANT BACKFLOW METER WITH RPZ MAY BE USED IN LIEU OF THE JUMPER ASSEMBLY.
2. SEE DETAIL 2058 FOR ADDITIONAL REQUIREMENTS.

REPLACES FORMER DWG NO.7	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE 205A
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0715, FAX: 954-831-0932 — STANDARD DETAIL



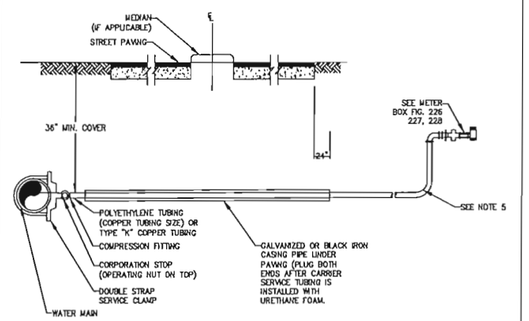
NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICE REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICE REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14", FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHYLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.

THIS DETAIL APPLIES ONLY TO RESIDENTIAL ROADS WITH LESS THAN 70' R.O.W. (NO MEDIAN) OR WITHIN EASEMENTS

REPLACES FORMER DWG NO.1A	TYPE 1 WATER SERVICE CONNECTION	FIGURE 221
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FL 33069, PHONE NO. 954-831-0715, FAX: 954-831-0932 — STANDARD DETAIL



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICES REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
3. 2" SERVICES REQUIRE A 3" MINIMUM INSIDE DIAMETER CASING PIPE.
4. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
5. FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14", FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
6. ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED WITH URETHANE FOAM.
7. THE POLYETHYLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.

THIS DETAIL APPLIES ONLY TO COUNTY ARTERIAL AND COLLECTOR ROADS (70' TO 120' R/W) AND ALL STATE ROAD R/W

REPLACES FORMER DWG NO.1B	TYPE 2 WATER SERVICE CONNECTION	FIGURE 222
REVISED 5/14/2018		

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LAYOUT: [C-4.4]

Clifford R Loutan — Digitally signed by Clifford R Loutan Date: 2022.11.08 14:09:41 -05'00'

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4577 Nob Hill Road, Suite 102, Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION
1	7/11/22	BID SET

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
DANIA BEACH — FLORIDA
WATER & SEWER DETAILS

DATE:	OCT 2021
SCALE:	as noted
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: November 8, 2022

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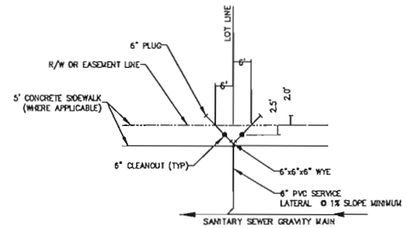
SHEET No. C-4.4

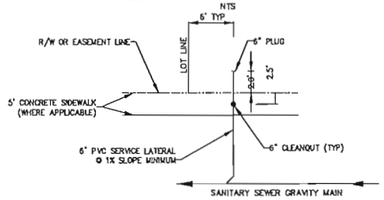
BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 W. COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0715 FAX: 954-831-0932

STANDARD DETAIL



TYPICAL DOUBLE SERVICE LATERAL DETAIL

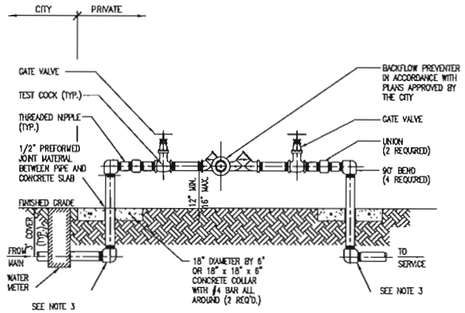
NTS



TYPICAL SINGLE SERVICE LATERAL DETAIL

NTS

REPLACES FORMER DWG NO.4B	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PLAN	FIGURE 342
REVISED 2/232011		



NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED BRASS, AS SHOWN. ALL 3" PIPE TO BE GALVANIZED STEEL.
2. ALL PIPE FITTINGS LARGER THAN 4" SHALL BE CEMENT-LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVEGROUND USE. MECHANICAL JOINT FITTINGS SHALL BE USED UNDERGROUND WITH RESTRAINED JOINTS AND THRUST COLLARS.
3. MEGALUGS, OR EQUAL, CAN BE USED IN PLACE OF RESTRAINED JOINTS ON ALL UNDERGROUND DUCTILE IRON PIPING (4" AND LARGER).
4. PAINT ALL ABOVEGROUND DUCTILE PIPING, FITTINGS AND VALVES.

REPLACES FORMER DWG NO.3A	REDUCED PRESSURE BACKFLOW PREVENTER	
REVISED 5/14/2018		

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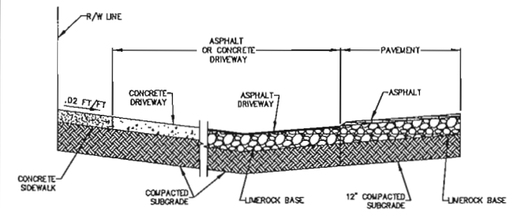
STANDARD DETAIL



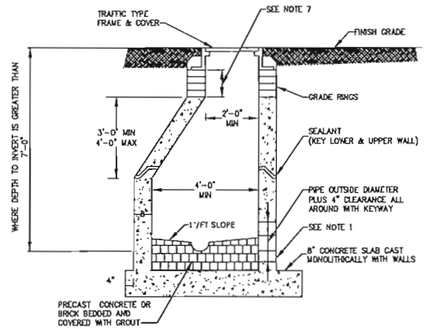
RESTORATION SPECIFICATION SUMMARY TABLE

TYPE	MATERIAL	SPECIFICATION
TYPE I	SOD, SEED OR MULCH	COMPACTED SUBGRADE (100% PER AASHTO T-99C) BAHIA OR ST AUGUSTINE SOD TO MATCH EXISTING
TYPE II-A	ASPHALT DRIVEWAY	1-1/2" ASPHALT, 6" LIMEROCK (BBR PER AASHTO T-180), COMPACTED SUBGRADE (100% PER AASHTO T-99C)
TYPE III	CONCRETE DRIVEWAY	6" CONCRETE (NO WIRE MESH) COMPACTED SUBGRADE (100% PER AASHTO T-99C)

REPLACES FORMER DWG NO.21A	TYPICAL SECTION THROUGH SWALE	FIGURE 192
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 W. COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0715 FAX: 954-831-0932

STANDARD DETAIL



1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES THROUGH PRECAST SECTIONS PERMITTED PER OSHA REQUIREMENTS.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF EXPANDING GROUT. SEE FIG. 322.
5. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MAINTENANCE ACCESS STRUCTURE TO DIRECT EFFLUENT INTO FLOW STREAM.
6. ALL CONCRETE SHALL BE TYPE II CEMENT, MEETING LATEST ASTM REQUIREMENTS AND PROVIDED WITH LABORATORY CERTIFICATION ON PRECAST STRUCTURES.
7. THE CHIMNEY AREA SHALL BE MINIMUM OF 4" AND A MAXIMUM OF 12" IN HEIGHT. A MINIMUM OF 3 GRADE RINGS SHALL BE INSTALLED. SET IN 2 STRIPS OF SEALANT/ADHESIVE COMPOUND ON EACH SEALING FACE.
8. SET MAINTENANCE ACCESS STRUCTURE FRAME ON 2 STRIPS OF SEALANT PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. BRING MORTAR UP OVER FRAME.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME.

REPLACES FORMER DWG NO.13A	PRECAST MAINTENANCE ACCESS STRUCTURE	312
REVISED 3/9/2012		

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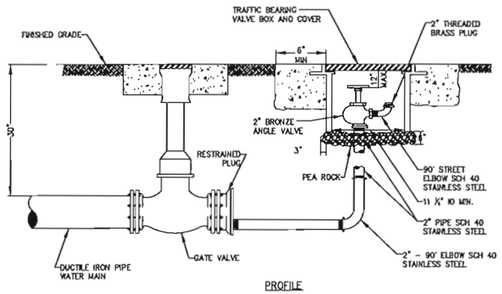


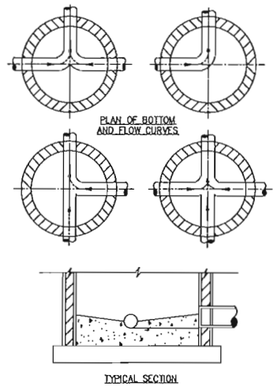
PROFILE

1. 2" TAP IN BOTTOM OF PLUG.
2. USE RESTRAINED JOINT PIPE.
3. IN GRASS AREA USE CONCRETE COLLARS, 6" THICK.

REPLACES FORMER DWG NO.5A	MANUAL BLOW OFF	FIGURE 252
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 W. COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0715 FAX: 954-831-0932

STANDARD DETAIL



TYPICAL SECTION

1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MAINTENANCE ACCESS STRUCTURE SHELF 1"/FT MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL SHALL BE PRECAST CONCRETE OR FILLED WITH BRICK COVERED WITH 1" OF MORTAR.

REPLACES FORMER DWG NO.13B	INVERT CHANNEL FLOW DIRECTIONS	FIGURE 318
REVISED 5/14/2018		

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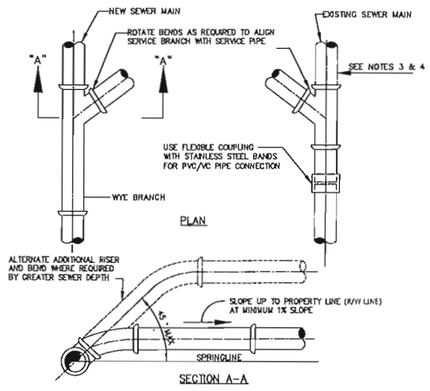
STANDARD DETAIL



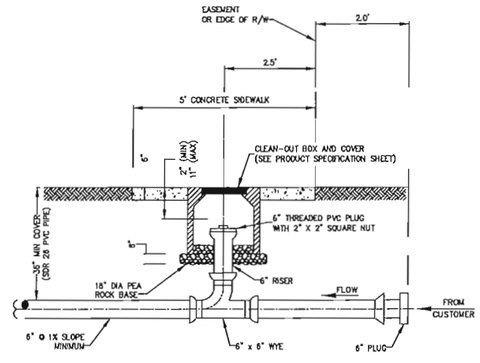
SECTION A-A

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. SINGLE SERVICE CONNECTIONS BELOW 12' DEPTH SHALL BE C-900 PVC UNTIL LESS THAN 12 FOOT DEPTH.
3. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
4. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
4. ROSD COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
5. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE; WHERE NOT TECHNICALLY FEASIBLE CONTACT WWS ENGINEERING.
6. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARDS OF THE UNI-BELL HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

REPLACES FORMER DWG NO.2A	WYE SEWER SERVICE CONNECTION	FIGURE 331
REVISED 5/14/2018		

BROWARD COUNTY PUBLIC WORKS DEPARTMENT — WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2555 W. COPANS ROAD POMPANO BEACH, FL 33069 PHONE NO. 954-831-0715 FAX: 954-831-0932

STANDARD DETAIL



1. THE CLEAN OUT SHALL BE INSTALLED IN THE MIDDLE OF THE SIDEWALK. THIS DIMENSION WILL VARY DEPENDING UPON THE WIDTH OF THE SIDEWALK. 2.5' APPLIES TO 5' SIDEWALK WIDTH. IF SIDEWALKS DO NOT EXIST, THE CLEAN OUT SHALL BE INSTALLED 2.5' FROM THE RIGHT OF WAY LINE.
2. A NEW SECTION OF SIDEWALK SHALL BE POURED AROUND THE CLEAN-OUT BOX WHEN WORKING IN AN AREA WITH EXISTING SIDEWALKS.
3. IN GRASS AREA USE 24"x24" OR 24" DIAMETER CONCRETE COLLAR.

REPLACES FORMER DWG NO.4A	SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE PROFILE	FIGURE 341
REVISED 10/1/2012		

Clifford R Loutan — Digitally signed by Clifford R Loutan Date: 2022.11.08 14:10:19 -05'00'

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LAYOUT: [C-4.5]

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Sunrise, FL 33351
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STE Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION
1	7/11/22	BID SET

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
DANIA BEACH FLORIDA
WATER & SEWER DETAILS

DATE:	OCT 2021
SCALE:	as noted
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: November 8, 2022

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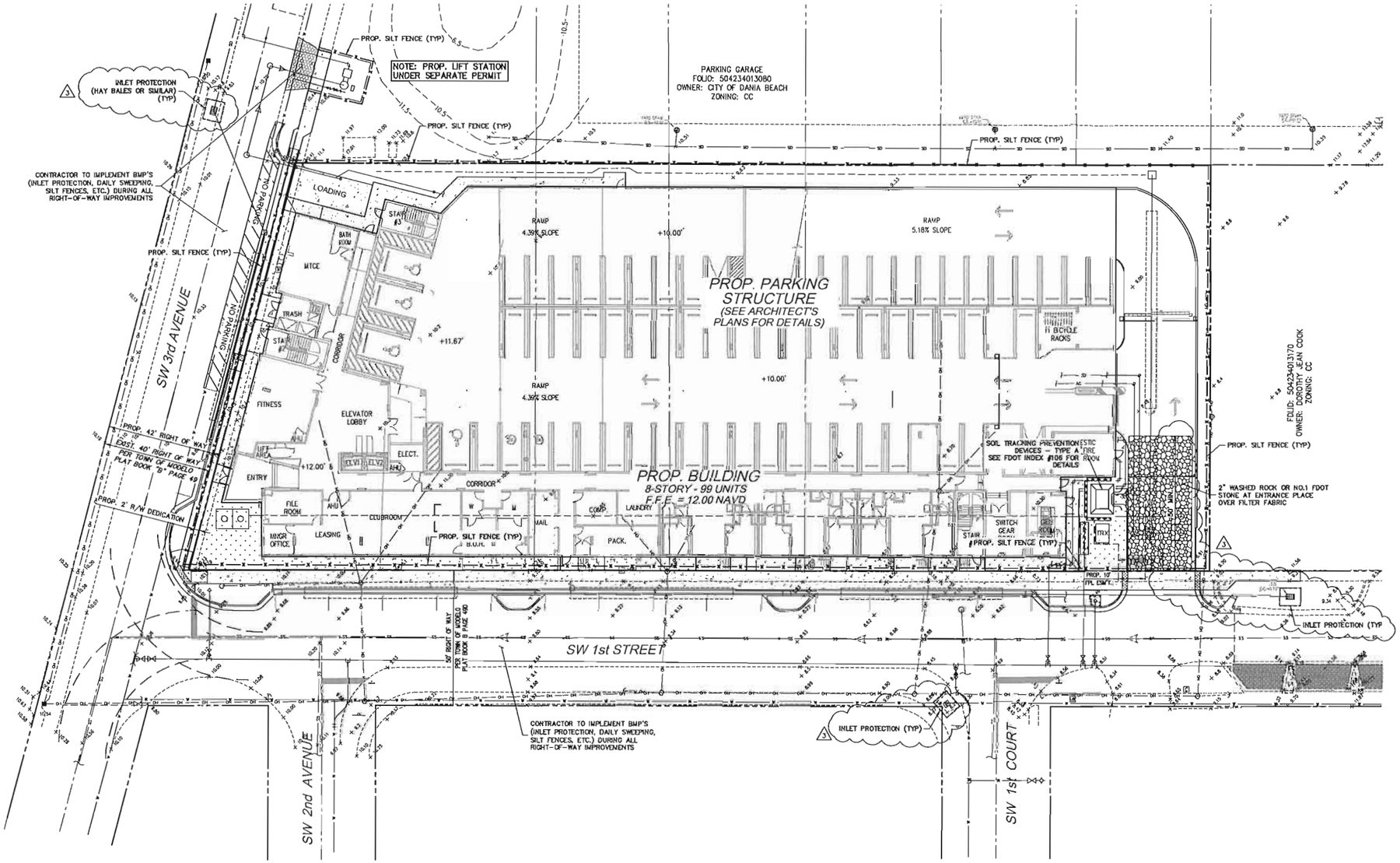
SHEET No.
C-4.5



NOTES:

1. PLACE FILTER FABRIC IN INLET GRATES AFTER INSTALLATION.
2. 2" WASHED ROCK OR FDOT NO.1 STONE AT ENTRANCE/EXIST(S) SHALL BE A MINIMUM 50' LONG, 8" THICK AND PLACED OVER FILTER FABRIC.
3. AREAS THAT HAVE BEEN DISTURBED AND ARE INACTIVE FOR MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS AND/OR MULCH APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
4. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE SYABILIZED WITH PERMANENT SOD AND/OR SEEDING NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. PERMANENT SEEDING SHALL BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION.
5. DRAINAGE SWALES OR EARTH DIKES SHALL BE CONSTRUCTED IF NECESSARY TO DIRECT SEDIMENT-LADEN RUNOFF TO THE SEDIMENT TRAP/BASIN(S).
6. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL EXISTING INLETS WITHIN PROXIMITY OF CONSTRUCTION LIMITS.
7. CONTRACTOR TO MODIFY STORMWATER POLLUTION PREVENTION PLANS TO ACCOMMODATE CONSTRUCTION PHASING PLAN.

NOTES:

1. THIS PLAN REFLECTS REQUIREMENTS APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE, TRIBAL OR LOCAL OFFICIALS.
2. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED SO THAT SEDIMENT IS REMOVED FROM SEDIMENT BARRIERS WHEN THE DESIGN CAPACITY IS REDUCED BY 50%

TOTAL SITE = 1.24 Ac.
SITE AREA TO BE DISTURBED = 1.24 Ac.
WETLAND AREA TO BE MITIGATED = 0.00 Ac.

RUNOFF COEFFICIENT "C"
BEFORE CONSTRUCTION = 0.30
DURING CONSTRUCTION = 0.80
AFTER CONSTRUCTION = 0.20

LEGEND

~~→~~	OVERLAND FLOW
0.00	PROPOSED GRADE

Clifford R Loutan — Digitally signed by Clifford R Loutan Date: 2022.11.08 14:10:57 -05'00'

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www.suntecheng.com
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Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION
1	7/1/221	BID SET
2	9/02/22	REV. BLDG. & PARKING
3	10/10/22	REV. PER CITY PERMIT COMMENTS

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
CITY OF DANIA BEACH
STORMWATER POLLUTION PREVENTION PLAN
FLORIDA

DATE:	OCT 2021
SCALE:	1" = 20'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN — LICENSE No. 56890 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Date: November 8, 2022

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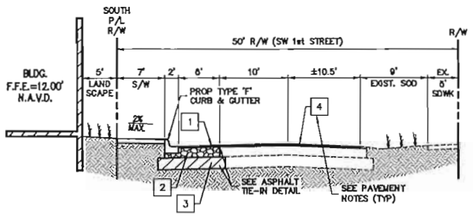
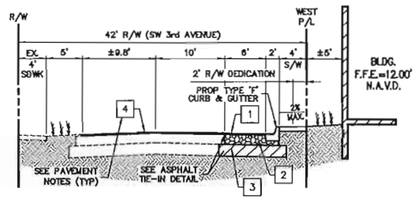


SECTION A-A

SCALE: 1"=10'



SECTION B-B

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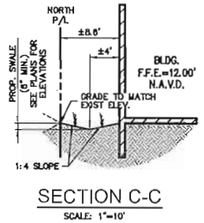
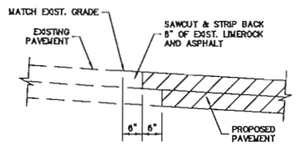
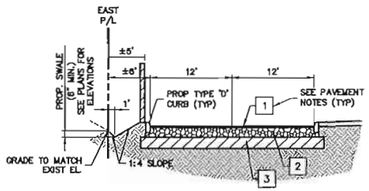


SECTION C-C

SCALE: 1"=10'



ASPHALT TIE-IN DETAIL

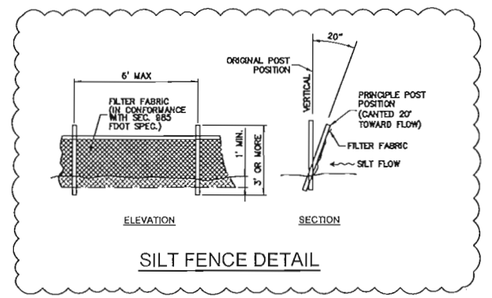


SECTION D-D

SCALE: 1"=10'

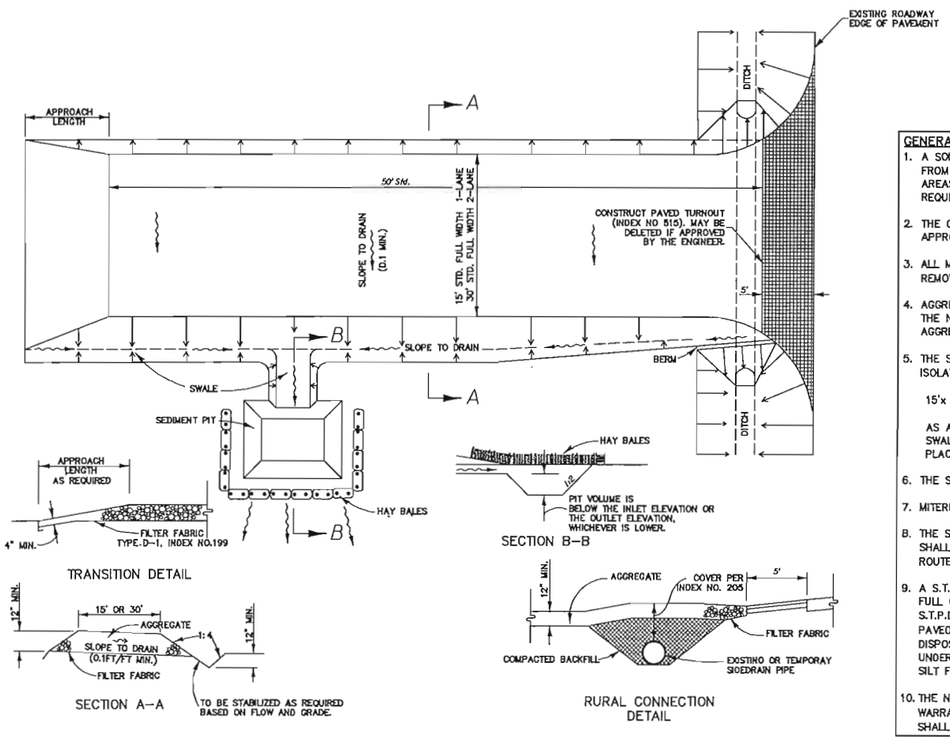
PAVEMENT NOTES

1. THE WEARING SURFACE SHALL BE 1-1/2" THICK DBL. COURSE SP-9.5 (2) 3/4" LIFTS. LIMEROCK TO BE PRIMED AND TACK COAT TO BE APPLIED BETWEEN FIRST AND SECOND LIFT OF ASPHALT.
2. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM), 8" THICK COMPACTED IN ACCORDANCE WITH A.A.S.H.T.O. SPECIFICATION T-180 TO 98% DENSITY. MIN. LBR TO BE 100.
3. ALL ORGANIC AND YIELDING MATERIAL WITHIN THE LIMITS SHOWN SHALL BE REMOVED AND REPLACED WITH CLEAN FILL. THE SUB-BASE SHALL EXTEND 12" BELOW THE BASE COURSE, SHALL HAVE A MINIMUM DRY DENSITY OF 115 PCF AND SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER A.A.S.H.T.O. SPECIFICATION T-180, METHOD "C". MINIMUM LBR TO BE 40.
4. MILL & RESURFACE w/1-1/2" TYPE SP 9.5 ASPHALT ((2) LIFTS w/PRIME & TACK BETWEEN 1st & 2nd LIFT).



2

SILT FENCE DETAIL



SOIL TRACKING PREVENTION DEVICE - TYPE 'A'

N.T.S.

GENERAL NOTES

1. A SOIL TRACKING PREVENTION DEVICE (S.T.P.D.) SHALL BE CONSTRUCTED AT ALL LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UN-STABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UN-STABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A S.T.P.D. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE S.T.P.D.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER APPROVED TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE S.T.P.D. AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOTE AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE S.T.P.D. IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:

   15'x 50'=100^3 FT 30'x 50'=200^3 FT

   AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HAS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED. WHEN A SWALE IS USED, HAY BALES OR SILT FENCE SHALL BE PLACE ALONG THE ENTIRE LENGTH.
6. THE SWALE DITCH DRAINING THE S.T.P.D, SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE S.T.P.D. AND TO THE SEDIMENT PIT.
7. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDE DRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE S.T.P.D. SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE S.T.P.D. SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE S.T.P.D. MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. A S.T.P.D. SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE S.T.P.D.; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING M.E.S. WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION). DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF THE S.T.P.D. AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. HAY BALES SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR HAY OR STRAW BALE, EA. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, LF.
10. THE NOMINAL SIZE OF A STANDARD S.T.P.D. IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH S.T.P.D. MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') S.T.P.D. IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.

Clifford R Loutan Digitally signed by Clifford R Loutan Date: 2022.11.08 14:11:41 -05'00'

STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #70971LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION
1	7/11/22	BID SET
2	10/10/22	REV. PER CITY PERMIT COMMENTS

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
CITY OF DANIA BEACH FLORIDA

STORMWATER POLLUTION PREVENTION DETAILS

DATE:	OCT 2021
SCALE:	AS NOTED
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: November 8, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
C-5.2

FILE: K:\PROJECTS\21-xxx\21-4103\dwg\4103sppdt.dwg
PLOT DATE: 11/8/2022 1:38 PM BY: Andy Vennamon
LAYOUT: [C-5.2]

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999 © 2000

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.

REVISION	DATE
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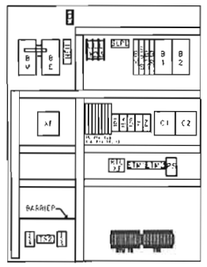
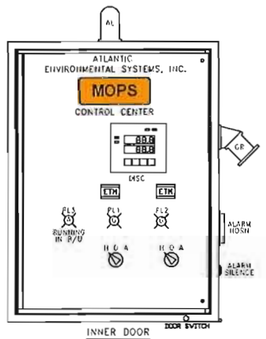
CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT



INNER DOOR
(OUTER DOOR NOT NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

ALT	ALTERNATOR (IN DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BR	GFI RECEPTACLE BREAKER
BPS	POWER SUPPLY BREAKER
BX	TRANSFORMER BREAKER
C1-2	MOTOR START CONTACTORS
CR	GFI CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY- SC100 SAFE CONTSOLLER
ETM	ELAPSED TIME METER
G	GROUND
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH- GE (ON DISC)
NEU	NEUTRAL
PL1,2,3	PILOT LIGHT (GE)
PM	PHASE MONITOR
PS	POWER SUPPLY
R2-3	RELAYS
RBA-B	BATTERY RELAYS
RS	SILENCE RELAY
R1A-B	RELAYS
RTU	XFRTU TRANSFORMER
SF	SEAL FAIL RELAY
SLPD	SURGE/LIGHTNING PROTECTION DEVICE
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR I.S.
XF	50/60Hz 0.5KVA TRANSFORMER

ENCLOSURE

NEMA 4X STAINLESS STEEL
SINGLE DOOR w/PADLOCK HASP
ALUMINUM INNER (DEAD FRONT) DOOR
30"H x 30"W x 8"D
PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS"

NOTE:

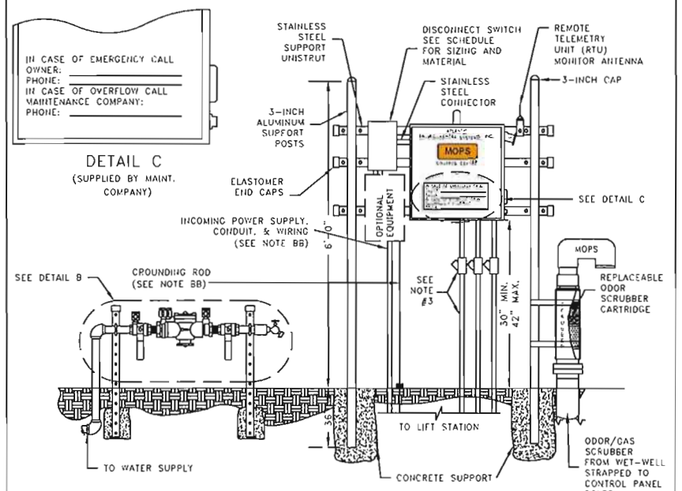
SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

27	VG1	11	VG2	12	VG3	26	21-29	C31	S1	S2	11	12	T1
	HEU		120V				RTU TERMINALS		PUMP SEAL FAIL		MOTOR 1 LEADS		

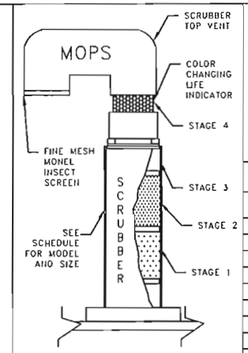
TS1 TERMINAL SCHEDULE

15	18	P1C	31	12	13	17	19	P2C
M1 MOTOR 1	G N D		MOTOR 2 LEADS			M2 MOTOR 2	G N D	

TS2 TERMINAL SCHEDULE



CONTROL CENTER ASSEMBLY AND INSTALLATION 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.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	135		100 YEAR FLOOD ELEVATION	11.00'
INITIAL DESIGN HEAD (T.D.H.)	82'		25 YEAR FLOOD ELEVATION	<11.00'
SECONDARY DESIGN FLOW (G.P.M.)	295	A	GRADE ELEVATION	12.00'
SECONDARY DESIGN HEAD (T.D.H.)	61'	B	TOP ELEVATION OF WET WELL	12.00'
RATED PERFORMANCE SPEED	3450	C	BOTTOM ELEVATION OF WET WELL	-6.00'
RATED MOTOR HORSEPOWER	10	D	ALL PUMPS OFF ELEVATION	-2.30'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	NON-CLOG/CHOPPER	E	LEAD PUMP ON ELEVATION	0.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	1.00'
SERVICE ENTRANCE VOLTAGE	230	G	HIGH ALARM ELEVATION	2.00'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET-WELL	72"
CONTROL CENTER FULL LOAD AMPS	62	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	96"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	100	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	270/(10)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	4"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	2.92'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24-72216-C-10.0
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-222-10.0-T
MOPS DISCONNECT SWITCH	1	FDS-100-3-2-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 2 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-INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. 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.
7. 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.
8. 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.

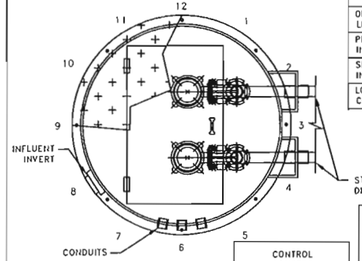
THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:
Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26359
2244 4th Ave. North, Lake Worth, Florida 33461

Bonnie S McLeod
Digitally signed by Bonnie S McLeod
DN: c=US, o=Atlantic Environmental Systems, dnQualifier=A01410D000001809B9CLEOD821D000608E9, cn=Bonnie S McLeod
Date: 2022.10.13 11:58:46 -04'00'

BONNIE S. MCLEOD LICENSE No. 70797 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Bonnie S. McLeod, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

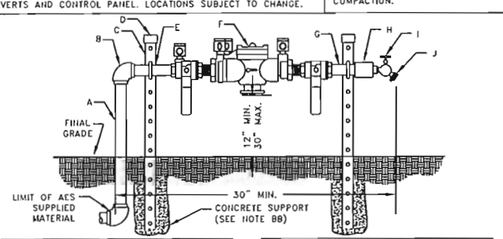


SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	8:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	6:00

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.

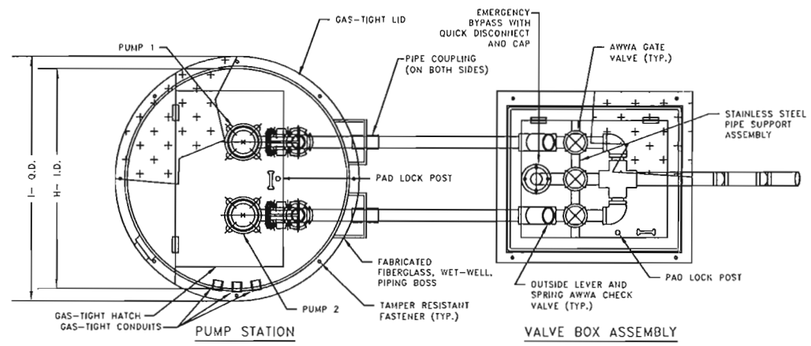


MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1-5/8"x1-5/8"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 1787
E	2	3/4" S.S. PIPE BOLTS

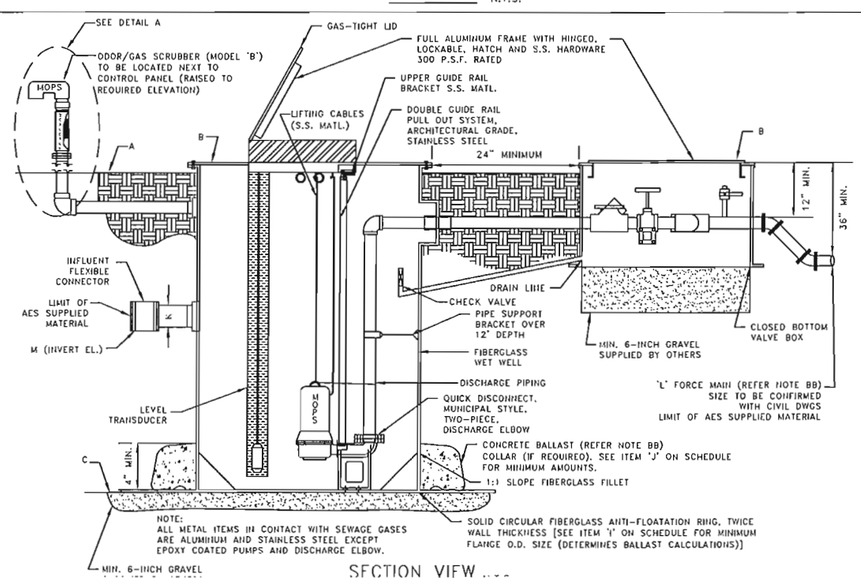
MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 6" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL



TOP VIEW N.T.S.



SECTION VIEW

DANIA CITY PLACE
SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD, SUITE 102, SUNRISE, FL 33351

Project:
Prepared For:

AES. Project No: 1787
Date: 08/03/2022

Page No. C-8.1

LOCATION MAP

KEY TO ABBREVIATIONS:

ALTA = American Land Title Association
L = Arc Length
B.C.R. = Broward County Public Records
C.B. = Catch basin
Δ = Center Angle
℄ = Centerline
CCR = Certified Corner Record
CMP = Corrugated Metal Pipe
(D) = Per Record Deed
I.D. = Identification
I.E. = Invert Elevation
G.E. = Grate Elevation
HDPE = High Density Polyethylene
ID. = Identification
FIP. = Found Iron Pipe
FIR. = Found Iron Rod
LB = Licensed Business
NSPS = National Society of Professional Surveyors
M.H. = Manhole
(McL) = McLaughlin Engineering
MP = Metal Pipe
O.R.B. = Official Records Book
(P) = Per Record Plat
P.B. = Plat Book
PG. = Page
PVC = Polyvinyl Chloride
PRM = Permanent Reference Monument
PSM = Professional Surveyor & Mapper
R = Radius
R.E. = Rim Elevation
RCP = Reinforced Concrete Pipe
R/W = Right-of-Way
(S) = As Surveyed in the field
TOB = Top of Baffle
TYP. = Typical
VCP = Vitrified Clay Pipe
W/ = With

SYMBOLS LEGEND:

Air Conditioner
AT&T Box
Cable Riser
Catch Basin
Check Valve
Clean Out
Concrete Light Pole
Drainage Manhole
Electric Box
Electric Meter
Existing Elevation
Fiber Optic
Fire Hydrant
Guy Anchor
Irrigation Valve
Manhole
Metal Light Pole
Pedestrian Signal Polo
Post
Reducer
Sanitary Sewer Manhole
Sign
Tactile Surface
Telephone Box
Telephone Manhole
Traffic Signal Box
Traffic Signal Pole
Water Meter
Water Valve
Wood Utility Pole
Wood Utility Pole w/Light
Underground Drainage
SS Underground Sanitary Sewer
W Underground Water

FILE: R:\Projects\00001 Sun-Tech\21-4103\Latest Alta 9-13-22\ACAD-4103ALTA-1-05-22 (3).dwg
PLOT DATE: 9/15/2022 5:30 PM BY: Michael Klimkiewicz
LAYOUT: [V-1]

FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NO. 8617163/33867.0410
DATED AUGUST 1, 2022 AT 11:27 A.M.
REVIEW OF ITEMS SCHEDULE B

ITEM 1-3: Not addressed; Not a survey related matter.

ITEM 4: Agreement recorded in Official Records Book 6093, Page 658, of the Public Records of Broward County, Florida. (As to Lots 14, 15 and 16). Affects subject property but contains no plottable matters.

ITEM 5: Not addressed; Not a survey related matter.

PROPERTY ADDRESSES:

FOLIO NO. 504234013160
OWNER: CITY PLACE APARTMENTS LTD
ADDRESS: 75 S.W. PARK AVENUE WEST, DANIA BEACH, FLORIDA 33004

FLOOD MAP INSURANCE RATE MAP INFORMATION:

Map No. 12011C0567H
Community Name: City of Dania Beach
Community No. 120034
Panel No. 12011C0567
Suffix: H
Flood Zone: X / X
Base Flood Elevation: Areas of 0.2% annual chance flood, VE - 1% annual chance flood. Coastal flood areas of 1% annual chance flood with zone with velocity hazard (wave action); average depths of less than 1 foot or Base Flood Elevations Determined. with drainage areas less than 1 square mile, and areas protected by levees AO - 1% annual chance flood. from 1% chance annual flood.
Effective Date of Map: August 18, 2014

AREA AS SURVEYED:

LOTS 10-16: 54,165.10 SQUARE FEET 1.243 ACRES

PARKING TABULATION:

9 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
11 TOTAL PARKING SPACES

CERTIFIED TO:

City Place Apartments, Ltd., a Florida limited partnership
Stearns Weaver Miller Weissler Alhadoff & Sitterson, P.A.
Fidelity National Title Insurance Company
City of Dania Beach
Neighborhood Lending Partners
Florida Housing Finance Corporation (FHFC)
First Housing Development Corporation as agents to FHFC

LEGAL DESCRIPTION:

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according to the Plat thereof recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situated in Broward County, Florida.

SURVEYOR'S NOTES:

1. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
2. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface features are not located for the purposes of this survey.
3. Radius Professional Surveyor & Mapper, LLC reserves the right to utilize any and all information obtained in the preparation of this survey, including this map of survey, for any other purposes.
4. This drawing may not be reproduced in whole or in part without the permission of Radius Surveyor & Mapper, LLC, additions or deletions to the survey map by other than the signing party is prohibited without the written consent of the signing party.
5. This drawing is not valid without the signature and original raised seal of a Florida licensed surveyor and Mapper.
6. The certification contained herein is for the latest date of field survey or latest revision date, whichever applicable.
7. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
8. Sources of information used in the preparation of this map of survey are as follows:
   A. Recorded plat entitled "THE TOWN OF MODELO PLAT" Plat Book "B" Page 49, Dade County Records.
9. The horizontal accuracy of field measured control meets the applicable requirements of Chapter 5J-17.052(15)(b)(i). The accuracy obtained is 1:57,223 and is based on a closed geometric figure.
10. Radius Professional Surveyor & Mapper, LLC is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7733, pursuant to the provisions of Chapter 472, Florida Statutes.
11. This survey does not determine ownership of the subject property or its adjoinors. Ownership information, if shown, was obtained from a public record search of the Broward County Property Appraiser's Office.
12. The undersigned surveyor has been provided a copy of Commitments for Title Insurance issued by Fidelity National Title Insurance Company, File No. 8617163/33867.0410, Effective date: August 1, 2022 at 11:27 AM. All plottable matters of a nature relating to the land survey of the subject property contained therein have been shown hereon. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the reviewing surveyor and are not shown hereon.
13. The purpose of this Map of Survey is to depict the results of a Boundary Survey pursuant to Chapter 5J-17.052(2) Florida Administrative Code. Uses inconsistent with its intended purpose are prohibited.
14. Contractual considerations and obligations between the surveyor and client may be addressed in the preparation of this survey. Underground utilities, if shown, were located based on markings provided by utilities location services and other sources of information. Underground footers, foundations or subterranean structures were not located for the purposes of this survey.
15. The bearings shown hereon are assumed.
16. The basis of this survey is a legal description as provided by the client, and as described in Commitments referenced in Surveyor's Note 12.
17. The reviewing surveyor encountered no observable evidence of earth moving work, building construction or building additions within recent months on the subject premises.
18. The elevations shown hereon are based on North American Vertical Datum of 1988 (N.A.V.D. 88), and are relative to the following described Benchmark: Site Benchmark No.1 From The plat entitled "DANIA BEACH CITY CENTER" Plat Book 179, Page 137. Elevation 10.97 (N.G.V.D. 29). Subtract 1.57 For (N.A.V.D. 88)
19. The reviewing surveyor encountered no observable evidence of wetlands, nor was informed of any historic wetlands on the subject premises.
20. The vertical accuracy of field measured control meets the applicable Requirements of Chapter 5J-17.050(10)(k). The vertical accuracy of the closed level loop obtained is 0.01'. A maximum allowable error of accuracy for this survey is 0.05' times the square root of the distance of the level circuit in miles [(√0.2282) x 0.05 = 0.239'].

SURVEYOR'S CERTIFICATE

This map and the Survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys" jointly established and adopted by American Land Title Association and National Society of Professional Surveyors in 2021, and includes items 1, 2, 3, 4, 5, 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Florida, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Latest date of Field Survey: September 8, 2022

MICHAEL D. KLIMKIEWICZ LICENSE NUMBER 6611 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

9/15/2022
Date

Michael D. Klimkiewicz, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6611

MICHAEL D. KLIMKIEWICZ CERTIFICATE No. 6611 STATE OF FLORIDA Professional Surveyor & Mapper

Digitally signed by Michael D Klimkiewicz
Date: 2022.09.15 17:30:56 -04'00'

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
435 S.W. BISHOP AVENUE
LAKE CITY, FLORIDA 32024
(561)244-5153
LICENSED BUSINESS No. LB7733

REVISIONS

NO.	DATE:	DESCRIPTION
1	10/19/2021	REVISION
2	9/13/2022	UPDATE SURVEY

ALTA/NSPS LAND TITLE SURVEY
DANIA CITY PLACE

CITY OF DANIA BEACH — FLORIDA
LOTS 10 - 16 BLOCK 21
THE TOWN OF MODELO (DANIA) (PLAT BOOK "B" PAGE 49, DADE COUNTY RECORDS)

DATE: 10/12/21
SCALE: 1"=150'
DESIGNED BY: D.C.
DRAWN BY: R.V.
JOB #: 21-4103

SHEET No.
V-1

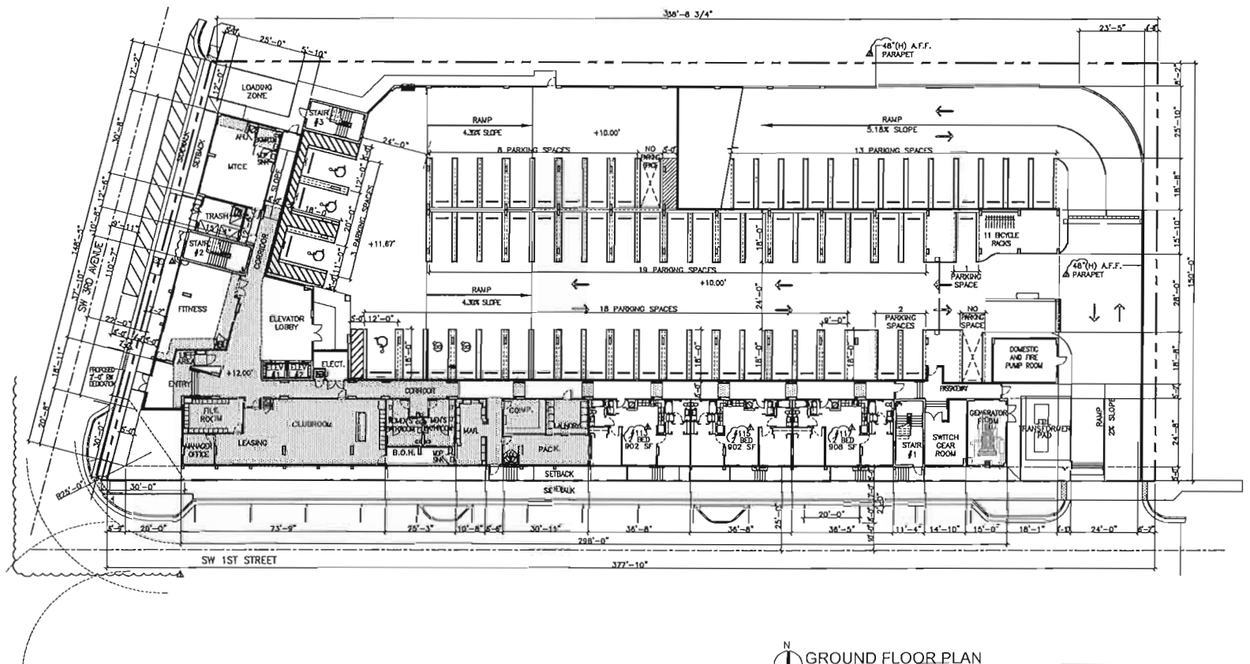
REVISIONS:

REV.	REV. ISSUE
1	08/22/22
2	10/04/22
3	10/27/22

2207

CITY PLACE

LOCATED AT:
75 PARK AVENUE WEST, DANIA BEACH, FL 33004



GROUND FLOOR PLAN
SCALE: 1" = 20'-0"

GROUND FLOOR
2 BEDROOM = 3 UNITS

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DALO SABOR ARCHITECT # 28983
ANTONIO BURGOS ARCHITECT # 26921

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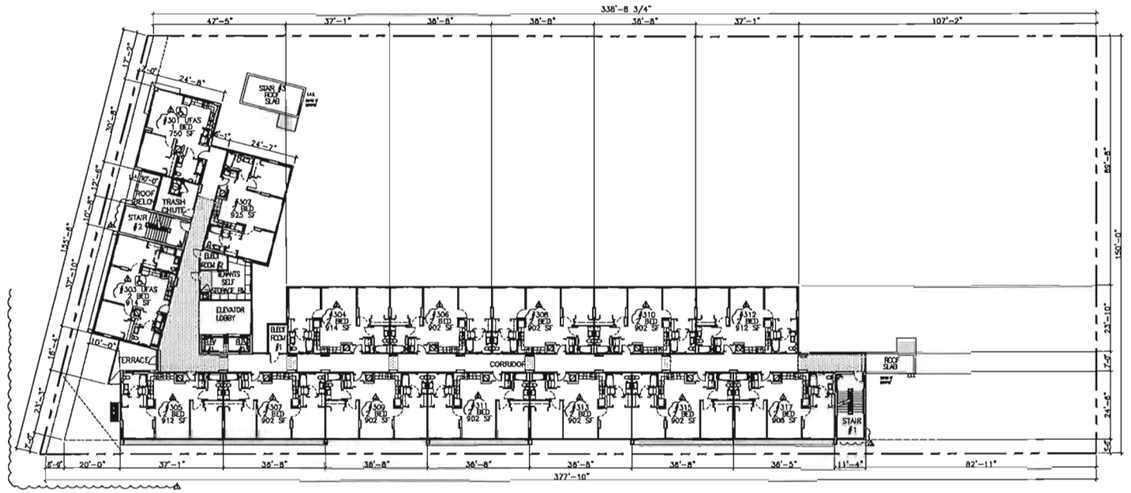
Date: 2022.11.07 17:16:04 -04'00'

DATE	07/18/2022
DRAWN	CR
PROJECT No.	2207
SCALE	AS SHOWN

GROUND FLOOR PLAN
SCALE: 1" = 2'-0"

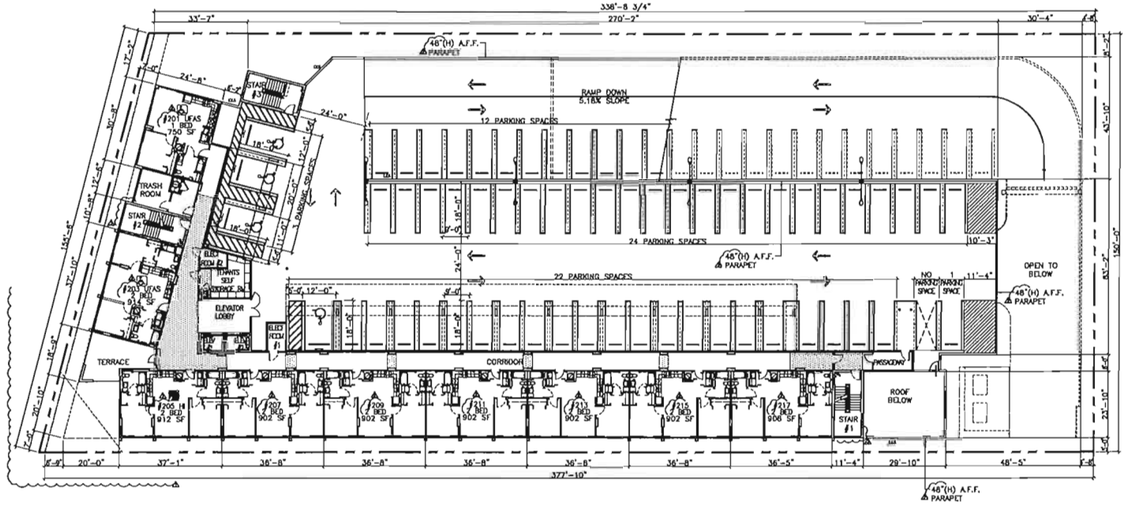
A1.01

DRC SUBMITTAL



■ 3RD FLOOR
1 BEDROOM = 1 UNITS
2 BEDROOM = 14 UNITS

N 3RD FLOOR BUILDING PLAN
SCALE:1"=20'-0"



■ 2ND FLOOR
1 BEDROOM = 1 UNITS
2 BEDROOM = 8 UNITS

N 2ND FLOOR BUILDING PLAN
SCALE:1"=20'-0"

REVISIONS:

REV.	REV. ISSUE
1	09/02/22
2	10/05/22
3	10/21/22

2207

CITY PLACE

LOCATED AT:
75 PARK AVENUE WEST, DANIA BEACH, FL 33004

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Date: 2022.11.22 17:14:32 -04'00'

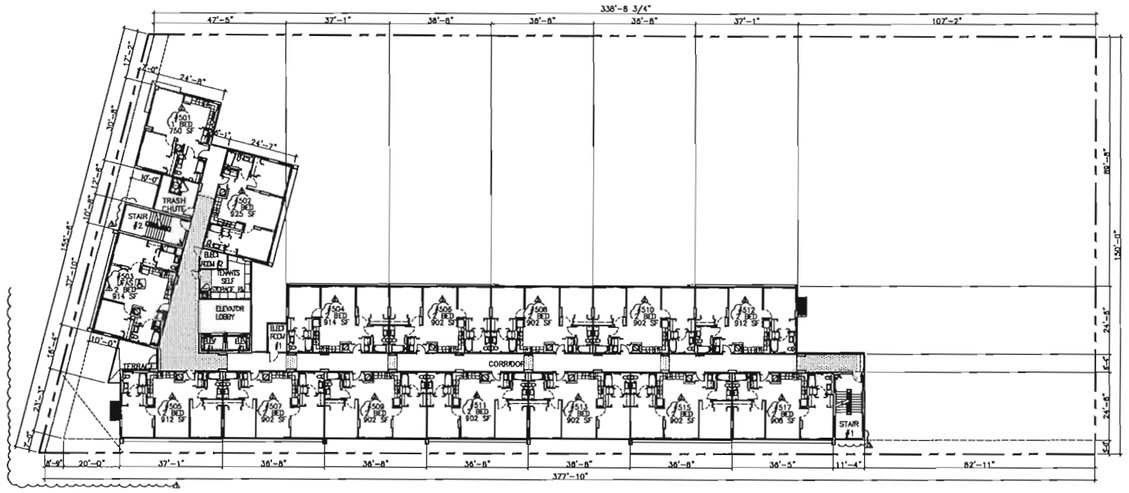
DATE	07/18/2022
DRAWN	CR
PROJECT No.	2207
SCALE	AS SHOWN

2ND AND 3RD FLOOR BUILDING PLAN

SCALE: 1" = 2'-0"

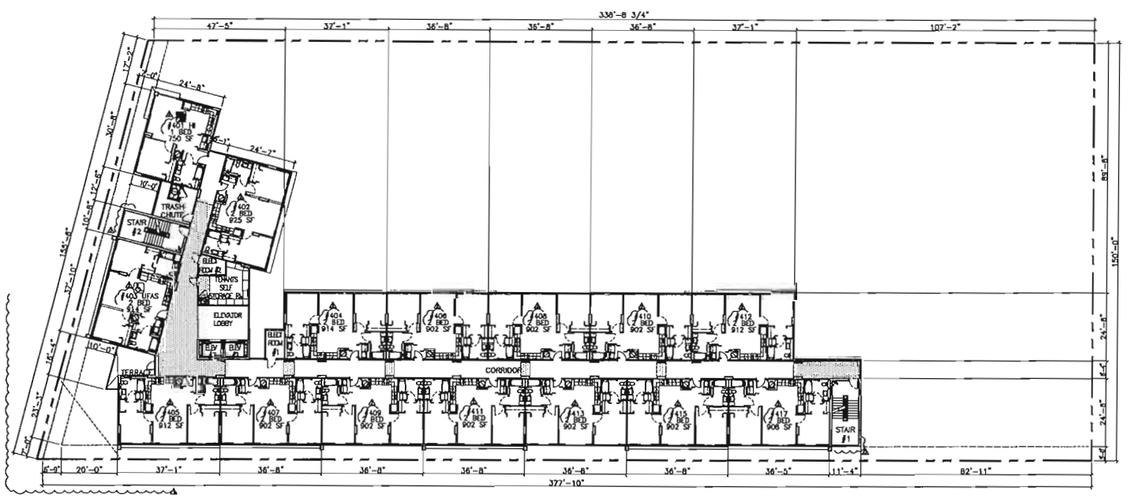
A1.02

DRC SUBMITTAL



5TH FLOOR
1 BEDROOM = 1 UNITS
2 BEDROOM = 14 UNITS

N
5TH FLOOR BUILDING PLAN
SCALE:1"=20'-0"



4TH FLOOR
1 BEDROOM = 1 UNITS
2 BEDROOM = 14 UNITS

N
4TH FLOOR BUILDING PLAN
SCALE:1"=20'-0"

REVISIONS:

REV.	REV. ISSUE
1	09/02/22
2	10/06/22
3	10/31/22

2207

CITY PLACE
LOCATED AT:
75 PARK AVENUE WEST, DANIA BEACH, FL 33004

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ARCHITECTS & PLANNERS

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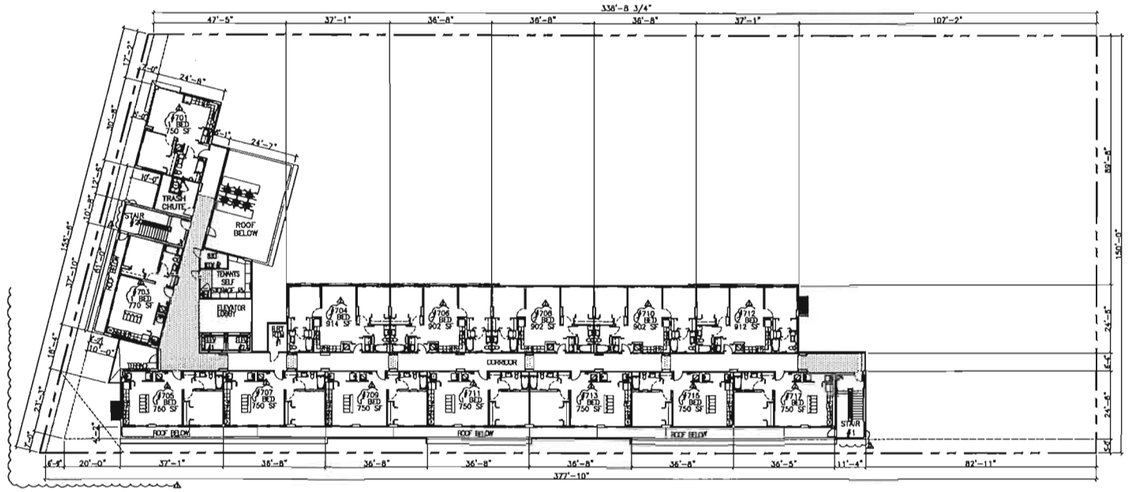
Reason: I am the author of this document
Location: 3001810C0000018129660
Date: 2022.11.09 17:17:33 -04'00'

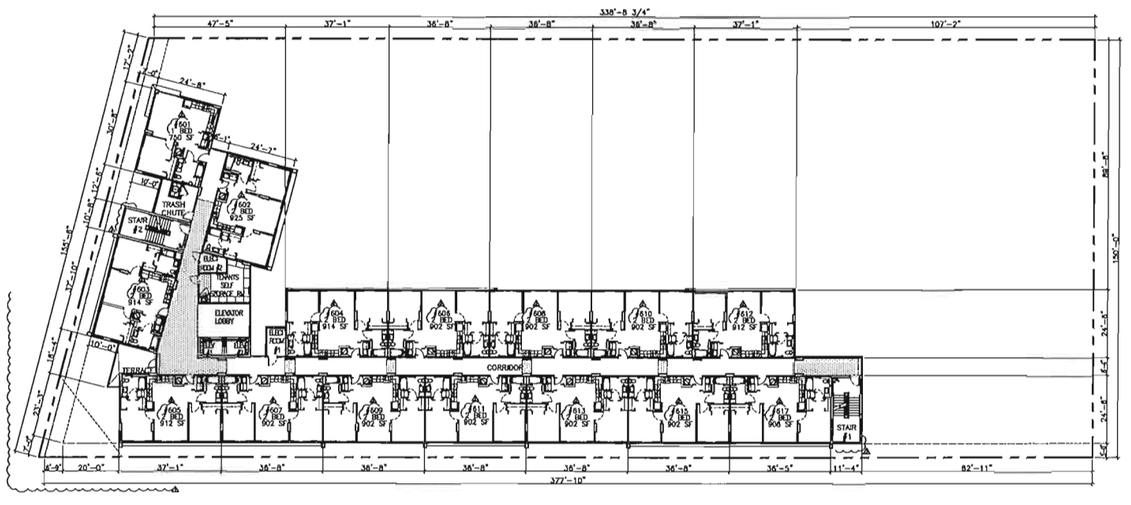
DATE	07/18/2022
DRAWN	DR
PROJECT No.	2207
SCALE	AS SHOWN

4TH AND 5TH FLOOR BUILDING PLAN
SCALE: 1" = 2'-0"
A1.03
DRC SUBMITTAL



7TH FLOOR
1 BEDROOM = 9 UNITS
2 BEDROOM = 5 UNITS

N 7TH FLOOR BUILDING PLAN
SCALE:1"=20'-0"



6TH FLOOR
1 BEDROOM = 1 UNITS
2 BEDROOM = 14 UNITS

N 6TH FLOOR BUILDING PLAN
SCALE:1"=20'-0"

REVISIONS:

REV.	REV. ISSUE
1	09/02/22
2	10/05/22
3	10/27/22

2207

CITY PLACE

LOCATED AT:
75 PARK AVENUE WEST, DANIA BEACH, FL 33004

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Date: 2022.11.02 17:18:01 -04'00'

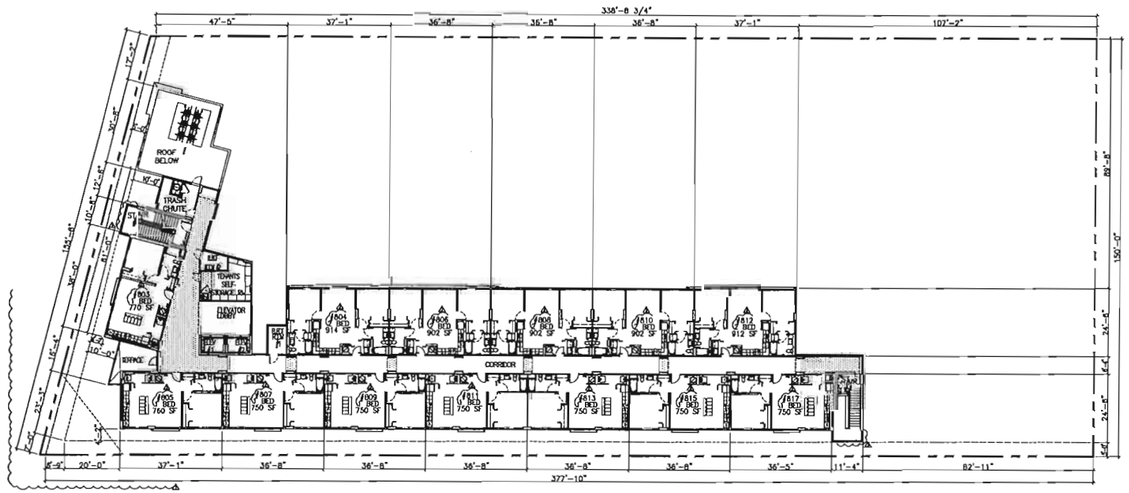
DATE	07/18/2022
DRAWN	CR
PROJECT No.	2207
SCALE	AS SHOWN

6TH AND 7TH FLOOR BUILDING PLAN

SCALE: 1" = 2'-0"

A1.04

DRC SUBMITTAL



8TH FLOOR BUILDING PLAN

SCALE:1"=20'-0"

■ 8TH FLOOR
1 BEDROOM = 8 UNITS
2 BEDROOM = 6 UNITS

REVISIONS:

REV.	REV. ISSUE
1	09/07/22
2	10/05/22
3	10/21/22

2207

CITY PLACE

LOCATED AT:
75 PARK AVENUE WEST, DANIA BEACH, FL 33004

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Date: 2022.11.02 17:18:43 -04'00'

DATE	07/18/2022
DRAWN	CR
PROJECT No.	2207
SCALE	AS-SHOWN

8TH FLOOR
BUILDING PLAN

SCALE: 1" = 2'-0"

A1.05

DRC SUBMITTAL

CITY PLACE ROOF ASSEMBLIES:
CLASS 'A' (PER FBCB 1516.2.1)

NOTE:
LIGHTWEIGHT INSULATING CONCRETE TO COMPLY WITH FBCB 7th EDITION (2020), SECTION 1917.1 (SEPARATE PERMIT REQUIRED)

2020 FLORIDA BUILDING CODE, BUILDING, 7th EDITION
WATERPROOFING SYSTEMS NOTES

1. WATERPROOFING SYSTEMS-SEPARATE PERMIT REQUIRED.
2. WATERPROOFING SYSTEMS SHALL HAVE A MINIMUM DECK SLOPE OF 1/4:12. (PER FBCB 7th EDITION (2020), SECTION 1519.1.6
3. THE WATERPROOFING SYSTEM MUST POSSESS A CURRENT AND VALID PRODUCT APPROVAL (PER FBCB 7th EDITION (2020), SECTION 1519.1.6.1)

2020 FLORIDA BUILDING CODE, BUILDING, 7th EDITION
1520.1 GENERAL.
ALL ROOF INSULATION SHALL HAVE A PRODUCT APPROVAL AS AN APPROVED ROOFING COMPONENT FOR USE IN ROOFING ASSEMBLIES. ALL INSULATION SHALL BE TESTED FOR PHYSICAL PROPERTIES IN ACCORDANCE WITH TAS 110.

NOTE:
DECK SLOPE SHALL BE NOT LESS THEN 1/4" : 12 PER FBCB 7TH ED (2020), SECTION 1515.2.2.1

KEY NOTES

1. MAIN ROOF DRAIN REFER TO PLUMBING PLANS, SET AT LOW POINT OF ROOF, MAINTAINING MINIMUM INSULATION PER ROOF.
2. 30" WIDE SLIP RESISTANT RUBBER WALKWAY PAD IF REQUIRED BY MANUFACTURER.
3. CONDENSIGN UNITS ON APPROVED ROOF RACKS.
4. EMERGENCY OVERFLOW SCUPPER. (REFER TO DETAIL 51/A5.08)

NOTE:
ROOF MEMBRANE WITH SR VALUE: 78 OR HIGHER BY ENERGY STAR.

1519.3 ASPHALT TYPES, AS DEFINED BY ASTM D 312, SHALL BE EMPLOYED IN ALL ROOFING ASSEMBLIES. APPLICATION OF ASPHALT SHALL BE IN COMPLIANCE WITH TABLE 1519.3A AND TABLE 1519.3B OR AS DETAILED IN THE ROOFING ASSEMBLY PRODUCT APPROVAL.

1522.2 ROOFTOP MOUNTED EQUIPMENT. ALL ROOFTOP EQUIPMENT AND SUPPORTS SHALL BE SECURED TO THE STRUCTURE IN COMPLIANCE WITH THE LOADING REQUIREMENTS OF CHAPTER 16 (HIGH-VELOCITY HURRICANE ZONES). THE USE OF WOOD "SLEEPERS" SHALL NOT BE PERMITTED.

1522.3 MACHINERY, PIPING, CONDUIT, DUCTWORK, SKIDS AND SIMILAR EQUIPMENT MAY BE MOUNTED ON ROOFS IN COMPLIANCE WITH THE FOLLOWING.

1522.3.1 PERMANENTLY MOUNTED ROOFTOP EQUIPMENT SHALL BE INSTALLED TO PROVIDE CLEARANCES, IN ACCORDANCE WITH TABLE 1522.3, TO PERMIT REPAIRS, REPLACEMENT AND/OR MAINTENANCE OF THE ROOFING SYSTEM OR ANY OF ITS COMPONENTS.

1522.3.2 WHEN REROOFING REQUIRING REPAIRING OR REPLACEMENT OF ROOF MAINTENANCE, AND WHERE THE ROOF TOP EQUIPMENT IS MOUNTED TO REQUIRED REMOVE SUCH WORK, THE MINIMUM CLEARANCES OF THE SAID EQUIPMENT SUPPORT SHALL BE IN ACCORDANCE WITH TABLE 1522.3.

1522.3.3 IN BUILDINGS WHERE THE EXISTING ROOFTOP EQUIPMENT, IN THE OPINION OF THE BUILDING OFFICIAL, PROVIDES SUFFICIENT CLEARANCE TO REPAIR, REPLACE, REPLACE AND/OR MAINTAIN THE ROOFING SYSTEM OR ANY OF ITS COMPONENTS, SUCH EXISTING EQUIPMENT NEED NOT COMPLY WITH TABLE 1522.3.

1522.3.4 ELECTRICAL CONDUIT, MECHANICAL PIPING OR ANY OTHER SERVICE LINES RUNNING ON THE ROOF SHALL BE RAISED NOT LESS THAN 8 INCHES (203 MM) ABOVE THE FINISHED ROOF SURFACE.

1522.3.5 CONDENSATE LINES SHALL NOT DRAIN ON THE ROOFING SYSTEM OR ANY OF ITS COMPONENTS. CONDENSATE LINES NEED NOT COMPLY WITH THE MINIMUM CLEARANCE REQUIREMENTS.

2020 FLORIDA BUILDING CODE, MECHANICAL, 7th EDITION

FBC M306.5 EQUIPMENT AND APPLIANCES ON ROOFS OR ELEVATED STRUCTURES.

WHERE EQUIPMENT REQUIRING ACCESS OR APPLIANCES ARE LOCATED ON AN ELEVATED STRUCTURE OR THE ROOF OF A BUILDING SUCH THAT PERSONNEL WILL HAVE TO CLIMB HIGHER THAN 16 FEET (4877 MM) ABOVE GRADE TO ACCESS SUCH EQUIPMENT OR APPLIANCES, AN EXTERIOR OR INTERIOR MEANS OF ACCESS SHALL BE PROVIDED. SUCH ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30 INCHES (762 MM) IN HEIGHT OR WALKING ON SLOPES HAVING A SLOPE GREATER THAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE). SUCH ACCESS SHALL NOT REQUIRE THE USE OF PORTABLE LADDERS. WHERE ACCESS INVOLVES CLIMBING OVER PARAPET WALLS, THE HEIGHT SHALL BE MEASURED TO THE TOP OF THE PARAPET WALL.

PERMANENT LADDERS INSTALLED TO PROVIDE THE REQUIRED ACCESS SHALL COMPLY WITH THE FOLLOWING MINIMUM DESIGN CRITERIA:

1. THE SIDE RAILING SHALL EXTEND ABOVE THE PARAPET OR ROOF EDGE NOT LESS THAN 30 INCHES (762 MM).
2. LADDERS SHALL HAVE RUNG SPACING NOT TO EXCEED 14 INCHES (356 MM) ON CENTER. THE UPPERMOST RUNG SHALL BE NOT GREATER THAN 24 INCHES (610 MM) BELOW THE UPPER EDGE OF THE ROOF HATCH, ROOF OR PARAPET, AS APPLICABLE.
3. LADDERS SHALL HAVE A TOE SPACING NOT LESS THAN 6 INCHES (152 MM) DEEP.
4. THERE SHALL BE NOT LESS THAN 18 INCHES (457 MM) BETWEEN RAILS.
5. RUNGS SHALL HAVE A DIAMETER NOT LESS THAN 0.75-INCH (19 MM) AND BE CAPABLE OF WITHSTANDING A 300-POUND (136.1 KG) LOAD.
6. LADDERS OVER 30 FEET (9144 MM) IN HEIGHT SHALL BE PROVIDED WITH OFFSET SECTIONS AND LANDINGS CAPABLE OF WITHSTANDING 100 POUNDS PER SQUARE FOOT (488.2 KG/M2). LANDING DIMENSIONS SHALL BE NOT LESS THAN 18 INCHES (457 MM) AND NOT LESS THAN THE WIDTH OF THE LADDER SERVED. A GUARD RAIL SHALL BE PROVIDED ON ALL OPEN SIDES OF THE LANDING.
7. LADDERS SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE RUNGS TO THE NEAREST PERMANENT OBJECT ON THE CLIMBING SIDE OF THE LADDER SHALL BE NOT LESS THAN 30 INCHES (762 MM) MEASURED PERPENDICULAR TO THE RUNGS. THIS DISTANCE SHALL BE MAINTAINED FROM THE POINT OF LADDER ACCESS TO THE BOTTOM OF THE ROOF HATCH. A MINIMUM CLEAR WIDTH OF 15 INCHES (381 MM) SHALL BE PROVIDED ON BOTH SIDES OF THE LADDER MEASURED FROM THE MIDPOINT OF AND PARALLEL WITH THE RUNGS EXCEPT WHERE CAGES OR WELLS ARE INSTALLED.
8. LANDING REQUIRED. THE LADDER SHALL BE PROVIDED WITH A CLEAR AND UNOBSTRUCTED BOTTOM LANDING AREA HAVING A MINIMUM DIMENSION OF 30 INCHES (762 MM) BY 30 INCHES (762 MM) CENTERED IN FRONT OF THE LADDER.
9. LADDERS SHALL BE PROTECTED AGAINST CORROSION BY APPROVED MEANS.
10. ACCESS TO LADDERS SHALL BE PROVIDED AT ALL TIMES.

CATWALKS INSTALLED TO PROVIDE THE REQUIRED ACCESS SHALL BE NOT LESS THAN 24 INCHES (610 MM) WIDE AND SHALL HAVE HANDRAILS AS REQUIRED FOR SERVICE PLATFORMS.

EXCEPTION: THIS SECTION SHALL NOT APPLY TO GROUP R-3 OCCUPANCIES.

TABLE 1522.3
ROOF MOUNTED EQUIPMENT HEIGHT REQUIREMENTS

WIDTH OF EQUIPMENT (IN.)	HEIGHT TO LEGS (IN.)
UP TO 24	14
25 TO 36	18
37 TO 48	24
49 TO 60	30
61 AND WIDER	48

FOR SI: 1 INCH = 25.4 MM.

TABLE 1519.3A
SLOPE AND APPLICATION TEMPERATURE CRITERIA

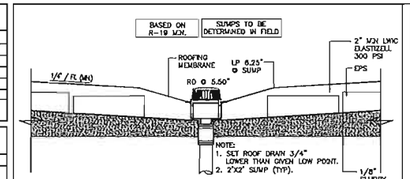
MAXIMUM				
		SLOPE (IN./FT.)	TEMPERATURE (°F)	
ASTM D 312 TYPES OF ASPHALT			MOP	MECHANICAL
TYPE I	DEAD LEVEL	1/4"	350 ± 25	375 ± 25

1 INCH = 25.4 MM; °C = 5/9 (°F-32).
1. TEMPERATURE AND SLOPE MEASUREMENTS ARE AT POINT OF APPLICATION

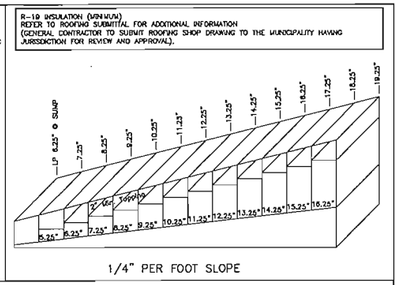
TABLE 1519.3B
SLOPE AND APPLICATION TEMPERATURE CRITERIA

ASTM 450 COAL TAR TYPE NO.	TYPE OF COAL TAR	MAXIMUM SLOPE (IN./FT.)	TEMPERATURE RANGE (°F)
TYPE I	COAL TAR PITCH	1/4	360 ± 25
TYPE II	COAL TAR BITUMEN	1/4	375 ± 25

1 INCH = 25.4 MM; °C = 5/9 (°F-32).



TYP. SECTION @ DRAINS
R-19 INSULATION (MINIMUM)

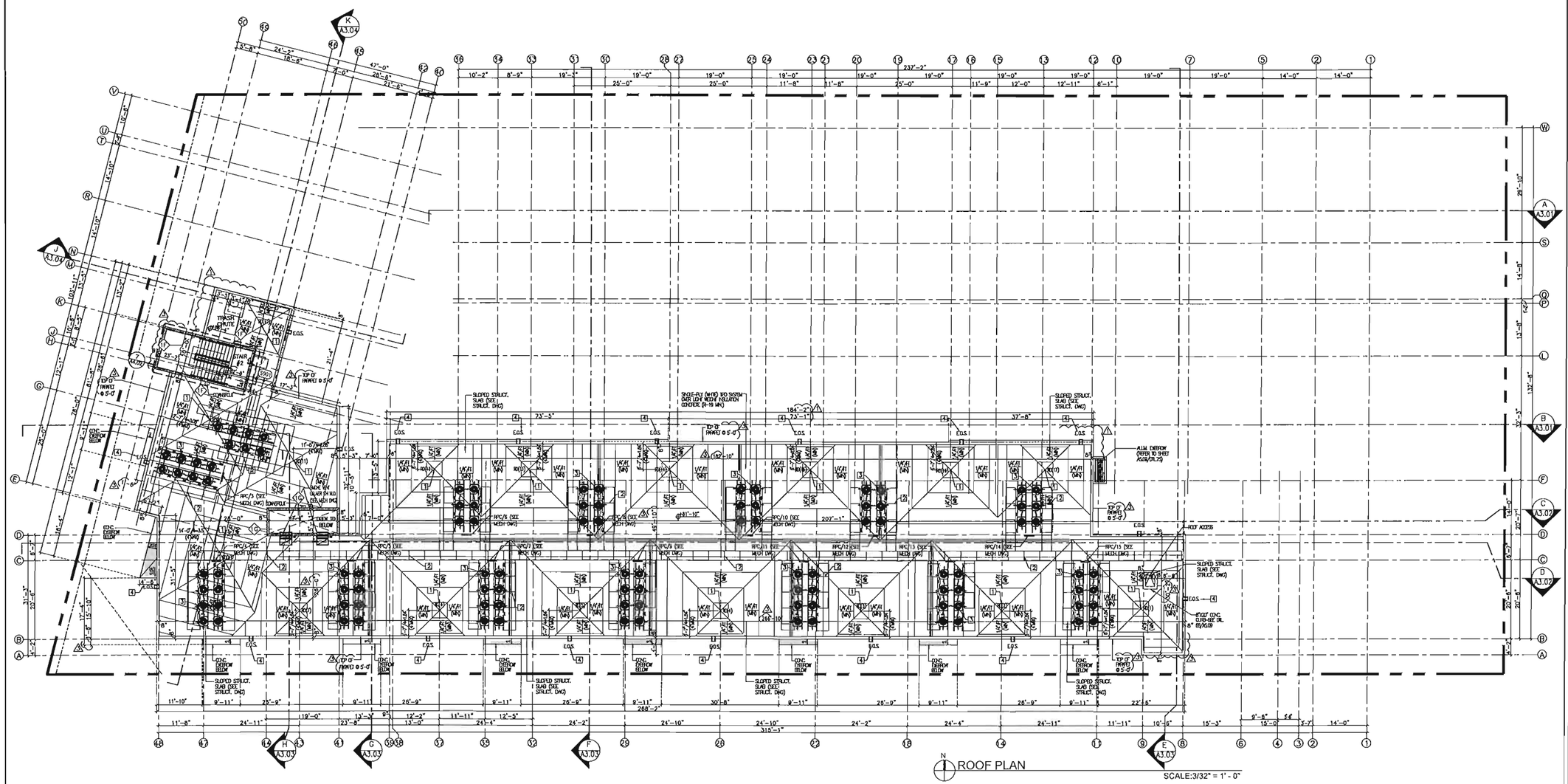


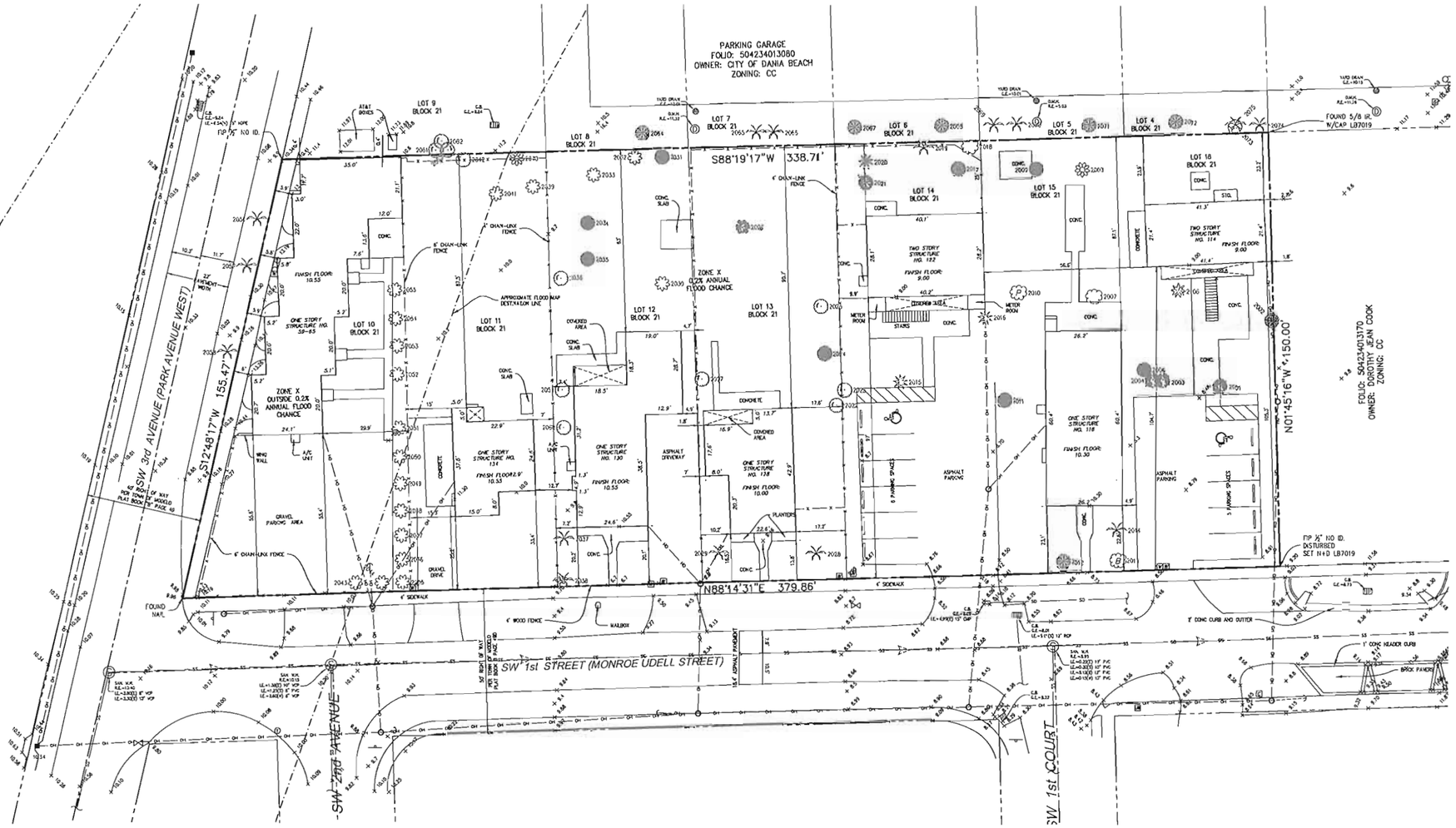
1/4" PER FOOT SLOPE

NOTE:
6407.2.1 ROOF/CEILING THERMAL ENVELOPE.
THE ROOF OR CEILING THAT FUNCTIONS AS THE BUILDING'S THERMAL ENVELOPE SHALL BE INSULATED TO AN R-VALUE OF AT LEAST R-10. MULTIPLE-FAMILY RESIDENTIAL ROOFS/CEILINGS SHALL BE INSULATED TO AN R-VALUE OF AT LEAST R-19, SPACE PERMITTING. WHERE CAVITIES BENEATH A ROOF DECK ARE VENTILATED, THE CEILING SHALL BE CONSIDERED THE ENVELOPE COMPONENT UTILIZED IN THE COMMISSION APPROVED COMPLIANCE SOFTWARE TOOLS.

A R-19 INSULATION (MINIMUM)
SCALE: N.T.S.

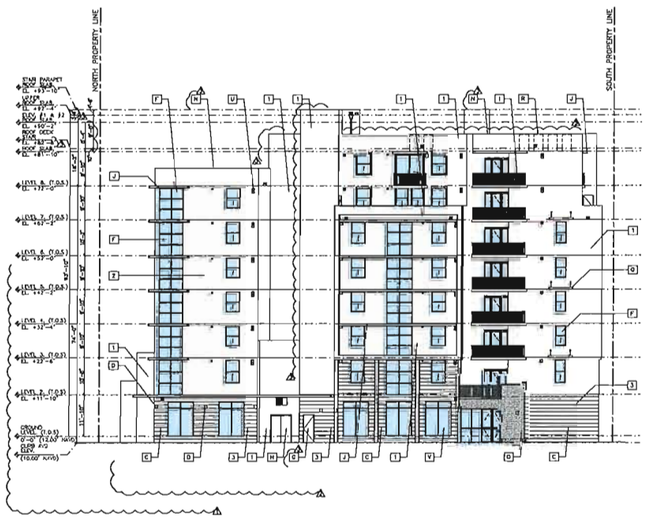
NOTE:
MECHANICAL ROOFTOP COMPRESSOR UNITS MUST BE WHITE TO MATCH THE WHITE TPO ROOFING MEMBRANE (REFER TO SEC. 602.2 OF THE NGBS CERTIFICATION PLAN). HOWEVER, SUPPOSE THIS IS NOT AVAILABLE AT THE TIME OF INSTALLATION. IN THAT CASE, AN ALTERNATIVE SCREENING OPTION WILL BE SUBMITTED TO THE CITY OF DANIA BEACH PLANNING & ZONING DIVISION FOR REVIEW AND SUBSEQUENT APPROVAL.


SLOPED STRUCT. SLAB (SEE STRUCT. DWG)
SINGLE-PLY (WHITE) TPO SYSTEM OVER LOOSE ROOF INSULATION (CRICKET) (R-19 MIN)
ALUM. OVERFLOW (REFER TO SHEET A2.01/A1.2)
ROOF ACCESS
TRASH CHUTE
PWR
EQUIPMENT
CONDENSER
CONC. DECK BELOW
EQUIPMENT SCREEN WALL
EXIST CONC. ELEV=SEE DTL 8"
EQUIPMENT SCREEN WALL
EQUIPMENT SCREEN WALL
EQUIPMENT SCREEN WALL


PARKING GARAGE
FOLIO: 504234013080
OWNER: CITY OF DANIA BEACH
ZONING: CC
S88°19'17"W 338.71'
S12°48'17"W 155.47'
N01°45'16"W 150.00'
N88°14'31"E 379.86'
SW 3rd AVENUE (PARK AVENUE WEST)
SW 1st STREET (MONROE UDELL STREET)
SW 2nd AVENUE
SW 1st COURT
FOLIO: 504234013170
OWNER: DORTHY JEAN COOK
ZONING: CC
ZONE X
OUTSIDE 0.2% ANNUAL FLOOD CHANCE
ZONE X
0.2% ANNUAL FLOOD CHANCE
APPROXIMATE FLOOD MAP DESIGNATION LINE
LOT 8 BLOCK 21
LOT 9 BLOCK 21
LOT 10 BLOCK 21
LOT 11 BLOCK 21
LOT 12 BLOCK 21
LOT 13 BLOCK 21
LOT 14 BLOCK 21
LOT 15 BLOCK 21
LOT 16 BLOCK 21
LOT 7 BLOCK 21
LOT 6 BLOCK 21
LOT 5 BLOCK 21
LOT 4 BLOCK 21
FOUND 5/8 IR N/CAP LB7019
SET N+D LB7019
FOUND NAIL
6' CHAIN-LINK FENCE
6' WOOD FENCE
6' SIDEWALK
1' CONC CURB AND GUTTER
BRICK PAVERS
ASPHALT PAVEMENT
ASPHALT DRIVEWAY
GRAVEL PARKING AREA
GRAVEL DRIVE
CONCRETE
CONC SLAB
COVERED AREA
DOMESTIC
STAIRS
METER ROOM
WOOD DECK
ASPHALT PARKING
5 PARKING SPACES
PLANTERS
MAILBOX
WOOD TRAIL
A/C UNIT
ONE STORY STRUCTURE NO. 55-65
ONE STORY STRUCTURE NO. 130
ONE STORY STRUCTURE NO. 118
TWO STORY STRUCTURE NO. 122
TWO STORY STRUCTURE NO. 114
FINISH FLOOR: 10.53
FINISH FLOOR 9.9
FINISH FLOOR: 10.55
FINISH FLOOR: 10.00
FINISH FLOOR: 9.00
FINISH FLOOR: 10.30
50' RIGHT OF WAY PER TOWN OF MODELO PLAT BOOK "B" PAGE 49
40' EASEMENT MOTA
AT&T BOXES
SAN. M.H. RE=13.40 IE=3.90(S) 8" VCP IE=3.90(E) 12" VCP
SAN. M.H. RE=13.53 IE=3.20(S) 8" PVC IE=3.68(W) 8" VCP
SAN. M.H. RE=11.33
SAN. M.H. RE=11.53
SAN. M.H. RE=11.24
SAN. M.H. RE=11.13
SAN. M.H. RE=11.29
SAN. M.H. RE=11.27
SAN. M.H. RE=11.22
SAN. M.H. RE=11.20
SAN. M.H. RE=11.19
SAN. M.H. RE=11.17
SAN. M.H. RE=11.16
SAN. M.H. RE=11.15
SAN. M.H. RE=11.14
SAN. M.H. RE=11.13
SAN. M.H. RE=11.12
SAN. M.H. RE=11.11
SAN. M.H. RE=11.10
SAN. M.H. RE=11.09
SAN. M.H. RE=11.08
SAN. M.H. RE=11.07
SAN. M.H. RE=11.06
SAN. M.H. RE=11.05
SAN. M.H.

1 SOUTH ELEVATION

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



2 WEST ELEVATION

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

ELEVATION LEGEND

A	SMOOTT TEXTURE STUCCO 5/8" THICK (MIN)
B	4" STUCCO BAND.
C	STUCCO SCORE LINES.
D	EGRESS LIGHT.
E	MECHANICAL LOUVER.
F	ALUM WINDOW IMPACT RESISTANT. SEE SCHEDULE. (SEPARATE PERMIT REQUIRED)
G	IMPACT RESISTANT DOOR (SEPARATE PERMIT REQUIRED)
H	METAL DOOR SEE DOOR SCHEDULE.
I	42"(H) A.F.F. ALUM RAILINGS (SEPARATE PERMIT REQUIRED)
J	CONCRETE SLAB EYEBROW (SEPARATE PERMIT REQUIRED)
K	CONC. COLUMNS BEYOND (SEE STRUCT DWG)
L	ROOF EMERGENCY OVER FLOW SCUPPERS.
M	BUILDING ADDRESS NUMBER.
N	5' PARAPET WALL (8" CMU BLOCK) SEE STRUCT DWG.
O	DECORATIVE STONE FINISH TO BE SELECTED BY OWNER-INSTALLATION PER MANUFACTURER AND WATERPROOFING CONSULTANT RECOMMENDATIONS.
P	ALUM GUARDRAIL (SEPARATE PERMIT REQUIRED)
Q	ALUM EYEBROW (SEPARATE PERMIT REQUIRED)
R	ROOF TOP MECHANICAL EQUIPMENT BEHIND PARAPET WALL
S	GLASS DOOR SEE DOOR SCHEDULE.
T	ALUMINUM GATE AND MESH.
U	EXH. WALL CAP.
V	STOREFRONT W/ BRONZE FRAMES.
W	METAL SCREEN.
X	4' PARAPET WALL.

PAINT COLOR LEGEND

1	OFF-WHITE
2	TAN
3	LIGHT BLUE

REVISIONS:

REV.	REV. ISSUE
1	09/09/22
2	10/05/22
3	10/27/22

2207

CITY PLACE

LOCATED AT:
75 PARK AVENUE WEST, DANIA BEACH, FL 33004

BURGOS LANZA & ASSOCIATES
1348 S ALHAMBRA CIRCLE
CORAL GABLES, FL 33146
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ARCHITECTS & PLANNERS

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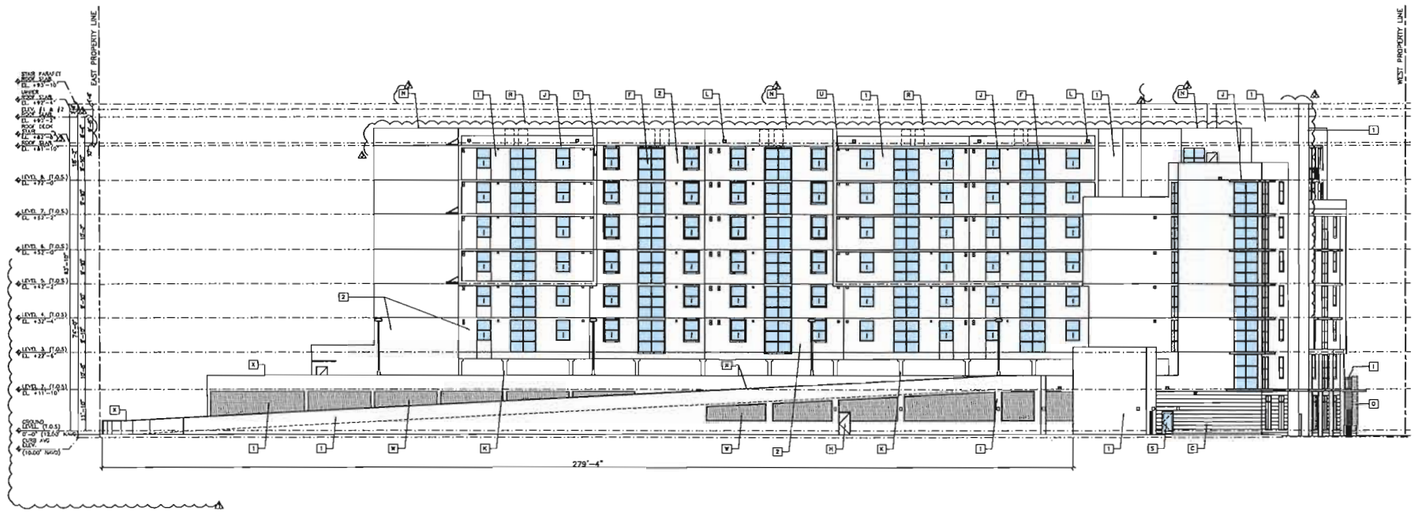
Date: 2022.11.02 17:19:12 -04'00'

DATE	07/18/2022
DRAWN	CR
PROJECT No.	2207
SCALE	AS-SHOWN

ELEVATIONS
SOUTH AND WEST
SCALE: 1/16" = 1'-0"

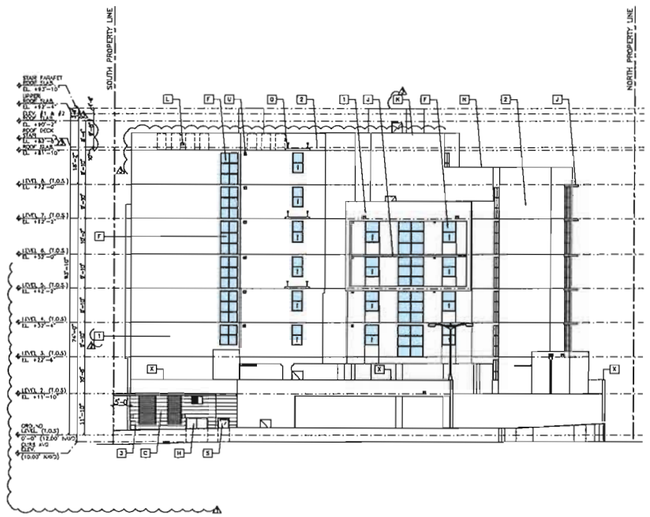
A1.06

DRC SUBMITTAL



1 NORTH ELEVATION

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



2 EAST ELEVATION

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

ELEVATION LEGEND

- A SMOOTT TEXTURE STUCCO 5/8" THICK (MIN)
- B 4" STUCCO BAND.
- C STUCCO SCORE LINES.
- D EGRESS LIGHT.
- E MECHANICAL LOUVER.
- F ALUM WINDOW IMPACT RESISTANT. SEE SCHEDULE. (SEPARATE PERMIT REQUIRED)
- G IMPACT RESISTANT DOOR (SEPARATE PERMIT REQUIRED)
- H METAL DOOR SEE DOOR SCHEDULE.
- I 42"(H) A.F.F. ALUM RAILINGS (SEPARATE PERMIT REQUIRED)
- J CONCRETE SLAB EYEBROW (SEPARATE PERMIT REQUIRED)
- K CONC. COLUMNS BEYOND (SEE STRUCT DWG)
- L ROOF EMERGENCY OVER FLOW SCUPPERS.
- M BUILDING ADDRESS NUMBER.
- N 5' PARAPET WALL (8" CMU BLOCK) SEE STRUCT DWG.
- O DECORATIVE STONE FINISH TO BE SELECTED BY OWNER-INSTALLATION PER MANUFACTURER AND WATERPROOFING CONSULTANT RECOMMENDATIONS.
- P ALUM GUARDRAIL (SEPARATE PERMIT REQUIRED)
- Q ALUM EYEBROW (SEPARATE PERMIT REQUIRED)
- R ROOF TOP MECHANICAL EQUIPMENT BEHIND PARAPET WALL.
- S GLASS DOOR SEE DOOR SCHEDULE.
- T ALUMINUM GATE AND MESH.
- U EXH. WALL CAP.
- V STOREFRONT W/ BRONZE FRAMES.
- W METAL SCREEN.
- X 4' PARAPET WALL.

PAINT COLOR LEGEND

- 1 OFF-WHITE
- 2 TAN
- 3 LIGHT BLUE

REVISIONS:

REV.	REV. ISSUE
1	09/02/22
2	10/05/22
3	10/27/22

2207

CITY PLACE

LOCATED AT:
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REGISTERED ARCHITECT

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PROJECT No.	2207
SCALE	AS SHOWN

ELEVATIONS
NORTH AND EAST

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

A1.07

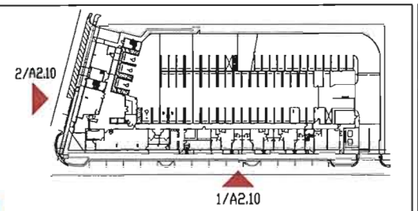
DRC SUBMITTAL

2 WEST ELEVATION

Scale: 3/32"=1'-0"

1 SOUTH ELEVATION

Scale: 3/32"=1'-0"



REVISIONS:

REV.	REV. ISSUE
1	09/13/22
2	10/27/23

2207

CITY PLACE

LOCATED AT:
75 PARK AVENUE WEST, DANIA BEACH, FL 33004

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CARLO LANZA ARCHITECT AR 0019400
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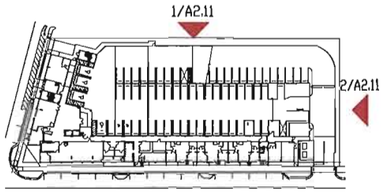
SCALE	AS-SHOWN

ELEVATIONS COLOR SOUTH AND WEST

SCALE: 3/32" = 1'-0"

A2.10



N

KEY PLAN

N.T.S.

4 EAST ELEVATION

Scale: 3/32"=1'-0"

3 NORTH ELEVATION

Scale: 3/32"=1'-0"

REVISIONS:

REV.	REV. ISSUE
1	09/12/22
2	10/27/22

2207

CITY PLACE

LOCATED AT:

75 PARK AVENUE WEST, DANIA BEACH, FL 33004

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BURGOS LANZA
ARCHITECTS & PLANNERS

STATE OF FLORIDA
FABIO E. BURGOS
REGISTERED ARCHITECT

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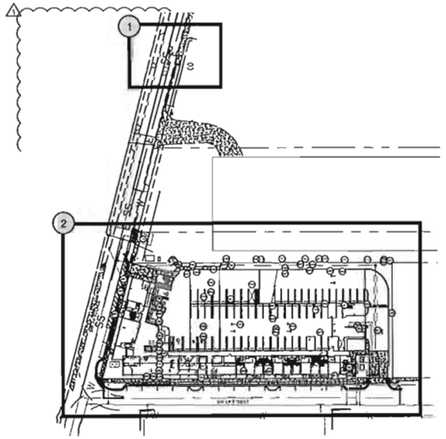
PROJECT No.	2207
SCALE	AS-SHOWN

ELEVATIONS
NORTH AND EAST

SCALE: 3/32" = 1'-0"

A2.11



KEY PLAN ENLARGEMENTS
Scale: NTS

RELOCATED
TREE LOCATION

1. TREE DISPOSITION PLAN

Scale: 1"=20'-0"

NORTH

TREE MITIGATION REQUIREMENTS

OPTION 1	REQUIRED	PROVIDED
TREE CANOPY REMOVED	14,945 sf	0 sf
TOTAL TREES REQUIRED FOR MITIGATION (1 CATEGORY 1A TREE = 500 sf CANOPY)	30 TREES	0 TREES

OPTION 2

14,945 sf OF REMAINING CANOPY
(TO BE MET THROUGH MONETARY CONTRIBUTION
TO THE TREE PRESERVATION TRUST FUND)

14,945 sf / 300 sf PER CATEGORY 1B TREE = 50 MITIGATION TREES REQUIRED

$185 (AVG. COST OF REPLACEMENT TREE) x 2.7 x 50 MITIGATION TREES REQUIRED = $24,975

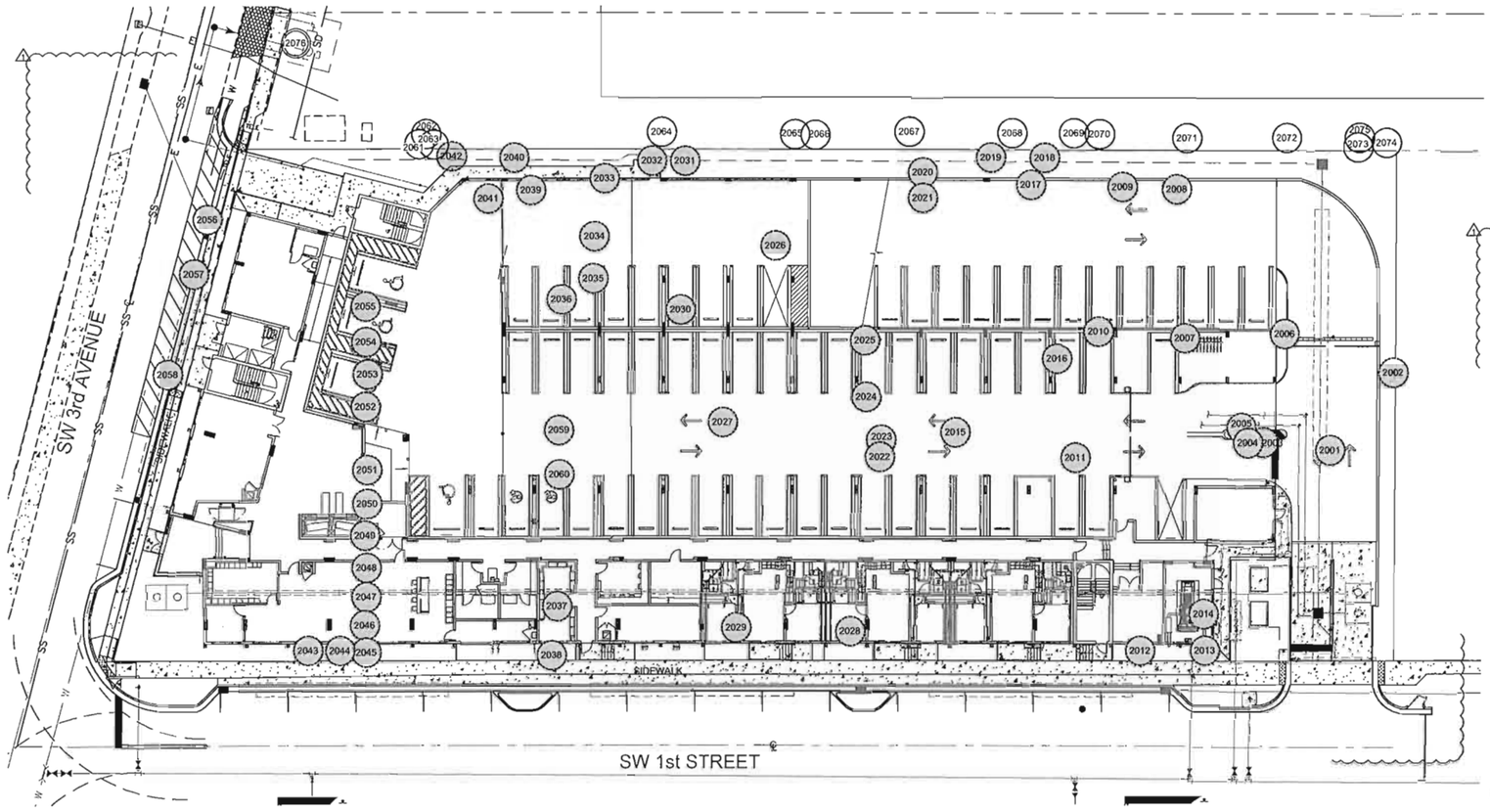
SPECIMEN TREE VALUE (SEE CHART ON SHEET TD-1) $47,846

TOTAL MONETARY CONTRIBUTION TO THE TREE PRESERVATION TRUST FUND = $67,821

OFFSITE - TREE LIST

TREE #	COMMON NAME	BOTANICAL NAME	DBH	HEIGHT	CANOPY	CANOPY SF	DISPOSITION
2061	Live Oak	Quercus virginiana	27	32	28	615.8	Remain
2062	Live Oak	Quercus virginiana	29	35	30	706.9	Remain
2063	Live Oak	Quercus virginiana	32	40	30	706.9	Remain
2064	Gumbo Limbo	Bursera simaruba	9	15	18	254.5	Remain
2065	Sabal Palm	Sabal palmetto	14	35	20	314.2	Remain
2066	Sabal Palm	Sabal palmetto	12	35	20	314.2	Remain
2067	Gumbo Limbo	Bursera simaruba	8	22	15	176.7	Remain
2068	Gumbo Limbo	Bursera simaruba	12	22	15	176.7	Remain
2069	Sabal Palm	Sabal palmetto	14	35	18	254.5	Remain
2070	Sabal Palm	Sabal palmetto	12	32	18	254.5	Remain
2071	Gumbo Limbo	Bursera simaruba	12	22	15	176.7	Remain
2072	Gumbo Limbo	Bursera simaruba	8	18	15	176.7	Remain
2073	Ficus		6	8	11	95.0	Remain
2074	Sabal Palm	Sabal palmetto	14	25	15	176.7	Remain
2075	Sabal Palm	Sabal palmetto	12	30	15	176.7	Remain
2076	Royal Palm	Roystonea elata	15	25	17	227.0	Relocate*

* Relocated Royal Palm to be permitted separately from onsite tree removal.



2. TREE DISPOSITION PLAN

Scale: 1"=20'-0"

NORTH

0' 20' 60' 120'

SYMBOL LEGEND

- Tree to Remove
- Tree to Remain
- Tree to Relocate
- Relocated Tree Position

TREE #	TREE SURVEY #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	NOTH (ft)	CANOPY AREA (sf)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	APPRAISAL VALUE $	DISPOSITION	CANOPY REDUCTION SF (1.5 times multiplier)	CANOPY MITIGATION SF (1.5 times multiplier)	SPECIMEN CALCULATIONS (City Formula)	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS
1	251	Carrotwood	Cupaniopsis anacardioides	24 ft	36	531	12.00		Fair	57%	N/A	Remove		1227		N	Damaged trunk from Bush Clover (Leucaena leucocephala)
2	252	Jamaica Caper	Quadrella jamaicensis	11 ft	20	380	14.00		Fair	58%	N/A	Remain	570 sf			N	Other structure, Stone retaining wall, Hardwood
3	253	Carrotwood	Cupaniopsis anacardioides	19 ft	12	113	6.92		Fair	71%	N/A	Remain		33.9		N	Palm/Tree Protection Fence (Canopy Measure)
4	254	Carrotwood	Cupaniopsis anacardioides	23 ft	15	177	9.29		Fair	57%	N/A	Remain		26.9		N	Palm/Tree Protection Fence (Canopy Measure)
5	255	Mahoe	Talipariti tiliaceum	24 ft	47	1809	17.73		Fair	57%	N/A	Remain	340 sf			N	Other structure, Stone retaining wall, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
6	256	Silver Palm	Coccothrinax argentata	12 ft	7	38	4.00	10	Fair	57%	N/A	Remain	95 sf			N	Palm/Tree Protection Fence (Canopy Measure)
7	257	Mahoe	Talipariti tiliaceum	24 ft	47	1809	17.73		Fair	57%	N/A	Remain	340 sf			N	Other structure
8	258	Sandpaper	Schefflera actinophylla	20 ft	25	491	24.75		Fair	57%	N/A	Remain		1227		N	Palm/Tree Protection Fence (Canopy Measure)
9	259	Mahoe (Mahoe)	Talipariti tiliaceum	12 ft	11	95	3.50		Fair	57%	N/A	Remain				N	Palm/Tree Protection Fence (Canopy Measure)
10	260	Pink Trumpet	Tabebuia heterophylla	14 ft	14	154	5.50		Fair	57%	N/A	Remain	230 sf			N	Palm/Tree Protection, Shrub/Bush Group Measure, and Hedge
11	261	Mahoe	Talipariti tiliaceum	25 ft	24	452	13.06		Fair	57%	10,782.73	Remain			Palm Bot Trees Values 1-50-261 d=30 / 2(a) = 27x0.1 = 62% SF Value (min 30%) $1,077.27 x 1 = 10.77 x 100 = $1,077.27	N	Palm structure, Stone/brick wall, Hardwood
12	262	Jamaica Caper	Quadrella jamaicensis	18 ft	15	314	9.00		Good	82%	N/A	Remain	471 sf			N	Palm structure, Wall, Brick
13	263	Queen Sulfurwood	Dendropanax arboreus	17 ft	15	314	9.00		Good	82%	N/A	Remain	471 sf			N	Palm structure, Wall, Brick
14	264	Cuban Bast	Drypetes diversifolia	18 ft	10	79	2.50	8	Fair	82%	N/A	Remain	118.5			N	Palm/Tree Protection Fence (Canopy Measure)
15	265	Mahoe	Talipariti tiliaceum	20 ft	15	177	5.50		Fair	82%	N/A	Remain	265.5			N	Palm/Tree Protection Fence (Canopy Measure)
16	266	Mahoe Leaf	Talipariti tiliaceum	20 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm/Tree Protection Fence (Canopy Measure)
17	267	Mahoe Palm	Talipariti tiliaceum	20 ft	14	154	5.50	12	Fair	82%	N/A	Remain	230.9			N	Palm/Tree Protection Fence (Canopy Measure)
18	268	Mahoe Palm	Talipariti tiliaceum	20 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm/Tree Protection Fence (Canopy Measure)
19	269	Mahoe	Talipariti tiliaceum	20 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm/Tree Protection Fence (Canopy Measure)
20	270	Live Oak	Quercus virginiana	34 ft	32	804	27.89		Fair	82%	$ 12,361.06	Remain			Palm Bot Trees Values 1-50-270 d=28 / 2(a) = 26x0.1 = 62% SF Value (min 30%) $1,236.11 x 1 = 12.36 x 100 = $1,236.11	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
21	271	Live Oak	Quercus virginiana	36 ft	36	804	28.65		Fair	82%	$ 12,361.06	Remain			Palm Bot Trees Values 1-50-271 d=29 / 2(a) = 27x0.1 = 62% SF Value (min 30%) $1,236.11 x 1 = 12.36 x 100 = $1,236.11	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
22	272	Mahoe	Talipariti tiliaceum	21 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9		Palm Bot Trees Values 1-50-272 d=30 / 2(a) = 28x0.1 = 62% SF Value (min 30%) $1,236.11 x 1 = 12.36 x 100 = $1,236.11	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
23	273	Live Oak	Quercus virginiana	34 ft	32	804	27.89		Fair	82%	$ 12,361.06	Remain			Palm Bot Trees Values 1-50-273 d=28 / 2(a) = 26x0.1 = 62% SF Value (min 30%) $1,236.11 x 1 = 12.36 x 100 = $1,236.11	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
24	274	Mahoe	Talipariti tiliaceum	21 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
25	275	Live Oak	Quercus virginiana	34 ft	32	804	27.89		Fair	82%	$ 12,361.06	Remain			Palm Bot Trees Values 1-50-275 d=28 / 2(a) = 26x0.1 = 62% SF Value (min 30%) $1,236.11 x 1 = 12.36 x 100 = $1,236.11	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
26	276	Mahoe	Talipariti tiliaceum	21 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
27	277	Live Oak	Quercus virginiana	34 ft	32	804	27.89		Fair	82%	$ 12,361.06	Remain			Palm Bot Trees Values 1-50-277 d=28 / 2(a) = 26x0.1 = 62% SF Value (min 30%) $1,236.11 x 1 = 12.36 x 100 = $1,236.11	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
28	278	Queen Palm	Syagrus romanzoffiana	24 ft	8	50	10.00		Fair	57%	N/A	Remain	75 sf			N	Palm/Tree Protection Fence (Canopy Measure)
29	279	Mahoe	Talipariti tiliaceum	24 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
30	280	Mahoe	Talipariti tiliaceum	20 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
31	281	Mahoe	Talipariti tiliaceum	19 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
32	282	Mahoe	Talipariti tiliaceum	20 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
33	283	Mahoe	Talipariti tiliaceum	20 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
34	284	Mahoe	Talipariti tiliaceum	17 ft	11	95	3.50		Fair	58%	$ 50.34	Remain			Palm Bot Trees Values 1-50-284 d=30 / 2(a) = 28x0.1 = 62% SF Value (min 30%) $0.34 x 1 = 0.03 x 100 = $0.34	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
35	285	Mahoe	Talipariti tiliaceum	20 ft	15	177	5.50		Fair	57%	$ 50.34	Remain			Palm Bot Trees Values 1-50-285 d=30 / 2(a) = 28x0.1 = 62% SF Value (min 30%) $0.34 x 1 = 0.03 x 100 = $0.34	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
36	286	Live Oak	Quercus virginiana	39 ft	73	5410	19.00		Fair	82%	N/A	Remain	1353.2			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
37	287	Queen Palm	Syagrus romanzoffiana	18 ft	8	50	10.00		Fair	57%	N/A	Remain	75 sf			N	Palm/Tree Protection Fence (Canopy Measure)
38	288	Queen Palm	Syagrus romanzoffiana	18 ft	8	50	10.00		Fair	57%	N/A	Remain	75 sf			N	Palm/Tree Protection Fence (Canopy Measure)
39	289	Live Oak	Quercus virginiana	39 ft	73	5410	19.00		Fair	82%	N/A	Remain	1353.2			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
40	290	Mahoe	Talipariti tiliaceum	20 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
41	291	Mahoe	Talipariti tiliaceum	20 ft	14	154	5.50		Fair	82%	N/A	Remain	230.9			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
42	292	Live Oak	Quercus virginiana	51 ft	58	1963	33.58		Fair	82%	$ 9,332.30	Remain			Palm Bot Trees Values 1-50-292 d=30 / 2(a) = 28x0.1 = 62% SF Value (min 30%) $932.23 x 1 = 93.22 x 100 = $9,332.30	N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
43	293	Jamaica Caper Tree	Quadrella jamaicensis	12 ft	12	113	6.38		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
44	294	Jamaica Caper Tree	Quadrella jamaicensis	12 ft	9	63	3.58		Fair	82%	N/A	Remain	94.6			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
45	295	Jamaica Caper Tree	Quadrella jamaicensis	12 ft	9	63	3.58		Fair	82%	N/A	Remain	94.6			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
46	296	Jamaica Caper Tree	Quadrella jamaicensis	12 ft	9	63	3.58		Fair	82%	N/A	Remain	94.6			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
47	297	Jamaica Caper Tree	Quadrella jamaicensis	14 ft	12	79	4.75		Fair	82%	N/A	Remain	118.4			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
48	298	Jamaica Caper Tree	Quadrella jamaicensis	12 ft	11	95	3.58		Fair	82%	N/A	Remain	106.1			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
49	299	Jamaica Caper Tree	Quadrella jamaicensis	10 ft	8	50	3.50		Fair	82%	N/A	Remain	75 sf			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
50	300	Jamaica Caper Tree	Quadrella jamaicensis	13 ft	12	113	3.75		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
51	301	Jamaica Caper Tree	Quadrella jamaicensis	20 ft	12	113	3.58		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
52	302	Jamaica Caper Tree	Quadrella jamaicensis	20 ft	12	113	3.58		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
53	303	Jamaica Caper Tree	Quadrella jamaicensis	20 ft	12	113	3.58		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
54	304	Jamaica Caper Tree	Quadrella jamaicensis	20 ft	12	113	3.58		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
55	305	Jamaica Caper Tree	Quadrella jamaicensis	20 ft	12	113	3.58		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
56	306	Jamaica Caper Tree	Quadrella jamaicensis	20 ft	12	113	3.58		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
57	307	Jamaica Caper Tree	Quadrella jamaicensis	20 ft	12	113	3.58		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
58	308	Jamaica Caper Tree	Quadrella jamaicensis	20 ft	12	113	3.58		Fair	82%	N/A	Remain	169.8			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
59	309	Live Oak	Quercus virginiana	51 ft	61	2919	44.58		Fair	57%	N/A	Remain	438.3			N	Palm structure, Curbing, Concrete, Hardwood, Brick wall, Palm/Tree Protection Fence (Canopy Measure)
			Canopy SF of Trees Removed			14,945 sf							22,417.5				
			Canopy SF of Trees Remaining			0 sf											
			Canopy SF of Replacement Trees Required											14,945 sf			
			Total Canopy SF of Replacement Required														Value $

I certify that all statements or facts in this appraisal are true, acceptable and correct to the best of my knowledge and belief and that they are made in good faith.

Kyle E. Williams FL #221 WR, ISA Certified Arborist #FL-0452A Municipal Specialist (T) Commercial Consulting Group LLC)

TREE RELOCATION NOTES:

Root Pruning/Relocation Preparation

- A Certified Arborist shall be on site to observe relocation activities.
- Canopies of the tree to be relocated shall in general not be pruned except to remove dead or damaged branches. Pruning to accommodate vertical or horizontal clearance may be conducted, but is limited to 10% of the living foliage of the tree, with no cuts to branch locations larger than 3 inches in diameter unless specifically directed by a Certified Arborist as necessary to complete the relocation.
- The tree must be root pruned for a minimum of 90 days prior to relocation.
- The root ball depth is to be a minimum of 24 inches. All roots must be clean cut. Any torn or broken roots must be subsequently cut using a saw.
- After root pruning, the root pruning trench must be backfilled with sand on the same day.
- After the initial phase of root pruning, the tree must receive supplemental irrigation (within the inside of the root prune area) in the amount of a minimum of 20 gallons of water per day, two days per week. This irrigation shall continue through the root pruning period.
- Root ball size: The root ball resulting from root pruning shall be 10" per 1" of trunk DBH or as much as can be obtained.

Transplanting

- After excavation/lifting from the original location, the tree must be replanted in the destination location on the same day.
- When lifted, the tree shall be primarily supported by the root balls. The tree may be lifted by the trunk with strapping with a minimum width of 18" at each connection point and a minimum of two connection points.
- All root balls shall be secured/kept intact during transplanting, utilizing straps or plastic wrapping as needed.
- The relocated tree shall be placed in the destination location with the top of the root ball approximately 2 inches above the existing grade.
- Unless otherwise directed by a Certified Arborist, the tree shall be placed in the same north-south orientation in the destination location as in the original location.
- Root balls shall receive a 3-inch layer of mulch after transplanting, with no mulch touching the stem.
- The tree are not to be fertilized at the time of relocation.
- Upon completion of the tree relocations, a Certified Arborist shall inspect the trees to verify completion in accordance with the specifications and plans.

Post-Relocation Practices

- After relocation, tree protection fencing must be placed around the tree one foot outside of the root ball until the completion of construction activities on site
- After relocation, the tree must receive supplemental irrigation as follows:
  - Twenty gallons of water per day, five days per week for four weeks
  - Twenty gallons of water per day, three days per week for four weeks
  - Twenty gallons of water per day, one day per week for 16 weeks
- No plantings or construction activities may occur within the area of the root ball
- After relocation, all trees shall be inspected once per month for a total of six months. Any decline in health shall immediately be addressed by the tree relocation contractor in consultation with the Certified Arborist, and the City shall be notified

WITKIN HULTS DESIGN GROUP
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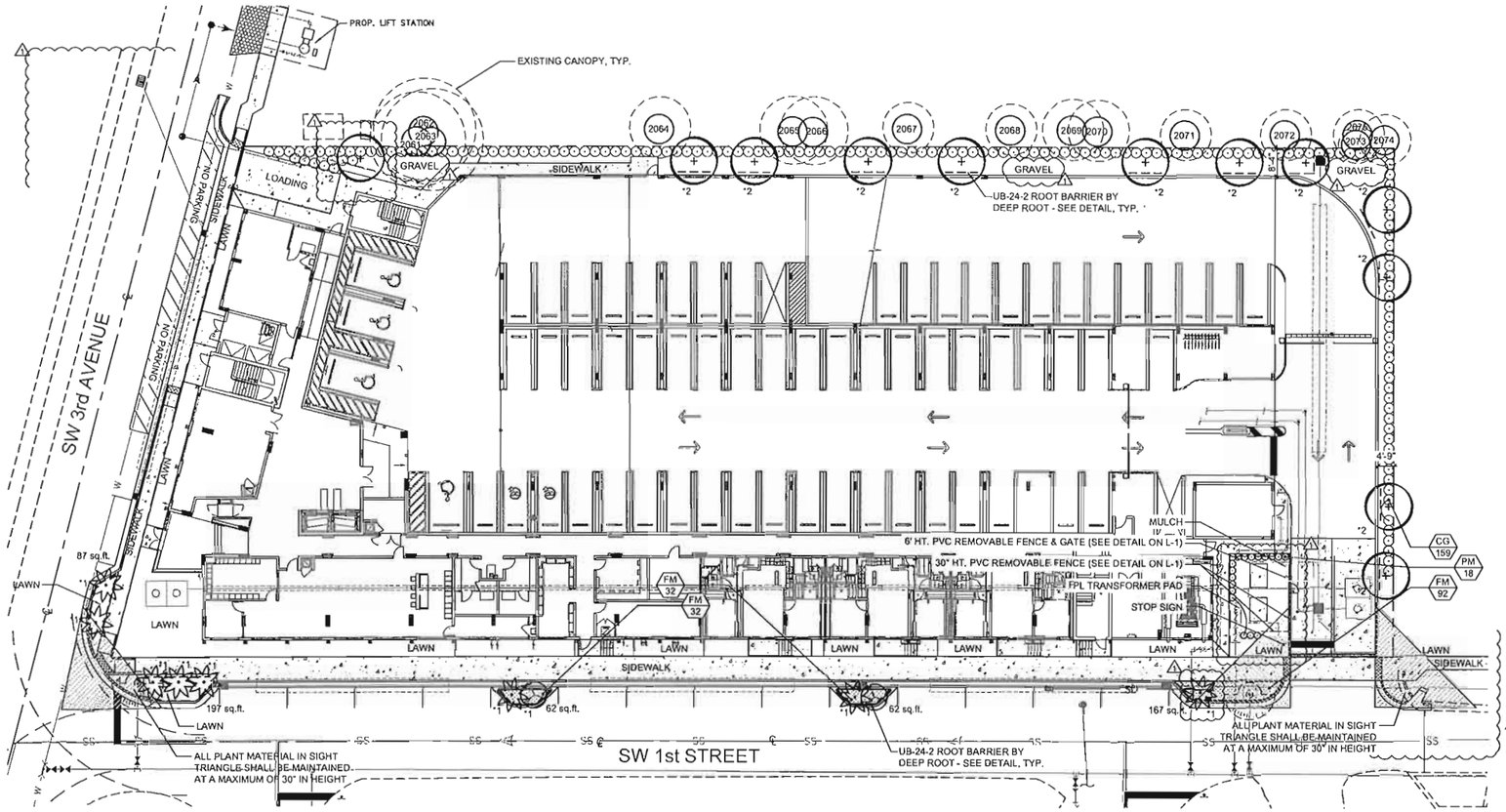
www.witkindesign.com

Project:
CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FLORIDA 33004
TREE DISPOSITION PLAN

Revisions: Date: By:
11-3-22 Per City Comments 10.03.2022 KAT

Seal:
Digitally signed by Andrew M Witkin
Date: 2022.11.07 12:31:57 -05'00'
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Tree Disposition
Date: 07/18/2022
Scale: See Left
Drawn by: KAT
Sheet No.:
TD-1
Cad Id.: 2021-082



LANDSCAPE PLAN

Scale: 1"=20'-0"

NORTH

0' 20' 60' 120'

PER SEC. 275-190(O), ROOT BARRIER WILL BE INSTALLED FOR ANY TREES OR PALMS PLANTED WITHIN 10 FEET OF ANY SIDEWALK, HARDSCAPE, OR PARKING AREA.

SYMBOL LEGEND

(8x) Tree to Remain

ITEMS LOCATED WITHIN SIGHT TRIANGLE

- FPL TRANSFORMER PAD
- FIRE HYDRANT
- STOP SIGN
- SABAL PALM
- GREEN ISLAND FICUS

FIRE HYDRANTS WILL NOT BE BLOCKED BY TREES.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning: CC — Net Lot Area 1.24 acres 53,828 s.f.

STREET TREE REQUIREMENTS	REQUIRED	PROVIDED
A. LDC Section 307-20(A) & CRA Redevelopment Plan Landscape Design Guidelines - One Sabal Palm per 15 linear feet - Category 3 Ornamentals included in requirement - 533 linear feet	36 TREES/PALMS	10 TREES/PALMS
B. Additional Planting (not required by Code)	-	12 TREES
TOTAL PLANTINGS (A+B)	36 TREES/PALMS	22 TREES/PALMS

LANDSCAPE LIST

TREES				NATIVE/REGIONALLY ADAPTED	WATER REQ.
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION		
	2	*Cordia sebestena [CATEGORY 3]	6' HT.X4' SPR., 1.5" DBH., 3' CT	Y	LOW
		ORANGE GEIGER TREE	FULL, F.G., MULTI TRUNK		
	12	*I"Ilex cassine [CATEGORY 1]	12' HT., 4" DBH., 4' CT.	Y	LOW
		DAHOON HOLLY	F.G.		
	8	*Sabal palmetto [PALM]	20' O.A. HT., 8' G.W., SMOOTH	Y	LOW
		SABAL PALM	F.G., MATCHED HTS.		

SHRUBS AND GROUNDCOVERS				NATIVE/REGIONALLY ADAPTED	WATER REQ.
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION		
CG	159	Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.	Y	LOW
		SMALL LEAF CLUSIA	3 GAL.		
FM	156	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.	Y	MEDIUM
		GREEN ISLAND FICUS	3 GAL.		
PM	18	Podocarpus macrophyllus	5' HT. X 24" SPR. / 24" O.C.	Y	MEDIUM
		PODOCARPUS	7 GAL.		
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD	Y	HIGH
		ST. AUGUSTINE GRASS			

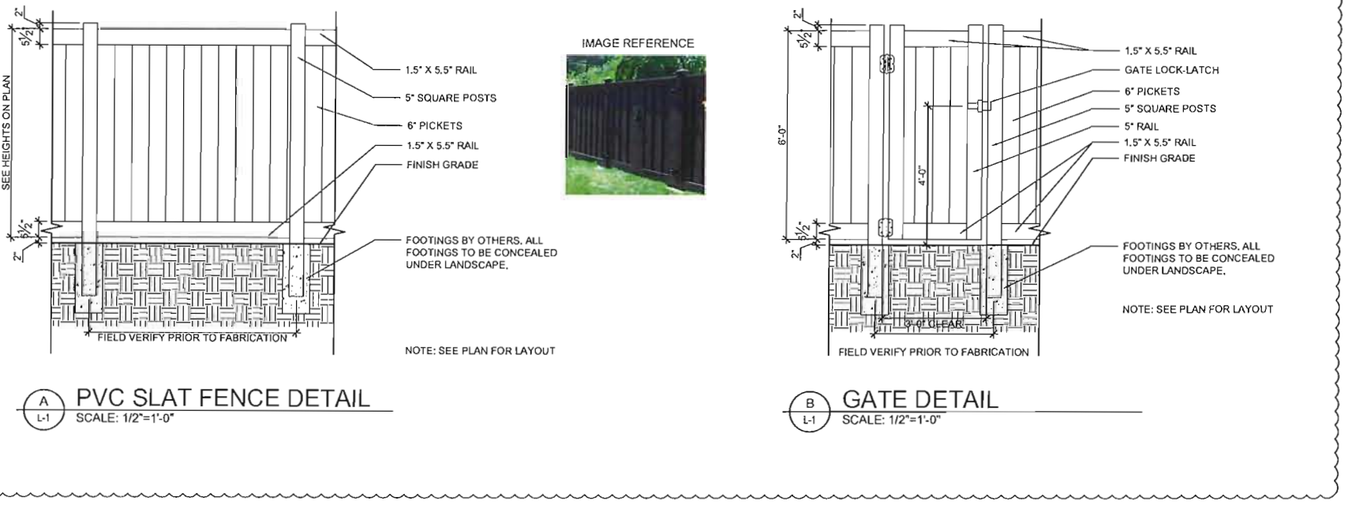
* DENOTES NATIVE SPECIES
** TREES TO BE LOCATED OUTSIDE OF SIGHT TRIANGLES

LEGEND

*1 TREE REQUIRED FOR STREET TREES

*2 ADDITIONAL TREE PROVIDED ABOVE CODE REQUIREMENTS

NGBS REQUIREMENTS	PROVIDED
503.5 (2) Non-invasive vegetation that is native or regionally appropriate for local growing conditions is selected to promote biodiversity	SEE LANDSCAPE LIST
503.5(5)(c) For landscaped vegetated areas, the maximum percentage of turf areas is 20% to less than 40%	39%
503.5(6) Plants with similar watering needs are grouped (hydrozoning) and shown on the lot plan	SEE LANDSCAPE LIST



A L-1 PVC SLAT FENCE DETAIL
SCALE: 1/2"=1'-0"

B L-1 GATE DETAIL
SCALE: 1/2"=1'-0"

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www.witkindesign.com

Project:
CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FLORIDA 33004
LANDSCAPE PLAN

Revisions:	Date:	By:
11 Site Plan Rev 1	10.03.2022	KAT

Seal:
Digitally signed by Andrew M Witkin
Date: 2022.10.04 16:42:37 -04'00'
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 07/18/2022
Scale: See Left
Drawn by: KAT
Sheet No.:
L-1
Cad Id.: 2021-082

SITE LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP QTY	LAMP WATTS	LAMP MODEL	FIXTURE WATTS
2SLA4HS	(2) LED AREA LIGHTS WITH TYPE 4 DIST., INTEGRAL DRAWING, HOUSE-SIDE SHIELDAND AND 4000K COLOR TEMP, MOUNTED BACK-TO-BACK 18'-0" AFF ON 16' ALUMINUM POLE	PHILLIPS CAPCOO	ECF-S-32L-700-NW-G2-AR-4-UNV-CM30-BK-HS	UNV	2	73	LED	146
WLA4	LED WALL MOUNTED LIGHT WITH TYPE 4 DIST. AND 4000K COLOR TEMP, MOUNTED 12'-0" AFG	PHILLIPS CAPCOO	111L-16L-550-NW-G2-4-UNV-PCB-BK	UNV	1	29	LED	29
WLB	DECORATIVE LED WALL MOUNTED LIGHT AND 4000K COLOR TEMP, MOUNTED 8'-0" AFG	FDT ELECTRIC	73702	UNV	1	12	LED	12

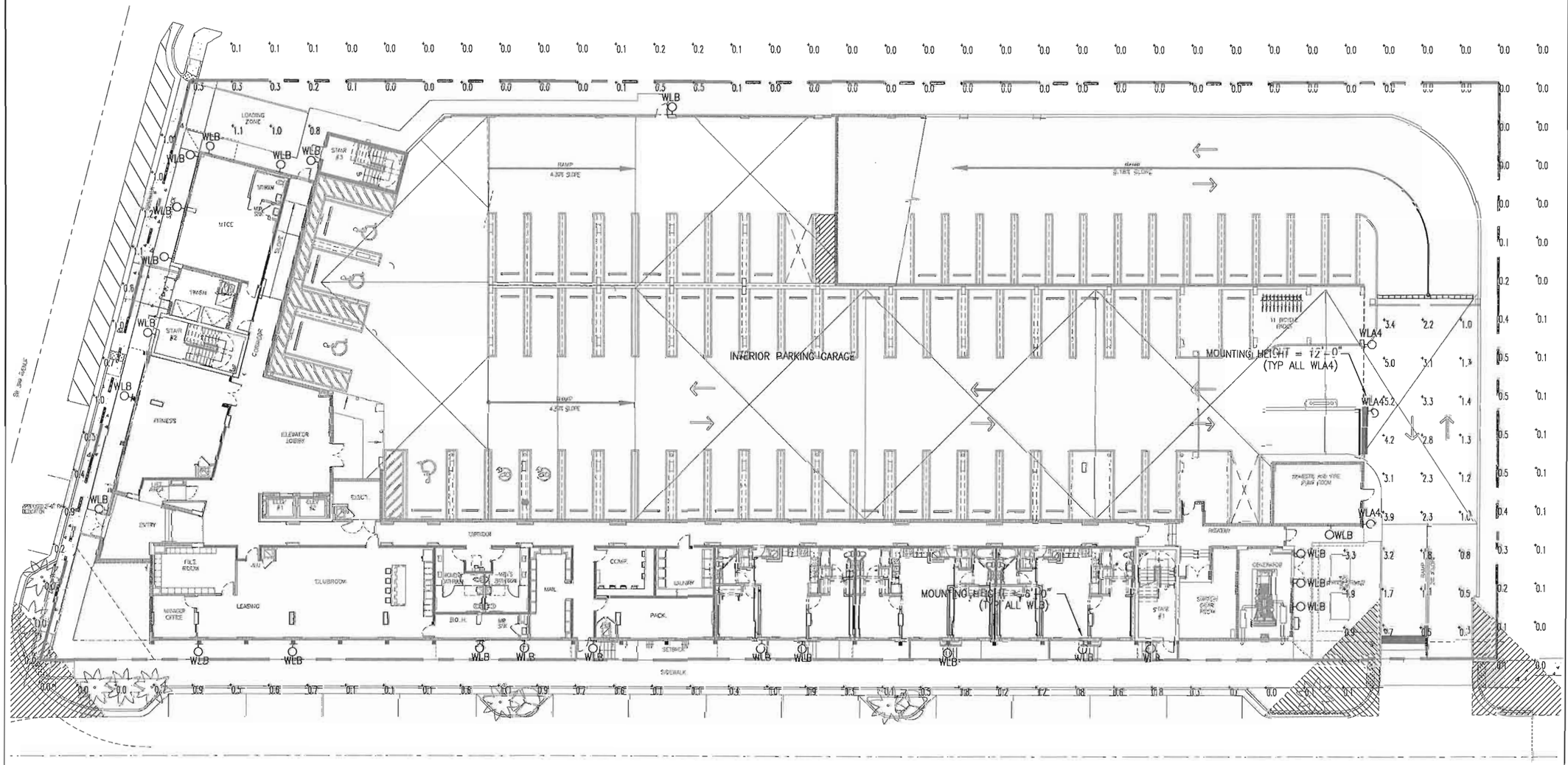
NOTES:
DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE MANUFACTURERS, TYPES, OPTIONS AND FINISHES WITH OWNER/ARCHITECT/INTERIOR DESIGNER PRIOR TO ORDERING.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	28	WLB	Single	Oval Die-Cast aluminum wall	WLB	0.300	2801	37	814
	3	WLA4	Single	111L-16L-550-NW-G2-4	WLA4	1.000	2668	29	116
	5	2SLA4HS	Back-Back	ECF-S-32L-700-NW-G2-4-HS	2SLA4HS	0.950	7106	72.9	291.6

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage Roof Spillover	Illuminance	Fc	0.06	0.5	0.0	N.A.	N.A.
Garage Roof Top	Illuminance	Fc	2.08	5.5	0.3	6.93	18.33
Parking & Drive Area	Illuminance	Fc	2.05	5.2	0.3	6.73	17.33
Pedestrian Sidewalk	Illuminance	Fc	0.47	1.2	0.0	N.A.	N.A.
Property Line and Beyond	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.



SITE PLAN - GROUND FLOOR - ELECTRICAL
SCALE: 3/32" = 1'-0"

BLAKE L. SUDDETH LICENSE No. 69060 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Blake L Suddeth
DN: 2022.10.04 16:52:21-04'00'

9-12-2022
PERMIT SET

Joseph, Lawrence & Co
Consulting Engineers
1150 NORWOOD AVE, SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL 321.972.6466
WWW.JLCHG.COM
CA NO. 28710
AC2201516.00

REVISIONS:

REV.	REV. ISSUE

2207

CITY PLACE

LOCATED AT:
75 PARK AVENUE WEST DANIA BEACH, FL 33004

BURGOS LANZA & ASSOCIATES
1745 S ATLANTIC CIRCLE
DANIA BEACH, FL 33146
(786) 554-8202
AA 26025516
WWW.BURGOSLANZA.COM

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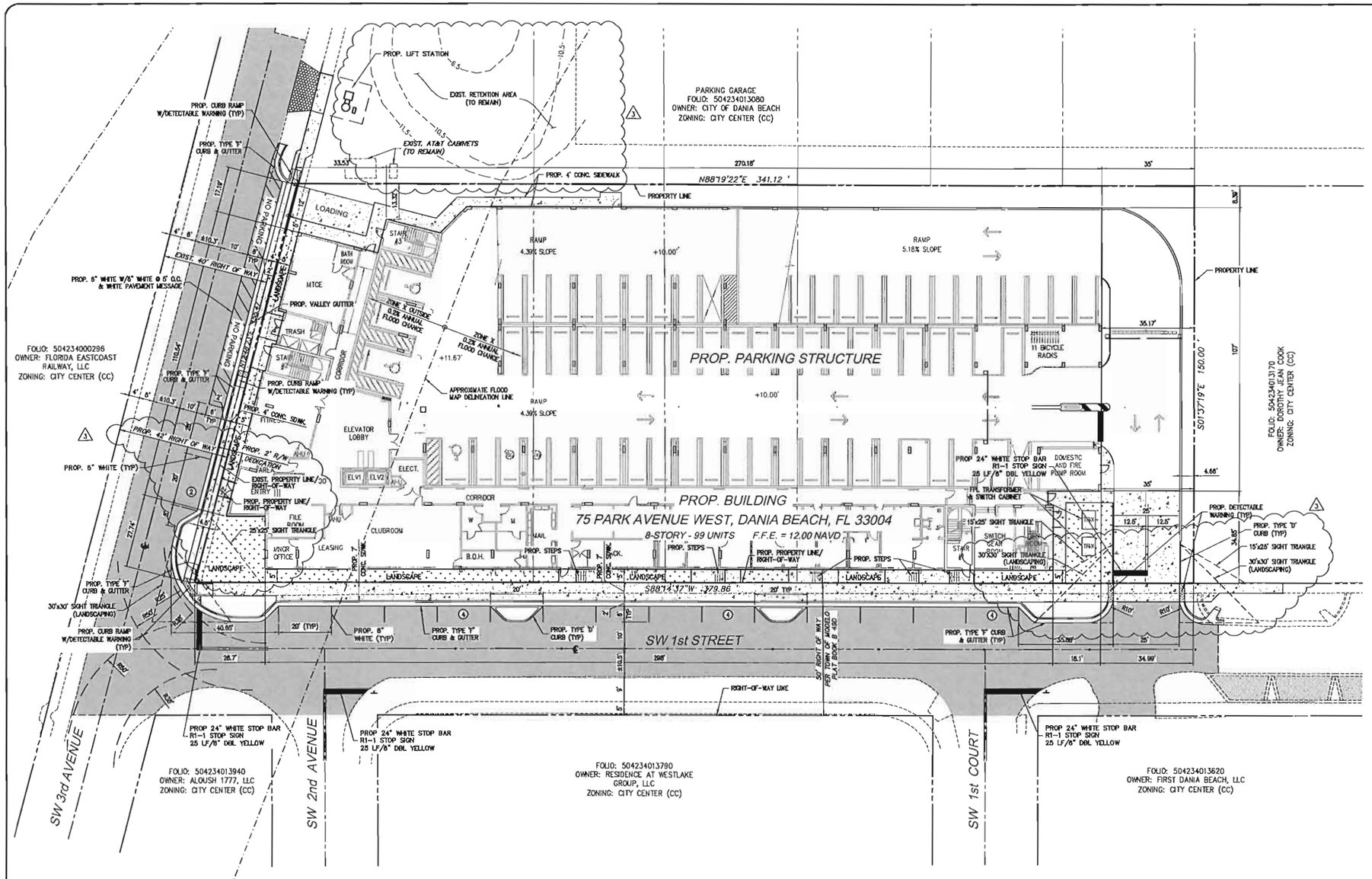
DATE 09/12/2022
DRAWN TL/BS/SKD
PROJECT No. 2207
SCALE AS SHOWN

SITE PLAN
GROUND FLOOR
ELECTRICAL
SCALE: 3/32" = 1'-0"

E1.01



20 10 0 20 40
GRAPHIC SCALE
1" = 20'

GENERAL INFORMATION	
ZONING	CITY CENTER (CC)
LAND USE	REGIONAL ACTIVITY CENTER (RAC)
STREET TYPES	PRIMARY STREET – SW 3RD AVENUE MINOR STREET – SW 1ST STREET
BUILDING	THE BUILDING SHALL BE BUILT TO THE BUILD-TO LINE OF BOTH STREETS AND BUILDING FRONTAGE ON BOTH STREETS MUST OCCUPY 70% OF LOT WIDTH

SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	6,422	0.15 AC.	11.9%
PAVED AREA	5,560	0.13 AC.	10.3%
BUILDING AREA	41,846	0.96 AC.	77.7%
TOTAL AREA	53,828	1.24 AC.	100.0%

PERVIOUS CALCULATIONS			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	6,422	0.15 AC.	11.9%
IMPERVIOUS	47,406	1.09 AC.	88.1%

DENSITY & SITE INFORMATION			
SITE NET AREA SITE GROSS AREA	53,828 S.F. 87,518 S.F.		1.24 AC. 1.55 AC
DENSITY	ALLOWED (DU/GROSS AC)		PROVIDED (DU/GROSS AC) CITY CENTER (CC)
	PARTIAL	TOTAL	
PER RIGHTS	50	64	64
PER BONUS (*)	14		
TOTAL UNITS	99		99
*SEC. 305-50(G)(1): ELIGIBLE BY SUSTAINABLE BUILDING DESIGN			
F.A.R.	REQUIRED: 8.00 (MAX.)		PROVIDED: 3.26

MAX. HEIGHT & SETBACKS		
	REQUIRED/ALLOWED	PROVIDED
HEIGHT	7 FLOORS	8 FLOORS (W/MEZZ.)+
FRONT SETBACK	4'-8'	5.00'
CORNER ST SIDE SETBACK	0'-5'	5.00'
INTERIOR SIDE SETBACK (1ST LAYER)	0'-0" (NO MAX)	17.52'
INTERIOR SIDE SETBACK (2ND LAYER)	0'-0" (NO MAX)	8.39'
REAR SETBACK	0'-0" (NO MAX)	35.16'
*SEC. 305-50(C)(1): ELIGIBLE BY SUSTAINABLE BUILDING DESIGN		

UNIT AREA TABLE: UNIT MIX				
UNIT TYPE	UNIT NAME	UNIT AREA (SF) NET	UNIT TOTAL	% UNIT TYPE
1 BED/1 BATH	A1-UFAS	750	2	2%
1 BED/1 BATH	A2	750 – 770	18	18%
1 BED/1 BATH	A3	750	4	4%
2 BED/2 BATH	B1	902 –925	72	73%
2 BED/2 BATH	B2-UFAS	914	5	5%
TOTAL UNITS			99	100%

BUILDING AREA TABLE				
BLDG TYPE	APARTMENT BUILDING STOOP FRONTAGE			
# BLDGS ON SITE	1			
# UNITS	99			
	AC	NON-AC	GARAGE	GROSS
1ST FLOOR	11,704	2,364	21,918	35,984
2ND FLOOR	10,828	1,468	5,410	17,704
3RD FLOOR	16,458	850		17,308
4TH FLOOR	16,458	850		17,308
5TH FLOOR	16,458	850		17,308
6TH FLOOR	16,458	850		17,308
7TH FLOOR	14,352	764		15,116
8TH FLOOR	13,504	764		14,268
BLDG/GARAGE TOTAL	116,220	8,758	27,328	152,304
PARKING	1 BED 1 BATH	2 BED 2 BATH	GUEST	TOTAL
PARKING RATIO	1.25	1.75	1/5 UNITS	
TOTAL UNITS	22	77		
PARKING/UNIT TOTAL	27.5	134.75	19.8	
REQUIRED PARKING				182
PROVIDED PARKING	STREET 14	ONSITE 126		140**
A.D.A. ACCESSIBLE SPACES	8 (REQ.=7, VAN SPACES=1)			
BICYCLE PARKING	5% OF REQUIRED PARKING SPACES (10 SPACES) 11 SPACES PROVIDED			

** ALTERNATE PARKING STANDARDS ANALYSIS SUBMITTED CONCURRENTLY WITH THE SITE PLAN PROJECTS 140 PARKING SPACES TO BE ADEQUATE TO MEET PEAK PARKING DEMANDS.

WATER AND WASTEWATER PROVIDED BY CITY OF DANIA BEACH	
WATER DEMAND	99 UNITS @ 250 GPD = 24,750 GPD.
SEWER DEMAND	99 UNITS @ 250 GPD = 24,750 GPD.
SOLID WASTE DEMAND	99 UNITS @ 0.9 LBS PER DAY PER UNIT = 181.10 LBS PER DAY = 0.1 GPD / S.F. = 25 LBS TOTAL SOLID WASTE DEMAND = 1,004 LBS

NOTE:
PER LOCAL AHJ, BUILDING SHALL NOT EXCEED (1) ONE FLOOR UNTIL THE 12" WATER MAIN ON SW 1st AVENUE IS TIED INTO THE BUILDING AND A FIRE HYDRANT FLOW TEST IS CONDUCTED TO CONFIRM WATER SUPPLY.

STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #70975,LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS			
NO.	DATE:	DESCRIPTION	
1	7/11/22	BID SET	
2	9/02/22	REV. BLDG. & PARKING	
3	10/19/22	REV. PER CITY PERMIT COMMENTS	

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
CITY OF DANIA BEACH FLORIDA
SITE PLAN

DATE:	OCT 2021
SCALE:	1" = 20'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

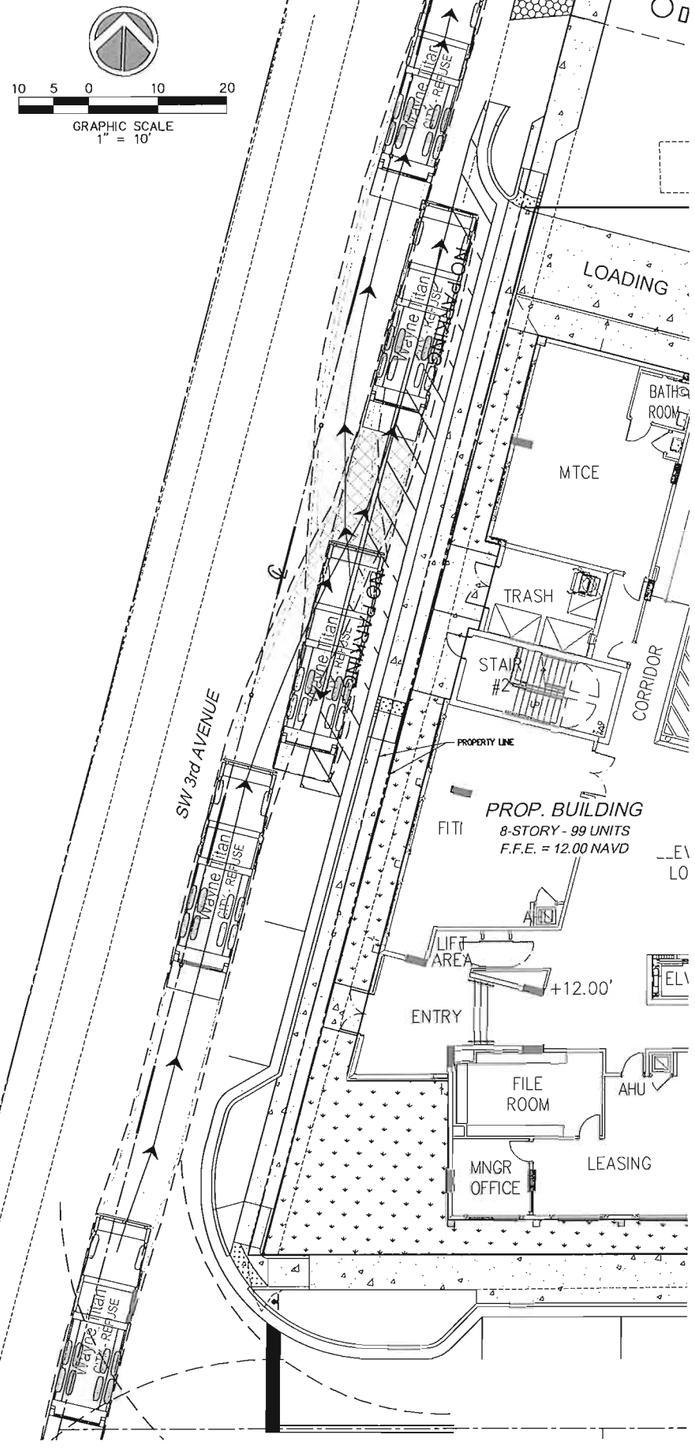
Date: November 8, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Clifford R Loutan 14015Z-0510

SHEET No.
C-1.1

FILE: K:\PROJECTS\21-xxx\21-4103\dwg\4103sp.dwg
PLOT DATE: 11/8/2022 11:33 PM BY: Andy Vanvemon
LAYOUT: [C-1.1]



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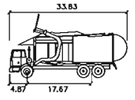
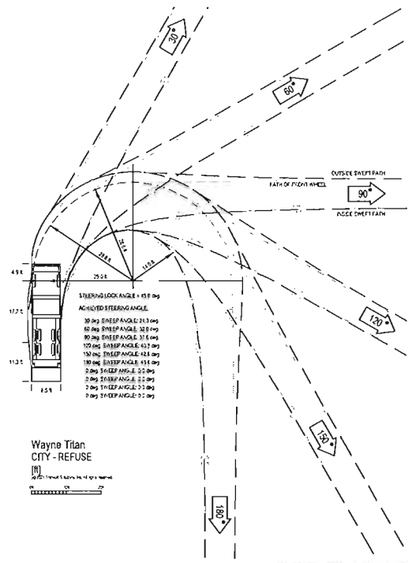
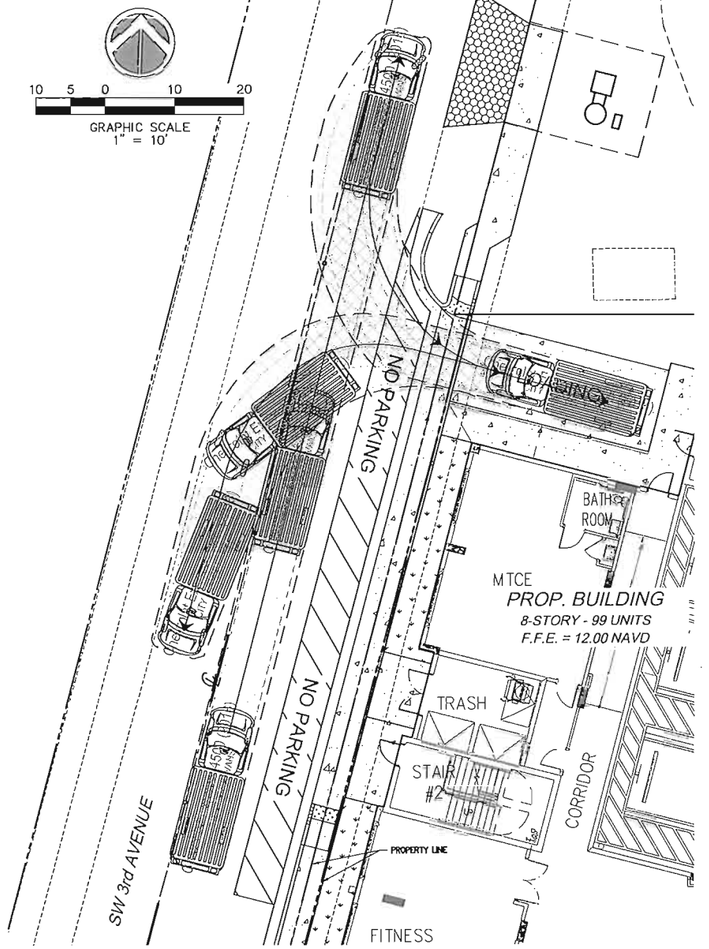
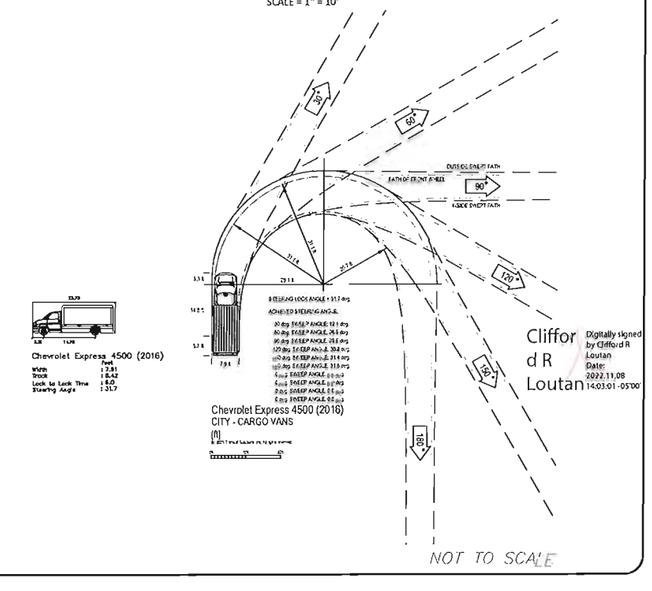




NOT TO SCALE



LOADING AREA
SCALE = 1" = 10'



NOT TO SCALE

Clifford R Loutan
Digitally signed by Clifford R Loutan
Date: 2022.11.08 14:03:01 -05'00'

FILE: K:\PROJECTS\21-xxx\21-4103\dwg\4103sp-at.dwg
PLOT DATE: 11/8/2022 1:34 PM BY: Andy Vanneman
LAYOUT: [C-1.2]

Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.sun-techeng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION
1	7/1/22	BID SET

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
CITY OF DANIA BEACH FLORIDA
SITE PLAN
REFUSE/LOADING AUTOTURN

DATE:	OCT 2021
SCALE:	AS NOTED
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4103

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: November 8, 2022

This item has been digitally signed and sealed by CLIFFORD R. LOUTAH, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
C-1.2

Prepared by and return to:
Marc J. Sternbaum
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, PA
150 W. Flagler St., Suite 2200
Miami, Florida 33130

Folio #: 504234013080

LIFT STATION EASEMENT AND OPERATING AGREEMENT

This **LIFT STATION EASEMENT AND OPERATING AGREEMENT** (this "Easement") is granted this ____ day of _____, 2022 by The CITY OF DANIA BEACH, a Florida municipal corporation, having an address of 100 West Dania Beach Boulevard, Dania Beach, FLORIDA 33004 ("Grantor") to CITY PLACE APARTMENTS, LTD., a Florida limited partnership ("Grantee") having an address of 3050 Biscayne Boulevard, Suite 300, Miami, Florida 33137.

(WHEREVER USED HEREIN, THE TERMS "GRANTOR" AND "GRANTEE" INCLUDE ALL THE PARTIES TO THIS INSTRUMENT AND THEIR RESPECTIVE LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, WHEREVER THE CONTEXT SO ADMITS OR REQUIRES)

WITNESSETH:

A. Grantee is the fee title owner of that certain parcel of real property located in the City of Dania Beach, Broward County, Florida, more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "Property").

B. Grantor is the municipality within whose jurisdiction the Property is located, and is the owner of the property more particularly described on **Exhibit "B"** attached hereto (the "Easement Area").

C. Grantee proposed and Grantor approved a development plan for a 99-unit affordable housing project to be constructed on the Property (the "Project"), as described in Resolution No. 2022-189 adopted by the Dania Beach City Commission on December 13, 2022, as the same has been or may be amended from time to time (the "Site Plan").

D. The Project will require the installation of a private lift station, sewer service lines, and other infrastructure in the Easement Area to convey effluent from the Project.

E. Grantor desires to grant and create, pursuant to the terms and conditions hereinafter set forth, and Grantee has agreed to accept, the lift station access and utility easement as defined below.

NOW, THEREFORE, for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

2. Grant of Easement. Grantor hereby grants and conveys to Grantee, and to Grantee's contractors, employees, agents, and licensees an exclusive lift station access and utility easement (the "Easement") over, across and upon the Easement Area for the purpose of design, construction, and operation of a private lift station, sewer service lines, and other infrastructure to serve only Grantee's Property and no other, providing Grantee access for installation, maintenance, repair and replacement to the facilities installed or to be installed in the Easement Area and access to the utilities subject to the rights reserved by Grantor, as outlined below, and subject to completion of the improvements constructed or to be constructed on the Property, including those shown on the Site Plan. The Easement shall constitute a covenant running with the land and appurtenant to the Property and will be recorded, at the Grantee's expense, in the Public Records of Broward County, Florida. The Easement shall remain in full force and effect perpetually, except as specifically provided below, and shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties hereto, until such time as the Easement is no longer required to serve the improvements on the Property, whereupon Grantor, acting by and through its Director of the Department of Community Development or his/her successor ("Director) and Grantee shall mutually agree in a recorded instrument joined in by any mortgagees of Grantee, to release and terminate the Easement (a "Termination"). If at any time hereafter the Easement is no longer required to serve the improvements on the Property and Grantee or the owner of the Property at such time, as applicable, fails or refuses within ninety (90) days after written request by Grantor to enter into a Termination and to cause any mortgagee(s) of such owner to join in or consent to such Termination, then Grantor, acting by and through its Director, may unilaterally execute and record such a Termination and it will have the same effect as if Grantee or the owner of the Property at such time, as applicable, had executed, and had caused its mortgagee(s) to join in or consent to, such Termination.

3. Installation of Lift Station and other Improvements. Grantee shall install at its sole expense, free of any claims of lien and in accordance with all applicable statutes, ordinances and regulations, the private lift station, sewer service lines, and any other infrastructure in the Easement Area, all as provided in, and in accordance with, plans approved by Grantor. Any sewer service lines installed into the right-of-way shall be

transferred by bill of sale to the City, once operational, and any required one-year warranty for proper operation of the sewer service lines after installation shall be provided by Grantee in favor of Grantor.

4. Maintenance and Repair. Grantee shall be responsible at its sole expense for maintaining the Easement Area and all equipment, piping, and other improvements installed by Grantee or on its behalf in a state of good repair, reasonably safe condition and neat and reasonably attractive manner including, without limitation, the maintenance of support structures and all landscaping, irrigation, lighting, and other infrastructure located within the Easement Area. In the event the equipment or other improvements in the Easement Area is damaged or destroyed in part or in whole, Grantee shall repair and restore same to the original condition, ordinary wear and tear excepted. Grantee shall maintain all risks casualty insurance, including windstorm coverage, in amounts reasonably determined by Grantee, for the repair and replacement of the equipment or other improvements in the Easement Area due to casualty and shall name Grantor as an additional insured on such coverage, which shall be written on a carrier licensed to do business in Florida with an AM Best rating of A- or better.

5. Other Required Insurance Coverage. Grantee shall maintain commercial general liability insurance with respect to the Easement Area and all equipment and improvements therein naming Grantor as an additional insured, written on a carrier licensed to do business in Florida with an AM Best rating of A- or better. Coverage must include, at a minimum: (i) Premises Operations, (ii) Products and Completed Operations, (iii) Blanket Contractual Liability, (iv) Personal Injury Liability, and (v) Expanded Definition of Property Damage. The minimum limits acceptable are $1,000,000 per occurrence, $2,000,000 per location aggregate. The use of an excess/umbrella liability policy to achieve the limits required by this paragraph will be acceptable as long as the terms and conditions of the excess/umbrella policy are no less restrictive than the underlying commercial general liability policy.

6. Notices. Any notice required or permitted to be given hereunder shall be in writing and may be given by i) personal delivery (which shall be effective upon delivery), ii) by certified mail return receipt requested, postage paid (which shall be effective upon receipt or refusal to accept delivery), iii) by nationally-recognized overnight courier service (which shall be effective on the business day following transmittal) or iv) by electronic mail or facsimile, if confirmed by a copy sent by overnight delivery service for delivery on the following business day, to the address set in this paragraph, or such other address as a party may designate on notice to the other:

Grantee:

City Place Apartments, Ltd.
3050 Biscayne Boulevard, Suite 300
Miami, Florida 33137
Attn.: Francisco Rojo

With a copy to:
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, PA
150 W. Flagler St., Suite 2200
Miami, Florida 33130
Attn.: Brian McDonough

Grantor:

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

With a copy to:

Eve A. Boutsis
Dania Beach City Attorney
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Grantor agrees to furnish duplicate copies of any notices of default delivered to Grantee to the holder of any mortgage lien encumbering the Property, provided that the identity and address of such mortgagee has been made known to Grantor. Upon the giving of such notice, any such mortgagee shall have the right, but not the obligation to cure any such default and shall be granted an additional 30-day cure period beyond any cure period provided to Grantee in such notice of default.

7. Exhibits. All of the Exhibits attached to this Easement are incorporated in and made a part of this Easement.

8. Sovereign Immunity. Nothing in this Easement shall be interpreted to constitute a waiver of the sovereign immunity of the Grantor with respect to any negligence actions brought against the Grantor by third parties.

9. Form of Document. The provisions of this Easement do not imply obligations on the part of the Grantor other than the requirements to provide notice as specifically set forth herein. This Easement shall not cease to exist upon default by the Grantee or the Grantor's failure to give notice.

10. Inspections. As a further part of this Easement, it is hereby understood and agreed that any official inspector of the City of Dania Beach, or its agents duly authorized, may have the privilege at any reasonable time, with reasonable prior notice to Grantee, of entering and investigating the functionality and condition of the improvements to the Easement area.

11. Duration. The provisions of this instrument shall become effective upon their recordation in the Public Records of Broward County, Florida, and shall continue in perpetuity unless release as set forth above.

12. Enforcement. Enforcement shall be by action against any parties or persons violating or attempting to violate any covenants. The prevailing party to any action or suit pertaining to or arising out of this Easement shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

13. Severability. Invalidation of any provision in this easement by judgment of Court shall not affect any of the other provisions, which shall remain in full force and effect.

14. Cumulative rights. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

15. Amendments. This Easement may be amended or modified only by a written instrument effectuating and acknowledging such amendment or modification executed by (i) Grantee, or, as applicable, the then owner(s) of the Property, with joinders by all mortgagees, if any and (ii) the Director, on behalf of Grantor. Whose execution and acknowledgment shall evidence the approval of Grantor. However, that minor amendments or minor modifications to correct or amend the location or configuration of the Easement as set forth on Exhibit "B" of this Easement may be executed by the then fee owner(s) and City Manager of Grantor without necessity of review and approval by the City Commission. Modifications or amendments shall be recorded in the Public Records of Broward County, Florida.

16. Entire Agreement. This Easement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and arrangements, both oral and written, between the parties with respect thereto.

17. Captions. The captions and paragraph headings contained in this Easement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Easement, nor the intent of any provision hereof.

18. Counterparts. This Easement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Easement.

19. Waiver. No waiver of any of the provisions of this Easement shall be effective unless it is in writing, signed by the party against whom is its asserted and any such waiver shall only

be applicable to the specific instance in which it relates and shall not be deemed to be a continuing or future waiver.

20. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be Broward County, Florida.

21. Recordation. Upon execution and delivery, Grantee shall record this Easement in the Public Records of Broward County, Florida.

[SIGNATURES ON FOLLOWING PAGE]

WITNESSES: **GRANTOR:**

_____
Print Name

_____
Print Name **CITY OF DANIA BEACH,** a Florida municipal corporation

By: _____
Archibald J. Ryan IV, Mayor

By: _____
Ana M. Garcia, ICMA-CM, City Manager

ATTEST:

By: _____
Thomas Schneider, CMC, City Clerk

APPROVED AS TO FORM AND ACCEPTED:

Signed: _____
Eve A. Boutsis, City Attorney, City of Dania Beach

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, ____, by _____ and Ana Garcia, as Mayor and Manager, respectively, of the City of Dania Beach, on behalf of the City. They are personally known to me or have produced _____ as identification.

[SEAL] _____
Notary Public, State of Florida

WITNESSES:

_____
Print name:

_____
Print name:

GRANTEE:

CITY PLACE APARTMENTS, LTD., a Florida limited partnership

By: City Place Apartments GP, LLC, its general partner

By:_____
Francisco Rojo, Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this_____ day of _____, ____, by Francisco Rojo, as Vice President of City Place Apartments GP, LLC, the general partner of CITY PLACE APARTMENTS, LTD., a Florida limited partnership. He is personally known to me or has produced _____ as identification.

[SEAL]

_____
Notary Public, State of Florida

EXHIBIT "A"

LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according the Plat thereof recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate in Broward County, Florida.

EXHIBIT "B"

LEGAL DESCRIPTION - Utility and Lift Station Easement

An easement lying over and across a portion of Lot 9, Block 21, **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, being more particularly described as follows:

COMMENCE at the southwest corner of said Lot 9, Block 21; thence along the westerly line of said Lot 9, Block 21, North 12°40'24" East, 28.34 feet to the **POINT OF BEGINNING**; thence along said westerly line, continue North 12°40'24" East, 15.00 feet; thence South 77°19'36" East, 20.00 feet; thence South 12°40'24" West, 15.00 feet; thence North 77°19'36" West, 20.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 300 square feet, 0.007 acres more or less.

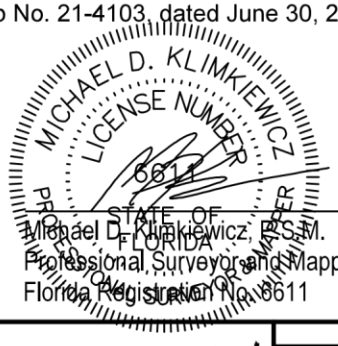
SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are assumed and are relative to the westerly line of Lot 9, Block 21, Town of Modelo, bearing North 12°40'24" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Radius Professional Surveyor & Mapper, LLC reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Radius Professional Surveyor & Mapper, LLC is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7733, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn “out of scale” for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
    A. Record plat entitled TOWN OF MODELO, Plat Book B, Page 49, Miami-Dade County Public Records.
    B. Off-Site Force Main Connection prepared by Sun-Tech Engineering, Inc., Job No. 21-4103, dated June 30, 2022.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Radius Professional Surveyor & Mapper, LLC
Date of Preparation: August 8, 2022



Michael D. Klimkiewicz, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6611

REVISION	DATE	DWN	CHK.
REVISE BOUNDARY	8-4-22	VV	MK

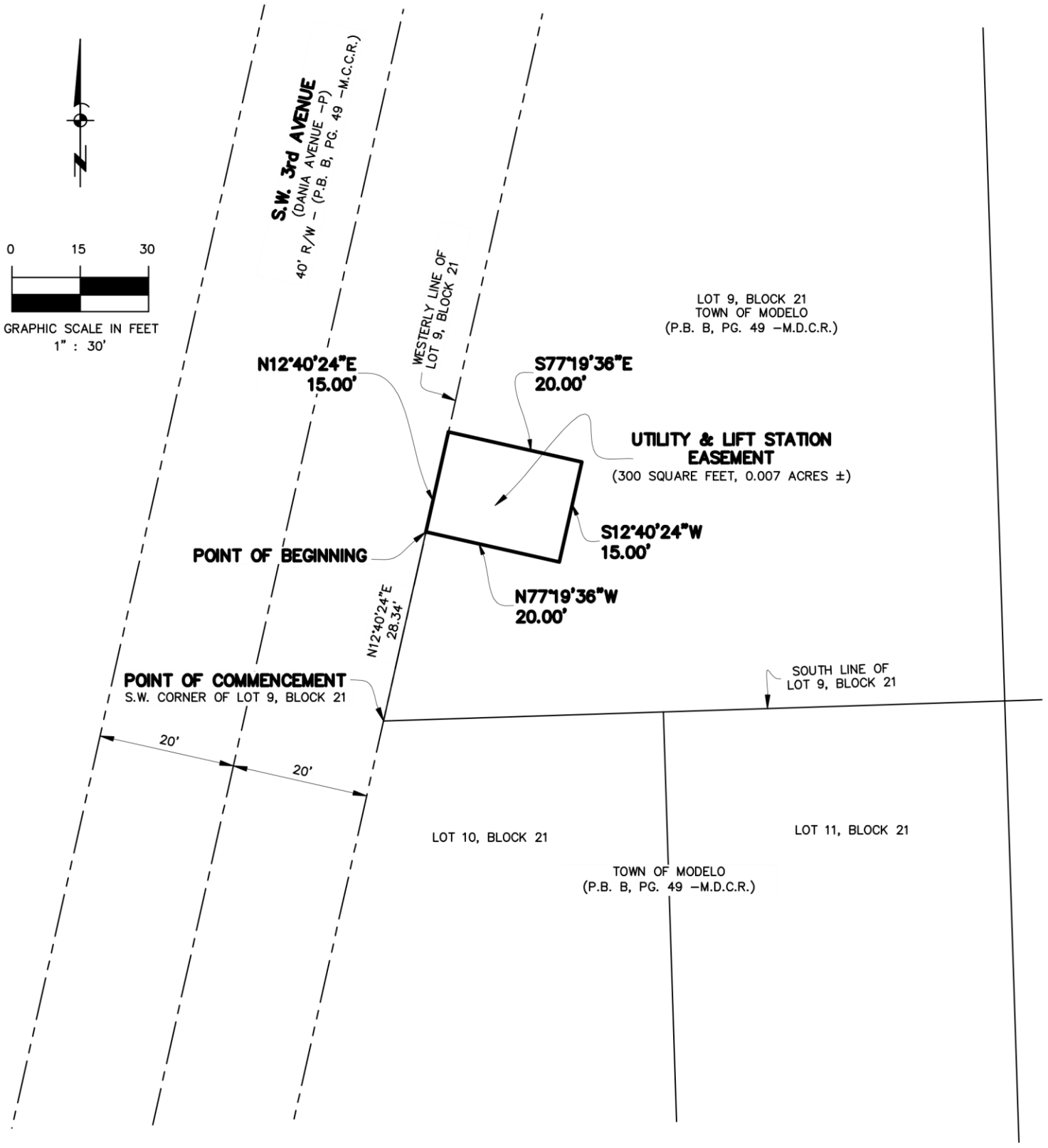
Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. LB7733

4103SkLS-UE-REV.dwg

JOB No.: 21-4103

(561)244-5153
436 S.W. BISHOP AVE
LAKE CITY, FL 32024

EXHIBIT "B"



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
L.B.	LICENSED BUSINESS
M.D.C.R.	MIAMI DADE COUNTY RECORDS
-P	PER RECORD PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER

#11173214 v2

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. LB7733

4103SkLS-UE-REV.dwg
JOB No.: 21-4103

(561)244-5153
436 S.W. BISHOP AVE.
LAKE CITY, FL 32024

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

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning** — **Date Rec'd:** _____
- ☐ **Site Plan**
- ☐ **Special Exception** — **Petition No.:** _____
- ☐ **Variance**
- ☒ **Other:** Site Plan Revision *(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. 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: 75 Park Avenue West, Dania Beach, FL 33004

Lot(s): 10-16 Block: 21 Subdivision: Town of Dania (Formerly Modelo)

Recorded Plat Name: Town of Dania (Formerly Modelo)

Folio Number(s): 504234013160 Legal Description: See attached Exhibit "A"

(Applicant)/Consultant/Legal Representative **(circle one)** City Place Apartments, Ltd.

Address of Applicant: 3050 Biscayne Blvd., Suite 300, Miami, FL 33137

Business Telephone: (305)538-9552 x104 Home: _____ Fax: (305)538-9553

E-mail address: nicole@landmarkco.net; francisco@landmarkco.net; justin@landmarkco.net

Name of Property Owner: City Place Apartments, Ltd.

Address of Property Owner: 3050 Biscayne Blvd., Suite 300, Miami, FL 33004

Business Telephone: (305)538-9552 x104 Home: _____ Fax: (305)538-9553

Explanation of Request: See attached Criteria Statement.
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 1.24 Gross Acreage: 1.55 Prop. Square Footage: 175,220 Sq. Ft. (subject to change)

Existing Use: 1 Commercial & 2 Apt. Bldgs & 4 Single Family Homes Proposed Use: One 8-story 99-Unit Apt. Bldg.

Is property owned individually, by a corporation, association, or a joint venture? Property is owned by a Florida limited partnership.

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 1st **DAY OF** September, **20** 22

By:

Francisco Rojo
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Justin R. Gilbert

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

JUSTIN R. GILBERT
MY COMMISSION EXPIRES NOVEMBER 1, 2025
#HH 193445
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Personally known X **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,600.00 Greater than 2 acres - $6,200.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Amendment	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00
PLAT	(Perimeter) Filing fee = $3,000.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $3,000.00 plus $100 per acre or portion of such area **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	**$1,500.00** **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Site Plan	**Filling Fee: $3,000.00** **Plus,** retainer for staff/consultant review, administrative and notice costs as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code) **Cost Recovery= $10,000.00** **Fire Plan Review Fee: $1,120.00** **Minimum fee: $14,120.00** *Includes Staff processing, two (2) review cycles, advertising and notice costs*
Site Plan Revisions	**Filling Fee: $1,500.00** Fire Plan Review Fee: **$200.00** **Cost Recovery Fee: $10,000.00** *Two (2) review cycles.* *(Plus, fee for each associated variance as listed in the fee schedule and cost as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code)*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

SPECIAL EXCEPTION	
SPECIAL EXCEPTION	Filing fee = $4,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 350.00
Administrative, all other	$ 700.00
Single Family/Community Facility	$ 500.00
Duplex & Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,500.00
Nonres. (per variance), Wall Signs, Monument Signs, Pole Signs (As permitted)	$2,000.00
Appeal (single family & comm fac)	$ 700.00
Appeal (all other uses)	$2,000.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,400.00
Mobility Application	$1,400.00
Traffic-way Waiver	$4,000 .00
Vacation – Road/Easement	$3,500.00
Alcohol Beverage Variance	$1,400.00
Alcohol Extended Hours License Application	$2,400.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 125.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 100.00
CRA Grant Application	$ 250.00
UNSPECIFIED	$ 500.00 (**PLUS** any outside costs incurred by the city as per "Section 685-10 Cost Recovery for Development Review" of the land Development Code)
Zoning Information Letter	$ 300.00
Certificate of Use- Residential	$ 50.00
Super Graphic	$ 250.00

Revised – 02-24-21 as per City Commission Approval Resolution #2021-021

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according the Plat thereof recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate in Broward County, Florida.

11/7/2022

City Place Apartments

Standard Development Application: Site Plan Modification

Criteria Statement *(updated as of 11/7/2022)*

City Place Apartments, Ltd. is the Applicant for the project known as "City Place," located at 75 Park Avenue West, Dania Beach, Florida 33004. On March 22, 2022, the Dania Beach City Commission, through Resolution No. 2022-043, approved the following items for the City Place project: Site Plan (SP-078-21), Design Variations (OT-100-21, OT-101-21 and OT-102-21) and Variances (VA-103-21, VA-104-21, VA-004-22 and VA 020-22) ("Approvals"). The City Place development was approved as an 8-story mixed-use building (ground floor commercial space) comprised of 110-units with a unit mix of 28 – 1 bedrooms/1 bathrooms and 82 – 2 bedrooms/2 bathrooms. Following issuance of the Approvals for the City Place development, a Unity of Title was recorded. Thereafter, the subject property was assigned the address 75 Park Avenue West and Folio No.: 504234013160 (which is the same Folio No. for the previous address 114-122 Monroe Udell Street).

Due to recent industry wide construction cost increases, the Applicant is submitting this Site Plan Modification – Standard Development Application to incorporate changes to the project plans that will reduce project costs. Some of the key changes to the City Place plans are as follows:

- The ground floor commercial space will be replaced by 3 residential units;
- A reduction of 11 units, from 110 units to 99 units, with a unit mix of 22 – 1 bedrooms/1 bathrooms and 77 – 2 bedrooms/2 bathrooms.
- The 11 units removed from the project were market rate units. All 99 units in the revised plan will be affordable housing. City Place will continue to have the same number of affordable units (i.e., 99) as initially planned. No market rate units will be provided under the revised plans.

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

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning** **Date Rec'd:** _____
- ☐ **Site Plan**
- ☐ **Special Exception** **Petition No.:** _____
- ☐ **Variance** Design Variation - Sec. 303-30(A)(2)
- ☒ **Other:** _____ ***(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. 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: 75 Park Avenue West, Dania Beach, FL 33004

Lot(s): 10-16 Block: 21 Subdivision: Town of Dania (Formerly Modelo)

Recorded Plat Name: Town of Dania (Formerly Modelo)

Folio Number(s): 504234013160 Legal Description: See attached Exhibit "A"

(Applicant)/Consultant/Legal Representative **(circle one)** City Place Apartments, Ltd.

Address of Applicant: 3050 Biscayne Blvd., Suite 300, Miami, FL 33137

Business Telephone: (305)538-9552 x104 Home: _____ Fax: (305)538-9553

E-mail address: nicole@landmarkco.net; francisco@landmarkco.net; justin@landmarkco.net

Name of Property Owner: City Place Apartments, Ltd.

Address of Property Owner: 3050 Biscayne Blvd., Suite 300, Miami, FL 33004

Business Telephone: (305)538-9552 x104 Home: _____ Fax: (305)538-9553

Explanation of Request: See attached Justification Report.
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 1.24 Gross Acreage: 1.55 Prop. Square Footage: 175,220 Sq. Ft. (subject to change)

Existing Use: 1 Commercial & 2 Apt. Bldgs & 4 Single Family Homes Proposed Use: One 8-story 99-Unit Apt. Bldg.

Is property owned individually, by a corporation, association, or a joint venture? Property is owned by a Florida limited partnership.

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 1ST **DAY OF** September, **20** 22

By:

Francisco Rojo
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Justin R. Gilbert

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

JUSTIN R. GILBERT
MY COMMISSION EXPIRES NOVEMBER 1, 2025
#HH 193445
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Personally known X **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,600.00 Greater than 2 acres - $6,200.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Amendment	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00
PLAT	(Perimeter) Filing fee = $3,000.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $3,000.00 plus $100 per acre or portion of such area **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	**$1,500.00** **Cost Recovery Fee: $10,000.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Site Plan	**Filling Fee: $3,000.00** **Plus,** retainer for staff/consultant review, administrative and notice costs as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code) **Cost Recovery= $10,000.00** **Fire Plan Review Fee: $1,120.00** **Minimum fee: $14,120.00** *Includes Staff processing, two (2) review cycles, advertising and notice costs*
Site Plan Revisions	**Filling Fee: $1,500.00** Fire Plan Review Fee: **$200.00** **Cost Recovery Fee: $10,000.00** *Two (2) review cycles.* *(Plus, fee for each associated variance as listed in the fee schedule and cost as per "Section 685-10 Cost Recovery for Development Review" of the Land Development Code)*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

SPECIAL EXCEPTION	
SPECIAL EXCEPTION	Filing fee = $4,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
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VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 350.00
Administrative, all other	$ 700.00
Single Family/Community Facility	$ 500.00
Duplex & Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,500.00
Nonres. (per variance), Wall Signs, Monument Signs, Pole Signs (As permitted)	$2,000.00
Appeal (single family & comm fac)	$ 700.00
Appeal (all other uses)	$2,000.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,400.00
Mobility Application	$1,400.00
Traffic-way Waiver	$4,000 .00
Vacation – Road/Easement	$3,500.00
Alcohol Beverage Variance	$1,400.00
Alcohol Extended Hours License Application	$2,400.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 125.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 100.00
CRA Grant Application	$ 250.00
UNSPECIFIED	$ 500.00 (**PLUS** any outside costs incurred by the city as per "Section 685-10 Cost Recovery for Development Review" of the land Development Code)
Zoning Information Letter	$ 300.00
Certificate of Use- Residential	$ 50.00
Super Graphic	$ 250.00

Revised – 02-24-21 as per City Commission Approval Resolution #2021-021

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according the Plat thereof recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate in Broward County, Florida.

City Place Apartments

Justification Report

Variation for City Place *(updated as of 11/7/2022)*

City Place Apartments, Ltd. is the Applicant for the project known as "City Place," located at 75 Park Avenue West, Dania Beach, Florida 33004. On March 22, 2022, the Dania Beach City Commission, through Resolution No. 2022-043, approved the following items for the City Place project: Site Plan (SP-078-21), Design Variations (OT-100-21, OT-101-21 and OT-102-21) and Variances (VA-103-21, VA-104-21, VA-004-22 and VA 020-22) ("Approvals"). The City Place development was approved as an 8-story mixed-use building (ground floor commercial space) comprised of 110-units with a unit mix of 28 – 1 bedrooms/1 bathrooms and 82 – 2 bedrooms/2 bathrooms.

Due to recent industry wide construction cost increases, the Applicant is submitting this Justification Report for the Variation request, along with a Site Plan Modification Application (Item # SP-078-21MOD), to incorporate changes to the project plans that will reduce project costs. Some of the key changes to the City Place plans are as follows:

- The ground floor commercial space will be replaced by 3 residential units;
- A reduction of 11 units, from 110 units to 99 units, with a unit mix of 22 – 1 bedrooms/1 bathrooms and 77 – 2 bedrooms/2 bathrooms.
- The 11 units removed from the project were market rate units. All 99 units in the revised plan will be affordable housing. City Place will continue to have the same number of affordable units (i.e., 99) as initially planned. No market rate units will be provided under the revised plans.

I. DESIGN VARIATION REQUEST PURSUANT TO SEC. 301-50:

Sec. 301-50. - Variations in design; procedure for review of design variations.

(D) Standard of review for design variations. The planning and zoning board or city commission, as applicable, shall use the following criteria when evaluating requests for design variation:

(1) Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or

(2) Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.

CODE SECTION	REQUIREMENT	PROPOSED VARIATIONS	CRITERIA
303-30(A)(2) – Build-to-Line (BTL) or Setback	A BTL is an exact building setback line parallel to the block face, upon which the entire building façade of at least the lowest three (3) stories must be built.	The trash room facing SW 3rd Ave. and the outdoor terrace at the corner of SW 3rd Ave. and SW 1st St. are recessed 10' from the building façade on floors 3 – 8.	Criteria listed in 301-50(D)

****

Variation

303-30(A) – Built-to-Line or Setback

(2) A BTL is an exact building setback line parallel to the block face, upon which the entire building façade of at least the lowest three (3) stories must be built.

> *(1) Whether the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which variation is requested; or*

Commencing the 10' recess of the trash room and outdoor terrace at the 3rd floor as opposed to the 4th floor creates further continuity in the building elevation design, while also adding movement to the facade.

> *(2) Whether the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which variation is requested.*

The variation is appropriate because it provides for an interesting façade, especially along the primary street frontage (SW 3rd Ave.). The variation allows the building to maximize the site area. Future residents can still enjoy the outdoor terrace on the 2nd – 8th floors and will not be negatively impacted by a reduction of the trash room square footage.

****

City Place Apartments, Ltd.
3050 Biscayne Boulevard, Suite 300
Miami, Florida 33137

October 6, 2022

Mrs. Corinne Lajoie
Assistant Director
Planning & Zoning Division
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

RE: City Place Apartments (SP-078-22MOD) – Sec. 305-50(F) of the City Code: Sustainable Building Practices

Dear Mrs. Lajoie:

Below is confirmation that we meet the submittal requirements under Sec. 305-50(F) of the City Code to apply for the voluntary green building incentive.

Sec. 305-50(F):

1) On October 4, 2022, various members of our development team participated in the preliminary development application meeting and were informed by the Community Development Director that City Place is eligible to utilize the National Green Building Standards to qualify for height and density incentives under Sec. 305-50(D).
2) We would like to follow the review option under Sec. 305-50(D): Approval of Established Third-Party Standards.

Included with our DRC submission of today are all the items necessary to meet the submittal requirements under Sec. 305-50(F)(3)(5)(6) & (7).

We look forward to working with the City in this much needed development.

Sincerely,

City Place Apartments, Ltd.

Francisco Rojo
Vice President of its General Partner

KBP CONSULTING, INC.

September 1, 2022

Ms. Nicole Rojo
City Place Apartments, Ltd.
3050 Biscayne Boulevard, Suite 300
Miami, Florida 33137

Re: City Place – Dania Beach, Florida
Alternate Parking Standards Analysis

Dear Nicole:

As requested, KBP Consulting, Inc. has prepared an alternate parking standards analysis associated with the proposed redevelopment of one (1) parcel of land located at 75 Park Avenue West in Dania Beach, Broward County, Florida. The Broward County Parcel ID Number for the site is 5042 34 01 3160. A project location map is presented in Attachment A to this memorandum.

The subject site is proposed to be redeveloped with an eight-story multifamily residential apartment building with 99 dwelling units (22 one-bedroom units and 77 two-bedroom units). The proposed parking supply will consist of 140 parking spaces of which 126 parking spaces will be provided within an on-site parking garage and 14 parking spaces will be provided as on-street parking along SW 1st Street and SW 3rd Avenue (Park Avenue West). Attachment B contains the preliminary ground floor 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 182 parking spaces in accordance with the following criteria:

- Residential: 22 one-bedroom dwelling units x 1.25 parking spaces / unit = 27.5 parking spaces
  77 two-bedroom dwelling units x 1.75 parking spaces / unit = 134.8 parking spaces
- Guest Parking: 99 dwelling units x 1 parking space / 5 dwelling units = 19.8 parking spaces
- **Total Number of Parking Spaces Required per City Code = 182.1, or 182**

As mentioned previously, the proposed site plan provides for 140 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 500 feet to the east of the City Place site. This route provides regular service seven 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). And 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 City Place project.

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 City Place project is #221 – Multifamily Housing (Mid-Rise). The average peak period parking demand rates for this land use are as follows:

- **Land Use #221 – Multifamily Housing (Mid-Rise) in a General Urban / Suburban Setting**
  - Weekday (Monday – Friday): 1.31 parked vehicles per dwelling unit
  - Weekend (Saturday): 1.22 parked vehicles per dwelling unit

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 City Place development are presented in Table 1 below.

Table 1
City Place
Parking Generation Analysis
Dania Beach, Florida

Land Use	Size	Projected Peak Parking Demand	
		Weekdays	Weekend
Proposed Multi-Family Housing (Mid-Rise)	99 DU	130	121

Compiled by: KBP Consulting, Inc. (September 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 99 dwelling units within the City Place development is projected to occur on weekdays with 130 occupied parking spaces. As such, 140 parking spaces are projected to be adequate to meet the peak parking demands of the City Place 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 140 parking spaces at the City Place property will be adequate to meet the anticipated peak parking demand of this residential development.

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

City Place

Project Location Map

KBP
CONSULTING, INC.

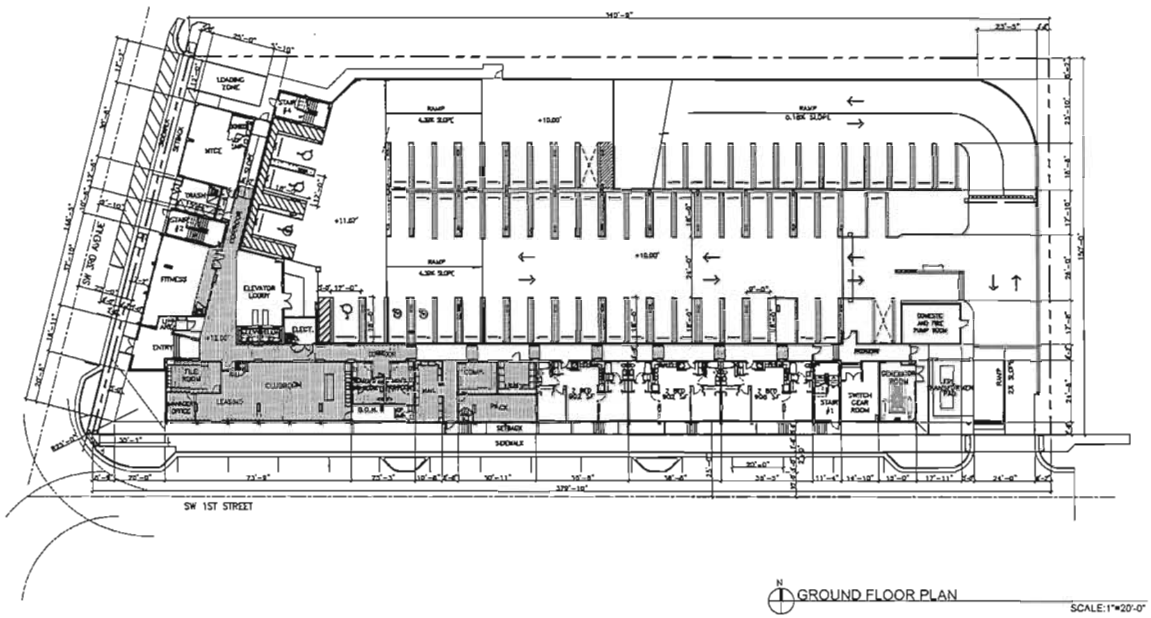
Project Location Map

Attachment A
City Place
Dania Beach, Florida

Attachment B

City Place

Preliminary Ground Floor Plan



GROUND FLOOR PLAN
SCALE:1"=20'-0"

GROUND FLOOR
2 BEDROOM = 3 UNITS

REVISIONS:

NO.	REVISION

2207

CITY PLACE

LOCATED AT:
75 PARK AVENUE WEST, DANIA BEACH, FL 33004

BURGOS LANZA & ASSOCIATES
5100 E. HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA 33021
PHONE (954) 966-2220
FAX (954) 966-2226
WWW.BURGOSLANZA.COM

BURGOS LANZA
ARCHITECTS & PLANNERS

THESE PLANS, CONCEPTS & DESIGNS ARE THE EXCLUSIVE PROPERTY OF BURGOS LANZA ARCHITECTS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BURGOS LANZA ARCHITECTS & PLANNERS. © BURGOS LANZA ARCHITECTS & PLANNERS

DATE	07/19/2022
DRAWN	DK
PROJECT No.	2207
SCALE	AS SHOWN

GROUND FLOOR PLAN
SCALE: 1" = 2'-0"

A1.11

Attachment C

ITE *Parking Generation (5th Edition)*

Parking Data Excerpts

Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

	Percent of Peak Parking Demand		
Hour Beginning	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	–
6:00 a.m.	83	97	–
7:00 a.m.	71	95	–
8:00 a.m.	61	88	–
9:00 a.m.	55	83	–
10:00 a.m.	54	75	–
11:00 a.m.	53	71	–
12:00 p.m.	50	68	–
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

Additional Data

In prior editions of *Parking Generation*, the mid-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 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.

		Parking Supply Ratio	
Setting	Proximity to Rail Transit	Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

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

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

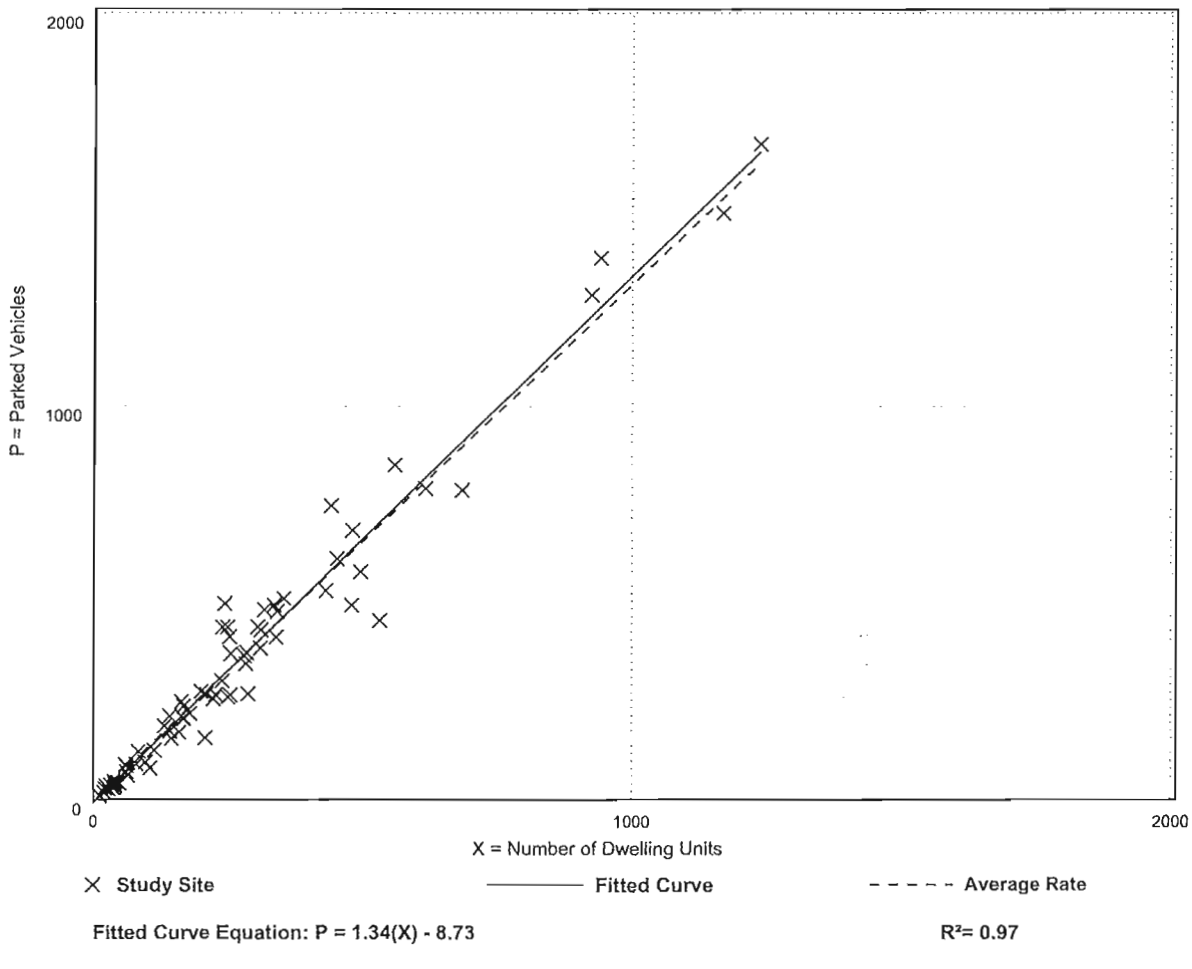
Multifamily Housing (Mid-Rise)
(221)

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: 73
Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Multifamily Housing (Mid-Rise)
(221)

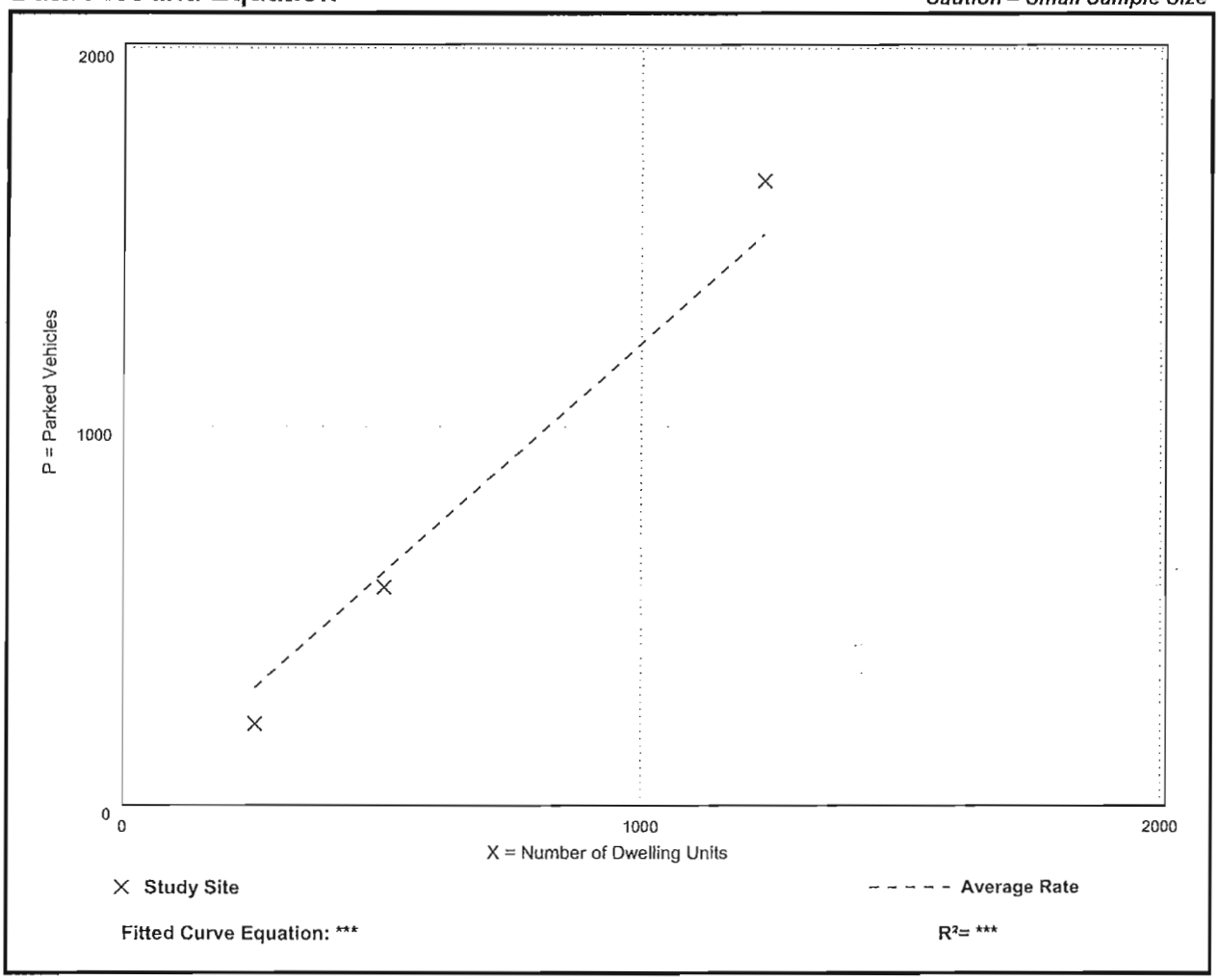
Peak Period Parking Demand vs: Dwelling Units
On a: Saturday
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.
Number of Studies: 3
Avg. Num. of Dwelling Units: 665

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.22	0.84 - 1.33	0.94 / 1.33	***	0.20 (16%)

Data Plot and Equation

Caution – Small Sample Size



ABNEY GREEN
ABNEY SOLUTIONS

CHAPTER 5 - Lot Design, Preparation, and Development

Section 501 - Lot Selection		Claimed	Documentation	Assigned To	Notes
501.1 - Lot					
501.1	The lot is selected to minimize environmental impact by one or more of the following:				
	(1) An infill lot is selected.	Yes	Evidence that the lot is adjacent to land that has been previously developed for at least five years.	Landmark	Urban site
	(2) An infill lot is selected that is a greyfield.	Yes	Evidence that the site was a previously developed site with abandoned or underutilized structures.	Landmark	Existing structure and hardscape will be removed
501.2 - Multi-modal transportation					
501.2	A range of multi-modal transportation choices are promoted by one or more of the following:				
	(1) Lot is selected within one-half mile of pedestrian access to a mass transit system or within five miles of a mass transit station with provisions for parking.	Yes	Map showing location of transportation relative to the building.	AbneyGreen	8 bus stops within 0.5 mile
	(3) Walkways, street crossings and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.	Yes	None. Infrastructure in the community should be considered applicable to this practice.	BL&A	Sheet A0.02

Section 502 - Project Team, Mission Statement and Goals		Claimed	Documentation	Assigned To	Notes
502.1	A knowledgeable team is established and team members roles are identified with respect to green lot design, preparation and development. The project's green goals and objectives are written into a mission statement.	Yes	Project mission statement, goals and specific team members roles identified.	AbneyGreen	NGBS Certification Plan

Section 503 - Lot Design		Claimed	Documentation	Assigned To	Notes
503.1 - Natural resources					
503.1	(1) A natural resources inventory is completed under the direction of a qualified professional.	Yes	Natural resources inventory signed by qualified professional.	Sun-Tech	Tree survey (4103-ALTA-9-13-22-V-3)
503.3 - Soil disturbance and erosion					
503.3	(3) Limits of clearing and grading are demarcated on the plan.	Yes	Plans showing grading & clearing limits.	Sun-Tech	Sheets C-6.1 & C-6.2
503.4 - Storm water management					
503.4	The stormwater management system is designed to use low-impact development/green infrastructure practices to preserve, restore or mitigate changes in site hydrology due to land disturbance and the construction of impermeable surfaces through the use of one or more of the following techniques:				
	(2) A hydrologic analysis is conducted that results in the design of a stormwater management system that maintains the pre-development (i.e., stable, natural) runoff hydrology of the lot throughout the development or redevelopment process. Post-construction runoff rate, volume, and duration cannot exceed predevelopment rates.	Yes	Hydrologic analysis; plans that show features to minimize concentrated flows.	Sun-Tech	SWM Report dated 07-19-2022
	(3) Low-Impact Development/Green infrastructure stormwater management practices to promote infiltration and evapotranspiration are used to manage rainfall on the lot and prevent the off-lot discharge of runoff from all storms up to and including the volume of following storm events:	Yes	Engineer's report showing X% event will not result in rainwater leaving the lot.	Sun-Tech	SWM Report dated 07-19-2022
	(c) 95th percentile storm event				
503.5 - Landscape plan					
503.5	A plan for the lot is developed to limit water and energy use while preserving or enhancing the natural environment.				
	(2) Non-invasive vegetation that is native or regionally appropriate for local growing conditions is selected to promote biodiversity.	Yes	List of regionally appropriate plants must be on plan. Landscape contractor statement or labels on plants.	Witkin Hults	Sheet L1

	(5) For landscaped vegetated areas, the maximum percentage of turf area is:	Yes	Calculation showing % of lot (minus building footprint & hardscape) that is turf or EPA Budget Tool. Landscape plan by qualified landscape professional stating intent of practice will be met.	Witkin Hults	39%
	(c) 20% to less than 40%				
	(6) Plants with similar watering needs are grouped (hydrozoning) and shown on the lot plan.	Yes	Landscape plan by qualified landscape professional showing watering needs.	Witkin Hults	Sheet L1

503.7 - Environmentally sensitive areas

503.7	The lot is in accordance with one or both of the following:				
	(1) The lot does not contain any environmentally sensitive areas that are disturbed by construction.	Yes	Lot specific plan showing no sensitive areas.	Landmark	

Section 504 - Lot Construction		*Claimed*	*Documentation*	*Assigned To*	*Notes*
504.1 - On-site supervision and coordination					
504.1	On-site supervision and coordination is provided during clearing, grading, trenching, paving and installation of utilities to ensure that specified green development practices are implemented.	Yes	List of practices implemented.	Landmark Const	
504.3 - Soil disturbance and erosion control					
504.3	On-site soil disturbance and erosion are minimized by one or more of the following in accordance with the SWPPP or applicable plan:				
	(1) Sediment and erosion controls are installed on the lot and maintained in accordance with the stormwater pollution prevention plan, where required.	Yes	SWPPP	Landmark Const	Sheet C-5.1
	(2) Limits of clearing and grading are staked out on the lot.	Yes	Field verification	Landmark Const	Sheet C-1.1
	(7) Soil is improved with organic amendments and mulch.	Yes	Invoice or evident from landscape contractor	Witkin Hults / Landmark Const	Sheet L2 notes

Section 505 - Innovative Practices		*Claimed*	*Documentation*	*Assigned To*	*Notes*
505.1 - Driveways or parking areas					
505.1	Driveways and parking areas are minimized by one or more of the following:				
	(2) In a multi-unit project, parking capacity does not exceed the local minimum requirements.	Yes	Document with local regulations	BL&A	Sheet C-1.1 182 Req / 140 Prov
505.3 - Density					
505.3	The average density on the lot on a net developable area basis is:				
	(4) 35 to less than 70 dwelling units per acre	Yes	Calculation of number of units divided by lot size for the building.	BL&A	Sheet C-1.1 64 units/acre
505.6 - Multi-unit plug-in electric vehicle charging					
505.6	Plug-in electric vehicle charging capability is provided for at least 1 percent of parking stalls. Electrical capacity in main electric panels supports Level 2 charging (208/240V-40 amp). Each stall is provided with conduit and wiring infrastructure from the electric panel to support Level 2 charging (208/240V-40 amp) service to the designated stalls, and stalls are equipped with either Level 2 charging AC grounded outlets (208/240V-40 amp) or Level 2 charging stations (240V/40A) by a third party charging station.	Yes	Plan specs	Franyie / Landmark Const	Sheet A1.11 (spaces 17 & 18) Sheet E101 & E500

CHAPTER 6 - Resource Efficiency

Section 601 - Quality of Construction Materials and Waste		*Claimed*	*Documentation*	*Assigned To*	*Notes*

601.1 - Conditioned floor area					
601.1	Finished floor area of a dwelling unit is limited. Finished floor area is calculated in accordance with ANSI Z765 for single family and ANSI/BOMA Z65.4 for multifamily buildings. Only the finished floor area for stories above grade plane is included in the calculation.	Yes	Plans or other document by architect or designer showing square footage calculation per ANSI Z765. Calculation showing weighted average unit size for multi-family buildings.	BL&A	Average SF of units is 868
	(2) less than or equal to 1,000 square feet (93 m2)				
601.6 - Stacked stories					
601.6	Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50 percent of the area of the story below based on areas with a minimum ceiling height of 7 feet.	Yes	Field verification	BL&A	8-story
601.7 - Pre-finished materials					
601.7	Building materials or assemblies listed below that do not require additional site-applied material for finishing are incorporated in the building.	Yes	List of materials that do not receive site finishing.	BL&A	Windows
	(1) 90% or more of the installed building materials or assemblies listed below	Yes			
	(c) window, skylight, and door assemblies not requiring paint or stain on one of the following surfaces: i. exterior surfaces ii. interior surfaces	Yes			
Section 602 - Enhanced Durability and Reduced Maintenance		*Claimed*	*Documentation*	*Assigned To*	*Notes*
602.1 - Moisture Management - Building Envelope					
602.1.1	Capillary breaks				
602.1.1.1	A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1907 and 1805.4.1	**Mandatory**	Plans/specifications AND scope of work(s) detailing how this mandatory requirement has been met. Photo(s) showing installation. Report from certified professional when the building code exceptions are used.	BL&A	Sheet A3.05, Legend, item #2
602.1.6 - Termite-resistant materials					
602.1.6	In areas of termite infestation probability, termite-resistant materials are used as follows:	Yes	Field verification	BL&A	Concrete, block and steel structure
	(3) Very heavy termites - foundation, all structural walls, floors, concealed roof spaces, exterior decks, and exterior claddings.				
602.1.7 - Moisture control measures					
602.1.7.1	Moisture control measures are in accordance with the following:				
	(1) Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.	Yes	Field verification	Landmark Const	All subcontractor's scope of work
	(2) Insulation in cavities is dry in accordance with manufacturer's instructions when enclosed (e.g., with drywall).	**Mandatory**	If wet insulation is used, provide documentation of the moisture content before enclosure.	Landmark Const	Specifications and insulation subcontractor
602.1.7.2	Moisture content of subfloor, substrate, or concrete slabs is in accordance with the appropriate industry standard for the finish flooring to be applied.	Yes	Flooring manufacturer's recommendations for moisture content. Moisture sampling data by builder or 3rd party.	Landmark Const	Specifications and flooring subcontractor scope of work
602.1.9 - Flashing					
602.1.9	Flashing is provided as follows to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage. Flashing details are provided in the construction documents and are in accordance with the fenestration manufacturer's instructions, the flashing manufacturer's instructions, or as detailed by a registered design professional.				
	(1) Flashing is installed at all of the following locations, as applicable:	**Mandatory**	Plans showing flashing details at all required locations.	BL&A / Landmark Const	Sheet A0.05 notes
	(a) around exterior fenestrations, skylights, and doors				
	(b) at roof valleys				
	(c) at all building-to-deck, -balcony, -porch, and -stair intersections				
	(d) at roof-to-wall intersections, at roof-to-chimney intersections, at wall-to-chimney intersections, and at parapets.				

	(e) at ends of and under masonry, wood, or metal copings and sills				
	(f) above projecting wood trim				
	(g) at built-in roof gutters, and				
	(h) drip edge is installed at eaves and rake edges.				
	(2) All window and door head and jamb flashing is either self-adhered flashing complying with AAMA 711-13 or liquid applied flashing complying with AAMA 714-15 and installed in accordance with fenestration or flashing manufacturer's installation instructions.	Yes			
602.1.11 - Tile backing materials					
602.1.11	Tile backing materials installed under tiled surfaces in wet areas are in accordance with ASTM C1178, C1278, C1288, or C1325. Mandatory for certification.	**Mandatory**	Manufacturer's literature/specification/labeling showing ASTM compliance. Plans/specifications and scope of work showing installation.	BL&A / Landmark Const	Sheet A5.01, specifications, drawings notes and drywall subcontractor scope of work.
602.1.14 - Architectural features					
602.1.14	Architectural features that increase the potential for water intrusion are avoided:				
	(1) All horizontal ledgers are sloped away to provide gravity drainage as appropriate for the application.	**Mandatory**	Field verification	BL&A	Sheets A1.12, A1.13, A1.17, A1.18, A1.19, A1.20, and A6.02
	(2) No roof configurations that create horizontal valleys in roof design.	Yes	Field verification	BL&A	Sheets A1.12, A1.13, A1.17, A1.18, A1.19, A1.20, and A6.02
	(3) No recessed windows and architectural features that trap water on horizontal surfaces.	Yes	Field verification	BL&A	Sheets A1.12, A1.13, A1.17, A1.18, A1.19, A1.20, and A6.02
602.2 - Roof surfaces					
602.2	A minimum of 90% of roof surfaces, not used for roof penetrations and associated equipment, on-site renewable energy systems such as photovoltaics or solar thermal energy collectors, or rooftop decks, amenities and walkways, are constructed of one or both of the following:				
	(1) Products that are in accordance with the ENERGY STAR cool roof certification or equivalent	Yes	Manufacturer's literature showing ENERGY STAR cool roof certification or equivalent	BL&A	White TPO
602.3 - Roof water discharge					
602.3	A gutter and downspout system or splash blocks and effective grading are provided to carry water a minimum of 5 feet away from perimeter foundation walls.	Yes	Field verification	BL&A / Sun-Tech	C-2.1
602.4 - Finished grade					
602.4.3	Water is directed to drains or swales to ensure drainage is away from the structure.	Yes	Field verification	BL&A / Sun-Tech	C-2.1

Section 609 - Regional Materials		***Claimed***	***Documentation***	***Assigned To***	***Notes***
609.1 - Regional Materials					
609.1	Regional materials are used for major and/or minor components of the building. For a component to comply with this practice, a minimum of 75% of all products in that component category must be sourced regionally, e.g., stone veneer category – 75% or more of the stone veneer on a project must be sources regionally.	Yes	List of materials or components and manufacturing location used in the project that are extracted, processed and manufactured within 500 miles.	Landmark Const	Concrete, masonry and drywall

611 - Innovative Practices		***Claimed***	***Documentation***	***Assigned To***	***Notes***

611.3 - Universal design elements					
611.3	Dwelling incorporates one or more of the following universal design elements. Conventional industry construction tolerances are permitted.	Yes	Field verification	BL&A	See below
	(1) Any no-step entrance into the dwelling which (1) is accessible from a substantially level parking or drop-off area (no more than 2%) via an accessible path which has no individual change in elevation or other obstruction of more than 1-1/2 inches in height with the pitch not exceeding 1 in 12 and (2) provides a minimum 32-inch wide clearance into the dwelling.	Yes			Sheet A1.11
	(4) Blocking or equivalent installed in the accessible bathroom walls for future installation of grab bars at water closet and bathing fixture, if applicable.	Yes			Sheet A7.04
	(5) All interior and exterior door handles are levers rather than knobs.	Yes			Sheet A6.01 - Unit door schedule, note #1.
	(6) All sink faucet controls are single-handle controls of both volume and temperature.	Yes			Sheet A7.10 - Unit key legend, note #4
	(8) All light switches are rocker-type switches or other similar switches that can be operated by pressing them (with assistive devices). Toggle-type switches may not be used.	Yes			Sheet A7.30

CHAPTER 7 - Energy Efficiency

Section 701 - Minimum Energy Efficiency Requirements		*Claimed*	*Documentation*	*Assigned To*	*Notes*
701.3	A review by a third party shall be conducted to verify design and compliance with Chapter 7.	**Mandatory**	3rd party report/statement showing design has been reviewed to ensure energy efficient performance or specific prescriptive details are adequately implemented in the building's design, and to ensure proper integration of various energy efficient technologies. In Climate Zone 1 PE must sign off that the system will maintain the cooling season indoor humidity less than the ASHRAE Simplified method for Design Indoor RH (70%) if the system size is not consistent with Manual S.	AbneyGreen	Complied
	HVAC systems				
701.4.1.1	HVAC system sizing - Space heating and cooling system/equipment is sized according to heating and cooling loads calculated using ACCA Manual J, or equivalent.	**Mandatory**	Software output report using ACCA Manual J or equivalent with recommended HVAC equipment sizes.	Franyie / Landmark Const	HVAC Load Calcs
	Duct air sealing				
701.4.2.1	Ducts are air sealed. All duct sealing materials are in conformance with UL 181A or UL 181B specifications and are installed in accordance with manufacturer's instructions.	**Mandatory**	For buildings with ducted systems provide product spec or trade contractor's scope of work to confirm use of duct sealing using UL 181 tape, mastic, gaskets, or an IRC or ICC/IMC approved system.	Franyie / Landmark Const	Sheet M000 note
	Ducts & Plenums				
701.4.2.2	Building cavities are not used as supply ducts or plenums.	**Mandatory**	Field verification	Franyie / Landmark Const	FBC requirement
	Duct system sizing				
701.4.2.3	Duct system is sized and designed in accordance with ACCA Manual D or equivalent.	**Mandatory**	Software output report for this building using ACCA Manual D or equivalent.	Franyie / Landmark Const	HVAC Load Calcs
	Building thermal envelope air sealing				
	The building thermal envelope is durably sealed to limit infiltration. The sealing methods between dissimilar materials allow for differential expansion and contraction. The following are caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film, or solid material:	**Mandatory**	Drawing, specifications, scopes of work detailing air sealing that is not readily inspected during the rough inspection.	Landmark Const	Arch detials, specifications and insulation subcontractor scope of work
	(a) All joints, seams and penetrations.				
	(b) Site-built windows, doors, and skylights.				
	(c) Openings between window and door assemblies and their respective jambs and framing.				
701.4.3.1	(d) Utility penetrations.				

	(e) Dropped ceilings or chases adjacent to the thermal envelope.				
	(f) Knee walls.				
	(g) Walls and ceilings separating a garage from conditioned spaces.				
	(h) Behind tubs and showers on exterior walls.				
	(i) Common walls between dwelling units.				
	(j) Attic access openings.				
	(k) Rim joist junction.				
	(l) Other sources of infiltration.				
701.4.3.2	Air sealing and insulation				
701.4.3.2.1	Grade 1 insulation installations are in accordance with the following:	Mandatory	Field verification	Landmark Const / AbneyGreen	Sheet M000 and insulation subcontractor scope of work
	(1) Grading applies to field-installed insulation products.				
	(2) Grading applies to ceilings, walls, floors, band joists, rim joists, conditioned attics basements and crawlspaces, except as specifically noted.				
	(3) Inspection is conducted before insulation is covered.				
	(4) Air-permeable insulation is enclosed on all six sides and is in substantial contact with the sheathing material on one or more sides (interior or exterior) of the cavity. Air permeable insulation in ceilings is not required to be enclosed when the insulation is installed in substantial contact with the surfaces it is intended to insulate.				
	(5) Cavity insulation uniformly fills each cavity side-to-side and top-to-bottom, without substantial gaps or voids around obstructions (such as blocking or bridging).				
	(6) Cavity insulation compression or incomplete fill amounts to 2% or less, presuming the compressed or incomplete areas are a minimum of 70% of the intended fill thickness; occasional small gaps are acceptable.				
	(7) Exterior rigid insulation has substantial contact with the structural framing members or sheathing materials and is tightly fitted at joints.				
	(8) Cavity insulation is split, installed, and/or fitted tightly around wiring and other services.				
	(9) Exterior sheathing is not visible from the interior through gaps in the cavity insulation.				
	(10) Faced batt insulation is permitted to have side-stapled tabs, provided the tabs are stapled neatly with no buckling, and provided the batt is compressed only at the edges of each cavity, to the depth of the tab itself.				
	(11) Where properly installed, ICFs, SIPs, and other wall systems that provide integral insulation are deemed in compliance with the Grade 1 insulation installation requirements.				
701.4.3.4	Fenestration air leakage Windows, skylights and sliding glass doors have an air infiltration rate of no more than 0.3 cfm per square foot, and swinging doors no more than 0.5 cfm per square foot, when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled. This practice does not apply to site-built windows, skylights, and doors.	Mandatory	Manufacturer's label or literature indicating listing complying with this practice.	BL&A / Landmark Const	FBC requirement
701.4.4	High-efficacy lighting Lighting efficacy in dwelling units is in accordance with one of the following: (1) A minimum of 75% of the total hard-wired lighting fixtures, or the bulbs in those fixtures, qualify as high efficacy or equivalent. (60 lumens/W for lamps over 40W; 50 lumens/W for lamps over 15W to 40W; 40 lumens/W for lamps 15W or less.)	Mandatory	Field verification	Franyie / Landmark Const	Sheet E000 notes

Section 702 - Performance Path		Claimed	Documentation	Assigned To	Notes
702.2 - Energy cost performance					
702.2.1	ICC IECC analysis - Energy efficiency features are implemented to achieve energy cost or source energy performance that meets the ICC IECC. A documented analysis using software in accordance with ICC IECC, Section R405, or ICC IECC Section C407.2 through C407.5, applied as defined in the ICC IECC, is required.	Mandatory	RemRate or Ekotrope 2015 NGBS report, RESCheck, or other report showing the thermal envelop meets the requirement.	Franyie	EnergyGuage is accepted

702.2.2	Energy cost performance analysis - Energy cost savings levels above the ICC IECC are determined through an analysis that includes improvements in building envelope, air infiltration, heating system efficiencies, cooling system efficiencies, duct sealing, water heating system efficiencies, lighting and appliances.	Yes	If performance claim is 1) not to be supported by performance test data, and 2) not to be based on energy recovery; then 1) the qualified professional must assume in their energy simulation an SLA of 0.00036 for the infiltration, 2) duct system efficiency of 0.88 when all ducts are in conditioned space, and 3) no energy recovery for the ventilation system for either the REM/Rate or EnergyGauge output report. If there is duct work outside of the conditioned space then the duct blaster test must be conducted in accordance with the 2009 IECC.	Franyie	Energy performance is 46% better than IECC 2015.

Section 705 - Additional Practices		Claimed	Documentation	Assigned To	Notes
705.2.1 - Lighting					
705.2.1.2	Exterior lighting - Photo or motion sensors are installed on 75% of outdoor lighting fixtures to control lighting.	Yes	Field verification	Franyie / Landmark Const	Sheets E01, E500 and E502
705.2.1.3	Multifamily common areas				
	(1) In a multifamily building, occupancy sensors, or dimmers are installed in common areas (except corridors and stairwells).	Yes	Field verification	Franyie / Landmark Const	Sheets E300 and E301
	(a) 50% to less than 75% of lighting fixtures.				
705.4 - Return ducts and transfer grilles					
705.4	Return ducts/transfer grilles in all rooms with a door except baths, kitchens, closets, pantries, & laundry.	Yes	Field verification	Franyie / Landmark Const	Sheets M200 and M300

CHAPTER 8 - Water Efficiency

Section 801 -Indoor and Outdoor Water Use		Claimed	Documentation	Assigned To	Notes
801.2 - Water conserving appliances					
801.2	ENERGY STAR or equivalent water conserving appliances are installed.				
	(1) ALL dishwashers	Yes	Field verification	Landmark / Landmark Const	
	(2) Washing machine	Yes	Field verification	Landmark / Landmark Const	
801.3 - Showerheads					
801.3	Showerheads are in accordance with the following:				
	(1) The total maximum combined flow rate of all showerheads controlled by a single valve at any point in time in a shower compartment is **1.6 to less than 2.5 gpm**. Maximum of two valves are installed per shower compartment. The flow rate is tested at 80 psi in accordance with ASME A112.18.1. Showerheads are served by an automatic compensating valve that complies with ASSE 1016 or ASME A112.18.1 and specifically designed to provide thermal shock and scald protection at the flow rate of the showerhead.	Yes	Manufacturer's specifications showing compliance.	Franyie / Landmark Const	Sheet P6.00 - Plumbing fixture schedule
	(2) All shower compartments in the dwelling unit(s) and common areas meet the requirements of 801.3(1) and all showerheads are in accordance with one of the following:	Yes	Manufacturer's specifications showing compliance.	Franyie / Landmark Const	Sheet P6.00 - Plumbing fixture schedule
	(b) 1.6 to <2.0 gpm				
801.4 - Lavatory Faucets					
801.4.1	Water-efficient lavatory faucets with a maximum flow rate of **1.5 gpm**, tested at 60 psi in accordance with ASME A112.18.1, are installed:				

	(1) ALL lavatory faucets per bathroom comply.	Yes	Manufacturer's specifications showing compliance.	Franyie / Landmark Const	Sheet P6.00 - Plumbing fixture schedule
	(2) ALL lavatory faucets per dwelling comply.	Yes	Manufacturer's specifications showing compliance.	Franyie / Landmark Const	Sheet P6.00 - Plumbing fixture schedule
801.5 - Water closets and urinals					
801.5	Water closets and urinals are in accordance with the following:				
	(2) A water closet is installed with an effective flush volume of **1.28 gallons** or less and meets the flush performance criteria when tested in accordance with ASME A112.19.2/CSA B45.1 or ASME A112.19.14 as applicable.	Yes	Manufacturer's specifications showing compliance.	Franyie / Landmark Const	Sheet P6.00 - Plumbing fixture schedule
	(3) All water closets are in accordance with Section 801.5(2).	Yes			
	(4) All water closets are in accordance with Section 801.5(2) and one or more of the following are installed:	Yes			
	(b) One or more urinals with a flush volume of 0.5 gallons or less when tested in accordance with ASME A112.19.2.	Yes	Manufacturer's specifications showing compliance.	Landmark Const	Sheet P6.00 - Plumbing
801.6 - Irrigation systems					
801.6.1	Sprinkler nozzles have a maximum precipitation rate of 1.20 inches per hour for turf or landscaping. Nozzle performance is tested by an accredited third party laboratory and results are posted on Smart Water Application Technologies website or similar.	Yes	Nozzle performance test results by an accredited third-party laboratory and results are posted on Smart Water Application Technologies website or similar.	Witkin Hults	IR-1 & IR-2
801.6.3	Where an irrigation system is installed, an irrigation plan and implementation are executed by a qualified professional certified by a WaterSense labeled program or equivalent program as approved by Adopting Entity.	**Mandatory**	Plan and statement from WaterSense professional indicating compliance.	Witkin Hults	Complied
801.6.4	The irrigation system(s) is controlled by a smart controller or no irrigation is installed.				
	(2) Irrigation controllers are labeled by EPA WaterSense program.	Yes	Manufacturer's literature.	Witkin Hults	IR-1 & IR-2
801.6.5	All irrigation zones utilize pressure regulation so emission devices (sprinklers and drip emitters) operate at manufacturer's recommended operating pressure.	Yes	Field verification	Witkin Hults	IR-1 & IR-2

CHAPTER 9 - Indoor Environmental Quality

Section 901 - Pollutant Source Control		*Claimed*	*Documentation*	*Assigned To*	*Notes*
901.1 - Space and water heating					
901.1.2	Air handling equipment or return ducts are not located in the garage, unless in isolated, air-sealed mechanical room with an outside air source.	Yes	Field verification	Franyie / Landmark Const	Sheets M1.01 and M1.02
901.3 - Garages					
901.3	Garages are in accordance with the following:				
	(1) Attached garages				
	(a) Doors installed in the common wall between the attached garage and conditioned space are tightly sealed and gasketed.	**Mandatory**	Field verification	BL&A / Landmark Const	Door schedule
	(b) A continuous air barrier is provided separating the garage space from the conditioned living spaces.	**Mandatory**	Field verification	BL&A / Landmark Const	Wall sections
901.9 - Architectural coatings					
901.9.1	Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following:	Yes	List of interior coatings used showing amount used, %, and VOC criteria. Manufacturer's literature showing VOC. Scopes of work or specifications showing which materials were to be used.	BL&A / Landmark Const	Sheet A0.05
	(3) CARB Suggested Control Measure for Architectural Coatings				
	(a) 50 g/L flat,				
	(b) 100 g/L non flat,				
	(c) 150 g/L high-gloss				
901.9.2	Architectural coating colorant additive VOC content is in accordance with the following:	Yes	List of all colorants used showing amount used, %, and VOC criteria. Manufacturer's literature showing VOC as listed. Scopes of work or specifications showing which materials were to be used.	BL&A / Landmark Const	Sheet A0.05

	(1) Architectural Coatings, excluding IM Coatings -- 50 g/L				
	(2) Solvent-Based IM -- 600 g/L				
	(3) Waterborne IM -- 50 g/L				
901.10 - Interior adhesives and sealants					
901.10	A minimum of 85% of site-applied adhesives and sealants located inside the waterproofing envelope are in accordance with one of the following, as applicable.				
	(3) SCAQMD Rule 1168 in accordance with Table 901.10(3), excluding products that are sold in 16 ounce containers or less and are regulated by the California Air Resources Board (CARB) Consumer Products Regulations.	Yes	List of all interior sealants used showing amount, %, and VOC criteria. Manufacturer's literature showing VOC as listed.	BL&A / Landmark Const	Sheet A0.05
901.11 - Insulation					
901.11	Emissions of 85% of wall, ceiling, and floor insulation materials are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 is in its scope of accreditation. Insulation is certified by a third-party program accredited to ISO 17065, such as, but not limited to, those in Appendix D.	Yes	Manufacturer's literature or product marking showing compliance for wall, ceiling and/or floor insulation.	BL&A / Landmark Const	Specifications and subcontractor scope of work
901.12 - Carbon monoxide (CO) alarms					
901.12	A carbon monoxide (CO) alarm is provided in accordance with the IRC Section R315.	**Mandatory**	Manufacturer's literature or product marking showing NFPA and CSA or UL compliance.	Franyie / Landmark Const	Sheet E201 and E203
901.14 - Non-smoking areas					
901.14	Environmental tobacco smoke is minimized by one or more of the following:				
	(2) Exterior smoking areas of a multi-unit building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.	Yes	Field verification	Landmark	Smoking will not be allowed anywhere on property, including in the units.
Section 902 -Pollutant Control		***Claimed***	***Documentation***	***Assigned To***	***Notes***
902.1 - Spot ventilation					
902.1.1	Spot ventilation is in accordance with the following:				
	(1) All bathrooms are vented to the outdoors. The minimum ventilation rate is 50 cfm for intermittent operation or 20 cfm for continuous operation.	**Mandatory**	Manufacturer's literature/specifications for the fan showing cfm.	Franyie / Landmark Const	Sheet M200 and M300
	(2) Clothes dryers (except listed and labeled condensing ductless dryers) are vented to the outdoors.	**Mandatory**	Field verification	Franyie / Landmark Const	Sheet M200 and M300
902.1.4	Exhaust fans are ENERGY STAR labeled				
	(1) ENERGY STAR, or equivalent, fans	Yes	Manufacturer's literature/specifications for the fan showing cfm.	Franyie / Landmark Const	Sheet M600
	(2) ENERGY STAR, or equivalent, fans operating at or below 1 sone	Yes	Manufacturer's literature/specifications for the fan showing cfm.	Franyie / Landmark Const	Sheet M600
902.2 - Building ventilation systems					
902.2.3	MERV filters 8 to 13 are installed on central forced air systems and are accessible. Designer or installer is to verify that the HVAC equipment is able to accommodate the greater pressure drop of MERV 8 to 13 filters.	Yes	Designer/installer certification of system capability for installed MERV filters.	Franyie / Landmark Const	Sheet M600
902.4 - HVAC system protection					
902.4	One of the following HVAC system protection measures is performed.				
	(1) HVAC supply registers (boots), return grilles, and rough-ins are covered during construction activities to prevent dust and other pollutants from entering the system.	Yes	Field verification	Franyie / Landmark Const	HVAC subcontractor scope of work
Section 903 - Moisture Management: Vapor, Rainwater, Plumbing, HVAC		***Claimed***	***Documentation***	***Assigned To***	***Notes***

903.1 - Plumbing

903.1.2	Plumbing is not in unconditioned spaces	Yes	Field verification	Franyie / Landmark Const	Sheets M100 and M200

903.2 - Duct insulation

903.2	Ducts are in accordance with one of the following:	Yes	Manufacturer's literature/specs showing R-value for insulation.	Franyie / Landmark Const	Sheets M00, M200 and M300
	(2) All HVAC ducts, plenums, and trunks are in conditioned space. All HVAC ducts are insulated to a minimum of R4.				

CHAPTER 10 - Operation, Maintenance, and Building Owner Education

Section 1002 - Construction, Operation, & Maintenance Manuals & Training for Multi-Family Buildings		*Claimed*	*Documentation*	*Assigned To*	*Notes*
1002.1 - Building construction manual					
1002.1	A building construction manual that includes **five or more** of the following is compiled and distributed in accordance with the intent of this practice.	Yes	Verifier must review building construction manual that addresses the mandatory 3 items (a certificate placeholder is acceptable) plus at least 2 of the listed additional optional items. Verify the expected process to deliver manual(s) to the responsible party.	Landmark / Landmark Const	Standard closeout procedure.
	(1) Narrative detailing the importance of constructing a green building, including a list of green building attributes included in the building. Mandatory for certification.	Mandatory			
	(2) Green building program certificate (or place holder), copy of the National Green Building Standard, & the individual measures achieved. Mandatory for certification.	Mandatory			
	(3) Warranty, operation, & maintenance instructions for all equipment, fixtures, appliances, & finishes. Mandatory for certification.	Mandatory			
	(4) Record drawings of the building	Yes			
	(5) A record drawing of the site including stormwater management plans, utility lines, landscaping with common name and genus/species of planting.	Yes			
	(6) A diagram showing the location of safety valves and controls for major building systems.	Yes			
	(7) A list of the type and wattage of light bulbs installed in light fixtures.	Yes			
1002.2 - Operations manuals					
1002.2	Operations manuals are created/distributed to the responsible parties per 1002.0. Between all of the operational manuals, **five or more** of the following options are included.	Yes	Operations manual with the required items.	Landmark / Landmark Const	Standard closeout procedure.
	(1) A narrative detailing the importance of operating and living in a green building. This narrative is included in all responsible parties' manuals.	Mandatory			
	(2) List of practices to conserve water and energy (e.g., turning off lights when not in use, shorter showers, using ENERGY STAR labeled electronics).	Mandatory			
	(3) Information on methods of maintaining the building's relative humidity in the range of 30-60%.	Yes			
	(5) Information on local & on-site recycling and hazardous waste disposal programs and, if applicable, building recycling waste hazardous waste handling and disposal procedures.	Yes			
	(6) Local public transportation options.	Yes			
	(7) Explanation of the benefits of using compact fluorescent light bulbs, LEDs or other high-efficiency lighting.	Yes			
	(8) Information on native landscape materials and/or those that have low water requirements.	Yes			
	(11) Information on the importance and operation of the building's fresh air ventilation system.	Mandatory			
1002.3 Maintenance manual					
1003.3	Maintenance manuals are created and distributed to the responsible parties in accordance with Section 1002.0. Between all of the maintenance manuals, **five or more** of the following options are included.	Yes	Review the maintenance manual that addresses the mandatory item and at least 4 of the optional items.	Landmark / Landmark Const	Standard closeout procedure.
	(1) A narrative detailing the importance of maintaining a green building. This narrative is included in all responsible parties' manuals.	Mandatory			
	(2) List of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of equipment and the structure (e.g., HVAC, water heating equipment, sealants, caulks, gutter and downspout system, shower and/or tub surrounds, irrigation system).	Yes			

	(3) User-friendly maintenance checklist that includes:	Yes			
	(a) HVAC filters				
	(b) Thermostat operation and programming				
	(c) Lighting controls				
	(d) Appliances and settings				
	(e) Water heater settings				
	(f) Fan controls				
	(4) List of common hazardous materials often used around the building and instructions for proper handling and disposal of these materials.	Yes			
	(5) Information on organic pest control, fertilizers, deicers, and cleaning products	Yes			
	(6) Instructions for maintaining gutters and downspouts and importance of diverting water a minimum of 5 feet away from the foundation.	Yes			
	(8) A procedure for rental tenant occupancy turnover that preserves the green features.	Yes			
	(9) An outline of formal green building training program for maintenance staff.	Yes			
	(10) A green cleaning plan which includes guidance on sustainable cleaning products.	Yes			
1002.4 - Training of building owners					
1002.4	Building owners and occupants are familiarized with the green building goals and strategies implemented and the impacts of occupants' practices on the costs of operating the building. Training is provided to the responsible party(ies) regarding all equipment operation and control systems. Systems include, but not limited to, all of the following:	**Mandatory**	Builder's documented procedures and standard practices explaining the occupant training process. Examples of training materials and written confirmation from similar projects that training has actually been done.	Landmark / Landmark Const	Standard closeout procedure.
	(1) HVAC filters				
	(2) Thermostat operation and programming				
	(3) Lighting controls				
	(4) Appliances and settings				
	(5) Water heater settings				
	(6) Fan controls				
	(7) Recycling practices				
Section 1003 - Public Education		***Claimed***	***Documentation***	***Assigned To***	***Notes***
1003.1 - Public Education					
1003.1	One or more of the following is implemented.				
	(1) Signage. Signs showing the project is designed and built in accordance with the National Green Building Standard are posted on the construction site.	Yes	Visual confirmation and/or photos of the construction signs visible on site during construction.	Landmark Const	
	(2) Certification Plaques. National Green Building Standard certification plaques with rating level attainted are placed in a conspicuous location near the utility area of the home or, in a conspicuous location near the main entrance of a multifamily building.	Yes	Purchase order for certification signage and written instructions regarding installation location.	Landmark	

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Summary of Results of the Design Phase

Project Name: City Place Apartments
Location: SW 3rd Avenue & SW 1st Street, Dania Beach, Florida 33004

✓	No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices	No Errors
	Bronze	Silver	Gold	Emerald			
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	124	✓	✓
Chapter 6: Resource Efficiency	43	59	89	119	56	✓	✓
Chapter 7: Energy Efficiency	30	45	60	70	132	✓	✓
Chapter 8: Water Efficiency	25	39	67	92	71	✓	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	41	✓	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	10	✓	✓
Additional Points required	50	75	100	100			
Additional points required due to SF over 4000 (601.1)	0	0	0	0			
Total points required	231	334	489	611	434		

Additional Points Claimed	253	175	45	(77)

Overall Level Achieved for Design	Bronze

BURGOS
LANZA
Architect & Planners
1248 South Alhambra Circle
Coral Gables, Florida 33146
(786) 554-9035
AA 20061519

October 6, 2022

Mrs. Corinne Lajoie
Assistant Director
Planning & Zoning Division
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City Place Apartments
75 Park Avenue West, Dania Beach, FL 33004

Dear Mrs. Lajoie,

This letter is to inform you that Burgos Lanza and Associates, Project Architect, will remain part of the development team throughout the project's duration to achieve the Home Innovation Research Labs' National Green Building Standard (NGBS) certification and to incorporate the required green building measures established by the City of Dania Beach into the project plans.

Please let me know if you have any questions.

Respectfully,

President

STATE OF FLORIDA
COUNTY OF Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or __ online notarization, this 6th day of October 2022, by Pablo Burgos as President of Burgos Lanza & Associates.

Signature of Notary Public

Justin R. Gilbert

Print, type, or stamp commissioned name of Notary Public

Personally known to me ✓ OR Produced Identification ___.

Type of Identification Produced _____.

BURGOS LANZA AND ASSOCIATES
1248 SOUTH ALHAMBRA CIRCLE
CORAL GABLES, FL 33146
T: (786)-554-9035

ABNEY
ABNEY
GREEN
SOLUTIONS

Commercial + Residential
Sustainable Development Consulting

Green Certification Management
Commissioning
Building Simulations
Green Home Certifications

October 6, 2022

Mrs. Corinne Lajoie
Assistant Director
Planning & Zoning Division, City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: City Place Apartments
75 Park Avenue West, Dania Beach, FL 33004

Dear Mrs. Lajoie,

City Place Apartments, Ltd. has engaged Abney + Abney Green Solutions to assist in providing third-party review, verification, and certification services in pursuing the Home Innovation Research Labs' National Green Building Standard (NGBS) green building certification program for the City Place project. Abney + Abney Green Solutions shall remain part of the project team throughout its duration to achieve the NGBS certification. At this time, our goal is for the project to achieve the NGBS Silver Certification. If upon further review of the project plans, it is found that a Silver Certification is infeasible, a NGBS Bronze Certification will be achieved.

Please let me know if you have any questions.

Respectfully,

Principal

STATE OF FLORIDA
COUNTY OF Martin

Sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or __ online notarization, this 6TH day of October 2022, by Kyle Abney as Principal of Abney + Abney Green Solutions.

JUSTIN R. GILBERT
MY COMMISSION EXPIRES
NOVEMBER 1, 2025
#1H 193445
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Signature of Notary Public

Justin R. Gilbert

Print, type, or stamp commissioned name of Notary Public

Personally known to me ✓ OR Produced Identification ___.

Type of Identification Produced _____.

SIGN LAYOUT AND COPY PROOFSHEET FOR APPROVAL

LANDMARK DEVELOPMENT CORP.
Attn: Nicole Marie Rojo
City Place Apartments
Exterior Banner
09 / 29 / 22 PROOF SHEET #3

X _____

APPROVAL REQUIRED PRIOR TO PRODUCTION, PLEASE SIGN AND DATE

FRANK MILONE
Nu-Art Signs
3343 NW 7th Ave
MIAMI, FL 33123
305-672-4382
FAX 305-538-8314
info@nuartsigns.net

☐ APPROVED AS IS ☐ APPROVED WITH CHANGES ☐ CORRECTIONS, SUBMIT NEW PROOF

CITY PLACE APARTMENTS
MESH BANNER

285'WIDE Overall, (Five 50'wide x 5'6"high sections and One 35'wide x 5'6"high section)

117'WIDE Overall, (Two 50'wide x 5'6"high sections and One 17'wide x 5'6"high section)

From: Icenhour, Rachel
To: Nicole Marie Rojo
Cc: Lien; CS
Subject: RE: 75 PARK AVE WEST - Lien Results *UPDATE*
Date: Tuesday, November 1, 2022 9:59:55 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Updated Lien Search

Good morning,

Please find the below the results for the address: 75 Park Avenue West (folio – 5042-34-01-3160).

1. Water & Sewer – 53940-005 / $0 Amount Due / $0 Deposit / Yes Current
   516294-012 / $0 Amount Due / $0 Deposit / Yes Current
   516295-004 / $0 Amount Due / $0 Deposit / Yes Current
   53941-006 / $0 Amount Due / $0 Deposit / Yes Current
   53942-006 / $0 Amount Due / $0 Deposit / Yes Current
   53943-009 / $0 Amount Due / $0 Deposit / Yes current
   516293-004 / $0 Amount Due / $0 Deposit / Yes Current

2. Code Violation – None

3. Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633

4. Other Amounts – None

5. Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Have a Great Day

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Rachel Icenhour
Utility Customer Service Technician | City of Dania Beach
ricenhour@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL, 33004
Phone:954-924-6800 x3663

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

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

LANDMARK DEVELOPMENT

October 19, 2022

VIA EMAIL: clajoie@daniabeachfl.gov

Corinne Lajoie
Assistant Director
Planning and Zoning Division
100 W Dania Beach Boulevard
Dania Beach, Florida 33004

RE: **City Place**
Application # SP-078-21(MOD)
Virtual Community Meeting Summary

Dear Mrs. Lajoie:

On behalf of City Place Apartments, Ltd., ("Applicant"), please consider this letter as a summary report of the community outreach efforts undertaken in relation to the proposed site plan modification application regarding the above referenced development.

At 6:00 p.m. on October 19, 2022, the Applicant held a virtual meeting. An invitation was sent to all property owners within the City's required 1,000 ft. notice radius of the property involved with the associated application. One (1) property owner participated in the meeting. The participant list is attached with the property owner highlighted.

During the meeting, I presented the development proposal using a PDF presentation. The presentation materials are attached. I indicated that Landmark Development Corp., the developer of proposed City Place Apartments, has primarily concentrated in the development of low-income housing rental apartment communities throughout South Florida. Several images of prior developments were shared with the group. It was explained that City Place Apartments will be a rent and income restricted development, comprised of ninety-nine (99) units in one (1) 8-story building. Various development highlights were shared, including information such as the development type, location and types of community amenities, access to the building, description of the facade and site plan, etc. No questions were posed by the participants of the meeting.

The meeting concluded at approximately 6:15 p.m. Please contact me at nicole@landmarkco.net or (305) 538-9552 ext. 104 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Sincerely,

Landmark Development Corp.

NRojo

Nicole Rojo
Assistant Project Manager

LANDMARK DEVELOPMENT

Meeting Summary

Total Number of Participants 4

Meeting Title City Place - Virtual Community Meeting

Meeting Start Time 10/19/22, 5:58:06 PM

Meeting End Time 10/19/22, 6:14:36 PM

Meeting Duration 16m 30s

Full Name	Join Time	Leave Time	Duration	Email	Role
Justin Gilbert	10/19/22, 5:58:12 PM	10/19/22, 6:14:31 PM	16m 18s	justin@landmarkco.net	Participant
Nicole Marie Rojo	10/19/22, 5:59:36 PM	10/19/22, 6:14:36 PM	14m 59s	nicole@landmarkco.net	Organizer
Karl	10/19/22, 5:59:55 PM	10/19/22, 6:14:35 PM	14m 40s	N/A	Participant
Leon	10/19/22, 6:02:16 PM	10/19/22, 6:14:32 PM	12m 16s	N/A	Participant

LANDMARK DEVELOPMENT

City Place Apartments

Virtual Community Meeting
October 19, 2022

LANDMARK
DEVELOPMENT

Building Landmarks is our Business

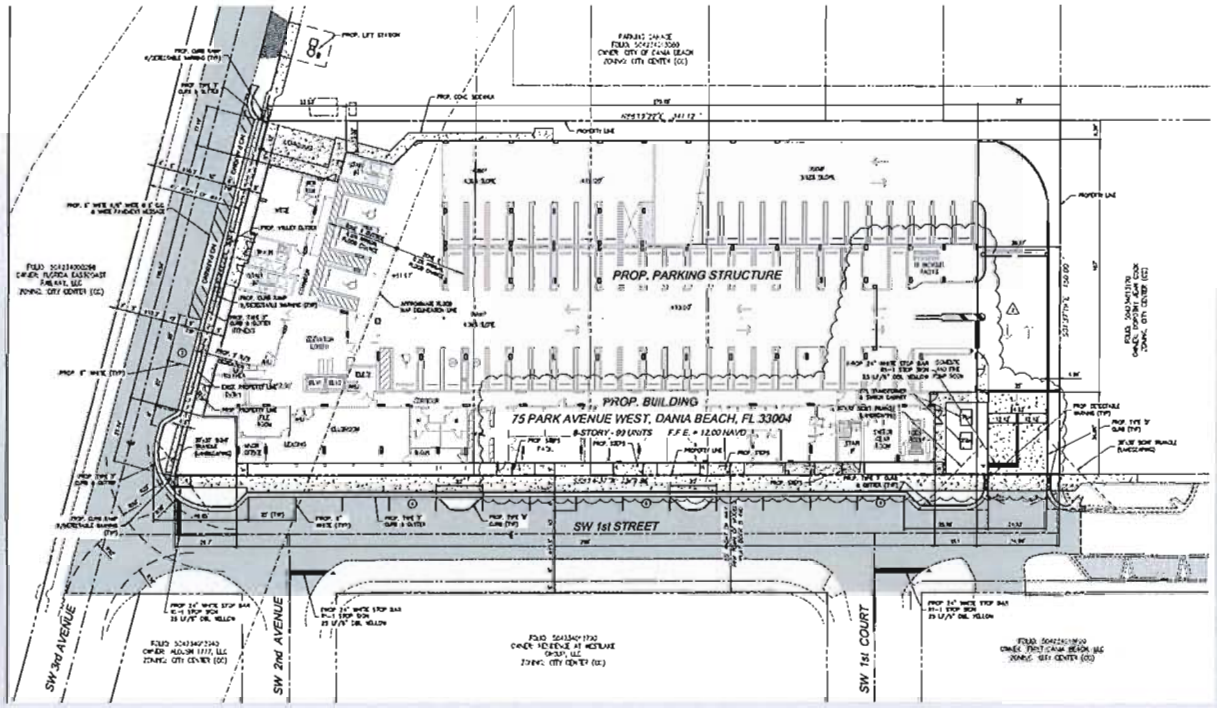
City Vista

City Vista is a 111-unit high-rise affordable housing development located in the City of Pompano Beach, Florida with one-and two-bedroom units. Units serve families at 30% and 60% of AMI and at market rate.

City Crossings

City Crossings is a 103-unit high-rise affordable housing development located in the City of Miami. The apartment complex has one-, two- and three-bedroom units. The units serve elderly households at 60% and 28% of AMI.

SITE PLAN


PROP. PARKING STRUCTURE
PROP. BUILDING
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
SW 1st STREET
SW 3rd AVENUE
SW 2nd AVENUE
SW 1st COURT

NORTH ELEVATION

LANDMARK DEVELOPMENT

SOUTH ELEVATION

LANDMARK DEVELOPMENT

EAST ELEVATION

LANDMARK DEVELOPMENT

WEST ELEVATION

LANDMARK DEVELOPMENT

Thank you!

LANDMARK DEVELOPMENT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

RECEIVED
OCT 27 2022
BY: _____

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA

COMMUNITY DEVELOPMENT DEPARTMENT

MAILING LIST AND LABELS

STATE OF FLORIDA
COUNTY OF Broward

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

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

   (CHECK APPLICABLE SPACE)
   ___ I am the property Owner of the property identified below,

   OR
   X I represent to the City of Dania Beach, Florida that I am an authorized agent and representative of the property owner(s), City Place Apartments LTD (Print Name of Property Owner), for the property located at 75 Park Avenue W. (Address) (the "Property"), and this 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-078-21MOD.

2. Pursuant to **Sec. 610-20(D)** of the Land Development Code ("LDC") of the Code of Ordinances of the City of Dania Beach, Florida, I understand that there is a mailing date deadline for notices and that as the applicant for the petition, I must provide the City with:

   - One (1) set of Mailing Labels, and
   - One (1) copy of the mailing list for all property owners who or which own property located within 1,000 feet of the subject property.

3. I understand that I am legally responsible for timely providing the City with the mailing labels and mailing list a minimum of twenty-five (25) days prior to the mailing date (for projects which may have more than 200 mailings, I understand that City staff may request labels even earlier). The mailing date is _____, 20____. I am also aware that pursuant to **LDC Sec. 610-30(D)(3),** "[T]he mail notice shall contain substantially the same information as provided in the newspaper advertisement for the same application, and shall also contain the legal description of the subject property, the approximate relation to the nearest cross street(s) and a map or demarcated aerial photograph showing its approximate size, location and relationship to adjacent properties."

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

OWNER OR REPRESENTATIVE:

Signature

PRINT Name

Title

JOINT OWNER (IF APPLICABLE)

Signature

PRINT Name

Title

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

Cutro & Associates
(Full Legal Name of Corporation or Entity)

Signature

Christina Mathews
PRINT Name

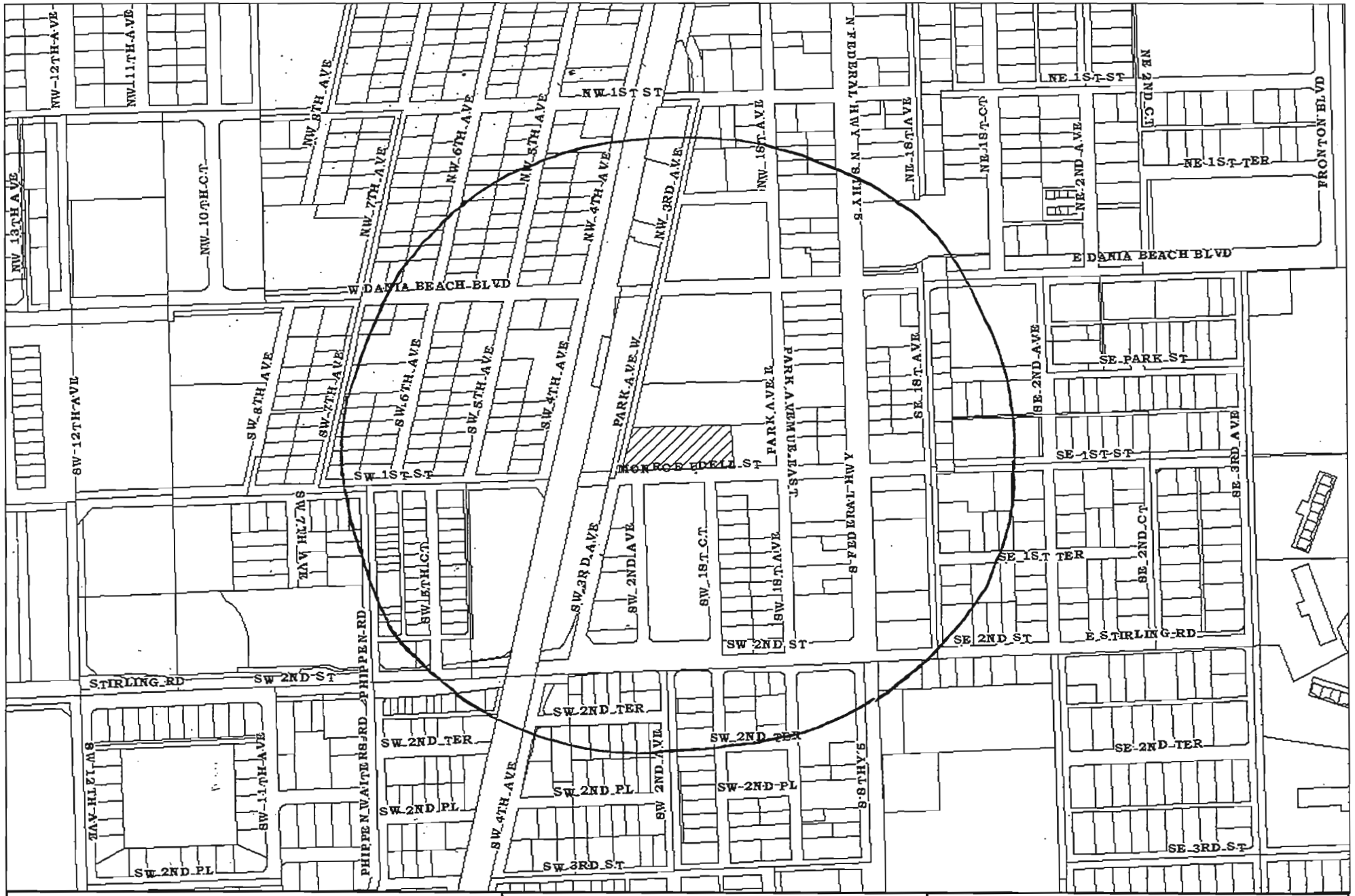
Mng
Title

On October 25, 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.

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
State of Florida

My Commission Expires: 2-17-25


NW 12TH AVE
NW 11TH AVE
NW 13TH AVE
NW 10TH CT
NW 8TH AVE
NW 7TH AVE
NW 6TH AVE
NW 5TH AVE
NW 4TH AVE
NW 3RD AVE
NW 1ST ST
NW 1ST AVE
N FEDERAL HWY
NE 1ST ST
NE 1ST CT
NE 2ND CT
NE 2ND AVE
NE 1ST TER
FRONTON BLVD
E DANIA BEACH BLVD
W DANIA BEACH BLVD
SW 12TH AVE
SW 8TH AVE
SW 7TH AVE
SW 6TH AVE
SW 5TH AVE
SW 4TH AVE
PARK AVE W
PARK AVENUE LAS
SE 1ST AVE
SE 2ND AVE
SE PARK ST
SE 1ST ST
SE 3RD AVE
SE 1ST TER
SE 2ND CT
SE 2ND ST
E STIRLING RD
MONROE EDELL ST
SW 1ST ST
SW 3RD AVE
SW 2ND AVE
SW 1ST CT
SW 1ST AVE
S FEDERAL HWY
SW 2ND ST
STIRLING RD
PHIPPEN RD
SW 13TH AVE
SW 11TH AVE
SW 2ND TER
SW 2ND PL
SW 4TH AVE
SW 3RD ST
SW 2ND PLZ
SW 2ND PL
SW 2ND TER
SE 2ND TER
SE 3RD ST
0 125 250 500 750 1,000 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
75 PARK AVE W
DATE OF PRINT: 09/21/2022

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504234000480	TCK ENTERPRISES INC	2044 NW 25 AVE	POMPANO BEACH	FL	33069		34-50-42COMM AT PT OF INTERSEC OF S/L OFNW 1 ST WITH NWLY LINE OF NW 3AVE,SWLY 499.5 TO POB,CONT SWLY130,WLY 116.7,NELY 169.6,ELY 20,SLY 10,ELY 92.9 TO POB
504234000490	G&A GROUP 1 LLC	PO BOX 1859	DANIA BEACH	FL	33004		34-50-42PT OF E1/2 OF SW1/4 OF SEC 34,BEING A POR OF THE DEPOT GROUNDS& R/W OF FLORIDA EASTCOAST R/RCO IN CITY OF DANIA DESC AS:COMMAT PI ON INTERSEC OF THE S/L OFMANISTEE ST & NWLY LN OF DANIAAVE PER B-49D, SWLY 215 TO POB,CONT SWLY 214.50, NWLY 112.90,NELY 214.50, SELY 112.90 TO POB
504234000491	FLORIDA EAST COAST RAILWAY CO% MICHAEL O BAGLEY - SUITE 370	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		34-50-42LOT 100 X 1300 IN E1/2 OF SW1/4ADJ E R/W LESS LOT TO ACMECORTAGE INC DB 485/501 & LOTTO REPUBLIC CARLOADING & DIST COOR 964/563 & LESS PARS LEASED TOCAMERON LUMBER CO,COLOR-RITELEASING CORP & MCLEAN-THOMAS INCLESS A POR DESC IN OR 44946/580
504234000493	GARNETT REAL ESTATE HOLDINGS LLC	302 NW 1 ST	DANIA BEACH	FL	33004	2848	34-50-42POR OF SW1/4 DESC AS BEG AT PTOF INTERSECTION WITH S R/W/L OFNW 1 ST & W R/W/L OF NW 3 AVE,W 123.30,SW 180.68,SE 112.90NE 215 TO POB
504234000494	FLORIDA EAST COAST RAILWAY CO% MICHAEL O BAGLEY - SUITE 370	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		34-50-42BEG AT INTERSEC OF MP 345 PLUS4931.4 WITH WLY R/W OF SW 3 AVE,S ALG SAME 340,W TO SPUR TRACK,S TO PT ON LINE RUNNING E FROMMP 346 PLUS 6,W 44,NLY & ELY179 M/L,E 30,NWLY ALG SPUR TRACKTO S R/W/L OF DANIA BCH BLVD,E ALG SAME 115 TO POB,LESS ANYPT LYING WITHIN PRESENT 10 FT
504234000496	FLORIDA EAST COAST RAILWAYLLC	7150 PHILLIPS HWY	JACKSONVILLE	FL	32256		34-50-42TOWN OF MODELO (DANIA) PB B/49ALL THAT POR BLK 29 LYING NLY &WLY OF R/W DESC IN OR 10137/776,TOG WITH POR OF SW 1 ST ANDDEPOT GROUNDS AS SHOWN IN PLATLYING N OF BLK 29 & S OF W DANIABEACH BLVD
504234000600	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		34-50-42FEC RAILROAD R/W 100 FT WIDE INPORTIONS OF NE1/4,NW1/4,ANDSW1/4 OF SEC 34-50-42 LYING WESTOF FEDERAL HWY WITHIN CITY OFDANIA BEACH
504234011790	DANIA AIRPORT HOTELS LLC	1955 HARRISON ST #200	HOLLYWOOD	FL	33020		TOWN OF MODELO (DANIA) B-49 DLOT 9,10 LESS ST R/W,11 LESS STR/W,12 BLK 12 & LOT 13,14 LESSWEST 24 FOR STATE RD BLK 12
504234011861	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	TOWN OF MODELO (DANIA) B-49 DA POR OF LOTS 23&24, BLK 12 DESCAS: COMM AT SW COR OF SAID LOT23, E ALG S/L 24, N ALG E/L OFN FEDERAL HWY (SR NO 5, US HWYNO 1) 9.86 TO POB, CONT N 15, E112.40 TO P/C, ELY ALG CUR 73.91TO P/C, SWLY ALG CUR 26.33 TOP/C/C, WLY ALG CUR 56.94, W112.45 TO POB
504234011880	CIEZADLO,NANCY ANN	63 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 5 LESS ST RD BLK 13
504234011881	67-75 NORTH FEDERAL ASSOC LLC	67 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 13
504234011890	RYAN,JOHN M	34 NW 1 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 13
504234011900	DAVIDSON HOLDINGS LLC	1915 JOHNSON ST	HOLLYWOOD	FL	33020		TOWN OF MODELO (DANIA) B-49 DLOT 8 LESS ST RD BLK 13

504234011910	49 N FEDERAL LLC	67 N FEDERAL HWY	DANIA BEACH	FL	33004	2801	TOWN OF MODELO (DANIA) B-49 DLOT 9 LESS ST RD BLK 13
504234011920	49 N FEDERAL LLC	67 N FEDERAL HWY	DANIA BEACH	FL	33004	2801	TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 13
504234011930	DANIA ANTIQUE & JEWEL ARCADE	PO BOX 1814	DANIA BEACH	FL	33004	1814	TOWN OF MODELO (DANIA) B-49 DLOT 11,12 LESS ST RD,BLK 13
504234011940	DANIA ANTIQUE & JEWEL ARCADE	PO BOX 1814	DANIA BEACH	FL	33004	1814	TOWN OF MODELO (DANIA) B-49 DLOT 13 LESS ST RD,14,15,16 LESS ST RD,BLK 13
504234011950	ZECCA,OLINDO	829 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 17 LESS ST RD BLK 13
504234011960	ZECCA,OLINDO	829 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 18 LESS ST RD BLK 13
504234011970	AKIBA,CHARLES &AKIBA,ANN FRANCINE	11 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19,20 LESS ST RD,21 N 8LESS ST RD BLK 13
504234011980	AA DANIA HOLDINGS LLC	12 NW 1 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 21 S 42 LESS ST RD BLK 13& BEG AT NE COR OF LOT 22,RUNW 20,S 20,E 20,N 20 TO BEGBLK 13
504234011990	AKIBA REAL ESTATE 1 LLC	3 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 22 LESS LOT 20 X 20 INNE COR,LOT 23 BLK 13
504234012000	AKIBA REAL ESTATE 1 LLC	3 N FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 24 LESS ST RD BLK 13
504234012010	NW 1ST LLC	67 N FEDERAL HWY	DANIA BEACH	FL	33004	2801	TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 14
504234012020	NW 1ST LLC	67 N FEDERAL HWY	DANIA BEACH	FL	33004	2801	TOWN OF MODELO (DANIA) B-49 DLOT 1 S1/2,2 S1/2 BLK 14
504234012030	NW 1ST LLC	67 N FEDERAL HWY	DANIA BEACH	FL	33004	2801	TOWN OF MODELO (DANIA) B-49 DLOT 4,5 BLK 14
504234012040	CREATIVE WORKSHOP FINEMOTORCAR RESTORATION REPAIR	118 NW PARK ST	DANIA BEACH	FL	33004	2828	TOWN OF MODELO (DANIA) B-49 DLOT 6,7,8 W 15 BLK 14
504234012050	HILER BUFFALO LLC	75 COLUMBIA AVE	CEDARHURST	NY	11516		TOWN OF MODELO (DANIA) B-49 DLOT 8 LESS W 15,9,10 BLK 14
504234012100	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 3,5,6 BLK 15
504234012110	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 15
504234012120	DAVIS,MYRA THEA	29 NW 4 AVE	DANIA BEACH	FL	33004	3268	TOWN OF MODELO (DANIA) B-49 DLOT 8,9 BLK 15
504234012130	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 15
504234012140	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 15
504234012150	NUBY,DAVID	401 SW 12 AVE	DANIA BEACH	FL	33004	4930	TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 15
504234012160	NUBY,DAVIDNUBY,CONSTANCE	401 SW 12 AVE	DANIA BEACH	FL	33004	4930	TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 15
504234012170	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 15
504234012180	CURRY,DEBRACURRY,RICHARD & CURRY,CAMEAL	5900 NW 44 ST APT 114 BLDG 5	LAUDERHILL	FL	33319	6153	TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 15
504234012190	JONES,MILTON L JRJONES,BARBARA H	9 NW 4 AVE #A	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 15
504234012200	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 17,20 BLK 15
504234012210	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 15
504234012220	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 15
504234012230	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 21,24 BLK 15
504234012240	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 15
504234012250	DANIA BEACH BOULEVARD INVESTORSLLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 15
504234012270	WALLACE,ALDEAN J & VENNETTA C	41 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 5 BLK 16
504234012310	CARTER,RUTHER MAE	122 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 16
504234012314	JONES,THEREROCE	37 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 8 BLK 16
504234012320	DULCIETA PROPERTIES INC	232 NW 14 WAY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 16
504234012321	BAKER,DOROTHY EST	30 SW 7 AVE	DANIA BEACH	FL	33004	3215	TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 16
504234012330	JRD DEVELOPMENT LLC	726 FRANKLIN TER	ROSELLE	NJ	07203		TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 16
504234012340	HARRIS,KIRK D	27 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 12,BLK 16
504234012341	2855188 ONTARIO LIMITED LLC	85 LAWTON BLVD STE 808	*TORONTO ON	CA	M4V 1	Z7	TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 16
504234012350	20-24 HOME LAND TRTOWN OF MODELA FL LAND TR	6100 HOLLYWOOD BLVD #505	HOLLYWOOD	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 14,15 BLK 16

504234012360	FRANKLIN,GLORIA	1141 CROOKED CREEK RD	LITHONIA	GA	30058	6132	TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 16
504234012370	MORLEY,HELEN	15 NW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 16
504234012380	ADDERLY,JACOB N & ARLEEN	110 NW 11 AVE	DANIA BEACH	FL	33004	2609	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 16
504234012390	DB QOZB LLC	1385 NE MIAMI GARDENS DR #177	NORTH MIAMI BEACH	FL	33179		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 16
504234012400	DB QOZB LLC	1385 NE MIAMI GARDENS DR #177	NORTH MIAMI BEACH	FL	33179		TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 16
504234012410	DB QOZB LLC	1385 NE MIAMI GARDENS DR #177	NORTH MIAMI BEACH	FL	33179		TOWN OF MODELO (DANIA) B-49 DLOT 21,24 BLK 16
504234012420	DB QOZB LLC	1385 NE MIAMI GARDENS DR #177	NORTH MIAMI BEACH	FL	33179		TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 16
504234012421	DB QOZB LLC	1385 NE MIAMI GARDENS DR #177	NORTH MIAMI BEACH	FL	33179		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 16
504234012479	NOYE-BOLDIN,BARBARA	27 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 17
504234012481	ASHKENAZI,MOSHE	4946 SARAZEN DR	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 17
504234012490	JONES TRJONES,ALBERT & CAROLYN TRSTEES	722 SW 3 ST	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 17
504234012491	MILLENNIUM PROPERTIES FTL INC	2646 NW 4 ST	FORT LAUDERDALE	FL	33311		TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 17
504234012500	BANDOO,GIDEON SAMUEL	3601 NW 37 AVE	FORT LAUDERDALE	FL	33309		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 17
504234012510	3DBOTS LLC%JEISON BARON (A000693)	14 NW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 17
504234012511	VARGA,ANYA MARIE & CHRIS	9 NW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 17
504234012520	CITY OF DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	TOWN OF MODELO (DANIA) B-49 DLOT 21,24 BLK 17
504234012530	SETI,EYAL	19380 COLLINS AVE APT 709	SUNNY ISLES BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 22 W1/2,23 W1/2 BLK 17
504234012540	BUTTS,MAUDIE L	1810 NW 33 TER	FORT LAUDERDALE	FL	33311		TOWN OF MODELO (DANIA) B-49 DLOT 22 E1/2,23 E1/2 BLK 17
504234012560	RA ACQUISITIONS LLC	3300 N 34 ST	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 1 BLK 18
504234012570	NOAH 7 LLC	8051 N TAMIAMI TRIAL SUITE E6	SARASOTA	FL	34243		TOWN OF MODELO (DANIA) B-49 DLOT 2 BLK 18
504234012580	DMITRIIEVA,NATALIIARIABOV,ANDRII	3 SW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 18
504234012590	FIRST BETHEL BAPTIST CHURCHOF DANIA INC	PO BOX 125	DANIA BEACH	FL	33004	0125	TOWN OF MODELO (DANIA) B-49 DLOT 4 THRU 8 BLK 18
504234012620	SABA FL PROPERTIES LLC	3720 N 57 AVE	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 9,10,11,12 BLK 18
504234012630	L OHANA FAMILY PROPERTIES LLC	2699 STIRLING RD #C-101	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 18
504234012640	MKIG LLC	PO BOX 802602	AVENTURA	FL	33280		TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 18
504234012650	FERNANDER,KAREN G	27 SW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 18
504234012660	BROWN,JACK &BROWN,DONELL ETAL	1101 N 62 AVE	HOLLYWOOD	FL	33024		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 18
504234012670	RHUM,DAVID	12765 153 CT N	JUPITER	FL	33478	6652	TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 18
504234012680	SIMBOH HOLDINGS INC	4300 S JOG RD #541954	GREENACRES	FL	33454		TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 18
504234012690	PF RENTAL IV LLC	1205 S 21 AVE	HOLLYWOOD	FL	33020		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 18
504234012700	LLEWELLYN,DANIEL & MARYBELLEMARTINEZ,GEORGE	1093 SW 156 TER	PEMBROKE PINES	FL	33027		TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 18
504234012710	ANDERSON,KRISTOF H/EANDERSON,ASHLEIGH	42 SW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 18
504234012720	WISE LION GROUP LLC	16499 NE 19 AVE STE 101	NORTH MIAMI BEACH	FL	33162		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 18
504234012730	ANGLIN,ADRIAN	45 SW 7 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 18
504234012731	MORGAN,PATRICIA ANNETTE H	602 SW 1 ST	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 18
504234012740	FIFTH AVENUE REAL ESTATEINVESTORS LLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 1 & 4 BLK 19
504234012741	FIFTH AVENUE REAL ESTATEINVESTORS LLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOTS 2,3 BLK 19
504234012750	FIFTH AVENUE REAL ESTATEINVESTORS LLC	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 5,8 BLK 19
504234012760	NEW LIFE 2014 LLC	9 SW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 19
504234012770	MCKENZIE,ROHANRICHARDSON,LEOCADIA	15 SW 6 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 19
504234012771	JEANTY,MARIE A	17 SW 6 AVE	DANIA BEACH	FL	33004	3260	TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 19
504234012780	DAILEY,LOLETHA	1968 NW 55 ST	MIAMI	FL	33142		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 19
504234012790	GREEN,WILLIAM F	21 SW 6 AVE	DANIA BEACH	FL	33004	3260	TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 19
504234012800	FORD,KIMBERLY CFORD,JUSTIN & FORD,JACKIE	22 SW 5 AVE	DANIA BEACH	FL	33004	3203	TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 19 TOG WITH LOT 13LESS S 43.55 BLK 19
504234012811	COLLINS,RODNEY C H/ECOLLINS,SYLVIA D ETAL	24 SW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 S 43.55,16 N 4.05 BLK 19
504234012820	HORNE,DOROTHY BOATWRIGHT	2451 NW 18 CT	FORT LAUDERDALE	FL	33311	4511	TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 19

504234012830	DUKES,JAMES W	29 SW 6 AVE	DANIA BEACH	FL	33004	3260	TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 19
504234012840	COLLINS,DWIGHT A	26 SW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 16 LESS N 4.05 BLK 19
504234012850	TEMBUK LLC	PO BOX 1720	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 19
504234012860	PARRISH,ISAAC	33 SW 6 AVE	DANIA BEACH	FL	33004	3260	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 19
504234012870	ZATTIERO,AURA	37 SW 6 AVE	DANIA BEACH	FL	33004	3260	TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 19
504234012880	FURMAN,TALI	1834 NE 214 TER	MIAMI	FL	33179	1534	TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 19
504234012890	THEOGENE,MILLIE	50 SW 5 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 19
504234012900	NEWLIFE 2014 LLC	100 BAYVIEW DR #1826	SUNNY ISLES BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 22 BLK 19
504234012901	BELINFANTI,ERNESTINE H/EBROWN,JACK & BROWN,DONELL ETAL	590 SW 1 ST	DANIA BEACH	FL	33004	3207	TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 19
504234012910	TIMBO PORA LLC	2020 NE 163 ST #310	MIAMI	FL	33162		TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 19
504234012920	JONES,MILTON L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 1 & 4,BLK 20
504234012930	RONJEAN CORPORATION	537 N RAINBOW DR	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 2,3 BLK 20
504234012960	JONES,M L JR & BARBARA H	PO BOX 357	DANIA BEACH	FL	33004	0357	TOWN OF MODELO (DANIA) B-49 DLOT 5,6,7,8,9,12,13 BLK 20
504234012970	BH 26 DANIA INVESTMENTS II LLC	955 S FEDERAL HWY #335	FORT LAUDERDALE	FL	33316		TOWN OF MODELO (DANIA) B-49 DLOT 10,11 BLK 20
504234013010	BH 26 DANIA INVESTMENTS III LLC	955 S FEDERAL HWY #335	FORT LAUDERDALE	FL	33316		TOWN OF MODELO (DANIA) B-49 DLOT 14 LESS ST RD BLK 20
504234013020	COLLINS,RODNEY C% KIM FORD	22 SW 5 AVE	DANIA BEACH	FL	33004	3235	TOWN OF MODELO (DANIA) B-49 DLOT 15 BLK 20
504234013021	SMART,J & BIRDY M	30 SW 4 AVE	DANIA BEACH	FL	33004	3240	TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 20
504234013030	MURPHY,GENEVA	34 SW 4 AVE	DANIA BEACH	FL	33004	3240	TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 20
504234013031	SHELL,BRENDA LESHEY	33 SW 5 AVE	DANIA BEACH	FL	33004	3232	TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 20
504234013040	BH 26 DANIA INVESTMENTS II LLC	955 S FEDERAL HWY #335	FORT LAUDERDALE	FL	33316		TOWN OF MODELO (DANIA) B-49 DLOT 19,22,23 BLK 20
504234013050	BH 26 DANIA INVESTMENTS III LLC	955 S FEDERAL HWY #335	FORT LAUDERDALE	FL	33316		TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 20
504234013060	BH 26 DANIA INVESTMENTS III LLC	955 S FEDERAL HWY #335	FORT LAUDERDALE	FL	33316		TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 20
504234013061	BH 26 DANIA INVESTMENTS III LLC	955 S FEDERAL HWY #335	FORT LAUDERDALE	FL	33316		TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 20
504234013080	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	TOWN OF MODELO (DANIA) B-49 DLOTS 1 THRU 9 BLK 21
504234013160	CITY PLACE APARTMENTS LTD	3050 BISCAYNE BLVD STE 300	MIAMI	FL	33137		TOWN OF MODELO (DANIA) B-49 DLOTS 10-16 BLK 21
504234013170	COOK,DOROTHY JEAN	46 SW 1 AVE	DANIA BEACH	FL	33004	3607	TOWN OF MODELO (DANIA) B-49 DLOT 17,18,19 BLK 21
504234013180	MORS PROPERTIES LLC	2604 SW 55 ST	FORT LAUDERDALE	FL	33312		TOWN OF MODELO (DANIA) B-49 DLOT 1 & 2 LESS ST RD BLK 22
504234013200	KODNER GALLERIES INC	45 S FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 3,4 LESS ST RD BLK 22
504234013210	DANIA DISCOUNT DRUGS INC	16-18 S FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 5 LESS ST RD,6 BLK 22
504234013220	DANIA DISCOUNT DRUGS INC	16 18 S FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 7,8 LESS ST RD BLK 22
504234013230	S3 HOSPITALITY MIAMI LLC	10901 PINE LODGE TRL	DAVIE	FL	33328		TOWN OF MODELO (DANIA) B-49 DLOT 9,10 LESS ST RD BLK 22
504234013280	S3 HOSPITALITY MIAMI LLC	10901 PINE LODGE TRL	DAVIE	FL	33328		TOWN OF MODELO (DANIA) B-49 DLOT 11 THRU 16 LESS ST RDBLK 22
504234013300	DANIA CANTERBURY L P	18201 COLLINS AVE #3909A	SUNNY ISLES BEACH	FL	33160	5144	TOWN OF MODELO (DANIA) B-49 DLOT 17 LESS ST RD BLK 22
504234013301	DANIA CANTERBURY L P	18201 COLLINS AVE #3909A	SUNNY ISLES BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 22
504234013310	DANIA CANTERBURY L P	18201 COLLINS AVE #3909A	SUNNY ISLES BEACH	FL	33160	5144	TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 22
504234013320	DANIA CANTERBURY L P	18201 COLLINS AVE #3909A	SUNNY ISLES BEACH	FL	33160	5144	TOWN OF MODELO (DANIA) B-49 DLOT 20 LESS ST RD BLK 22
504234013330	F & G REAL ESTATE HOLDINGS LLC	17 SW 1 ST	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 21 LESS ST RD,24 LESS ST RDBLK 22

504234013340	F & G REAL ESTATE HOLDINGS LLC	17 SW 1 ST	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 22,23,LESS W 4 FOR ST BLK 22
504234013350	7-ELEVEN INC	1722 ROUTH ST STE 1000	DALLAS	TX	75201		TOWN OF MODELO (DANIA) B-49 DPOR LOTS 1-8 BLK 23 DESC AS:BEGSE COR LOT 8,SW 186.06,NW 154.87,NELY 39.19,NE 100.11,SE 110.23,NE 61,SE 70 TO POB
504234013360	KIM BARTNICK LLC	267 CODRINGTON DR	FORT LAUDERDALE	FL	33308	5922	TOWN OF MODELO (DANIA) B-49 DLOT 1 E 61 LESS RD,4 E 61,5 E 61OF N 30 BLK 23
504234013370	DAMSE LLC	10800 SW 27 CT	DAVIE	FL	33328		TOWN OF MODELO (DANIA) B-49 DLOT 9,LOT 12 BLK 23
504234013380	19 S FEDERAL LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 10 LESS ST RD BLK 23
504234013390	19 S FEDERAL LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 11 LESS ST RD BLK 23
504234013400	19 S FEDERAL LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 23
504234013410	19 S FEDERAL LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 14 LESS ST RD BLK 23
504234013420	KODNER GALLERIES INC	45 S FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 15 LESS ST RD BLK 23
504234013430	19 S FEDERAL LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 16 BLK 23
504234013440	MANCUSI,JOSEPH A &MANCUSI,MICHAEL	214 NE 2 PL	DANIA BEACH	FL	33004	4816	TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 23
504234013450	KODNER GALLERIES INC	45 S FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 18 LESS ST RD BLK 23
504234013460	KODNER GALLERIES INC	PO BOX 386	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19 LESS ST RD BLK 23
504234013470	KODNER GALLERIES INC	45 S FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 23
504234013472	KODNER GALLERIES INC	45 S FEDERAL HWY	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 21,22 LESS W 24 FOR RD,23 LESS W 24 FOR RD,24 BLK 23
504234013480	KODNER,RUSS	949 S NORTHLAKE DR	HOLLYWOOD	FL	33019		TOWN OF MODELO (DANIA) B-49 DLOTS 1,2 LESS ST RD BLK 24
504234013490	HARNIK MANAGEMENT LLC	3850 OTTAWA LN	COOPER CITY	FL	33026		TOWN OF MODELO (DANIA) B-49 DLOT 3 LESS ST RD,4,5,6 LESS ST RD BLK 24
504234013500	RUSSIAN SAINT MATRONAFOUNDATION CORP	113 S FEDERAL HWY	DANIA BEACH	FL	33004	2803	TOWN OF MODELO (DANIA) B-49 DLOT 7 LESS ST RD,8,9,10 LESSST RD,11 LESS ST RD,12,13,14LESS ST RD,15 LESS ST RD,16BLK 24
504234013540	JOHN A LETO SR TRLETO,JOHN A SR TRSTEE	3100 STIRLING ROAD	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 17,18 LESS ST RD,19 LESS STRD & 20 BLK 24
504234013550	CHURCH'S CHICKEN DANIA LLC	3615 NW 2ND AVE	MIAMI	FL	33127	3119	TOWN OF MODELO (DANIA) B-49 DLOT 21,22 LESS ST RD,23 LESS STRD,24 BLK 24
504234013560	HYPOEDANIA LLC	9290 NICKELS BLVD	BOYNTON BEACH	FL	33436		TOWN OF MODELO (DANIA) B-49 DLOT 1 LESS ST RD,2,3,4 LESS STRD,5 LESS ST RD,6 BLK 25
504234013570	HYPOEDANIA LLC	9290 NICKELS BLVD	BOYNTON BEACH	FL	33436		TOWN OF MODELO (DANIA) B-49 DLOT 7,8 LESS ST RD BLK 25
504234013580	HYPOEDANIA LLC	9290 NICKELS BLVD	BOYNTON BEACH	FL	33436		TOWN OF MODELO (DANIA) B-49 DLOT 10,11,LOT 12LESS ST RD BLK 25
504234013581	HYPOEDANIA LLC	9290 NICKELS BLVD	BOYNTON BEACH	FL	33436		TOWN OF MODELO (DANIA) B-49 DLOTS 9 & 16,LESS ST RD BLK 25
504234013590	HYPOEDANIA LLC	9290 NICKELS BLVD	BOYNTON BEACH	FL	33436		TOWN OF MODELO (DANIA) B-49 DLOT 13 LESS ST RD,14,15BLK 25
504234013600	MOUNTAINEER PROPERTY DEVELOPMENTCORP	126 S FEDERAL HWY STE 201	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 17 LESS ST RD,18,19,20 LESSST RD,21 LESS ST RD,22,23,24,LESS ST RD & LESS PT OF LOTS 23& 24 AS DESC IN OR 9334/497 FORRD BLK 25
504234013620	FIRST DANIA BEACH LLC	3323 NE 163 ST PH-704	NORTH MIAMI BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 1,2,4 BLK 26

504234013621	FIRST DANIA BEACH LLC	3323 NE 163 ST PH704	NORTH MIAMI BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 3 BLK 26
504234013630	FIRST DANIA BEACH LLC	3323 NE 163 ST #PH-704	NORTH MIAMI BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 5,8 BLK 26
504234013640	FIRST DANIA BEACH LLC	3323 NE 163 UNIT PH-704	NORTH MIAMI BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 26
504234013650	FIRST DANIA BEACH LLC	3323 NE 163 ST #PH-704	NORTH MIAMI BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 9 BLK 26
504234013651	COMBS,MICHAEL WAYNE H/ECOMBS,LARITZA	115 SW 1 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 7 BLK 26
504234013660	FIRST DANIA BEACH LLC	3323 NE 163 ST #PH-704	NORTH MIAMI BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 10 BLK 26
504234013661	BENT,RODERICK DUDLEY	121 SW 1 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 11 BLK 26
504234013670	FIRST DANIA BEACH LLC	3323 NE 163 ST #PH-704	NORTH MIAMI BEACH	FL	33160		TOWN OF MODELO (DANIA) B-49 DLOT 12 BLK 26
504234013680	FISHER,JACK G II	318 SW 1 AVE	DANIA BEACH	FL	33004	3959	TOWN OF MODELO (DANIA) B-49 DLOT 13 BLK 26
504234013681	FISHER,JACK G II	318 SW 1 AVE	DANIA BEACH	FL	33004	3959	TOWN OF MODELO (DANIA) B-49 DLOT 14 BLK 26
504234013690	THE ZAK GROUP LLC	2200 N OCEAN BLVD #N901	FORT LAUDERDALE	FL	33305		TOWN OF MODELO (DANIA) B-49 DLOT 15 E 5,16 BLK 26
504234013700	JONES,CLARENCE E	717 SW 8 ST	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 15 LESS E 5 BLK 26
504234013710	STEINER,DANISE A & JERRY L	5117 NW 106 TER	CORAL SPRINGS	FL	33076	2708	TOWN OF MODELO (DANIA) B-49 DLOT 17 BLK 26
504234013720	CLARK,TONYA M	133 SW 1 CT	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 18 BLK 26
504234013730	RESIDENCE AT WESTLAKE GROUP LLC	150 STIRLING RD	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 19 BLK 26
504234013740	STEINER,DANISE A	5117 NW 106 TER	CORAL SPRINGS	FL	33076	2708	TOWN OF MODELO (DANIA) B-49 DLOT 20 BLK 26
504234013750	MANCUSI,JOSEPH A &MANCUSI,MICHAEL	214 NE 2 PL	DANIA BEACH	FL	33004	4816	TOWN OF MODELO (DANIA) B-49 DLOT 21 BLK 26
504234013760	RESIDENCE AT WESTLAKE GROUP LLC	7020 ISLEGROVE PL	BOCA RATON	FL	33433	7461	TOWN OF MODELO (DANIA) B-49 DLOT 22 LESS PT DESC IN OR9206/131 FOR R/W BLK 26
504234013770	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	TOWN OF MODELO (DANIA) B-49 DLOT 23 BLK 26
504234013780	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	TOWN OF MODELO (DANIA) B-49 DLOT 24 BLK 26
504234013790	RESIDENCE AT WESTLAKE GROUP LLC	150 STIRLING RD	DANIA BEACH	FL	33004	3658	TOWN OF MODELO (DANIA) B-49 DLOT 1 THRU 22 LESS R/W FORSTIRLING ROAD BLK 27
504234013940	ALOUSH 1777 LLC	8737 NW 39 ST	HOLLYWOOD	FL	33024	8740	TOWN OF MODELO (DANIA) B-49 DLOT 1,2,3 BLK 28
504234013950	JAMES ROBERT RIDGELY III TRRIDGELY,JAMES R III TRSTEE ETAL	880 SE 2 AVE	DANIA BEACH	FL	33004		TOWN OF MODELO (DANIA) B-49 DLOT 4,5 BLK 28
504234013960	KC FOODSERVICE LLC	5650 STIRLING RD STE 24	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 6 BLK 28
504234013970	KC FOODSERVICE LLC	5650 STIRLING RD STE 24	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 7,8 BLK 28
504234013980	KC FOODSERVICE LLC	5650 STIRLING RD STE 24	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOT 9,10 BLK 28
504234014000	KC FOODSERVICE LLC	5650 STIRLING RD STE 24	HOLLYWOOD	FL	33021		TOWN OF MODELO (DANIA) B-49 DLOTS 11 & 12,LESS PT DESC AS,BEGAT INTERSEC OF N/L OF STIRLINGRD WITH E R/W/L OF SW 3 AVE,NEALG SAME 95.11,SE 39.56,ELY133.08,ELY & NLY 31.41 TO P/T,SLY 78.74,WLY 201.22 TO POBBLK 28
504234030010	CRUZ,FLOR A	47 SE 1 AVE	DANIA BEACH	FL	33004	3610	ESKILSEN ADD TO DANIA B-78 D(AKA B-178D)LOT 14 LESS OR 4345/271 FOR R/W,15 BLK 1
504234030020	CLAIRE GARRETT REV TRGARRETT,CLAIRE TRSTEE	3148 CALLE LARGO DR	HOLLYWOOD	FL	33021		ESKILSEN ADD TO DANIA B-78 D(AKA B-178D)LOT 16,17 S1/2 BLK 1
504234030030	GARALFA ESTATES 3 LLC	777 SW 37 AVE #510	MIAMI	FL	33135		ESKILSEN ADD TO DANIA B-78 D(AKA B-178D)LOT 17 N1/2,18,19 LESS N 10BLK 1
504234030040	GARALFA ESTATES 3 LLC	777 SW 37 AVE #510	MIAMI	FL	33135		ESKILSEN ADD TO DANIA B-78 D(AKA B-178D)LOT 19 N 10,20 LESS N 5 BLK 1
504234030050	EAGLE RUN INVESTMENTS LLCGARALFA & OKAMOTO LLC	2501 EAGLE RUN DRIVE	WESTON	FL	33327		ESKILSEN ADD TO DANIA B-78 D(AKA B-178D)LOT 20 N 5,21 BLK 1
504234030060	SIGNATURE INVESTMENTHOLDINGS LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004		ESKILSEN ADD TO DANIA B-78 D(AKA B-178D)LOT 22 BLK 1
504234030070	SIGNATURE INVESTMENTHOLDINGS LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004		ESKILSEN ADD TO DANIA B-78 D(AKA B-178D)LOT 23,24 BLK 1
504234030080	SIGNATURE INVESTMENTHOLDINGS LLC	100 E DANIA BEACH BLVD	DANIA BEACH	FL	33004		ESKILSEN ADD TO DANIA B-78 D(AKA B-178D)LOT 25,26 LESS RD BLK 1

504234040011	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	ESKILSON ADD TO DANIA AMENDEDPLAT 7-10 BA POR OF LOT 27 BLK 2 TOG WITH APOR OF LOTS 1 THRU 6, BLK 1,BEACHWAY 8-33 B, DESC AS: COMMAT SW COR OF SAID LOT 27, N 50TO POB, CONT N 5, E ALG A LN 5 NOF & PARA/W, WHEN MEASURED ATR/A TO N R/W/L OF DANIA BEACHBLVD (SR A-1-A), 214.53, S 5, W
504234050010	GRAY,GEORGE & GWENDOLYN	106 PHIPPEN WAITERS ROAD	DANIA BEACH	FL	33004		GEO M PHIPPENS SUB 2-90 DLOT 1 E 55 LESS E 15 FOR CO RD,3 E 55 LESS E 15 FOR CO RD,5E 55 OF N 10 LESS E 15 FOR CO RDBLK A
504234050020	OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85281		GEO M PHIPPENS SUB 2-90 DLOT 1 LESS E 55 & W 40,3 LESSE 55 & W 40,5 N 10 LESS E 55 &W 40 BLK A
504234050030	IVEY,ROYCE H/EIVEY,ALBERT L SR EST	609 SW 1 ST	DANIA BEACH	FL	33004	3208	GEO M PHIPPENS SUB 2-90 DLOT 1 W 40,3 W 40,5 W 40 OF N 10BLK A
504234050060	VARGA,ANYA	110 PHIPPEN WAITERS RD	DANIA BEACH	FL	33004		GEO M PHIPPENS SUB 2-90 DLOT 5 LESS N 10 & LESS E 15 FORCO RD BLK A
504234050070	BETANCOURT,KARENROSABAL,ERNESTO PEREZ	114 PHIPPEN RD	DANIA BEACH	FL	33004		GEO M PHIPPENS SUB 2-90 DLOT 7 LESS E 15 FOR CO RD BLK A
504234050080	WILLIAMS,BRADFORD	77-156 KOAKOA ST	KAILUA-KONA	HI	96740		GEO M PHIPPENS SUB 2-90 DLOT 9 LESS E 15 FOR CO RD,11LESS E 15 FOR CO RD BLK A
504234050160	STIRLING SQUARE LLC	2890 W STATE RD 84 #104	FORT LAUDERDALE	FL	33312		GEO M PHIPPENS SUB 2-90 DPOR BLK C DESC AS:COMM NW COROF SAID BLK C,E 157.68 TO POB,E486.57,S 257.57 TO P/C,SWLY46.61,W 61.22,NW 35.23 TO P/C,WLY 212.74 TO P/R/C,WLY 62.05,N74.32 TO P/C,NLY 115.98 TO P/C/C,NWLY 52.27 TO P/R/C,NWLY 53.02POB
504234100010	DAWSON JOHNSON OPERATIONS LLCDAWSON OPERATIONS LLC	19450 SINGING HILLS DR	PORTER RANCH	CA	91326		DANIA BEACH SUB 8-1 BALL BLK 1
504234100180	GARALFA ESTATES 3 LLC	777 SW 37 AVE #510	MIAMI	FL	33135		DANIA BEACH SUB 8-1 BLOT 1,2 BLK 4
504234100200	TERJESEN,MARIATERJESEN,ROBERT T	110 SE PARK ST	DANIA BEACH	FL	33004	3624	DANIA BEACH SUB 8-1 BLOT 3,4 BLK 4
504234100210	DAMSE LLC	10800 SW 27 CT	DAVIE	FL	33328		DANIA BEACH SUB 8-1 BLOT 5 TO 12 BLK 4
504234120300	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	BEACHWAY 8-33 BSTREETS & AVENUES RIGHT OF WAYSPER SAID PLAT LESS REPLATTEDPORTIONS & LESS POR VAC'D PERORD INSTR# 114395327
504234180010	EUREKA NORTH SHORE LODGE # 269FREE AND ACEPTED MASONS OF FL	101 SE 1 AVE	DANIA BEACH	FL	33004	3612	MASON SUB AMENDED PLAT14-19 1/2 BLOT 1,2,3,4,LOT 31 W 15,LOT32 THRU 34,BLK 1
504234180011	PALACIOS,MARIA DOLORES	118 SE 1 ST	DANIA BEACH	FL	33004		MASON SUB AMENDED PLAT14-19 1/2 BLOT 29,LOT 30,LOT 31 E 10BLK 1
504234180020	C & L SUNSHINE ENTERPRISES INC	121 SE 1 AVE	DANIA BEACH	FL	33004	3612	MASON SUB AMENDED PLAT14-19 1/2 BLOT 5,6,7,8,12,13 BLK 1
504234180030	C & L SUNSHINE ENTERPRISES INC	121 SE 1 AVE	DANIA BEACH	FL	33004	3612	MASON SUB AMENDED PLAT14-19 1/2 BLOT 9,10,11 BLK 1
504234180040	WESTFALL,CHERYL	4900 SW 29 AVE	FORT LAUDERDALE	FL	33312	5812	MASON SUB AMENDED PLAT14-19 1/2 BLOT 14,15 BLK 1
504234180050	BOURGERY,MONIQUE M	117 SE 1 TER	DANIA BEACH	FL	33004	3614	MASON SUB AMENDED PLAT14-19 1/2 BLOT 16 & 17 BLK 1
504234180060	UPSON,GEOFFREY C	118 SE 2 AVE	DANIA BEACH	FL	33004		MASON SUB AMENDED PLAT14-19 1/2 BLOT 18 TO 21 BLK 1
504234180070	MANCILLA,RUDOLPH C	112 SE 2 AVE	DANIA BEACH	FL	33004		MASON SUB AMENDED PLAT14-19 1/2 BLOT 22 TO 24 BLK 1
504234180080	COLEY-LEWIS,YVONNE	108 SE 2 AVE	DANIA BEACH	FL	33004	3621	MASON SUB AMENDED PLAT14-19 1/2 BLOT 25 TO 28 BLK 1

504234180260	OSORIO,MARCO F	129 SE 1 AVE FRNT	DANIA BEACH	FL	33004	3649	MASON SUB AMENDED PLAT14-19 1/2 BLOTS 1 & 2 AND N 20 OF LOT 3BLK 3
504234180261	SKOPP,STEVEN	933 HARBOR VIEW N	HOLLYWOOD	FL	33019		MASON SUB AMENDED PLAT14-19 1/2 BLOTS 3 LESS N 20,4 & 5 AND N 15OF LOT 6 BLK 3
504234180270	POROKU LLC	3137 NE 163 ST	NORTH MIAMI BEACH	FL	33160		MASON SUB AMENDED PLAT14-19 1/2 BLOT 6 LESS N 15,7,8,9,10,11BLK 3
504234180273	FARSI,ARASH	109 SE 2 ST #1-2	DANIA BEACH	FL	33004		MASON SUB AMENDED PLAT14-19 1/2 BLOT 12,13 BLK 3
504234180274	ROBERT J & MEREDITH K DONLY TRDONLY,ROBERT & MEREDITH TRSTEES	354 SE 6 ST	DANIA BEACH	FL	33004		MASON SUB AMENDED PLAT14-19 1/2 BLOT 14,15 BLK 3
504234180310	ROBERT J & MEREDITH K DONLY TRDONLY,ROBERT & MEREDITH TRSTEES	354 SE 6 ST	DANIA BEACH	FL	33004		MASON SUB AMENDED PLAT14-19 1/2 BLOT 29,30 BLK 3
504234180330	JAMES R GILLESPIE III REV TRGILLESPIE,JAMES R III TRSTEE	110 SE 1 TER	DANIA BEACH	FL	33004		MASON SUB AMENDED PLAT14-19 1/2 BLOT 31,32,33,34 BLK 3
504234190010	DAMSE COMMONWEALTH INC	10800 SW 27 CT	DAVIE	FL	33328		DANIA DELMAR 14-73 BTRACT A LESS E 8.60 FOR R/W
504234300010	GOLEN PROPERTIES LLC	1290 WESTON RD STE 314	WESTON	FL	33326		PARADISE MANOR 32-31 BLOT 1 TO 5 LESS BEG SW COR OFLOT 1,NLY 40.52 TO P/C,SELY,ELY& NELY 47.64 TO P/T,NELY 36.64TO P/C,ELY 60.11 TO E/L OF LOT 5SELY 10.64 TO S/L OF LOT 5,SWLY 127.32 TO POB BLK 1
504234300020	DEL TORO,MAGINBORGES,JORGETE	111 SW 6 ST	HALLANDALE BEACH	FL	33009		PARADISE MANOR 32-31 BLOT 6,7, BOTH LESS PAR 029 OF81-15596 FOR RD BLK 1
504234300030	DANIA BEACH SCRAP METALS LLC	177 PHIPPEN ROAD	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 8 BLK 1
504234300040	SOLOMON,AMY V	142 SW 5 CT	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 9 BLK 1
504234300050	MR MAX LLC	3370 BEAU RIVAGE DR #03	POMPANO BEACH	FL	33064		PARADISE MANOR 32-31 BLOT 10 BLK 1
504234300060	ZAMY,ADJANIE & MOLERON,FENAUDSAINNEUS,ELSIE AGATHE	235 NE 47 ST	MIAMI	FL	33137	3131	PARADISE MANOR 32-31 BLOT 11 BLK 1
504234300070	JONES,SHIRLEY E	130 SW 5 CT	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 12 BLK 1
504234300080	MIRANDA,JULIO O	126 SW 5 COURT	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 13 BLK 1
504234300090	CAMACHO APONTE,ALEXIS J	122 SW 5 CT	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 14 BLK 1
504234300100	BELSER,ROSIE H/EBAKER,JOE EST	118 SW 5 CT	DANIA BEACH	FL	33004	3513	PARADISE MANOR 32-31 BLOT 15 BLK 1
504234300110	CASIMIR,AGELEFREDERIC,GUERDA	1820 NW 19 AVE	MIAMI	FL	33125		PARADISE MANOR 32-31 BLOT 16 BLK 1
504234300120	JONES,J & JONNIE M	110 SW 5 CT	DANIA BEACH	FL	33004	3513	PARADISE MANOR 32-31 BLOT 17 BLK 1
504234300130	ROBERSON,ALICE	106 SW 5 CT	DANIA BEACH	FL	33004	3513	PARADISE MANOR 32-31 BLOT 18 BLK 1
504234300140	KOZAILY,PIERREMOUAWAD,CHARBEL	525 SW 1 ST	DANIA BEACH	FL	33004	3206	PARADISE MANOR 32-31 BLOT 19 BLK 1
504234300150	BROWN,ELIHUE	575 SW 1 ST	DANIA BEACH	FL	33004	3206	PARADISE MANOR 32-31 BLOTS 20,21 & 22 BLK 1
504234300180	DOMATOV,NATALYA ARONDOMATOV,ARON & YUNAYEV,JANELL	23304 SEWARD AVE	QUEENS VILLAGE	NY	11427		PARADISE MANOR 32-31 BLOT 23,24 BLK 1
504234300200	DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 25 BLK 1
504234300210	RECONOR MIAMI LLC%GERARDO AMZEL	1930 HARRISON ST #304	HOLLYWOOD	FL	33020		PARADISE MANOR 32-31 BLOT 26 BLK 1
504234300220	DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 27 BLK 1
504234300230	DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 28 BLK 1
504234300240	DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 29 BLK 1
504234300250	DANIA BEACH COMMUNITYREDEVELOPMENT AGENCY	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 30 BLK 1
504234300280	KYTMANOV,ALEXANDRE &LEVIN,LEONID	20036 NE 6 COURT CIR	MIAMI	FL	33179		PARADISE MANOR 32-31 BLOTS 31 THRU 35 BLK 1
504234300310	DANIA BEACH SCRAP METALS LLC	177 PHIPPEN RD	DANIA BEACH	FL	33004	3517	PARADISE MANOR 32-31 BLOT 36 BLK 1
504234300320	DANIA BEACH SCRAP METALS LLC	177 PHIPPEN RD	DANIA BEACH	FL	33004	3517	PARADISE MANOR 32-31 BLOT 37 BLK 1
504234300330	DANIA BEACH SCRAP METALS LLC	177 PHIPPEN ROAD	DANIA BEACH	FL	33004	3517	PARADISE MANOR 32-31 BLOT 38,39 BLK 1

504234300340	FREC INVESTMENTS	530 E 32 ST	HIALEAH	FL	33013	3343	PARADISE MANOR 32-31 BLOT 1,2,3,4 LESS BEG SE COR OFLOT 4,SWLY 100,NLY ALG W/L OFLOT 1,35.53 TO P/C,SLY & ELYAN ARC DIST OF 32.96 TO P/C/C,ELY AN ARC DIST OF 78.77 TOE/L OF LOT 4,SLY 21.15 TO POBBLK 2
504234300350	C & M AMERICAN DEVELOPERS LLC	4840 SW 34 AVE	FORT LAUDERDALE	FL	33312		PARADISE MANOR 32-31 BLOT 5 BLK 2
504234300360	GONZALEZ,ALBERT	11040 NW 28 ST	CORAL SPRINGS	FL	33065		PARADISE MANOR 32-31 BLOT 11 BLK 2
504234300370	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		PARADISE MANOR 32-31 BLOT 14 BLK 2
504234300380	EXALANT,MANNO	1310 NE 201 TER	MIAMI	FL	33179		PARADISE MANOR 32-31 BLOT 6 BLK 2
504234300390	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		PARADISE MANOR 32-31 BLOT 7 BLK 2
504234300400	SYY INVESTMENT LLC	2275 SW 105 TER	DAVIE	FL	33324		PARADISE MANOR 32-31 BLOT 8 BLK 2
504234300410	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		PARADISE MANOR 32-31 BLOT 9 BLK 2
504234300420	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		PARADISE MANOR 32-31 BLOT 10 BLK 2
504234300430	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		PARADISE MANOR 32-31 BLOT 12 BLK 2
504234300440	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		PARADISE MANOR 32-31 BLOT 13 BLK 2
504234300450	KOSHER HOMES 105	105 SW 5 CT #1-3	DANIA BEACH	FL	33004		PARADISE MANOR 32-31 BLOT 15 BLK 2
504234300460	LIVE CHEAP LLC	627 NW 177 ST	MIAMI GARDENS	FL	33169		PARADISE MANOR 32-31 BLOT 16 BLK 2
504234470010	WIGGINS INVESTMENTS OFSOUTH FLORIDA LLC	455 NE 17 AVE	FORT LAUDERDALE	FL	33301		CHRISTY'S ADDITION 128-17 BPARCEL A
504234540010	HANDY STORAGE FOURTEEN INC% BRADLEY CONSTRUCTION	2119 NE COACHMAN RD	CLEARWATER	FL	33765		STIRLING ROAD/HAWTHORNE PLAT146-36 BPARCEL "A"
504234620010	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	DANIA BEACH CITY CENTER179-137 BPARCEL A
504234620020	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	DANIA BEACH CITY CENTER179-137 BPARCEL B
504234660030	4 DANIA BEACH HOLDINGS LLC	6201 SW 70 ST #200	SOUTH MIAMI	FL	33143		TOWN OF MODELO (DANIA) B-49 D &ESKILSON ADD TO DANIA AMENDEDPLAT 7-10 B & BEACHWAY 8-33 BPT THEREOF AS MORE FULLY DESC ININSTR # 117929575AKA: TRION PROJECT
514203000020	SUNSHINE VILLA APTS INC	223 S FEDERAL HWY	DANIA BEACH	FL	33004		3-51-42W 129 OF S 220 OF N 320 OF NW1/4OF NW1/4 OF NE1/4 LESS ST RD
514203000870	FLORIDA EAST COAST RAILWAY LLC	7150 PHILIPS HWY	JACKSONVILLE	FL	32256		3-51-42FEC RAILROAD R/W 100 FT WIDE INTHE SW1/4 AND NW1/4 OF SEC035142,LYING EAST OF DIXIE HWYWITHIN CITY OF DANIA BEACH
514203020010	OAK STREET INVESTMENT GRADENET LEASE FUND SERIES 2020-1 LLC	125 S WACKER DR STE 1220	CHICAGO	IL	60606		PARK HILL 1-163 DLOT 1 THRU 5 & N 20 OF LOT 6;LESS ST RD ABUTTING EACH LOT TOGWITH LOT 22 THRU 28;LESS PT OFLOTS 1,2 & 28 DESC'D AS:BEG ATPT OF INT OF W R/W/L U.S. 1 WITHS R/W/L STIRLING RD,S 50.31 TOP/C,NW,W & SW 39.58 TO P/T,NW 4.52,WLY 55,SW 10.2,WLY 35.98WLY 51.35 TO P/R/C,SWLY 31.46,
514203020160	VINOGRADOVS,DENISTYMCHENKO,VOLODYMYR	212 SW 1 AVE #1-2	DANIA BEACH	FL	33004		PARK HILL 1-163 DLOT 1 E1/2,LOT 2 E1/2,LESS THEREFROM PT LYING INPAR 066 OF CA 81-15596 FOR R/WBLK B
514203020170	ALLEN,CORTEZ	3547 TAMARACK TRL	WEST PALM BCH	FL	33406	4923	PARK HILL 1-163 DLOT 1 W1/2LESS BEG AT NW COR LOT 1,ELYTO PT ON E/L OF SAID W1/2,SLY20.96 TO P/I WITH CUR,WLY52.6,NLY 17.95 TO POB,LOT 2W1/2 BLK B
514203020180	23 SE 12TH STREET LLC	8267 SW 51 ST	COOPER CITY	FL	33328		PARK HILL 1-163 DLOT 3,4 BLK B
514203020190	ALL SOUTH FLORIDADEVELOPMENT INC	201 SE 2 AVE	DANIA BEACH	FL	33004	2908	PARK HILL 1-163 DLOT 5 BLK B
514203020260	MIZHARI,ISAAC	19900 EAST COUNTRY CLUB DR	AVENTURA	FL	33180		PARK HILL 1-163 DLOTS 24,25 BLK B
514203020261	HOOSE,BONNIE J EST%KEVIN RICHARDS PERSONAL REP	25 OAK CT	JASPER	GA	30143		PARK HILL 1-163 DLOT 26 BLK B

514203020270	NOLAN,MICHAEL C	201 SW 1 CT	DANIA BEACH	FL	33004	3911	PARK HILL 1-163 DLOT 27,28 LESS BEG AT POINT OFINTERSEC OF ELY R/W/L OF SW 1STCT WITH S R/W/L OF STIRLING RD,ELY 105.12 TO E/L OF LOT28,SE17.95 TO P/C,WLY 73.99 TO P/R/C,WLY 9.84 TO P/C/C,SWLY 32.86 TOP/T,NLY 31.15 TO POB BLK B
514203020271	121 STIRLING LLC	242 S FEDERAL HWY	DANIA BEACH	FL	33004		PARK HILL 1-163 DLOT 1 LESS ALL THAT POR LYINGNLY OF A LINE THAT IS 5 S OF &PARA WITH N/L OF SEC 3-51-42& LESS EXTERNAL AREAS FORMEDBY TWO 20 RAD ARCS LOCATED INNE & NW CORS OF SAID PAR,LOT 2 BLK C
514203020280	ESTABA,NELLY H/EESTABA,WILLIAM	210 SW 1 CT	DANIA BEACH	FL	33004	3912	PARK HILL 1-163 DLOT 3 LESS W 7.6 FOR ST BLK C
514203020290	GANT,TAMARA DENISE	214 SW 1 CT #1-3	DANIA BEACH	FL	33004	3912	PARK HILL 1-163 DLOT 4,5 N 2.5 OF W 67.5 BLK C
514203020301	DANIEL,SUSHIL	215-217 SW 2 AVE	DANIA BEACH	FL	33004		PARK HILL 1-163 DLOT 5 LESS N 2.5 OF W1/2,6,BLK C
514203020320	HERRERA AMORO,CARLOSVEGA,CAYO	221 SW 2 AVE	DANIA BEACH	FL	33004	3913	PARK HILL 1-163 DLOT 7 BLK C
514203020390	CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	PARK HILL 1-163 DCENTRAL PARK
514203140010	CHING,CARL	3817 SW 50 CT	FORT LAUDERDALE	FL	33312	8221	NORTH DANIA HEIGHTS 7-39 BLOT 1 N1/2 LESS EXTAREA FORMED BY 20 RAD ARC TANGTO E/L LOT 1 & TANG TO N/L OFSEC 3,LOT 2 N1/2 BLK 1
514203140020	EPIPHANY INVESTMENT GROUP LLC	PO BOX 246717	PEMBROKE PINES	FL	33024		NORTH DANIA HEIGHTS 7-39 BLOT 1 S1/2,2 S1/2 BLK 1
514203140030	ROBERSON,ALICE	106 SW 5 CT	DANIA BEACH	FL	33004	3513	NORTH DANIA HEIGHTS 7-39 BLOT 3 N1/2 LESS BEG ATINTERSEC OF W/L LOT 3 WITHN/L OF SEC,ELY 32.72 TO P/TOF CUR,WLY ARC DIST 32.74,NLYALG W/L 0.19 TO POB BLK 1
514203140040	DANINO,ZOILA ANGELA	2271 NE 171 ST	NORTH MIAMI BEACH	FL	33160		NORTH DANIA HEIGHTS 7-39 BLOT 3 S1/2 BLK 1
514203140050	HE,XIAO XIA	242 S FEDERAL HWY	DANIA BEACH	FL	33004		NORTH DANIA HEIGHTS 7-39 BLOT 4 LESS PT DESC AS,BEG ATINTERSEC OF W/L LOT 4 WITH N/LOF SEC 3,ELY 45,SLY 0.19,WLYARC DIST 45.02,NLY 1.08 TO POBBLK 1
514203140060	SIGNORE,PETER ANTHONY III	45 SE 14 ST	DANIA BEACH	FL	33004		NORTH DANIA HEIGHTS 7-39 BLOT 6 LESS PT DESC AS,BEG ATNW COR OF LOT 6,AS OCCUPIED,ELYALG N/L 43.1 TO NE COR,ASOCCUPIED,SLY 2.68,WLY ARC DIST43.19,NLY 4.9 TO POB BLK 1
514203140061	HE,XIAO XIA &WU,NAI JEN	242 S FEDERAL HWY	DANIA BEACH	FL	33004		NORTH DANIA HEIGHTS 7-39 BLOT 5 LESS BEG NE COR LOT 5,SE 1.08 TO P/C,WLY ARC DIST OF45.05,NW 2.68 TO NW COR LOT 5,ELY 45 TO POB BLK 1
514203140070	FONTUS CAPITAL LLC	5711 SW 32 TER	FORT LAUDERDALE	FL	33312		NORTH DANIA HEIGHTS 7-39 BLOT 7 N1/2 LESS PT DESC AS,BEG AT NW COR OF LOT 7,ASOCCUPIED,ELY 44.04 TO NE COR,AS OCCUPIED,SLY 4.9 TO PT ONCUR,WLY 44.19,NLY 7.85 TOPOB BLK 1
514203140080	BARTELMES,ROBERT J EST	214 SW 2 TER	DANIA BEACH	FL	33004	3958	NORTH DANIA HEIGHTS 7-39 BLOT 7 S1/2 BLK 1 &E 2 FT OF LOT 2 OFGEORGE M PHIPPEN SUB-RESUBRECORDED IN PB 35 PG 4 B
514203140090	MACIAS,LUZ E	201 SW 2 AVE	DANIA BEACH	FL	33004		NORTH DANIA HEIGHTS 7-39 BLOT 1 BLK 2
514203140100	JEFFERSON,YOLANDA L	203 SW 2 TER	DANIA BEACH	FL	33004		NORTH DANIA HEIGHTS 7-39 BLOT 2 BLK 2
514203140110	BRYANT,CURTIS JR	205 SW 2 TER	DANIA BEACH	FL	33004	3924	NORTH DANIA HEIGHTS 7-39 BLOT 3 BLK 2
514203140120	TISDALE,BRENDA REA H/ETYSON,TAMESHIA H/E ETAL	207 SW 2 TER	DANIA BEACH	FL	33004	3924	NORTH DANIA HEIGHTS 7-39 BLOT 4 BLK 2
514203140130	RM 33 LLC	2500 PARKVIEW DR #2211	HALLANDALE BEACH	FL	33009		NORTH DANIA HEIGHTS 7-39 BLOT 5,6 E1/2 BLK 2
514203140140	BAKER,JOSEPH &BAKER-HILL,CHERYL	PO BOX 94	DANIA BEACH	FL	33004		NORTH DANIA HEIGHTS 7-39 BLOT 6 W1/2,7 BLK 2
514203140170	WHITE ROSE HOMES LLC	PO BOX 1271	BOYNTON BEACH	FL	33425		NORTH DANIA HEIGHTS 7-39 BLOT 10 E 24,11 BLK 2
514203140180	GAINES,MICHAEL A &GAINES,PAMELA R	PO BOX 1402	REDAN	GA	30074		NORTH DANIA HEIGHTS 7-39 BLOT 12 BLK 2

514203140190	CARTER,CAROLYN	4670 SW 19 ST	WEST PARK	FL	33023		NORTH DANIA HEIGHTS 7-39 BLOT 13 BLK 2
514203140200	QUINTANA,SILVIA	719 S 15 AVE	HOLLYWOOD	FL	33020		NORTH DANIA HEIGHTS 7-39 BLOT 14 BLK 2
514203300040	CJS IHOP DANIA BEACH LLC%ORION INVESTMENT & MGMT	200 S BISCAYNE BLVD #6 FLR	MIAMI	FL	33131		RAULERSON SUB AMEN PLAT 14-70 BBLK 1 W 150
514203300050	COLUCCI,DOMINICK JR H/ECOLUCCI,HARRIET L H/E ETAL	21 SE 2 ST	DANIA BEACH	FL	33004		RAULERSON SUB AMEN PLAT 14-70 BBLK 1 E 60 OF W 270
514203300070	GANTT,PICKENS A	1953 HIGHWAY 11 W UNIT A	BRISTOL	TN	37620		RAULERSON SUB AMEN PLAT 14-70 BBLK 1 E 60 OF W 210
514203380640	MCELYEA,THOMAS C EST	137 SE 2 CT	DANIA BEACH	FL	33004	3707	VICTORY HEIGHTS 21-2 BLOT 7,8 BLK 4
514203380710	MCELYEA,THOMAS C EST	137 SE 2 CT	DANIA BEACH	FL	33004		VICTORY HEIGHTS 21-2 BLOT 8 LESS BEG AT NW COR OFLOT 8,ELY 25,SLY 14.08 TO INTER-SECTION WITH ARC OF CUR,WLY ALGCUR 25.05,NLY 15.19 TO POB BLK 5
514203380720	MCELYEA,THOMAS C EST	137 SE 2 CT	DANIA BEACH	FL	33004	3707	VICTORY HEIGHTS 21-2 BLOT 9 & 10 LESS POR DESC AS BEGNW COR OF LOT 9,ELY 50 TO NE CORLOT 10,SLY 11.22,SWLY 50.14 TOW/L OF LOT 9,NLY 14.08 TO POBBLK 5
514203380730	MCELYEA,THOMAS C EST	137 SE 2 CT	DANIA BEACH	FL	33004		VICTORY HEIGHTS 21-2 BLOTS 11 THRU 14,LESS PT DESC AS,BEG AT NW COR OF LOT 11,ELY 100,SLY 2.9 TO INTERSEC WITH ARC OFCUR,SWLY ALG SAME 100.5,NLY11.22 TO POB BLK 5
514203380740	MCELYEA,THOMAS C EST	137 SE 2 CT	DANIA BEACH	FL	33004	3707	VICTORY HEIGHTS 21-2 BLOT 15,16,LESS PT DESC AS,BEGAT NW COR OF LOT 15,ELY 27.43 TOINTERSEC WITH ARC OF CUR,SWLYALG CUR 27.64,NLY 2.9 TO POBBLK 5
514203380750	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	VICTORY HEIGHTS 21-2 BALL STREETS AND ALLEYS DEDICATEDPER PLAT 21-2 B
514203440010	GEE COIN 3 INC	3821 N 51 AVE	HOLLYWOOD	FL	33021		GEORGE M PHIPPEN SUB-RESUB35-4 BLOT 1 LESS BEG AT SW COR OF LOT1,NELY 108.52,ELY 34.54 TO P/C,SWLY AN ARC DIST OF 87.83 TO P/CSLY & ELY AN ARC DIST OF 39.83TO P/T WITH S/L OF LOT 1,WLY38.35 TO POB,2 LESS E 2
514203440011	BARTELMES,ROBERT J EST	214 SW 2 TER	DANIA BEACH	FL	33004	3958	GEORGE M PHIPPEN SUB-RESUB35-4 BLOT 3 LESS POR DESC AS BEG NWCOR OF SAID LOT,SLY 124.11,ELY3.74,NELY 42.74,NELY 66.36 TOP/C,NLY & ELY AN ARC DIST OF26.26 TO P/T,SWLY 20.58 TOPOB
514203440020	CATOIU,SILVANA	217 SW 2 TER	DANIA BEACH	FL	33004		GEORGE M PHIPPEN SUB-RESUB35-4 BLOT 4
514203440110	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	GEORGE M PHIPPEN SUB-RESUB35-4 BAVENUES,STREETS,PLACES &TERRACES ARE DEDICATED TO THEPUBLIC PER PLAT
514203440120	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	GEORGE M PHIPPEN SUB-RESUB 35-4B35-4 BPOR OF LOT 1,DESC AS,BEG AT SWCOR OF LOT 1,NE 108.52,E 34.54SWLY 87.83,SELY 39.83,W 38.35 TOPOB
514203440130	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	GEORGE M PHIPPEN SUB-RESUB35-4 BPOR OF LOT 3,DESC AS,BEG AT NWCOR OF LOT 3,SW 124.11,E 3.74NE 42.74,NE 66.36,NELY 26.26,W 20.58 TO POB
514203NN0010	D'AMOUR,PIERRECOCHER,MICHEL & LAFLEUR,ISABELL	50 ST JEAN BAPTISTE	*VALLEYFIELD QC	CA	J6T 1	Z4	SUNSHINE VILLA CO-OPUNIT 1
514203NN0020	LEMIRE,PATRICKLEMIRE,ERIC	375 CHEMIN SABOURIN	*LAC-SIMON QC	CA	J0V 1	E0	SUNSHINE VILLA CO-OPUNIT 2
514203NN0030	GAUDREAU,GILLES &GAUDREAU,DENISE ET AL	506-4480 PROM PATON	*LAVAL QC	CA	H7W 5	E1	SUNSHINE VILLA CO-OPUNIT 3
514203NN0040	GRAVEL,GINETTE & ROLANDGRAVEL,NANCY & GRAVEL,ERIC	318 LOUIS-JOSEPH-RODRIGUE BLVD	*SAINT-EUSTACHE QC	CA	J7R 6	M7	SUNSHINE VILLA CO-OPUNIT 4

514203NN0050	TRUDEL,GASTON &BELLAVANCE,MARTHA	3629 DIONNE BLVD #103	*ST GEORGES QC	CA	G5Y 8	C9	SUNSHINE VILLA CO-OPUNIT 5
514203NN0060	TOUGAS,LOUISEDESJARDINS,CLAUDETTE ETAL	2091 RANG ST LOUIS	*ST GABRIEL QC	CA	J0K 2	N0	SUNSHINE VILLA CO-OPUNIT 6
514203NN0070	LAFONTAINE,JEANJACOB,CHANTAL	250 CH DU LAC MEKINAC	*TROIS RIVES QC	CA	G0X 2	C0	SUNSHINE VILLA CO-OPUNIT 7
514203NN0080	CLEMENT,ERICPERRON,BRIGITTE	4005 CH ORR	*COOKSHIRE EATON QC	CA	J0B 1	M0	SUNSHINE VILLA CO-OPUNIT 8
514203NN0090	BOYER,LAURENTBOYER,MARTIN	539 CHEMIN ST LOUIS ST BASILE	*LE GRAND QC	CA	J3N 1	L8	SUNSHINE VILLA CO-OPUNIT 9
514203NN0100	HEBERT,J ANDREMONGEON,FRANCINE	588 GRANDE LIGNE	*ST ALEXANDRE QC	CA	J0J 1	S0	SUNSHINE VILLA CO-OPUNIT 10
514203NN0110	LAFONTAINE,ROGERPARE,GAETAN	265 RUE CHALUTIER #203	*QUEBEC QC	CA	G1K 8	R3	SUNSHINE VILLA CO-OPUNIT 11
514203NN0120	PARENT,RITAWITTY,CLAUDE ETAL	990 ALBERT-CHARPENTIER ST	*SHERBROOKE QC	CA	J1L 0	E3	SUNSHINE VILLA CO-OPUNIT 12
514203NN0130	AUBIN,ELISABETHLEGAULT,SERGE	266 16 AVE	*ST-ZOTIQUE QC	CA	J0P 1	Z0	SUNSHINE VILLA CO-OPUNIT 13
514203NN0140	BLANCHARD,ALAINROY,DIANE & BLANCHARD,P ETAL	2038 1RE RUE	*RICHELIEU QC	CA	J3L 3	X4	SUNSHINE VILLA CO-OPUNIT 14
514203NN0150	YOUNG,ROBERT	124 S FEDERAL HWY	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 15
514203NN0160	LONGTIN,DENISDION,JOHANNE	223 S FEDERAL HWY #16	DANIA BEACH	FL	33004	4019	SUNSHINE VILLA CO-OPUNIT 16
514203NN0170	MACHIKO,KATHLEEN	9715 OLD KUMMER RD	ALLISON PARK	PA	15101		SUNSHINE VILLA CO-OPUNIT 17
514203NN0180	CHARPENTIER,NATHALIE	135 AVE DU BEARN	*ST. LAMBERT QC	CA	J4S 1	K6	SUNSHINE VILLA CO-OPUNIT 18
514203NN0190	CUSELLO,AMANDACUSELLO,ANTHONY	2 W MISCHA RD	TRUMBULL	CT	06611		SUNSHINE VILLA CO-OPUNIT 20
514203NN0200	LEMAIRE,JEAN-GUY ETAL	562 CHARDOMMAY	*ST-MARTHE SUR LE LAC QC	CA	J0S 1	P0	SUNSHINE VILLA CO-OPUNIT 21
514203NN0210	ST PIERRE,JEAN GUY	405 MONTEE ST CLAUDE	*ST PHILIPPE QC	CA	J0L 2	K0	SUNSHINE VILLA CO-OPUNIT 22
514203NN0220	BEAUREGARD,SUZANNEPIGEON,DANIEL ETAL	557 COWIE	*GRANBY QC	CA	J2G 3	W9	SUNSHINE VILLA CO-OPUNIT 23
514203NN0230	DESROCHES,SUSIELUSSIER,PIERRE ETAL	206 RUE MAILLOUX	*GRANBY QC	CA	J2J 1	M3	SUNSHINE VILLA CO-OPUNIT 24
514203NN0240	LAFLAMME,PATRICEMORIN,LOUISE	128 DES TILLEULS	*GRANBY QC	CA	J2J 1	Z5	SUNSHINE VILLA CO-OPUNIT 25
514203NN0250	POUPART,ALAIN	45 ST-REMI ST	*SAINT-REMI QC	CA	J0L 2	L0	SUNSHINE VILLA CO-OPUNIT 26
514203NN0260	TREMBLAY,ALDABOYER,ALEXANDRE ETAL	539 CHEMIN ST LOUIS	*ST BASILE LE GRAND QC	CA	J3N 1	L8	SUNSHINE VILLA CO-OPUNIT 27
514203NN0270	POUPART,FRANCOISPOUPART,MICHEL	223 S FEDERAL HWY #29	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 29
514203NN0280	LEBLANC,YVONMARCOUX,JOHANNE	131 GARAND	*VICTORIAVILLE QC	CA	G6T 0	E3	SUNSHINE VILLA CO-OPUNIT 30
514203NN0290	PARE,AUDREEPARE,CAMILLE ETAL	19 CH DE COOKSHIRE	*COMPTON QC	CA	J0B 1	L0	SUNSHINE VILLA CO-OPUNIT 31
514203NN0300	RIENDEAU,JOSE	1663 RANG ST ANTOINE	*ST-REMI QC	CA	J0L 2	L0	SUNSHINE VILLA CO-OPUNIT 32
514203NN0310	DEROP,LUCROY,LUCIE & DEROP,VERONIQUE	10 RUE DE BOISCHATEL	*GRANBY QC	CA	J2H 2	E3	SUNSHINE VILLA CO-OPUNIT 33
514203NN0320	YELLE,RODRIGUE & BLANDINEYELLE,DIANE & YELLE,NATHALIE	156 POTVIN LAZURE	*ST REMI QC	CA	J0L 2	L0	SUNSHINE VILLA CO-OPUNIT 34
514203NN0330	DEMERS,ALPHONSEDEMERS,GLORIA B	310 HILL ST #36	BIDDEFORD	ME	04005		SUNSHINE VILLA CO-OPUNIT 35
514203NN0340	FLEURENT,LYNE	1663 RANG ST	*ANTOINE ST REMI QC	CA	J0L 2	L0	SUNSHINE VILLA CO-OPUNIT 36
514203NN0341	BELISLE,PIERRELEFRANCOIS,H & BELISLE,MARIE P	408-50 RUE DE LA BARRE	*LONGUEUIL QC	CA	J4K 5	G2	SUNSHINE VILLA CO-OPUNIT 37
514203NN0350	HAYES,ROBERT BHAYES,LINDA F	555 S RIVER ST	MARSHFIELD	MA	02050	2437	SUNSHINE VILLA CO-OPUNIT 38
514203NN0360	FONTAINE,NANCYFONTAINE,DANY	7 RUE EMARD	*GATINEAU QC	CA	J8V 2	K2	SUNSHINE VILLA CO-OPUNIT 39
514203NN0370	BEAUREGARD,REMI & JEANNINEBEAUREGARD,NANCY ETAL	461 RUE DRUMMOND	*GRANBY QC	CA	J2H 0	K5	SUNSHINE VILLA CO-OPUNIT 40
514203NN0380	PARENT,SYLVIEBEAULIEU,AUREY-LEE	1084 CHEMIN BOLDUC	*MAGOG QC	CA	J1X 3	W5	SUNSHINE VILLA CO-OPUNIT 41
514203NN0390	JAMIESON,GARYJAMIESON,MARIE-JEANNE	326 KELLY RD	*GRAND FALLS NB	CA	E3Z 1	K4	SUNSHINE VILLA CO-OPUNIT 42
514203NN0400	BOISVERT,GUYBOISVERT,MARIE-CLAUDE ETAL	102-2350 RUE DU BARACHOIS	*QUEBEC QC	CA	G2C 0	G3	SUNSHINE VILLA CO-OPUNIT 43
514203NN0410	DAIGNEAULT,RENEEDAIGNEAULT,RONALD EST	1606 ALDERSGATE	RIVERHEAD	NY	11901	1939	SUNSHINE VILLA CO-OPUNIT 44
514203NN0420	BERNARD,NATHALIECHEVIGNY,ERIC	1220 RUE BRIGITTE	*LAVAL QC	CA	H7X 3	Z5	SUNSHINE VILLA CO-OPUNIT 45
514203NN0430	HUET,MARGUERITE	1025 SE 4 AVE #201	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 46
514203NN0440	POLIQUIN,ALEXANDREPOLIQUIN,YVES	567 RUE DES ECOLES	*VICTORIAVILLE QC	CA	G6S 0	S1	SUNSHINE VILLA CO-OPUNIT 47
514203NN0450	SAVAGE,JAMES R & PAMELA J	4248 N OCEAN DR	HOLLYWOOD	FL	33019		SUNSHINE VILLA CO-OPUNIT 48
514203NN0460	HEAVEY,DIANE	223 S FEDERAL HWY #49	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 49
514203NN0470	LAPERLE,JONATHAN & PILON,NANCYGAUTHIER,RICHARD & MERCIER,J	1231 PRINCIPALE EST	*ST PAUL D'ABBATSFORD QC	CA	J0E 1	A0	SUNSHINE VILLA CO-OPUNIT 50
514203NN0480	CEPEK,WILLIAM & DAWN	6940 SW 56 CT	DAVIE	FL	33312		SUNSHINE VILLA CO-OPUNIT 51
514203NN0490	CAYER,CARMEN ESTELLE H/ESARRAZIN,YVES ETAL	223 S FEDERAL HWY #52	DANIA BEACH	FL	33004	4016	SUNSHINE VILLA CO-OPUNIT 52
514203NN0500	CARON,BRIGITTE	223 S FEDERAL HWY #53	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 53
514203NN0510	POLIQUIN,YVESHOULE,LORAINE ETAL	567 RUE DES ECOLES	*VICTORIAVILLE QC	CA	G6S 0	S1	SUNSHINE VILLA CO-OPUNIT 54

514203NN0520	MCWILLIAMS,KAREN & KEVINMCWILLIAMS,BRIAN ETAL	107 DRAKE DR	WEXFORD	PA	15090		SUNSHINE VILLA CO-OPUNIT 55
514203NN0530	HUET,REAL	1025 SE 4 AVE #201	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 56
514203NN0540	BERGERON,GILLES &BIANCHETTE,GISELE ET AL	825 JEAN DESLAURIERS #314	*BOUCHERVILLE QC	CA	J4B 0	L5	SUNSHINE VILLA CO-OPUNIT 57
514203NN0550	BARANOWSKI,WALTER SWSB TR	8 NELSON RD	BURLINGTON	MA	01803		SUNSHINE VILLA CO-OPUNIT 58
514203NN0560	MENARD,CLAUDE &MENARD,NICOLE	273 CH DU BORD-DE-L'EAU RR1	*SAINTE-BARBE QC	CA	J0S 1	P0	SUNSHINE VILLA CO-OPUNIT 59
514203NN0570	BEAUDOIN,MICHELROY,DENIS	24 BELAND	*VICTORIAVILLE QC	CA	G6R 1	J2	SUNSHINE VILLA CO-OPUNIT 60
514203NN0580	MASSE,LYNEMASSE,MARTIN	38 BELLEVUE	*COMPTON QC	CA	J0B 1	L0	SUNSHINE VILLA CO-OPUNIT 61
514203NN0590	SACCOCCIO,GAIL PATRICIASACCOCCIO,LAWRENCE	80 CLINTON AVE	LYNBROOK	NY	11563	4133	SUNSHINE VILLA CO-OPUNIT 62
514203NN0600	BEAULIEU,CONSTANTBEAULIEU,EMILIE ETAL	1084 CHEMIN BOLDUC	*MAGOG QC	CA	J1X 3	W5	SUNSHINE VILLA CO-OPUNIT 64
514203NN0610	DESSUREAULT,SYLVIEFRENETTE,CLAUDE ETAL	294 AVE SAINTE-MARIE	*DONNACONA QC	CA	G3M 2	M5	SUNSHINE VILLA CO-OPUNIT 65
514203NN0620	LARIVIERE,YVANNORMANDIN,DIANE	30 CHEMIN CHAPUT	*ST CHARLES BORROMEE QC	CA	J6E 7	Y8	SUNSHINE VILLA CO-OPUNIT 66
514203NN0630	JOMPHE,GUERTHY &JOMPHE,MICHEL ET AL	11 RTE DU 2E-RANG SS 5	*CAUSAPSCAL QC	CA	G0J 1	J0	SUNSHINE VILLA CO-OPUNIT 67
514203NN0640	MALTAIS,NORMAN A	223 S FEDERAL HWY #68	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 68
514203NN0650	DIONNE,WILFRED H/ESANDRA A DIONNE IRREV TR ETAL	127 PLEASANTVIEW AVE	SMITHFIELD	RI	02917		SUNSHINE VILLA CO-OPUNIT 69
514203NN0660	DILMORE,MARJORY	104 NORTHVIEW DR	PITTSBURGH	PA	15209	1022	SUNSHINE VILLA CO-OPUNIT 70
514203NN0670	GENTER,DENISE MMACHIKO,GARY W & GENTER,G ETAL	9715 OLD KUMMER RD	ALLISON PARK	PA	15101		SUNSHINE VILLA CO-OPUNIT 71
514203NN0680	POUPART,JOSEEPOUPART,SYLVIE	85 ST REMI BLVD	*ST REMI QC	CA	J0L 2	L0	SUNSHINE VILLA CO-OPUNIT 73
514203NN0690	CLAUDE,JOCELYNCLAUDE,MARIE SOLEIL ETAL	101-575 BOUL DE LA SALETTE	*SAINT JEROME QC	CA	J5L 0	C6	SUNSHINE VILLA CO-OPUNIT 74
514203NN0700	RENAUD,CHRISTIANJOANNETTE,LYNE	62 RUE HENRI	*RIVIERE-BEAUDETTE QC	CA	J0P 1	R0	SUNSHINE VILLA CO-OPUNIT 75
514203NN0710	SCHULTZ,ROBERT	223 S FEDERAL HWY #76	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 76
514203NN0720	BIBEAU,JOELROBITAILLE,MELANIE	776 RUE HENRI-CHALIN	*JOLIETTE QC	CA	J6E 8	E6	SUNSHINE VILLA CO-OPUNIT 77
514203NN0730	DUSSEAULT,RAYMOND JRMARCOUX,MANON ETAL	8 RUE ISABELLE	*VICTORIAVILLE QC	CA	G6T 1	L9	SUNSHINE VILLA CO-OPUNIT 78
514203NN0740	DUGAN,CHRISTOPHER THOMAS	223 S FEDERAL HWY #79	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 79
514203NN0750	COTE,RALPHCOTE,RITA ETAL	223 S FEDERAL HWY #80	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 80
514203NN0760	RATTE,STEPHANEVARIN,JULIE	515 CHEMIN ST-ROCH	*TERREBONNE QC	CA	J6Y 1	C2	SUNSHINE VILLA CO-OPUNIT 81
514203NN0770	GAGNON,CLEO & MARCELLEALBERT,ANNICK GAGNON ETAL	599 W RIVER RD	*GRAND FALLS NB	CA	E3Z 1	R7	SUNSHINE VILLA CO-OPUNIT 82
514203NN0780	GENEREUX,LISEGENEREUX,ANDRE ETAL	223 S FEDERAL HWY #83	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 83
514203NN0790	MYERS,WILLIAM J	223 S FEDERAL HWY #84	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 84
514203NN0800	PLAMONDON,MARIE-PIERRE & HUGOPLAMONDON,RENE	349 WALSH	*DONNACOWA QC	CA	G3M 2	M8	SUNSHINE VILLA CO-OPUNIT 85
514203NN0810	LABONTE,JACQUES &BROUSSEAU,JACINTHE & LABONTE,F	203-320 PLACE DU LOU VRE	*MASCOUEHE QC	CA	J7K 0	T2	SUNSHINE VILLA CO-OPUNIT 86
514203NN0820	RIVARD,LUCCOULOMBE,LUC	1640 DE SEVE APT 2	*MONTRAL QC	CA	H4E 2	A9	SUNSHINE VILLA CO-OPUNIT 87
514203NN0830	RACETTE,EDITH & LAJOIE,MARTINTHERRIEN,CATHERINE	180 8 RUE	*CRABTREE QC	CA	J0K 1	B0	SUNSHINE VILLA CO-OPUNIT 88
514203NN0840	LANDRY,RICHARDRACETTE,ELISE ETAL	117 RUE DOMAINE GRENIER	*SAINT-LIGUORI QC	CA	J0K 2	X0	SUNSHINE VILLA CO-OPUNIT 89
514203NN0850	ZAHARA,LOREENZAHARA,ALEXANN MARIE	14234 HILLCREST ST	LIVONIA	MI	48154	4368	SUNSHINE VILLA CO-OPUNIT 90
514203NN0860	FORTIER,JEAN & BOILARD,LYNE &FORTIER,STEVEN & FORTIER,DEREK	223 S FEDERAL HWY #91	DANIA BEACH	FL	33004		SUNSHINE VILLA CO-OPUNIT 91
514203NN0870	MOTEKAITIS,VIRGINIAMOTEKAITIS,ROBERT D	730 GOVERNORS HWY	SOUTH WINDSOR	CT	06074		SUNSHINE VILLA CO-OPUNIT 92

City Place

75 Park Avenue West
Dania Beach, Florida

TRAFFIC IMPACT STUDY

prepared for:
City Place Apartments, Ltd.

KBP CONSULTING, INC.

August 2020
Updated September 2022

City Place

75 Park Avenue West

Dania Beach, Florida

Traffic Impact Study

August 2020
Updated September 2022

Prepared for:
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Prepared by:
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This item has been electronically signed and sealed by Karl B. Peterson, P.E. on the time and date stamp shown using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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INTRODUCTION

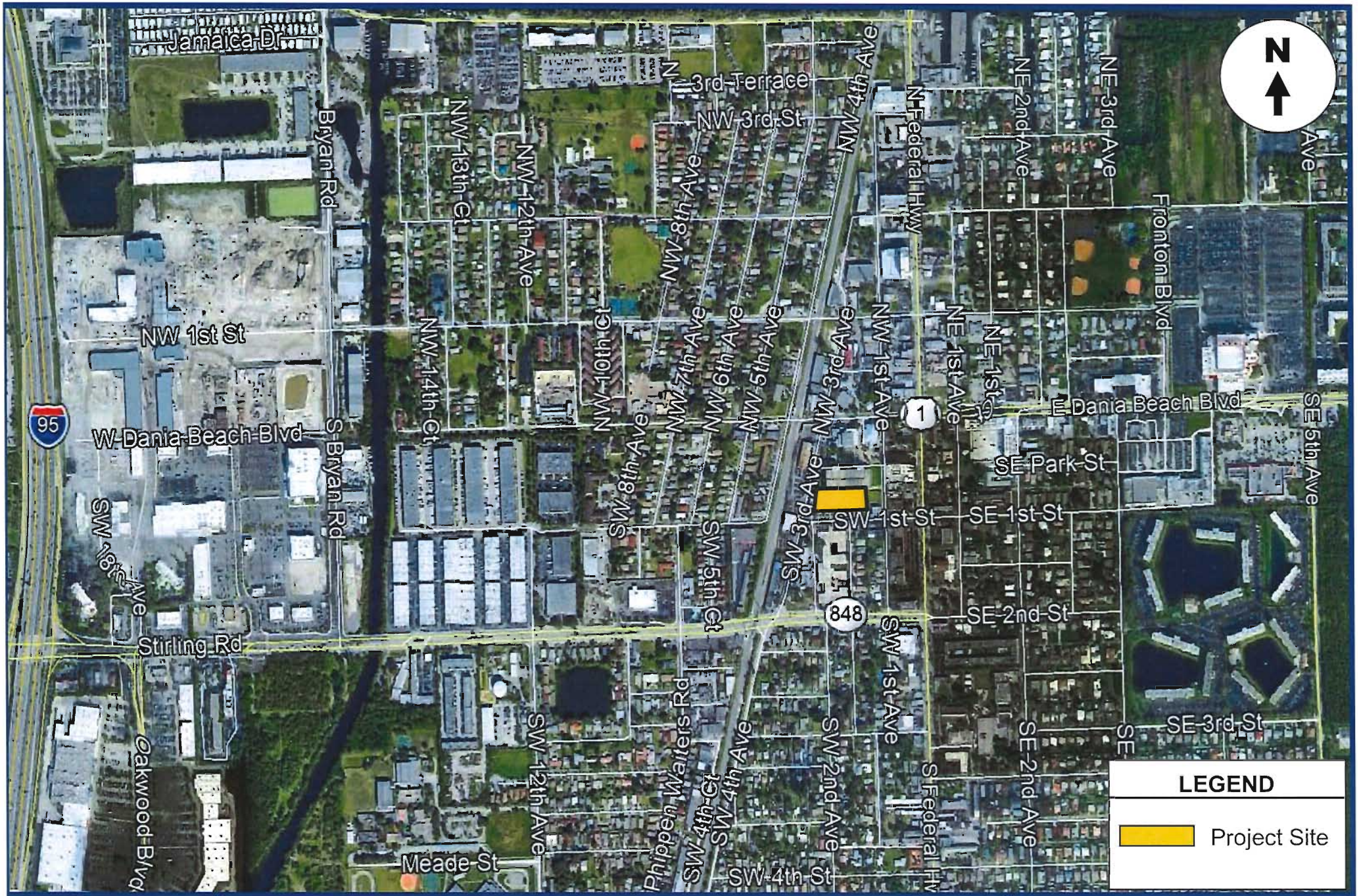
There is a parcel of land located generally in the northeast quadrant of the intersection at SW 3rd Avenue (Park Avenue West) and SW 1st Street (Monroe Udell Street) in Dania Beach, Broward County, Florida. More specifically, the subject site is located at 75 Park Avenue West and the Broward County Parcel ID Number 5042 34 01 3160. This site is proposed to be redeveloped with a multifamily residential community. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by City Place Apartments, Ltd. to prepare a traffic impact study in connection with this proposed residential community. This study addresses trip generation characteristics and the traffic impacts created by the proposed action. The approved methodology for conducting this traffic impact study is presented in Appendix A of this report.[1]

This study is divided into seven (7) sections, as listed below:

1. Inventory
2. Existing Conditions
3. Traffic Counts
4. Trip Generation
5. Trip Distribution and Traffic Assignment
6. Traffic Analyses
7. Summary & Conclusions

[1] The development program has been modified since the methodology memorandum was prepared. The latest information is presented in this analysis.



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Project Location Map

FIGURE 1
City Place
Dania Beach, Florida

Existing Land Uses and Access

The total land area of the site is approximately 1.24 acres (+/- 53,828 square feet) and vehicular access is provided by five (5) full access driveways on SW 1st Street. The subject site is currently developed with four (4) single-family dwelling units, eight (8) multifamily (low-rise) residential dwelling units and a small office building with approximately 2,614 square feet. A survey of the subject site is presented in Appendix B.

Proposed Land Uses and Access

The subject site will be redeveloped with an eight-story multifamily residential building with 99 dwelling units (22 one-bedroom units and 77 two-bedroom units). Vehicular access to the site will be provided via one (1) full access driveway on SW 1st Street. The buildout year for this project is anticipated to be 2024 and Appendix C contains the proposed site plan.

EXISTING CONDITIONS

This section of the report addresses the transportation system located in the immediate vicinity of the City Place site.

Roadway System

SW 1st Street and SW 3rd Avenue are both adjacent to the site and are two-way, two-lane local roadways. W. Dania Beach Boulevard is located to the north of the project site and within the project study area this facility is a two-lane undivided local roadway with one (1) through lane in the eastbound direction and one (1) through lane in the westbound direction. S. Federal Highway / US 1 is located to the east of the site and within the project study area this roadway is a five-lane facility.

Study Intersections

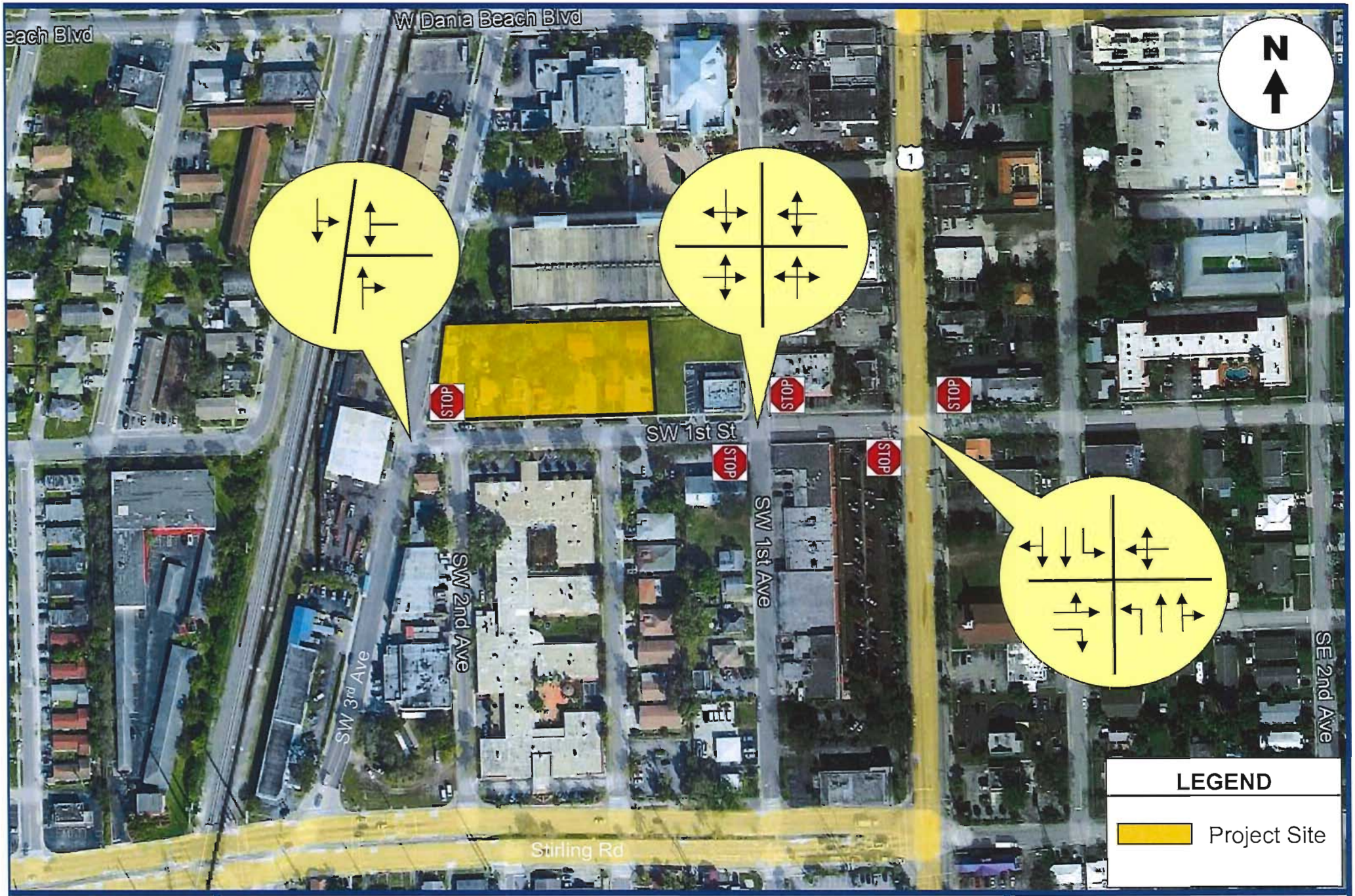
Three (3) intersections were identified as the locations to be evaluated as part of this traffic impact analysis. These intersections are:

- S. Federal Highway and SE / SW 1st Street (unsignalized)
- SW 1st Street and SW 1st Avenue (unsignalized)
- SW 1st Street and SW 3rd Avenue (unsignalized)

In addition, the project driveway on SW 1st Street will be evaluated. Figure 2 on the following page depicts the existing lane geometry of these intersections identified for analysis purposes.

Transit Service

Broward County Transit (BCT) provides transit service in the general study area via Route 4 and Route 16. And the US 1 Breeze route provides service along the US 1 corridor. Route 4 serves Hallandale Beach, Hollywood and Dania Beach generally along Hallandale Beach Boulevard, State Road A1A, and Dania Beach Boulevard. In the project study area this route travels along W. Dania Beach Boulevard (east of SW 3rd Avenue) and NW 1st Street. Route 16 serves Dania Beach, Hollywood and Pembroke Pines generally along Stirling Road. And the US 1 Breeze provides service along the US 1 between Aventura and the BCT Central Terminal.



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Existing Lane Geometry

FIGURE 2
City Place
Dania Beach, Florida

TRAFFIC COUNTS

KBP Consulting, Inc., in association with Traffic Survey Specialists, Inc., collected traffic data at the following intersections:

- S. Federal Highway and SE / SW 1st Street
- SW 1st Street and SW 1st Avenue
- SW 1st Street and SW 3rd Avenue

The intersection turning movement counts were collected on Tuesday, October 26, 2021, during the AM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM). Appendix D contains the traffic data as collected in the field.

These counts have been adjusted by a peak season conversion factor of 1.04 to reflect average peak season conditions. (Please see Appendix E for the 2021 peak season factor category report published by the Florida Department of Transportation (FDOT) for Broward County.) The resulting average peak season adjusted turning movement counts are presented in Figures 3 and 4 on the following pages.

KBP
CONSULTING, INC.

Existing AM Peak Hour Traffic Counts

Source: Traffic Survey Specialists, Inc. (10/26/21)
Adjusted for Average Peak Season Conditions

FIGURE 3
City Place
Dania Beach, Florida

KBP
CONSULTING, INC.

Existing PM Peak Hour Traffic Counts

Source: Traffic Survey Specialists, Inc. (10/26/21)
Adjusted for Average Peak Season Conditions

FIGURE 4
City Place
Dania Beach, Florida

TRIP GENERATION

A trip generation analysis has been conducted for the existing and proposed development. The analysis was performed utilizing the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour and PM peak hour conditions. According to the referenced ITE manual, the most appropriate land use categories and corresponding trip generation rates and equations for the existing and proposed development are as follows:

ITE Land Use #210 – Single-Family Detached Housing

- Weekday: T = 9.43 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: T = 0.70 (X) (26% in / 74% out)
- PM Peak Hour: T = 0.94 (X) (63% in / 37% out)

ITE Land Use #220 – Multifamily Housing (Low-Rise)

- Weekday: T = 6.74 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: T = 0.40 (X) (24% in / 76% out)
- PM Peak Hour: T = 0.51 (X) (63% in / 37% out)

ITE Land Use #712 – Small Office Building

- Weekday: T = 14.39 (X)
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 1.67 (X) (82% in / 18% out)
- PM Peak Hour: T = 2.16 (X) (34% in / 66% out)

ITE Land Use #221 – Multifamily Housing (Mid-Rise)

- Weekday: T = 4.77 (X) – 46.46
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: T = 0.44 (X) – 11.61 (23% in / 77% out)
- PM Peak Hour: T = 0.39 (X) + 0.34 (61% in / 39% out)

Utilizing the trip generation rates and equations from the referenced ITE manual, a trip generation analysis was undertaken for the existing and proposed development on the subject site. The results of this effort are documented in Table 1 on the following page. Relevant excerpts from the ITE manual are presented in Appendix F.

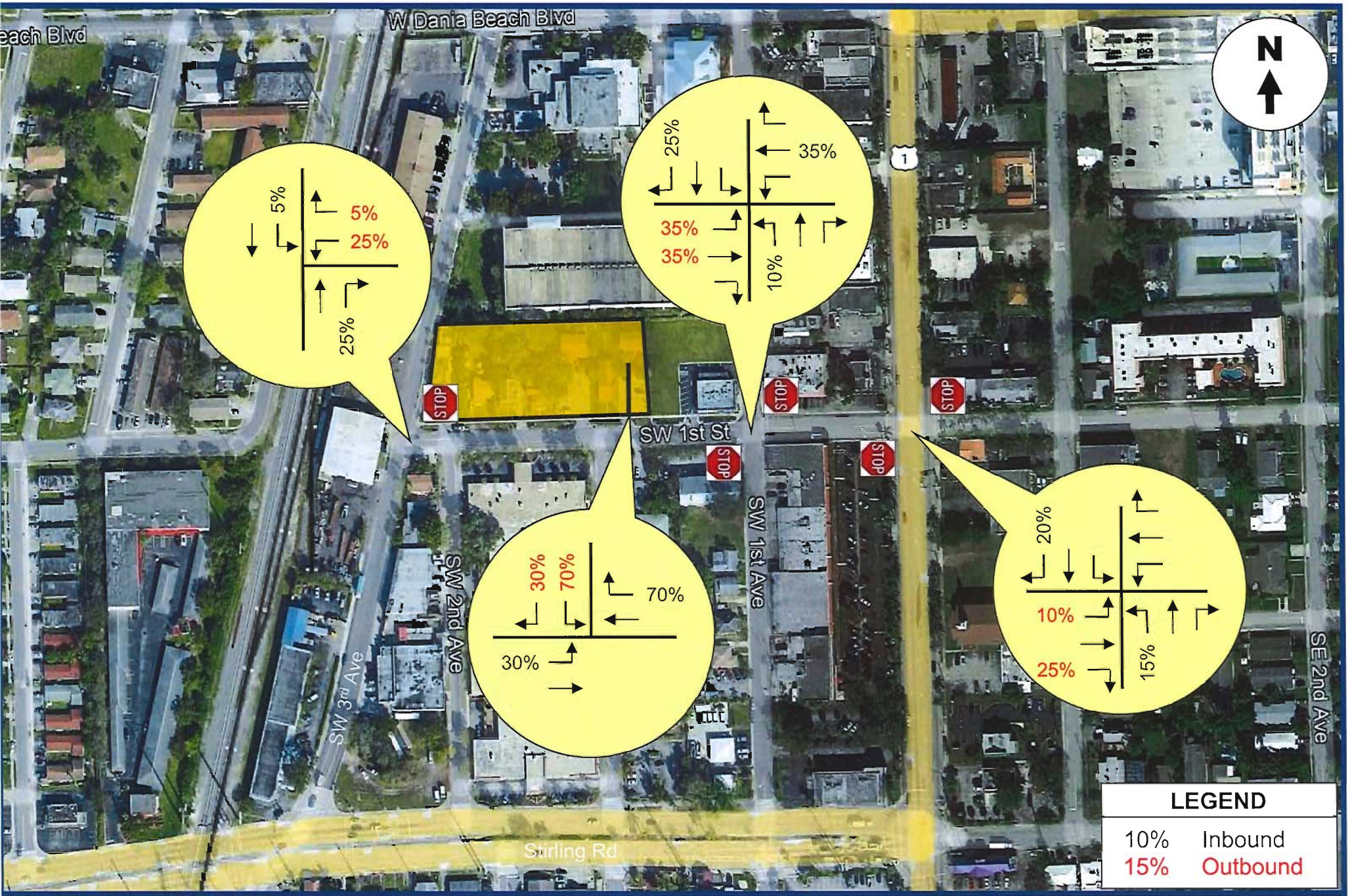
Table 1 City Place Trip Generation Analysis Dania Beach, Florida								
		Daily	AM Peak Hour Trips			PM Peak Hour Trips		
Land Use	Size	Trips	In	Out	Total	In	Out	Total
Existing								
Multi-Family Housing (Low-Rise)	8 DU	54	1	2	3	3	1	4
Single Family Housing	4 DU	38	1	2	3	3	1	4
Small Office Building	2,614 SF	38	3	1	4	2	4	6
Sub-Total		**130**	**5**	**5**	**10**	**8**	**6**	**14**
Proposed								
Multi-Family Housing (Mid-Rise)	99 DU	426	7	25	32	24	15	39
Sub-Total		**426**	7	**25**	**32**	**24**	**15**	**39**
Difference (Proposed - Existing)		**296**	**2**	**20**	**22**	**16**	**9**	**25**

Compiled by: KBP Consulting, Inc. (September 2022).
Source: ITE Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed project is anticipated to generate 426 daily vehicle trips, 32 AM peak hour vehicle trips (7 inbound and 25 outbound), and 39 vehicle trips (24 inbound and 15 outbound) during the typical afternoon peak hour. When considering the existing residential and office development on the site, this represents 296 net new daily vehicle trips, 22 net new AM peak hour vehicle trips, and 25 net new PM Peak hour vehicle trips. *(In order to present a more conservative analysis, no credit has been applied for the traffic associated with the existing development on this site.)*

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

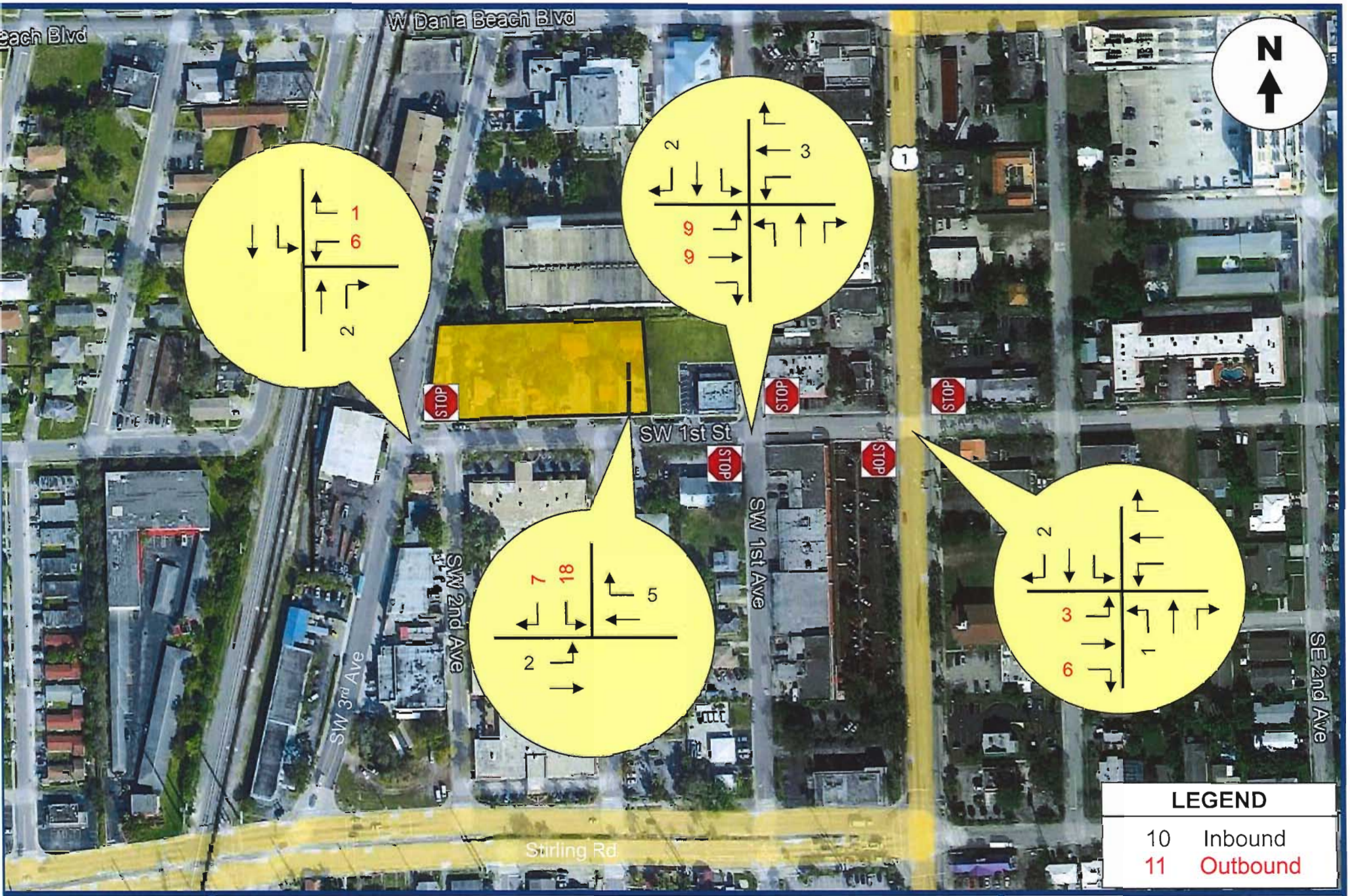
The trip distribution and traffic assignment for the proposed residential community was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. Figure 5 on the following page depicts the anticipated trip distribution for this project. The AM and PM peak hour traffic generated by the project was assigned to the study intersections using the traffic assignment documented above. These traffic assignments are summarized in Figures 6 and 7.



KBP
CONSULTING, INC.

Trip Distribution

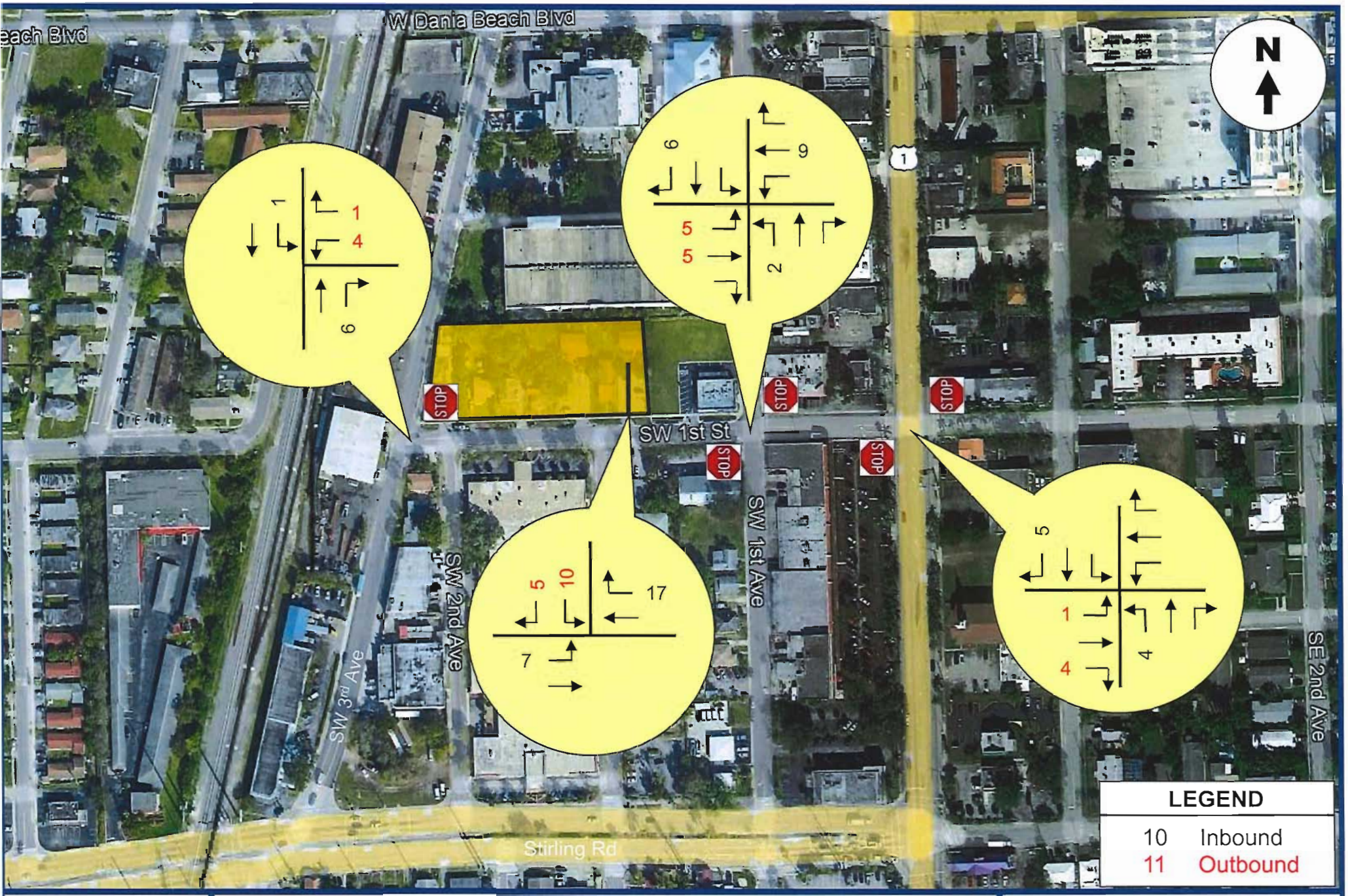
FIGURE 5
City Place
Dania Beach, Florida



KBP
CONSULTING, INC.

New Project Traffic Assignment
AM Peak Hour

FIGURE 6
City Place
Dania Beach, Florida



KBP
CONSULTING, INC.

New Project Traffic Assignment
PM Peak Hour

FIGURE 7
City Place
Dania Beach, Florida

TRAFFIC IMPACT ANALYSES

This section of the study is divided into two (2) primary parts. The first part of this section involves the development of the future build-out year (2024) traffic volumes for the study area. The second part of this section includes level-of-service analyses for existing and future conditions.

Future Conditions Traffic Volumes

Future, build-out year (2024) traffic volumes were developed for the project study area in the following manner:

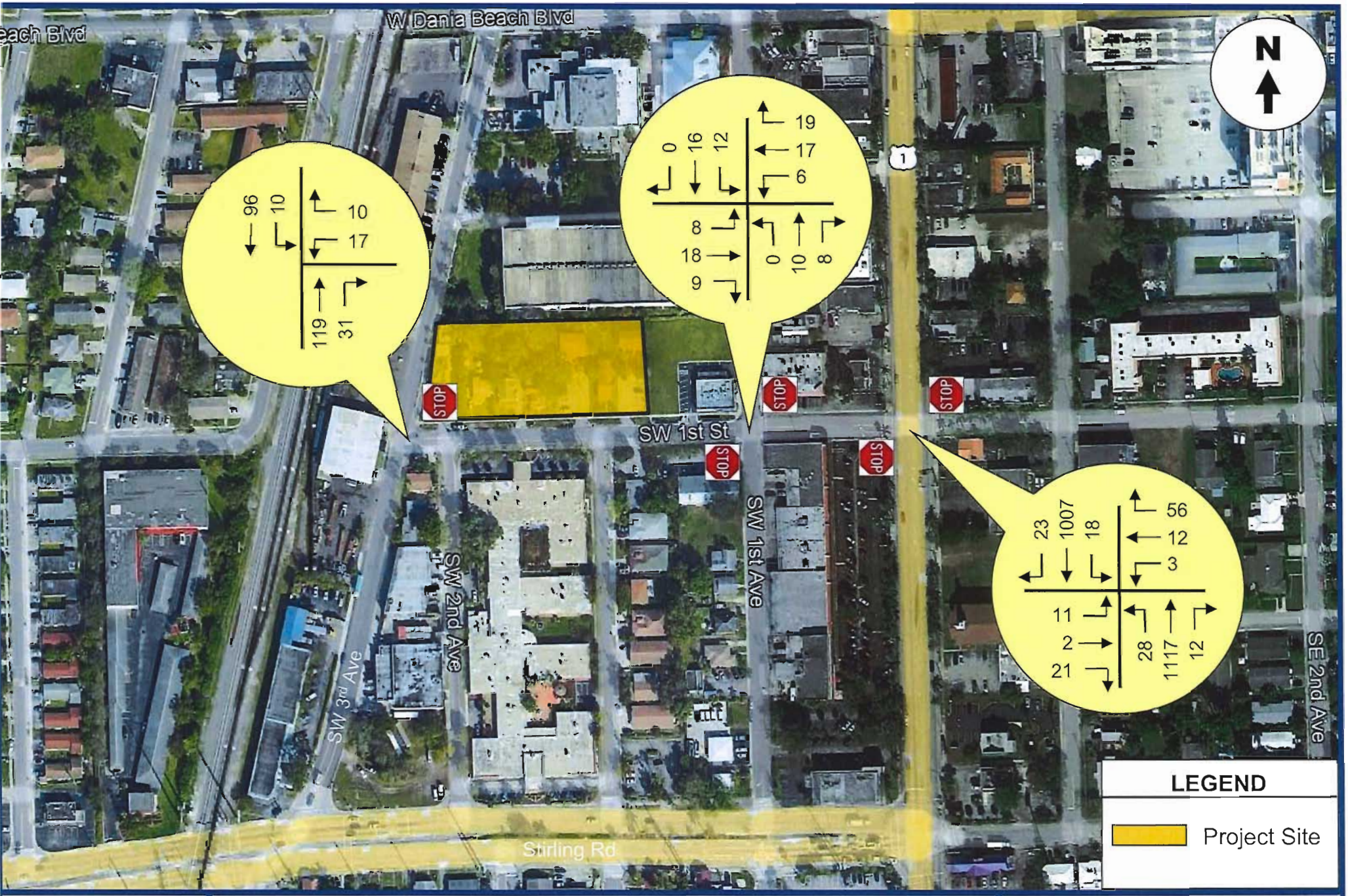
- **Average Peak Season Conversion Factor:** As referenced previously in this report, traffic data collected on Tuesday, October 26, 2021, was reviewed with respect to average peak season conditions. Based on FDOT's Peak Season Factor Category report (see Appendix E), the adjustment factor for data collected during this time period is 1.04.

- **Historic Traffic Growth:** Research relative to the background traffic growth in the area was conducted. Historic traffic count data (i.e. the past 5 years between 2016 and 2021) was obtained from the FDOT and is presented in Appendix G of this report. Traffic growth on the following roadway segments was considered for this analysis:

    - State Road 5 / US 1 south of SR A1A / Dania Beach Boulevard
    - State Road 848 / Stirling Road west of SR 5 / US 1

  The referenced data indicates that the overall study area has exhibited a slight increase in traffic volumes between 2016 and 2021. For the purposes of this analysis, a 1.0% annual growth rate has been applied.

The future traffic calculations (peak season adjustments, background traffic growth, and the traffic associated with the City Place project) for the study intersections are contained in Appendix H in tabular format. Figures 8 and 9 include future background traffic only (without the additional City Place traffic) and Figures 10 and 11 include the additional traffic anticipated to be generated by the proposed development.



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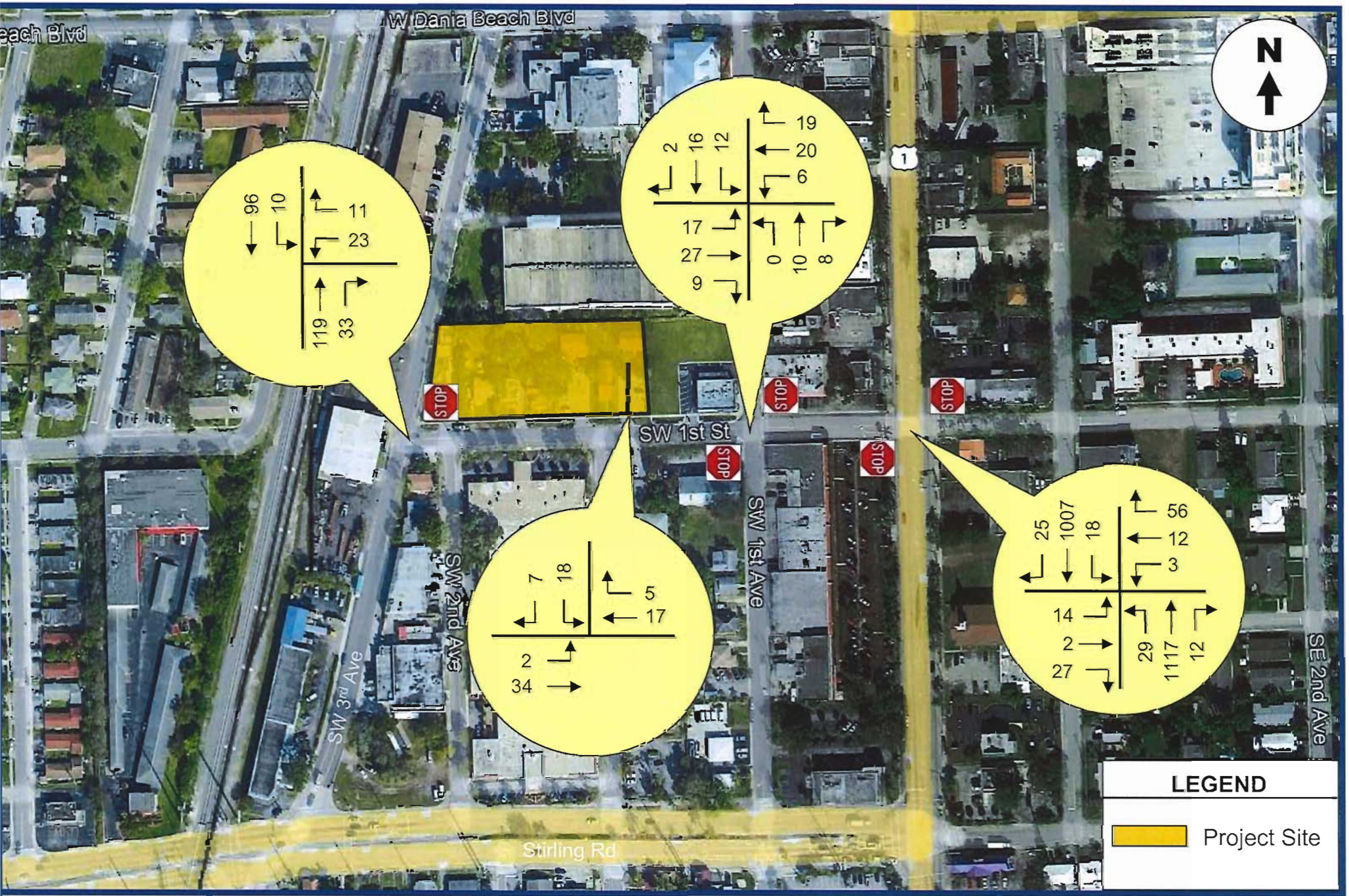
Future (2024) Background (w/out Project)
AM Peak Hour Traffic Volumes

FIGURE 8
City Place
Dania Beach, Florida

KBP
CONSULTING, INC.

Future (2024) Background (w/out Project)
PM Peak Hour Traffic Volumes

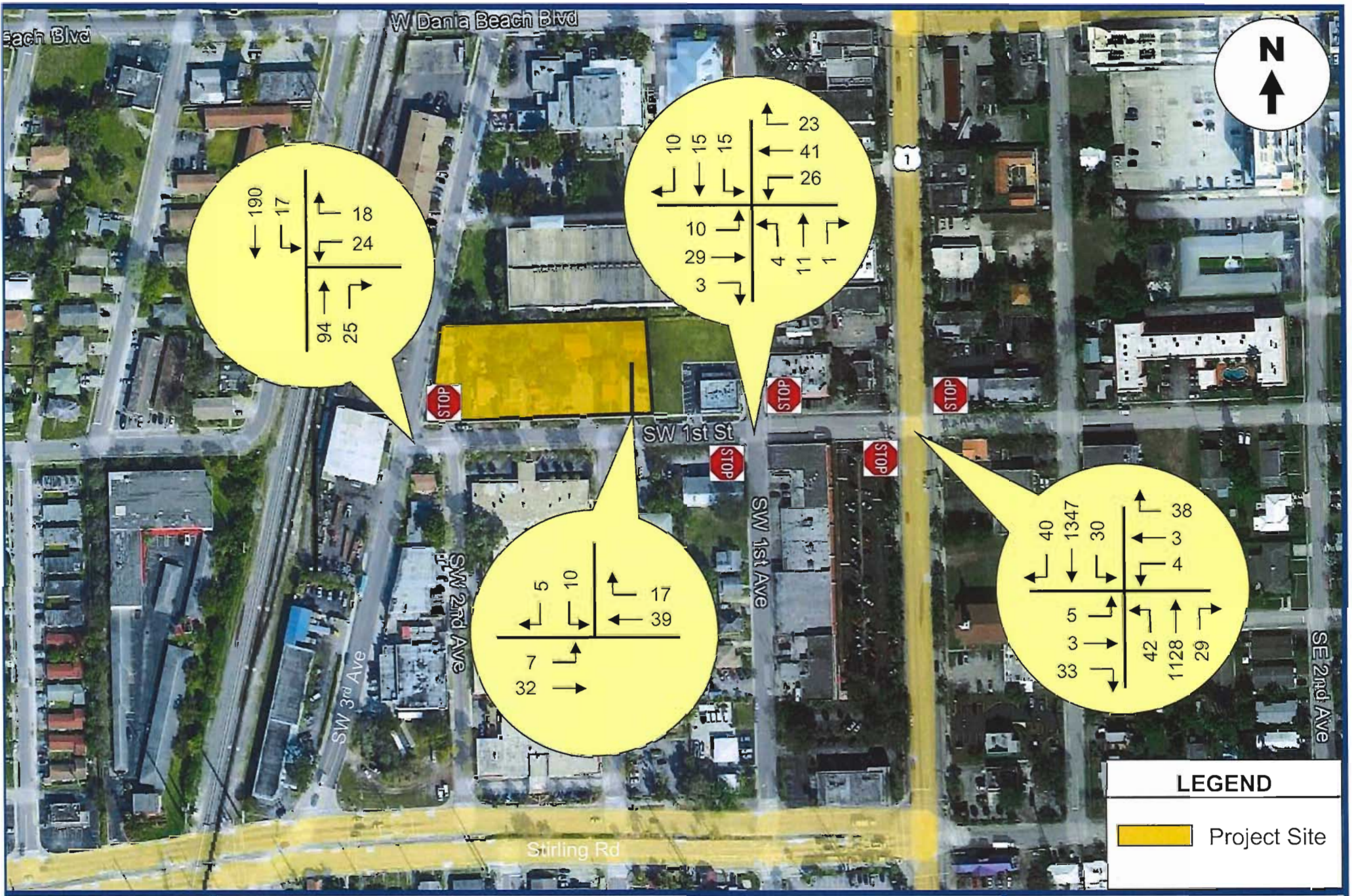
FIGURE 9
City Place
Dania Beach, Florida



KBP CONSULTING, INC.

Future (2024) Total (w/ Project) AM Peak Hour Traffic Volumes

FIGURE 10
City Place
Dania Beach, Florida



KBP
CONSULTING, INC.

Future (2024) Total (w/ Project)
PM Peak Hour Traffic Volumes

FIGURE 11
City Place
Dania Beach, Florida

Level of Service (LOS) Analyses – Intersections

Intersection capacity / level of service (LOS) analyses were conducted for each of the study intersections and the future project driveway. These analyses were undertaken following the capacity / level of service procedures outlined in the 2010 Highway Capacity Manual (HCM) using the latest Synchro software. The results of these capacity analyses are summarized in Table 2 below.

Table 2
City Place
Intersection Levels of Service - Summary
Dania Beach, Florida

Intersection / Movement	Existing (2021) Conditions		Future (2024) Conditions Without Project Traffic		Future (2024) Conditions With Project Traffic	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Unsignalized Intersections						
S. Federal Highway & SW 1st Street						
- Eastbound Approach	B (14.3)	C (15.7)	B (14.7)	C (16.1)	B (14.9)	C (16.0)
- Westbound Approach	C (16.3)	B (14.8)	C (17.3)	C (15.1)	C (18.6)	C (15.3)
- Northbound Left-Turn	B (10.7)	B (13.1)	B (10.9)	B (13.5)	B (10.9)	B (13.6)
- Southbound Left-Turn	B (11.2)	B (11.4)	B (11.4)	B (11.6)	B (11.4)	B (11.6)
SW 1st Street & SW 1st Avenue						
- Eastbound Approach	A (9.2)	A (9.4)	A (9.2)	A (9.4)	A (9.3)	A (9.5)
- Westbound Approach	A (8.9)	A (9.2)	A (9.0)	A (9.2)	A (9.1)	A (9.4)
SW 1st Street & SW 3rd Avenue						
- Westbound Approach	A (9.2)	A (9.3)	A (9.3)	A (9.4)	A (9.3)	A (9.4)
SW 1st Street & City Place Driveway						
- Southbound Approach	--	--	--	--	A (8.2)	A (8.3)

Source: Highway Capacity Manual and SYNCHRO.
Legend: D (37.7) = LOS (Average Delay - Seconds / Vehicle)

Unsignalized Intersections

- **S. Federal Highway and SW 1st Street** – Both of the stop-controlled approaches (eastbound and westbound) for this intersection are currently operating at an acceptable Level of Service (LOS "B/C") in the AM and PM peak hours. In addition, the northbound and southbound left-turn movements at this intersection are operating at an acceptable LOS (LOS "B") in the AM and PM peak hours. These conditions will continue in the buildout year of 2024 both with and without the project traffic associated with the City Place development.

- **SW 1st Street and SW 1st Avenue** – Both of the stop-controlled approaches (eastbound and westbound) for this intersection are currently operating at an acceptable Level of Service (LOS "A") in the AM and PM peak hours. This condition will continue in the buildout year of 2024 both with and without the project traffic associated with the City Place development.
- **SW 1st Street and SW 3rd Avenue** – This T-intersection has a stop condition for the westbound approach. The operational analyses indicates that this approach is currently operating at LOS "A" in the AM and PM peak hours and will continue to operate at LOS "A" in 2024 both with and without the project traffic.
- **SW 1st Street and City Place Driveway** – The project driveway serving the City Place site is projected to operate at LOS "A" in the AM and PM peak hours.

The Synchro analysis printouts for each of the study intersections are contained in Appendix I.

SUMMARY & CONCLUSIONS

City Place is a proposed residential development to be located generally in the northeast quadrant of the intersection at SW 3rd Avenue (Park Avenue West) and SW 1st Street (Monroe Udell Street) in Dania Beach, Broward County, Florida. The total land area of the site is approximately 1.24 acres (+/- 53,828 square feet) and the subject site is currently developed with four (4) single-family dwelling units, eight (8) multifamily (low-rise) residential dwelling units and a small office building with approximately 2,614 square feet.

The subject site will be redeveloped with an eight-story multifamily residential building with 99 dwelling units (22 one-bedroom units and 77 two-bedroom units). Vehicular access to the site will be provided via one (1) full access driveway on SW 1st Street. The buildout year for this project is anticipated to be 2024.

The proposed residential development program for City Place is anticipated to generate approximately 426 daily vehicle trips, 32 AM peak hour vehicle trips (7 inbound and 25 outbound), and 39 vehicle trips (24 inbound and 15 outbound) during the typical afternoon peak hour. When considering the existing residential and office development on the site, this represents 296 net new daily vehicle trips, 22 net new AM peak hour vehicle trips, and 25 net new PM Peak hour vehicle trips.

The operational analyses of the nearby study intersections and the project driveway indicate that each intersection is currently operating at an acceptable Level of Service (LOS) and will continue to do so in 2024 with the City Place project traffic.

APPENDIX A

City Place

Traffic Impact Study Methodology

KBP CONSULTING, INC.

MEMORANDUM

To: Richard Lorber, AICP

From: Karl Peterson, P.E.

Date: October 18, 2021

Subject: City Place
Traffic Impact Study Methodology

City Place is a proposed mixed-use (residential and retail) development to be located in the northeast quadrant of the intersection at SW 3rd Avenue and SW 1st Street (Monroe Udell Street) in Dania Beach, Broward County, Florida. The total land area of the site is approximately 1.24 acres (+/- 54,013 square feet) and is currently developed with four (4) single-family dwelling units, eight (8) multifamily (low-rise) residential dwelling units and a small office building with approximately 2,614 square feet.

The subject site will be redeveloped with a nine-story multifamily residential building with 110 dwelling units (34 one-bedroom units and 76 two-bedroom units) and 2,564 square feet of commercial / retail space on the first floor. Vehicular access to the site will be provided via one (1) full access driveway on SW 1st Street. A project location map is presented in Attachment A to this memorandum and the preliminary site plan is presented in Attachment B. The following is the traffic study methodology for this proposed development.

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*. A preliminary estimate of project traffic is presented in the following table.

Table 1
City Place
Trip Generation Analysis
Dania Beach, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Multi-Family Housing (Low-Rise)	8 DU	54	1	2	3	3	1	4
Single Family Housing	4 DU	38	1	2	3	3	1	4
Small Office Building	2,614 SF	38	3	1	4	2	4	6
Sub-Total		**130**	**5**	**5**	**10**	**8**	**6**	**14**
Proposed								
Multi-Family Housing (Mid-Rise)	110 DU	478	9	28	37	26	17	43
Commercial / Retail Space	2,564 SF	140	4	2	6	9	8	17
Sub-Total		**618**	**13**	**30**	**43**	**35**	**25**	**60**
Difference (Proposed - Existing)		**488**	**8**	**25**	**33**	**27**	**19**	**46**

Compiled by: KBP Consulting, Inc. (October 2021).
Source: ITE Trip Generation Manual (11th Edition).

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

The trip generation rates from the referenced ITE manual for the proposed development are as follows:

ITE Land Use #221 – Multifamily Housing (Mid-Rise)

- Daily: T = 4.77 (X) – 46.46
- AM Peak: T = 0.44 (X) – 11.61 (23% in / 77% out)
- PM Peak: T = 0.39 (X) + 0.34 (61% in / 39% out)

where T = number of trips and X = number of dwelling units

ITE Land Use #822 – Strip Retail Plaza (<40k)

- Daily: T = 54.45 (X)
- AM Peak: T = 2.36 (X) (60% in / 40% out)
- PM Peak: T = 6.59 (X) (50% in / 50% out)

where T = number of trips and X = 1,000 square feet of gross leasable area

- Due to the size of the project, the trip distribution will be based upon the existing nearby land uses, the prevailing traffic patterns within the study area, and transportation network in the vicinity of the project site.

- The subject traffic study will evaluate the following intersections / driveways during the typical AM and PM peak periods:

  - S. Federal Highway and SE / SW 1st Street (unsignalized)
  - SW 1st Street and SW 1st Avenue (unsignalized)
  - SW 1st Street and SW 3rd Avenue (unsignalized)
  - Proposed Project Driveway on SW 1st Street

- Traffic counts will be performed at the study intersections on a typical weekday during the AM peak period (7:00 AM – 9:00 AM) and the PM peak period (4:00 PM – 6:00 PM). These counts will include bicyclists and pedestrians.

- Traffic counts will be adjusted to reflect average peak season conditions based upon the 2019 FDOT adjustment factors.

- A growth factor will be applied to the traffic counts to reflect future traffic conditions at project build-out. The growth factor will be based upon historical traffic data available for the area near the project site. A minimum annual growth rate of 0.5% will be applied.

- Traffic analysis figures will be prepared for the following trip scenarios for each of the intersections analyzed:

  - Existing traffic
  - Proposed project traffic distribution

  - Background conditions for buildout year
  - Future conditions with growth rate and project traffic

- Intersection analyses will be conducted using the Synchro software for existing conditions, future conditions without the project, and future conditions with the proposed project in place. Level of Service (LOS) information will be provided for the overall intersections each approach for each study intersection. HCM 6th Edition reports will be presented.

- If gated entry is proposed, a queuing analysis will be prepared.

- All traffic data obtained for this project will be included in the Appendix of the traffic study.

- The project buildout year is estimated to be 2024.

APPENDIX B

City Place

Survey

LOCATION MAP

KEY TO ABBREVIATIONS:

ALTA = American Land Title Association
L = Arc Length
B.C.R. = Broward County Public Records
C.B. = Catch basin
Δ = Center Angle
℄ = Centerline
CCR = Certified Corner Record
CMP = Corrugated Metal Pipe
(D) = Per Record Deed
I.D. = Identification
I.E. = Invert Elevation
G.E. = Grade Elevation
HDPE = High Density Polyethylene
ID. = Identification
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
L.B. = Licensed Business
NSPS = National Society of Professional Surveyors
M.H. = Manhole
(M&L) = MacLaughlin Engineering
MP = Metal Pipe
O.R.B. = Official Records Book
(P) = Per Record Plat
P.B. = Plat Book
PG. = Page
PVC = Polyvinyl Chloride
PRM = Permanent Reference Monument
PSM = Professional Surveyor & Mapper
R = Radius
R.E. = Rim Elevation
RCP = Reinforced Concrete Pipe
R/W = Right-of-Way
(S) = As Surveyed in the field
TOB = Top of Baffle
TYP. = Typical
VCP = Vitrified Clay Pipe
W = Water

SYMBOLS LEGEND:

Air Conditioner
AT&T Box
Cable Riser
Catch Basin
Check Valve
Clean Out
Concrete Light Pole
Drainage Manhole
Electric Box
Electric Meter
Existing Elevation
Fiber Optic
Fire Hydrant
Guy Anchor
Irrigation Valve
Manhole
Metal Light Pole
Pedestrian Signal Pole
Post
Reducer
Sanitary Sewer Manhole
Sign
Tactile Surface
Telephone Box
Telephone Manhole
Traffic Signal Box
Traffic Signal Pole
Water Meter
Water Valve
Wood Utility Pole
Wood Utility Pole w/Light
Underground Drainage
Underground Sanitary Sewer
Underground Water

FILE: R:\Projects\20033 Dan-Yeah\20-4103\Latest Alta 9-13-21\ALTACAD-4103A13A-1-20-22 (2).dwg
PLOT DATE: 9/13/2022 8:30 PM BY: Michael Klimkiewicz
LAYOUT: [V-1]

FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NO. 8617163/33867.0410
DATED AUGUST 1, 2022 AT 11:27 A.M.
REVIEW OF ITEMS SCHEDULE B

ITEM 1-3: Not addressed, Not a survey related matter.

ITEM 4: Agreement recorded in Official Records Book 8060, Page 658, of the Public Records of Broward County, Florida. (As to Lots 14, 15 and 16). Affects subject property but contains no plottable matters.

ITEM 5: Not addressed; Not a survey related matter.

PROPERTY ADDRESSES:

FOLIO NO. 504234013160
OWNER: CITY PLACE APARTMENTS LTD
ADDRESS: 75 S.W. PARK AVENUE WEST, DANIA BEACH, FLORIDA 33004

FLOOD MAP INSURANCE RATE MAP INFORMATION:

Map No. 12011C0056TH
Community Name: City of Dania Beach
Community No. 120034
Panel No. 12011C0567
Suffix: H
Flood Zone: X / X
Base Flood Elevation: Areas of 0.2% annual chance flood, VE - 1% annual chance flood, Coastal flood areas of 1% annual chance flood with zone with velocity hazard (wave action), average depths of less than 1 foot or Base Flood Elevations Determined, with drainage areas less than 1 square mile, and areas protected by levees AO - 1% annual chance flood, from 1% chance annual flood.
Effective Date of Map: August 18, 2014

AREA AS SURVEYED:

LOTS 10-16. 54,165.10 SQUARE FEET 1.243 ACRES

PARKING TABULATION:

6 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
11 TOTAL PARKING SPACES

CERTIFIED TO:

City Place Apartments, Ltd., a Florida limited partnership
Shutts Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Fidelity National Title Insurance Company
City of Dania Beach
Neighborhood Landing Partners
Florida Housing Finance Corporation (FHFC)
First Housing Development Corporation as agents to FHFC

LEGAL DESCRIPTION:

Lots 10, 11, 12, 13, 14, 15 and 16, Block 21, TOWN OF DANIA (FORMERLY MODELO), according to the Plat thereof recorded in Plat Book B, Page 40, of the Public Records of Miami-Dade County, Florida, said lands situated in Broward County, Florida.

SURVEYOR'S NOTES:

1. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
2. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface features are not located for the purposes of this survey.
3. Radius Professional Surveyor & Mapper, LLC reserves the right to utilize any and all information obtained in the preparation of this survey, including this map of survey, for any other purposes.
4. This drawing may not be reproduced in whole or in part without the permission of Radius Surveyor & Mapper, LLC, additions or deletions to the survey map by other than the signing party is prohibited without the written consent of the signing party.
5. The drawing is not valid without the signature and original raised seal of a Florida licensed surveyor and Mapper.
6. The certification contained herein is for the latest date of field survey or latest revision date, whichever applicable.
7. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
8. Sources of information used in the preparation of this map of survey are as follows:
   A. Recorded plat entitled "THE TOWN OF MODELO PLAT" Plat Book "B" Page 40, Dade County Records.
9. The horizontal accuracy of field measured control meets the applicable requirements of Chapter 5J-17.052(15)(b)(ii). The accuracy obtained is 1:57,223 and is based on a closed geometric figure.
10. Radius Professional Surveyor & Mapper, LLC is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB 7733, pursuant to the provisions of Chapter 472, Florida Statutes.
11. This survey does not determine ownership of the subject property or its adjoiners. Ownership information, if shown, was obtained from a public record search of the Broward County Property Appraiser's Office.
12. The undersigned surveyor has been provided a copy of Commitments for Title Insurance issued by Fidelity National Title Insurance Company, File No. 8617163/33867.0410, Effective date: August 1, 2022 at 11:27 AM. All platable matters of a nature relating to the land survey of the subject property contained therein have been shown hereon. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the reviewing surveyor and are not shown hereon.
13. The purpose of this Map of Survey is to depict the results of a Boundary Survey pursuant to Chapter 5J-17.052(2) Florida Administrative Code. Uses inconsistent with its intended purpose are prohibited.
14. Contractual considerations and obligations between the surveyor and client may be addressed in the preparation of this survey. Underground utilities, if shown, were located based on markings provided by utilities location services and other sources of information. Underground footers, foundations or subterranean structures were not located for the purposes of this survey.
15. The bearings shown hereon are assumed.
16. The basis of this survey is a legal description as provided by the client, and as described in Commitments referenced in Surveyor's Note 12.
17. The reviewing surveyor encountered no observable evidence of earth moving work, building construction or building additions within recent months on the subject premises.
18. The elevations shown hereon are based on North American Vertical Datum of 1988 (N.A.V.D. 88), and are relative to the following described Benchmark: Site Benchmark No.1 From The plat entitled "DANIA BEACH CITY CENTER" Plat Book 179, Page 137. Elevation 10.07 (N.G.V.D. 29). Subtract 1.67 For (N.A.V.D. 88)
19. The reviewing surveyor encountered no observable evidence of wetlands, nor was informed of any historic wetlands on the subject premises.
20. The vertical accuracy of field measured control meets the applicable Requirements of Chapter 5J-17.050(10)(c). The vertical accuracy of the closed level loop obtained is 0.01'. A maximum allowable error of accuracy for this survey is 0.05' times the square root of the distance of the level circuit in miles [(√0.2282) x 0.05 = 0.238'].

SURVEYOR'S CERTIFICATE

This map and the Survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys" jointly established and adopted by American Land Title Association and National Society of Professional Surveyors in 2021, and includes items 1, 2, 3, 4, 5, 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Florida, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Latest date of Field Survey: September 8, 2022

MICHAEL D. KLIMKIEWICZ LICENSE NUMBER 6611 STATE OF FLORIDA

9/15/2022
Date

Michael D. Klimkiewicz, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6611

Digitally signed by Michael D Klimkiewicz
Date: 2022.09.15 17:30:56 -04'00'

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
436 S.W. BISHOP AVENUE
LAKE CITY, FLORIDA 32024
(561)244-5163
LICENSED BUSINESS No. LB7733

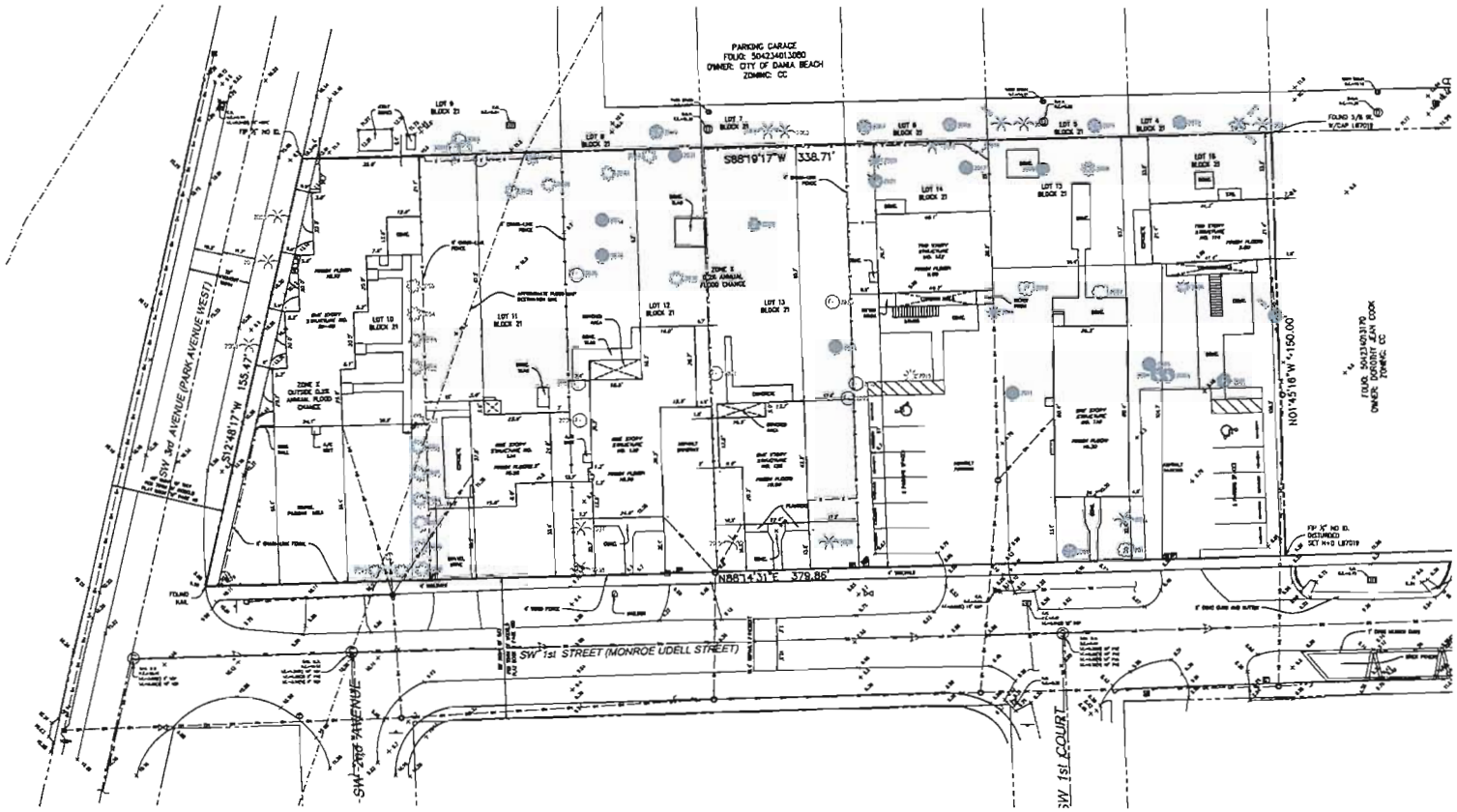
REVISIONS

NO.	DATE	DESCRIPTION
1	10/19/2021	REVISION
2	8/13/2022	UPDATE SURVEY

ALTA/NSPS LAND TITLE SURVEY
DANIA CITY PLACE
CITY OF DANIA BEACH FLORIDA
LOTS 10 - 16 BLOCK 21
THE TOWN OF MODELO (DANIA) (PLAT BOOK "B" PAGE 40, DADE COUNTY RECORDS)

DATE: 10/12/21
SCALE: 1"=150'
DESIGNED BY: D.C.
DRAWN BY: R.V.
JOB #: 21-4103

SHEET No.
V-1



GRAPHIC SCALE
20 10 0 20 40
1" = 20'

KEY TO ABBREVIATIONS:

ALTA	= American Land Title Association
L	= Arc Length
B.C.R.	= Broward County Public Records
C.B.	= Catch basin
Δ	= Center Angle
℄	= Centerline
CCR	= Certified Corner Record
CMP	= Corrugated Metal Pipe
(D)	= Per Record Deed
I.D.	= Identification
I.E.	= Invert Elevation
G.E.	= Grade Elevation
HDPE	= High Density Polyethylene
ID.	= Identification
FIP.	= Found Iron Pipe
FIR.	= Found Iron Rod
LB	= Licensed Business
NSPS	= National Society of Professional Surveyors
M.H.	= Manhole
(M&L)	= McLaughlin Engineering
M/P	= Metal Pipe
O.R.B.	= Official Records Book
(P)	= Per Record Plat
P.B.	= Plat Book
PG.	= Page
PVC	= Polyvinyl Chloride
PRM	= Permanent Reference Monument
PSM	= Professional Surveyor & Mapper
R	= Radius
R.E.	= Rim Elevation
RCP	= Reinforced Concrete Pipe
R/W	= Right-of-Way
(S)	= As Surveyed in the field
TOB	= Top of Baffle
TYP.	= Typical
VCP	= Vanied Clay Pipe
W	= With

SYMBOLS LEGEND:

- Air Conditioner
- AT&T Box
- Cabinet
- Catch Basin
- Check Valve
- Clean Out
- Concrete Light Pole
- Drainage Manhole
- Electric Box
- Electric Meter
- Existing Elevation
- Fiber Optic
- Fire Hydrant
- Guy Anchor
- Irrigation Valve
- Manhole
- Metal Light Pole
- Pedestrian Signal Pole
- Post
- Reducer
- Sanitary Sewer Manhole
- Sign
- Tactile Surface
- Telephone Box
- Telephone Manhole
- Traffic Signal Box
- Traffic Signal Pole
- Water Meter
- Water Valve
- Wood Utility Pole
- Wood Utility Pole w/Light
- Underground Drainage
- 48 — Underground Sanitary Sewer
- Underground Water

AREA AS SURVEYED:

LOTS 10-16, 54,185.10 SQUARE FEET 1.243 ACRES

PARKING TABULATION:

9 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
11 TOTAL PARKING SPACES

Digitally signed by Michael D Klimkiewicz
Date: 2022.09.15 17:32:43 -04'00'

FLOOD MAP INSURANCE RATE MAP INFORMATION:

Map No. 12011C0056?H
Community Name: City of Dania Beach
Community No. 120034
Panel No. 12011C0567
Suffix: H
Flood Zone: X / X
Base Flood Elevation: Areas of 0.2% annual chance flood, VE - 1% annual chance flood, Coastal flood areas of 1% annual chance flood with zone with velocity hazard (wave action), average depths of less than 1 foot or Base Flood Elevations Determined, with drainage areas less than 1 square mile, and areas protected by levees AO - 1% annual chance flood, from 1% chance annual flood.
Effective Date of Map: August 18, 2014

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
438 S.W. BISHOP AVENUE
LAKE CITY, FLORIDA 32024
(561)244-5153
LICENSED BUSINESS No. LB7733

REVISIONS

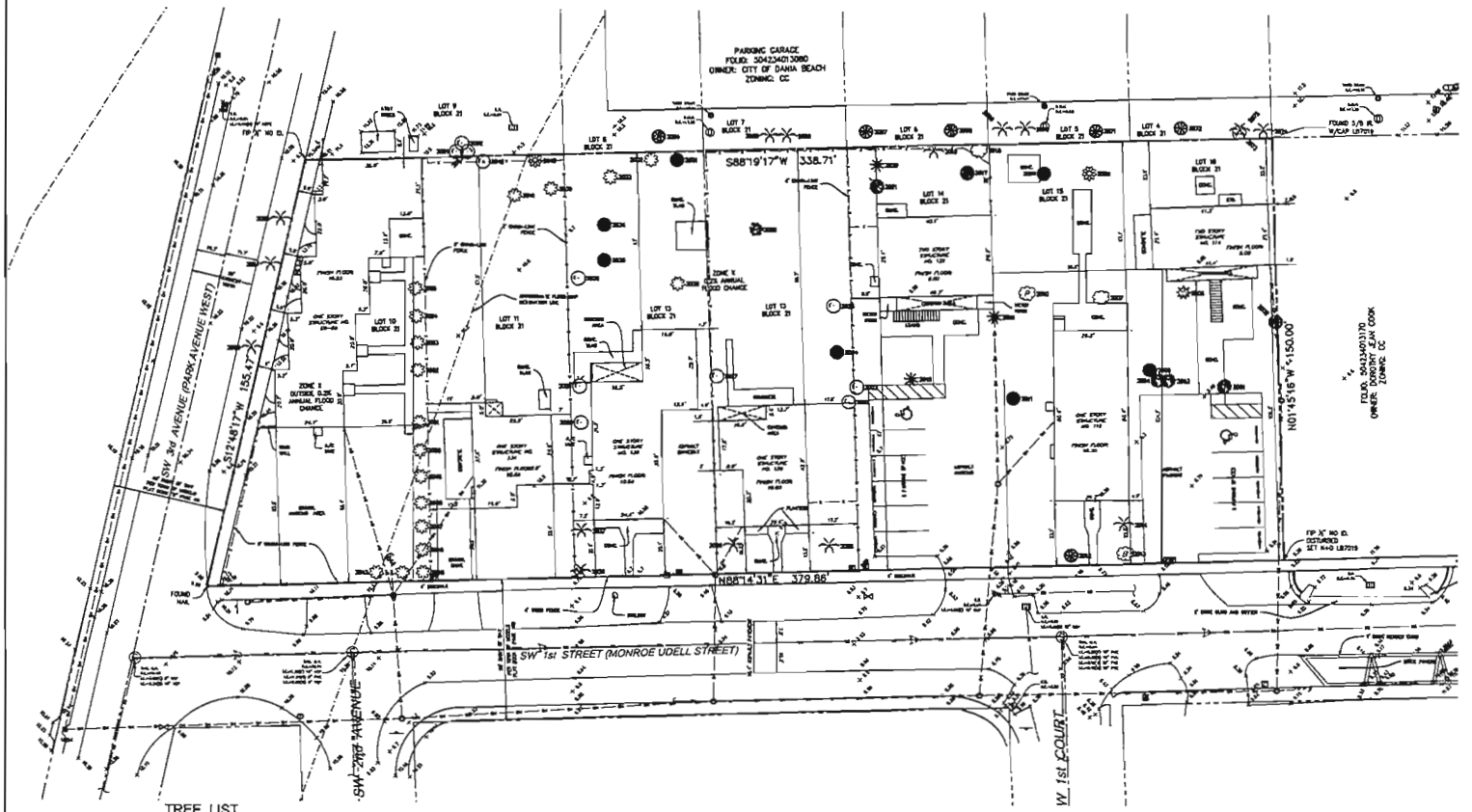
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
DANIA CITY PLACE
CITY OF DANIA BEACH, FLORIDA
LOTS 10 - 16 BLOCK 21
THE TOWN OF MODELO (DANIA) (PLAT BOOK "B" PAGE 49, DADE COUNTY RECORDS)

DATE:	10/12/21
SCALE:	1"=20'
DESIGNED BY:	D.C.
DRAWN BY:	R.V.
JOB #:	21-4103

SHEET No.
V-2

FILE: R:\Projects\[illegible]
9-13-22\ACAD-4103ALTA-1-09-22 (2).dwg
PLOT DATE: 9/15/2022 4:40 PM BY: [illegible]
LAYOUT: [V-2]



GRAPHIC SCALE
20 10 0 20 40
1" = 20'

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ALTA = American Land Title Association
B.C.R. = Broward County Public Records
℄ = Centerline
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I.D. = Identification
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R = Radius
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L = Arc Length
FD. = Found
HDPE = High Density Polyethylene
I.D. = Identification
I.P. = Iron Pipe
I.R. = Iron Rod
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NSPS = National Society of Professional Surveyors
(McL) = McLaughlin Engineering
M/P = Metal Pipe
O.R.B. = Official Records Book
(P) = Per Record Plat
P.B. = Plat Book
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PVC = Polyvinyl Chloride
PRM = Permanent Reference Monument
PSM = Professional Surveyor & Mapper
RCP = Reinforced Concrete Pipe
R/W = Right-of-Way
(S) = As Surveyed In the field
TOB = Top of Bank
TYP. = Typical
W/ = With

SYMBOLS LEGEND

Air Conditioner
AT&T Box
Cable Riser
Catch Basin
Check Valve
Clean Out
Concrete Light Pole
Drainage Manhole
Electric Box
Electric Meter
Existing Elevation
Fiber Optic
Fire Hydrant
Guy Anchor
Irrigation Valve
Manhole
Metal Light Pole
Pedestrian Signal Pole
Post
Reducer
Sanitary Sewer Manhole
Sign
Tactile Surface
Telephone Box
Telephone Manhole
Traffic Signal Box
Traffic Signal Pole
Water Meter
Water Valve
Wood Utility Pole
Wood Utility Pole w/Light
Underground Drainage
Underground Sanitary Sewer
Underground Water
N 510067.44 E 953047.76 State Plane Coordinates

TREE LIST

TREE NUMBER	COMMON NAME	BOTANICAL NAME	DBH (In.)	HEIGHT (ft.)	CANOPY (ft.)
2001	Carrotwood	*Cupaniopsis anacardioides*	10	25	25
2002	Gumbo Limbo	*Bursera simaruba*	15	17	17
2003	Carrotwood	*Cupaniopsis anacardioides*	7	20	20
2004	Carrotwood	*Cupaniopsis anacardioides*	8	23	23
2005	Avocado	*Persea americana*	18	22	22
2006	Areca Palm	*Dypsis lutescens*	16" clust er	14	14
2007	Loquat	*Eriobotrya japonica*	4	11	11
2008	Schefflera	*Schefflera actinophylla*	35	20	20
2009	Tropical Almond	*Terminalia catappa*	4	18	18
2010	Pink Tabebuia	*Tabebuia heterophylla*	6	19	19
2011	Avocado	*Persea americana*	19	26	26
2012	Gumbo Limbo	*Bursera simaruba*	6,00	16	16
2013	Green Buttonwood	*Conocarpus erectus*	8.00	18	18
2014	Foxtail Palm	*Wodyetia bifurcata*	7	15	15
2015	Papya	*Carica papaya*	4	16	16
2016	Papya	*Carica papaya*	4	13	13
2017	Cherry Laurel	*Prunus caroliana*	8	27	27
2018	Loquat	*Eriobotrya japonica*	9	18	18
2019	Travelers Palm	*Ravenala madagascariensis*	11	23	23
2020	Papya	*Carica papaya*	5	18	18
2021	Moringa	*Moringa oleifera*	4	14	14
2022	Live Oak	*Quercus virginiana*	27	38	38
2023	Live Oak	*Quercus virginiana*	28	40	40
2024	Avocado	*Persea americana*	8	26	26
2025	Live Oak	*Quercus virginiana*	26	42	42
2026	Weeping Fig	*Ficus benjamina*	84	43	43
2027	Live Oak	*Quercus virginiana*	15	34	34
2028	Queen Palm	*Syagrus romanzoffiana*	6	9	9
2029	Areca Palm	*Dypsis lutescens*	14 clust er	9	9
2030	Mango	*Mangifera indica*	32	36	36
2031	Avocado	*Persea americana*	6	18	18
2032	Mango	*Mangifera indica*	14	36	36
2033	Mango	*Mangifera indica*	19	26	26
2034	Avocado	*Persea americana*	19	17	17
2035	Avocado	*Persea americana*	21	27	27
2036	Live Oak	*Quercus virginiana*	15	26	26
2037	Sabal Palm	*Sabal palmetto*	13	20	20
2038	Sabal Palm	*Sabal palmetto*	13	19	19
2039	Mango	*Mangifera indica*	5	12,2	12,2
2040	Schefflera	*Schefflera actinophylla*	22	21	21
2041	Mango	*Mangifera indica*	4	19	19
2042	Live Oak	*Quercus virginiana*	31	52	52
2043	Japanese Fern Tree	*Filicium decipiens*	8	18	18
2044	Japanese Fern Tree	*Filicium decipiens*	5	18	18
2045	Japanese Fern Tree	*Filicium decipiens*	7	18	18
2046	Japanese Fern Tree	*Filicium decipiens*	6	20	20
2047	Japanese Fern Tree	*Filicium decipiens*	5	18	18
2048	Japanese Fern Tree	*Filicium decipiens*	5	20	20
2049	Japanese Fern Tree	*Filicium decipiens*	6	19	19
2050	Japanese Fern Tree	*Filicium decipiens*	8	18	18
2051	Japanese Fern Tree	*Filicium decipiens*	6	20	20
2052	Japanese Fern Tree	*Filicium decipiens*	7	20	20
2053	Japanese Fern Tree	*Filicium decipiens*	9	21	21
2054	Japanese Fern Tree	*Filicium decipiens*	9	22	22
2055	Japanese Fern Tree	*Filicium decipiens*	9	23	23
2056	Foxtail Palm	*Wodyetia bifurcata*	9	19	19
2057	Foxtail Palm	*Wodyetia bifurcata*	5	9	9
2058	Foxtail Palm	*Wodyetia bifurcata*	6	16	16
2059	Live Oak	*Quercus virginiana*	9	30	22
2060	Live Oak	*Quercus virginiana*	12	35	32
2061	Live Oak	*Quercus virginiana*	27	32	28
2062	Live Oak	*Quercus virginiana*	29	35	30
2063	Live Oak	*Quercus virginiana*	32	40	30
2064	Gumbo Limbo	*Bursera simaruba*	9	15	18
2065	Sable Palm	*Sabal palmetto*	14	35	20
2066	Sable Palm	*Sabal palmetto*	12	35	20
2067	Gumbo Limbo	*Bursera simaruba*	8	22	15
2068	Gumbo Limbo	*Bursera simaruba*	12	22	15
2069	Sabal Palm	*Sabal palmetto*	14	35	18
2070	Sabal Palm	*Sabal palmetto*	12	32	18
2071	Gumbo Limbo	*Bursera simaruba*	12	22	15
2072	Gumbo Limbo	*Bursera simaruba*	8	18	15
2073	Ficus		6	8	11
2074	Sabal Palm	*Sabal palmetto*	14	25	15
2075	Sabal Palm	*Sabal palmetto*	12	30	15

TREE NOTES

1. DBH INDICATES "TREE TRUNK DIAMETER AT BREAST HEIGHT" - APPROXIMATELY 4.5 FEET ABOVE GRADE - MEASUREMENT GIVEN IN INCHES.
2. COMMON TREE NAME INDICATES A GENERAL DESCRIPTION OF THE TREE TO BE QUALIFIED BY THE CLIENT'S ENVIRONMENTAL CONSULTANT.
3. CANOPY INDICATES APPROXIMATE DIAMETER OF DRIP LINE- MEASUREMENT GIVE IN FEET.
4. AREA LOCATION IS CENTER OF CLUSTER OF 2" TO 3" TRUNKS.
5. OTHER LANDSCAPING NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

MICHAEL D. KLIMKIEWICZ CERTIFICATE No. 6811 STATE OF FLORIDA Professional Surveyor & Mapper

Digitally signed by Michael D Klimkiewicz
Date: 2022.09.15 17:33:21 -04'00'

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
436 S.W. BISHOP AVENUE
S.E. 1/4, SEC. 11, TWP. 51 S., RGE. 42 E.
DANIA, FLORIDA 33004
(561) 241-1414
LICENSED BUSINESS No. LB7733

REVISIONS

NO.	DATE:	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
DANIA CITY PLACE

CITY OF DANIA BEACH — BROWARD COUNTY — FLORIDA

LOTS 10 - 16 BLOCK 21
THE TOWN OF MODELO (DANIA) (PLAT BOOK "B" PAGE 49, DADE COUNTY RECORDS)

DATE: 10/12/21
SCALE: 1"=20'
DESIGNED BY: D.C.
DRAWN BY: R.V.
JOB #: 21-4103

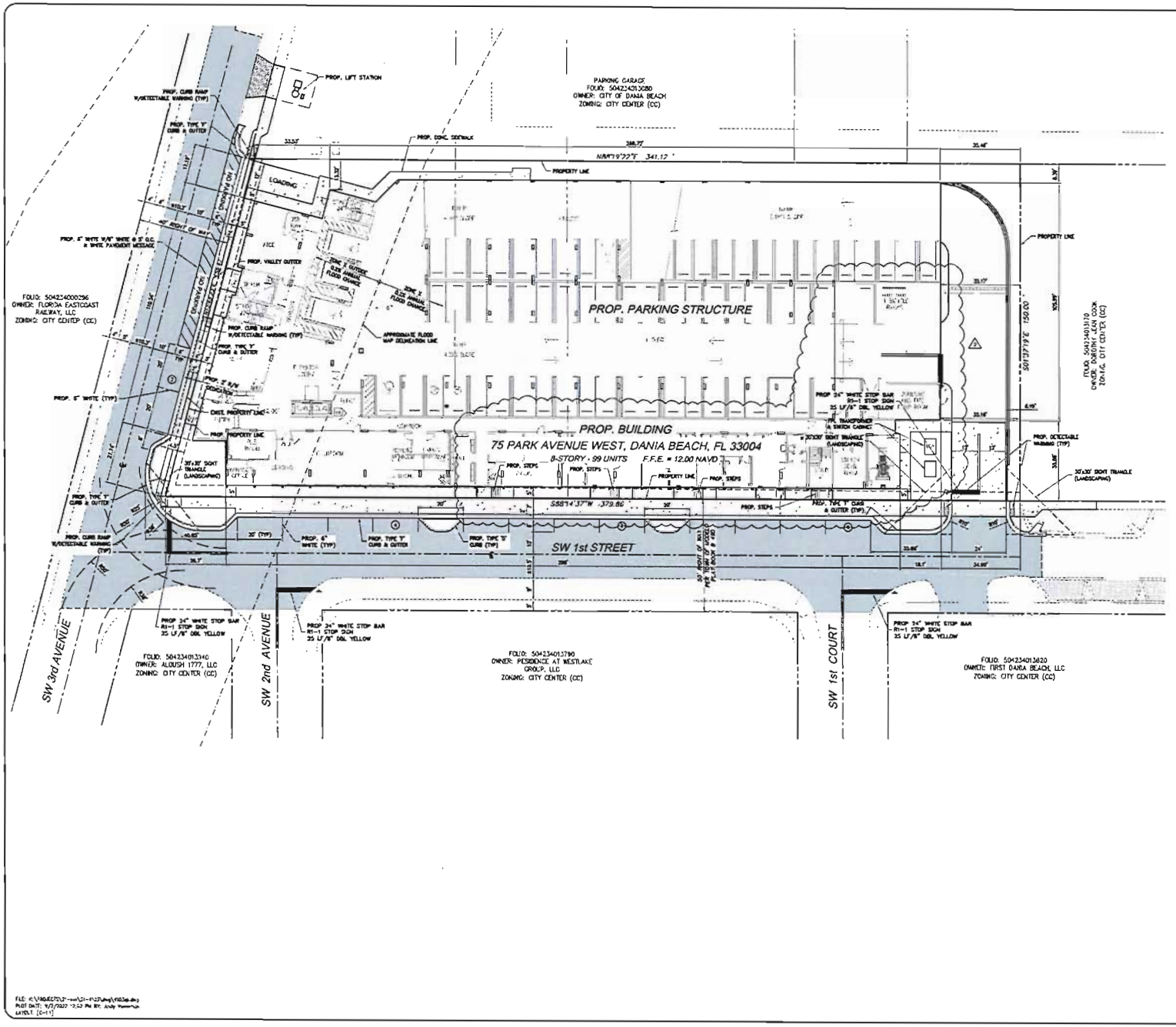
SHEET No.
V-3

FILE: R:\Projects\2021\21-4103\Land Title 9-13-22\4103-ALTA-1-25-22 [3].dwg
PLOT DATE: 9/13/2022 4:48 PM BY: Michael Klimkiewicz
LAYOUT: [V-3]

APPENDIX C

City Place

Site Plan



GENERAL INFORMATION	
ZONING	CITY CENTER (CC)
LAND USE	REGIONAL ACTIVITY CENTER (RAC)
STREET TYPES	PRIMARY STREET – SW 3RD AVENUE MINOR STREET – SW 1ST STREET
BUILDING	THE BUILDING SHALL BE BUILT TO THE BUILD-TO LINE OF BOTH STREETS AND BUILDING FRONTAGE ON BOTH STREETS MUST OCCUPY 70% OF LOT WIDTH

SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	6,422	0.15 AC.	11.8%
PAVED AREA	5,360	0.12 AC.	10.3%
BUILDING AREA	41,848	0.96 AC.	77.7%
TOTAL AREA	53,629	1.24 AC.	100.0%

PERVIOUS CALCULATIONS			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	6,422	0.15 AC.	11.8%
IMPERVIOUS	47,406	1.08 AC.	88.1%

DENSITY & SITE INFORMATION			
SITE NET AREA SITE GROSS AREA	53,808 S.F. 67,318 S.F.		1.24 AC. 1.55 AC.
DENSITY	ALLOWED (DU/GROSS AC) PARTIAL	TOTAL	PROPOSED (DU/GROSS AC) CITY CENTER (CC)
PER RIGHTS	50	80	64
PER BONUS (*)	30		
TOTAL UNITS	124		99
*SEC. 3.05-7D ELIGIBLE BY PUBLIC PARK INCENTIVE FEE			
F.A.R.	REQUIRED: 3.00 (MAX)		PROVIDED: 3.26

MAX. HEIGHT & SETBACKS		
	REQUIRED/ALLOWED	PROVIDED
HEIGHT	7 FLOORS	8 FLOORS (+/-96'-0")
FRONT SETBACK	4'-8"	5.00'
CORNER ST SIDE SETBACK	5'-0"	5.00'
INTERIOR SIDE SETBACK (1ST LAYER)	0'-0" (NO MAX)	12.52'
INTERIOR SIDE SETBACK (2ND LAYER)	0'-0" (NO MAX)	8.39'
REAR SETBACK	0'-0" (NO MAX)	35.16'
*SEC. 3.05-7D ELIGIBLE BY PUBLIC PARK INCENTIVE FEE ADD 1 FLOOR		

UNIT AREA TABLE: UNIT MIX				
UNIT TYPE	UNIT NAME	UNIT AREA (SF) NET	UNIT TOTAL	% UNIT TYPE
1 BED/1 BATH	A1-LIFAS	730	2	2%
1 BED/1 BATH	A2	750 – 770	16	16%
1 BED/1 BATH	A3	730	4	4%
2 BED/2 BATH	B1	902 – 925	72	73%
2 BED/2 BATH	B2-LIFAS	914	5	5%
TOTAL UNITS			99	100%

BUILDING AREA TABLE				
BLDG TYPE	APARTMENT BUILDING			
# BLDGS ON SITE	1			
# UNITS	99			
	AC	NON-AC	GARAGE	GROSS
1ST FLOOR	11,704	2,364	21,916	35,984
2ND FLOOR	10,826	1,466	5,410	17,704
3RD FLOOR	16,456	850		17,306
4TH FLOOR	16,456	850		17,306
5TH FLOOR	16,456	850		17,306
6TH FLOOR	16,456	850		17,306
7TH FLOOR	14,352	764		15,116
8TH FLOOR	13,504	764		14,268
BLDG/GARAGE TOTAL	116,220	8,758	27,326	152,304
PARKING	1 BED 1 BATH	2 BED 2 BATH	GUEST	TOTAL
PARKING RATIO	1.25	1.75	1/5 UNITS	
TOTAL UNITS	22	77		
PARKING/UNIT TOTAL	27.5	134.75	18.8	
REQUIRED PARKING				152
PROVIDED PARKING	STREET 14	ONSITE 126		140*
A.D.A. ACCESSIBLE SPACES	8 (RES.-7, VAN SPACES-1)			
BICYCLE PARKING	5% OF REQUIRED PARKING SPACES (10 SPACES) 11 SPACES PROVIDED			

* ALTERNATE PARKING STANDARDS ANALYSIS SUBMITTED CONCURRENTLY WITH THE SITE PLAN PROJECTS 140 PARKING SPACES TO BE ADEQUATE TO MEET PEAK PARKING DEMANDS.

WATER AND WASTEWATER PROVIDED BY CITY OF DANIA BEACH	
WATER DEMAND	99 UNITS @ 250 GPD = 24,750 GPD.
SEWER DEMAND	99 UNITS @ 250 GPD = 24,750 GPD.
SOLID WASTE DEMAND	99 UNITS @ 8.9 LBS PER DAY PER UNIT = 881.10 LBS PER DAY = 0.1 CPD / S.F. = 25 LBS TOTAL SOLID WASTE DEMAND = 1,806 LBS

STE Sun-Tech Engineering, Inc
4577 North 1st Road, Suite 102
Lake Worth, FL 33461
www.suntechengr.com
Certificate of Auth. #0001578
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO.	DATE	DESCRIPTION
1	12/17/21	REV. BLDG. & PARKING
2	1/18/22	REV. BLDG. & PARKING

CITY PLACE
75 PARK AVENUE WEST, DANIA BEACH, FL 33004
CITY OF DANIA BEACH FLORIDA

SITE PLAN

DATE: OCT 2021
SCALE: 1" = 20'
DESIGNED BY: C.R.L.
DRAWN BY: A.V.
JOB #: 21-4103

CLIFFORD R. LOUTAN LICENSE No. 58800 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: September 2, 2022
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Clifford R Loutan

SHEET No.
C-1.1

FILE: K:\PROJECTS\21-4103\dwg\4103site.dwg
PLOT DATE: 9/2/2022 12:53 PM BY: Andy Vasquez
LAYOUT: C-1.1

APPENDIX D

Intersection Turning Movement Counts

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SW 1ST STREET & SW 3RD AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1ST & 3RD
Site Code : 210136
Start Date : 10/26/2021

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

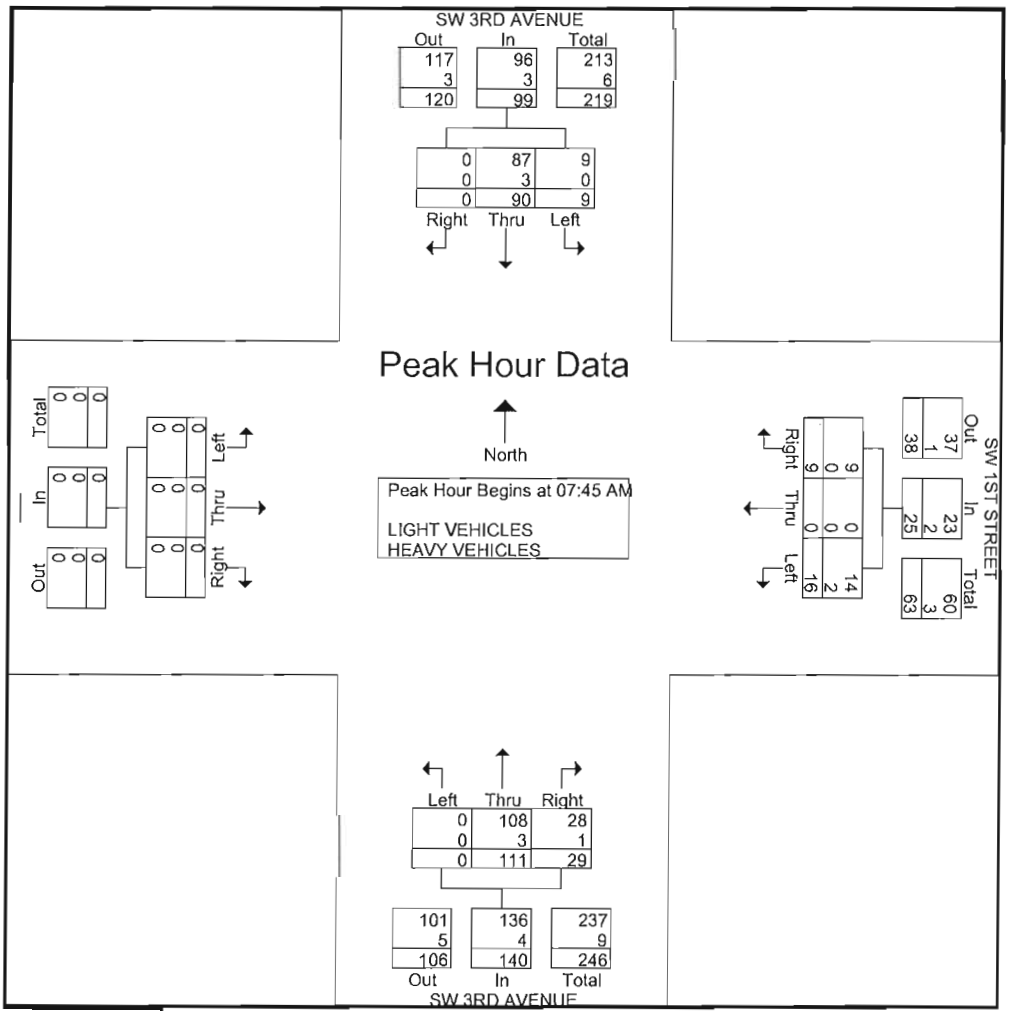
	SW 3RD AVENUE From North				SW 1ST STREET From East				SW 3RD AVENUE From South				----- From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	1	13	0	0	0	0	4	0	0	18	3	0	0	0	0	39
07:15 AM	0	1	13	0	0	5	0	1	0	0	23	7	0	0	0	0	50
07:30 AM	0	7	18	0	0	4	0	0	0	0	14	10	0	0	0	0	53
07:45 AM	0	1	21	0	0	2	0	6	0	0	27	7	0	0	0	0	64
Total	0	10	65	0	0	11	0	11	0	0	82	27	0	0	0	0	206
08:00 AM	0	4	30	0	0	5	0	2	0	0	35	10	0	0	0	0	86
08:15 AM	0	1	20	0	0	6	0	0	0	0	24	3	0	0	0	0	54
08:30 AM	0	3	19	0	0	3	0	1	0	0	25	9	0	0	0	0	60
08:45 AM	0	2	20	0	0	2	0	0	0	0	24	7	0	0	0	0	55
Total	0	10	89	0	0	16	0	3	0	0	108	29	0	0	0	0	255
04:00 PM	0	2	47	0	0	4	0	4	0	0	28	4	0	0	0	0	89
04:15 PM	0	1	30	0	0	4	0	3	0	0	22	4	0	0	0	0	64
04:30 PM	0	7	39	0	0	2	0	3	0	0	10	5	0	0	0	0	66
04:45 PM	0	4	51	0	0	4	0	4	0	0	29	6	0	0	0	0	98
Total	0	14	167	0	0	14	0	14	0	0	89	19	0	0	0	0	317
05:00 PM	0	2	58	0	0	5	0	4	0	0	25	5	0	0	0	0	99
05:15 PM	0	5	29	0	0	4	0	2	0	0	22	5	0	0	0	0	67
05:30 PM	0	4	39	0	0	6	0	6	0	0	12	2	0	0	0	0	69
05:45 PM	0	6	36	0	0	5	0	2	0	0	20	4	0	0	0	0	73
Total	0	17	162	0	0	20	0	14	0	0	79	16	0	0	0	0	308
Grand Total	0	51	483	0	0	61	0	42	0	0	358	91	0	0	0	0	1086
Apprch %	0	9.6	90.4	0	0	59.2	0	40.8	0	0	79.7	20.3	0	0	0	0	
Total %	0	4.7	44.5	0	0	5.6	0	3.9	0	0	33	8.4	0	0	0	0	
LIGHT VEHICLES	0	48	477	0	0	58	0	42	0	0	350	89	0	0	0	0	1064
% LIGHT VEHICLES	0	94.1	98.8	0	0	95.1	0	100	0	0	97.8	97.8	0	0	0	0	98
HEAVY VEHICLES	0	3	6	0	0	3	0	0	0	0	8	2	0	0	0	0	22
% HEAVY VEHICLES	0	5.9	1.2	0	0	4.9	0	0	0	0	2.2	2.2	0	0	0	0	2

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SW 1ST STREET & SW 3RD AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1ST & 3RD
Site Code : 210136
Start Date : 10/26/2021

	SW 3RD AVENUE From North					SW 1ST STREET From East					SW 3RD AVENUE From South					----- From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	0	1	21	0	22	0	2	0	**6**	**8**	0	0	27	7	34	0	0	0	0	0	64
08:00 AM	0	**4**	**30**	0	**34**	0	5	0	2	7	0	0	**35**	**10**	**45**	0	0	0	0	0	**86**
08:15 AM	0	1	20	0	21	0	**6**	0	0	6	0	0	**24**	3	27	0	0	0	0	0	54
08:30 AM	0	3	19	0	22	0	3	0	1	4	0	0	25	9	34	0	0	0	0	0	60
Total Volume	0	9	90	0	99	0	16	0	9	25	0	0	111	29	140	0	0	0	0	0	264
% App. Total	0	9.1	90.9	0		0	64	0	36		0	0	79.3	20.7		0	0	0	0		
PHF	.000	.563	.750	.000	.728	.000	.667	.000	.375	.781	.000	.000	.793	.725	.778	.000	.000	.000	.000	.000	.767
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	100	96.7	0	97.0	0	87.5	0	100	92.0	0	0	97.3	96.6	97.1	0	0	0	0	0	96.6
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	3.3	0	3.0	0	12.5	0	0	8.0	0	0	2.7	3.4	2.9	0	0	0	0	0	3.4

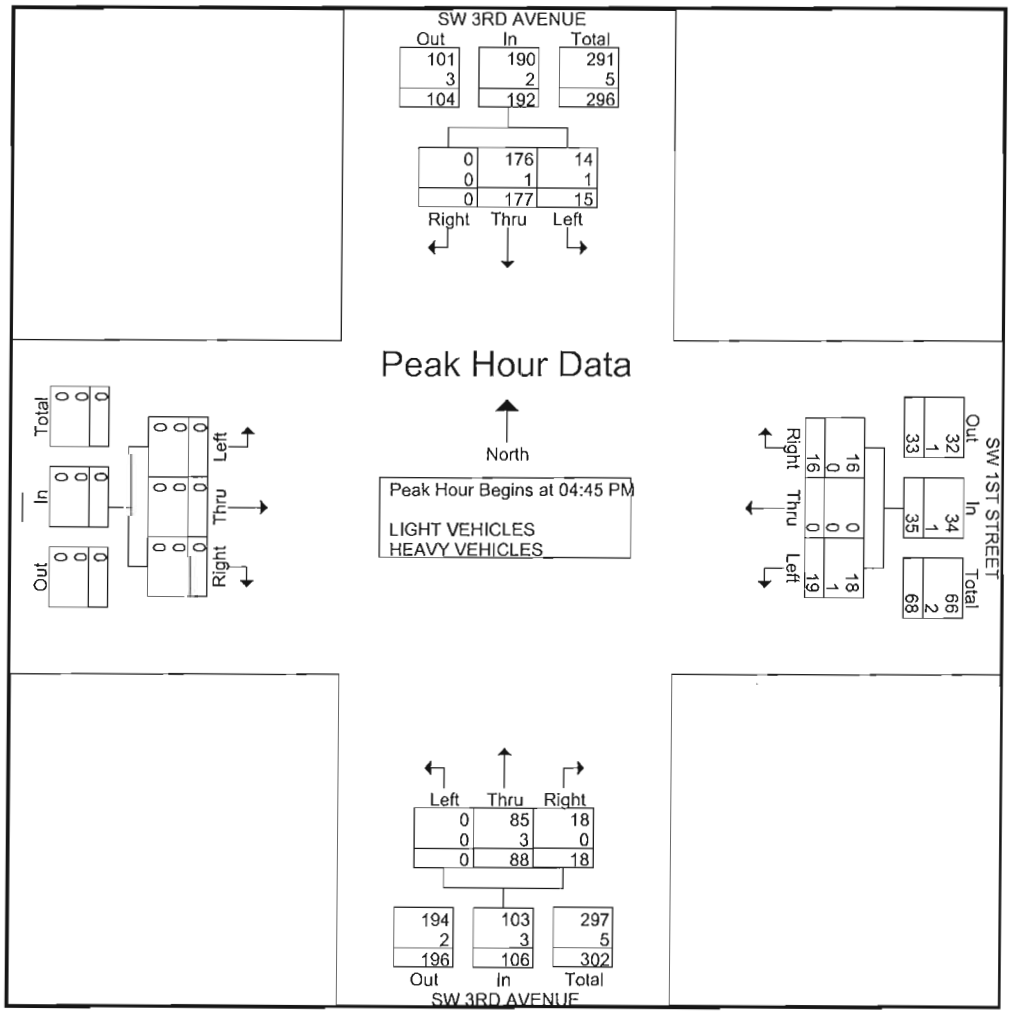


Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SW 1ST STREET & SW 3RD AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1ST & 3RD
Site Code : 210136
Start Date : 10/26/2021
Page No : 3

Start Time	SW 3RD AVENUE From North					SW 1ST STREET From East					SW 3RD AVENUE From South					----- From West					
	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	4	51	0	55	0	4	0	4	8	0	0	**29**	**6**	**35**	0	0	0	0	0	98
05:00 PM	0	2	**58**	0	**60**	0	5	0	4	9	0	0	25	5	30	0	0	0	0	0	**99**
05:15 PM	0	**5**	29	0	34	0	4	0	2	6	0	0	22	5	27	0	0	0	0	0	67
05:30 PM	0	4	39	0	43	0	**6**	0	**6**	**12**	0	0	12	2	14	0	0	0	0	0	69
Total Volume	0	15	177	0	192	0	19	0	16	35	0	0	88	18	106	0	0	0	0	0	333
% App. Total	0	7.8	92.2	0		0	54.3	0	45.7		0	0	83	17		0	0	0	0		
PHF	.000	.750	.763	.000	.800	.000	.792	.000	.667	.729	.000	.000	.759	.750	.757	.000	.000	.000	.000	.000	.841
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	93.3	99.4	0	99.0	0	94.7	0	100	97.1	0	0	96.6	100	97.2	0	0	0	0	0	98.2
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	6.7	0.6	0	1.0	0	5.3	0	0	2.9	0	0	3.4	0	2.8	0	0	0	0	0	1.8



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SW 1ST STREET & SW 3RD AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1ST & 3RD
Site Code : 210136
Start Date : 10/26/2021

Groups Printed- BICYCLES ON THE ROAD

	SW 3RD AVENUE From North				SW 1ST STREET From East				SW 3RD AVENUE From South				----- From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:15 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
08:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	3
04:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	1	3	0	0	0	0	1	0	0	0	0	0	0	0	0	5
Apprch %	0	25	75	0	0	0	0	100	0	0	0	0	0	0	0	0	
Total %	0	20	60	0	0	0	0	20	0	0	0	0	0	0	0	0	

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SW 1ST STREET & SW 3RD AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1ST & 3RD
Site Code : 210136
Start Date : 10/26/2021

Groups Printed- PEDESTRIANS & BIKES

	SW 3RD AVENUE From North				SW 1ST STREET From East				SW 3RD AVENUE From South				----- From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	0	3
07:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
07:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	6	0	2	0	9
Total	0	0	1	0	0	0	0	0	2	0	0	0	8	0	3	0	14
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
08:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
04:30 PM	0	0	0	0	2	0	0	0	1	0	0	0	1	0	0	0	4
Total	0	0	0	0	2	0	0	0	1	0	0	0	2	0	0	0	5
05:15 PM	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	3
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
05:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	2	0	0	0	3
Total	0	0	0	0	1	0	1	0	0	0	0	0	4	0	1	0	7
Grand Total	0	0	1	0	3	0	1	0	4	0	0	0	15	0	4	0	28
Apprch %	0	0	100	0	75	0	25	0	100	0	0	0	78.9	0	21.1	0	
Total %	0	0	3.6	0	10.7	0	3.6	0	14.3	0	0	0	53.6	0	14.3	0	

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SW 1ST STREET & SW 1ST AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1st & 1st
Site Code : 210136
Start Date : 10/26/2021

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

	SW 1ST AVENUE From North				SW 1ST STREET From East				SW 1ST AVENUE From South				SW 1ST STREET From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	0	1	0	0	2	2	1	0	0	0	1	0	0	0	0	7
07:15 AM	0	2	0	0	0	0	5	0	0	0	1	0	0	0	1	1	10
07:30 AM	0	1	1	1	0	2	1	1	0	0	2	0	0	3	6	3	21
07:45 AM	0	4	2	3	0	2	6	4	0	0	3	1	0	1	4	1	31
Total	0	7	4	4	0	6	14	6	0	0	6	2	0	4	11	5	69
08:00 AM	0	1	3	0	0	0	6	3	0	0	1	1	0	2	4	2	23
08:15 AM	0	5	2	0	0	1	5	5	0	0	3	2	0	0	3	1	27
08:30 AM	0	1	4	0	0	2	3	4	0	0	1	1	0	4	3	4	27
08:45 AM	0	4	6	0	0	3	2	6	0	0	4	3	0	1	7	1	37
Total	0	11	15	0	0	6	16	18	0	0	9	7	0	7	17	8	114
04:00 PM	0	5	6	0	0	11	8	5	0	0	0	0	0	0	3	1	39
04:15 PM	0	1	3	1	0	5	7	5	0	0	5	0	0	1	3	1	32
04:30 PM	0	4	5	0	0	4	7	5	0	0	3	0	0	3	6	1	38
04:45 PM	0	2	7	0	0	4	7	5	0	0	0	1	0	1	9	1	37
Total	0	12	21	1	0	24	29	20	0	0	8	1	0	5	21	4	146
05:00 PM	0	8	4	0	0	2	9	8	0	0	2	0	0	1	4	0	38
05:15 PM	0	1	2	2	0	8	5	3	0	1	1	0	0	1	4	1	29
05:30 PM	0	3	6	2	0	6	8	3	0	1	5	1	1	1	7	1	45
05:45 PM	0	2	2	0	0	8	8	7	0	0	2	0	0	1	7	1	38
Total	0	14	14	4	0	24	30	21	0	2	10	1	1	4	22	3	150
Grand Total	0	44	54	9	0	60	89	65	0	2	33	11	1	20	71	20	479
Apprch %	0	41.1	50.5	8.4	0	28	41.6	30.4	0	4.3	71.7	23.9	0.9	17.9	63.4	17.9	
Total %	0	9.2	11.3	1.9	0	12.5	18.6	13.6	0	0.4	6.9	2.3	0.2	4.2	14.8	4.2	
LIGHT VEHICLES	0	43	53	9	0	60	88	62	0	2	33	11	1	19	69	19	469
% LIGHT VEHICLES	0	97.7	98.1	100	0	100	98.9	95.4	0	100	100	100	100	95	97.2	95	97.9
HEAVY VEHICLES	0	1	1	0	0	0	1	3	0	0	0	0	0	1	2	1	10
% HEAVY VEHICLES	0	2.3	1.9	0	0	0	1.1	4.6	0	0	0	0	0	5	2.8	5	2.1

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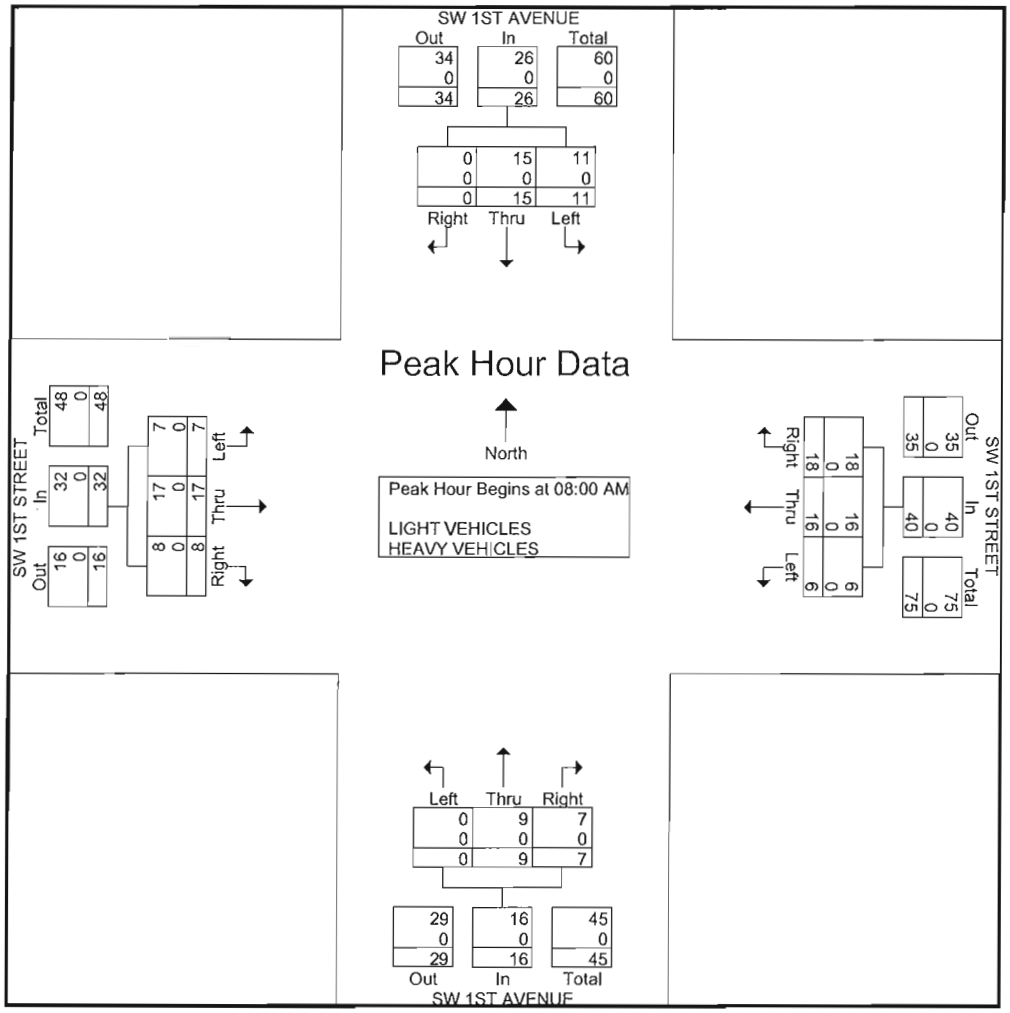
SW 1ST STREET & SW 1ST AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1st & 1st
Site Code : 210136
Start Date : 10/26/2021
Page No : 2

	SW 1ST AVENUE From North					SW 1ST STREET From East					SW 1ST AVENUE From South					SW 1ST STREET From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	1	3	0	4	0	0	6	3	9	0	0	1	1	2	0	2	4	2	8	23
08:15 AM	0	5	2	0	7	0	1	5	5	11	0	0	3	2	5	0	0	3	1	4	27
08:30 AM	0	1	4	0	5	0	2	3	4	9	0	0	1	1	2	0	4	3	4	11	27
08:45 AM	0	4	6	0	10	0	3	2	6	11	0	0	4	3	7	0	1	7	1	9	37
Total Volume	0	11	15	0	26	0	6	16	18	40	0	0	9	7	16	0	7	17	8	32	114
% App. Total	0	42.3	57.7	0		0	15	40	45		0	0	56.2	43.8		0	21.9	53.1	25		
PHF	.000	.550	.625	.000	.650	.000	.500	.667	.750	.909	.000	.000	.563	.583	.571	.000	.438	.607	.500	.727	.770
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	100	100	0	100	0	100	100	100	100	0	0	100	100	100	0	100	100	100	100	100
HEAVY VEHICLES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% HEAVY VEHICLES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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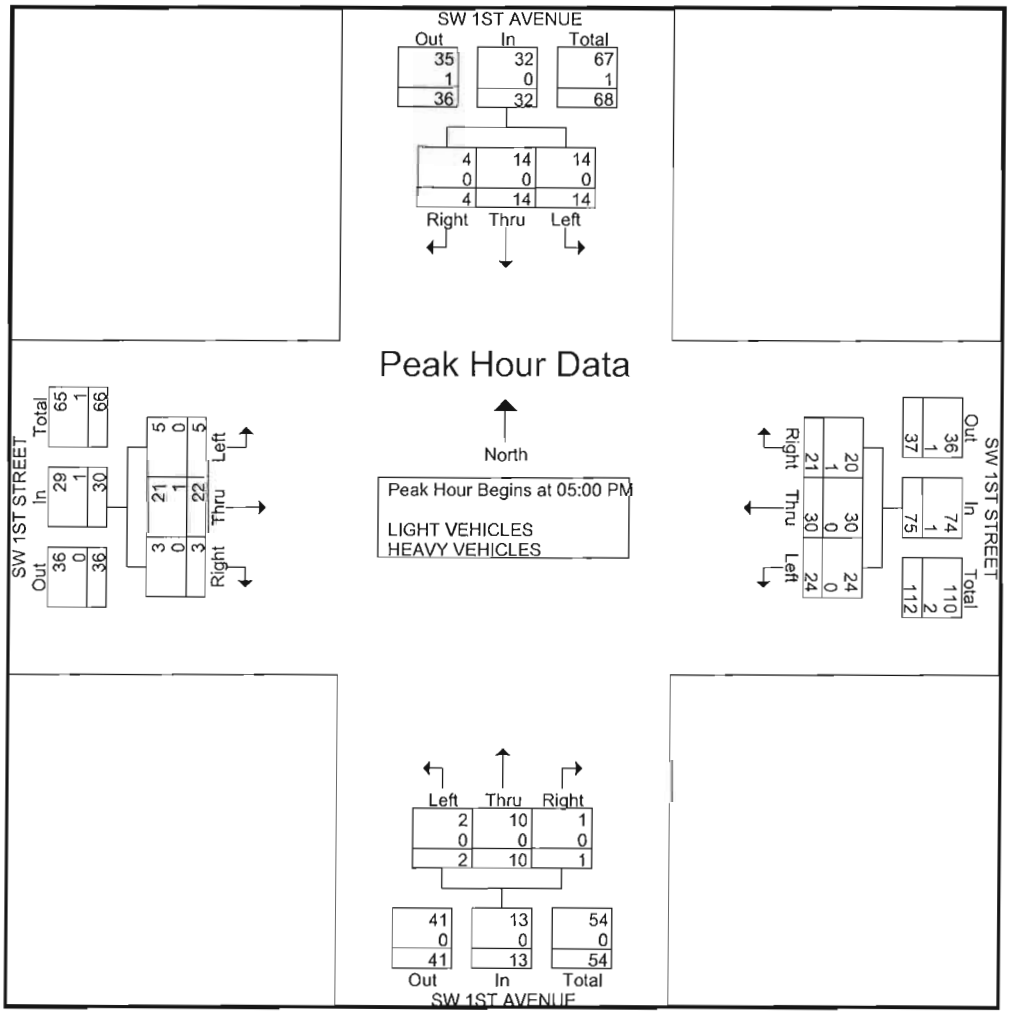
SW 1ST STREET & SW 1ST AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1st & 1st
Site Code : 210136
Start Date : 10/26/2021
Page No : 3

	SW 1ST AVENUE From North					SW 1ST STREET From East					SW 1ST AVENUE From South					SW 1ST STREET From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	**8**	4	0	**12**	0	2	**9**	**8**	19	0	0	2	0	2	0	1	4	0	5	38
05:15 PM	0	1	2	**2**	5	0	**8**	5	3	16	0	1	1	0	2	0	1	4	**1**	6	29
05:30 PM	0	3	**6**	2	11	0	6	8	3	17	0	1	**5**	1	7	1	1	7	1	**10**	**45**
05:45 PM	0	2	2	0	4	0	8	8	7	**23**	0	0	2	0	2	0	1	7	1	9	38
Total Volume	0	14	14	4	32	0	24	30	21	75	0	2	10	1	13	1	4	22	3	30	150
% App. Total	0	43.8	43.8	12.5		0	32	40	28		0	15.4	76.9	7.7		3.3	13.3	73.3	10		
PHF	.000	.438	.583	.500	.667	.000	.750	.833	.656	.815	.000	.500	.500	.250	.464	.250	1.00	.786	.750	.750	.833
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	100	100	100	100	0	100	100	95.2	98.7	0	100	100	100	100	100	100	95.5	100	96.7	98.7
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	0	0	0	0	0	0	4.8	1.3	0	0	0	0	0	0	0	4.5	0	3.3	1.3



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SW 1ST STREET & SW 1ST AVENUE
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : 1st & 1st
Site Code : 210136
Start Date : 10/26/2021

Groups Printed- BICYCLES ON THE ROAD

	SW 1ST AVENUE From North				SW 1ST STREET From East				SW 1ST AVENUE From South				SW 1ST STREET From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
08:15 AM	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	3
08:30 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	1	0	0	2	0	0	0	0	0	5
04:15 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
04:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2
05:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
05:30 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:45 PM	0	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	3
Total	0	1	1	1	0	0	0	1	0	0	1	0	0	0	0	0	5
Grand Total	0	2	4	1	0	0	0	3	0	0	4	0	0	0	0	0	14
Apprch %	0	28.6	57.1	14.3	0	0	0	100	0	0	100	0	0	0	0	0	
Total %	0	14.3	28.6	7.1	0	0	0	21.4	0	0	28.6	0	0	0	0	0	

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SW 1ST STREET & SW 1ST AVENUE
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VIDEO COUNT
NOT SIGNALIZED

File Name : 1st & 1st
Site Code : 210136
Start Date : 10/26/2021
Page No : 1

Groups Printed- PEDESTRIANS & BIKES

	SW 1ST AVENUE From North				SW 1ST STREET From East				SW 1ST AVENUE From South				SW 1ST STREET From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
07:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
07:45 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	1	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	5
08:00 AM	7	0	0	0	2	0	0	0	0	0	0	0	5	0	0	0	14
08:15 AM	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	2
08:30 AM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2
08:45 AM	1	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	4
Total	9	0	0	0	3	0	0	0	4	0	0	0	6	0	0	0	22
04:00 PM	3	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	5
04:15 PM	1	0	0	0	1	0	0	0	0	0	0	0	3	0	1	0	6
04:30 PM	6	0	0	0	3	0	0	0	2	0	0	0	0	0	0	0	11
04:45 PM	3	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	4
Total	13	0	0	0	4	0	0	0	3	0	0	0	5	0	1	0	26
05:00 PM	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2
05:15 PM	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
05:45 PM	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3
Total	2	0	0	0	1	0	0	0	1	0	0	0	3	0	0	0	7
Grand Total	25	0	0	0	8	0	0	0	10	0	0	0	16	0	1	0	60
Apprch %	100	0	0	0	100	0	0	0	100	0	0	0	94.1	0	5.9	0	
Total %	41.7	0	0	0	13.3	0	0	0	16.7	0	0	0	26.7	0	1.7	0	

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S 1ST STREET & S FEDERAL HIGHWAY
DANIA BEACH, FLORIDA
VIDEO COUNT
NOT SIGNALIZED

File Name : Federal & 1st
Site Code : 210136
Start Date : 10/26/2021
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Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

	S FEDERAL HIGHWAY From North				SE 1ST STREET From East				S FEDERAL HIGHWAY From South				SW 1ST STREET From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	1	117	3	0	2	2	12	0	3	171	1	0	0	0	2	314
07:15 AM	0	1	185	7	0	1	1	17	0	2	225	1	0	1	1	3	445
07:30 AM	0	1	190	1	0	0	0	16	0	2	270	0	0	3	1	3	487
07:45 AM	1	5	192	6	0	0	2	17	0	11	299	7	0	4	0	3	547
Total	1	8	684	17	0	3	5	62	0	18	965	9	0	8	2	11	1793
08:00 AM	0	2	218	4	0	1	3	16	0	5	231	3	0	1	0	3	487
08:15 AM	0	2	246	6	0	0	4	13	0	8	271	3	0	3	1	6	563
08:30 AM	1	3	240	5	0	1	2	12	0	6	278	3	0	2	0	4	557
08:45 AM	1	8	236	6	0	1	2	11	1	6	262	2	0	4	1	7	548
Total	2	15	940	21	0	3	11	52	1	25	1042	11	0	10	2	20	2155
04:00 PM	0	6	317	9	0	1	0	8	1	13	266	11	0	0	0	9	641
04:15 PM	0	6	257	9	0	2	0	6	0	11	247	3	0	2	2	3	548
04:30 PM	1	8	290	10	0	1	2	8	0	10	241	3	0	4	0	5	583
04:45 PM	1	6	287	15	1	2	0	11	0	7	252	2	0	2	1	7	594
Total	2	26	1151	43	1	6	2	33	1	41	1006	19	0	8	3	24	2366
05:00 PM	0	5	302	9	0	1	2	12	0	7	251	4	0	1	1	12	607
05:15 PM	0	6	312	4	0	1	1	9	0	7	270	5	0	1	0	3	619
05:30 PM	1	9	319	12	0	0	0	7	0	6	268	10	0	2	2	6	642
05:45 PM	0	7	324	8	0	2	0	7	0	15	264	8	0	0	0	6	641
Total	1	27	1257	33	0	4	3	35	0	35	1053	27	0	4	3	27	2509
Grand Total	6	76	4032	114	1	16	21	182	2	119	4066	66	0	30	10	82	8823
Apprch %	0.1	1.8	95.4	2.7	0.5	7.3	9.5	82.7	0	2.8	95.6	1.6	0	24.6	8.2	67.2	
Total %	0.1	0.9	45.7	1.3	0	0.2	0.2	2.1	0	1.3	46.1	0.7	0	0.3	0.1	0.9	
LIGHT VEHICLES	6	76	3947	111	1	16	21	178	2	118	3981	66	0	29	9	82	8643
% LIGHT VEHICLES	100	100	97.9	97.4	100	100	100	97.8	100	99.2	97.9	100	0	96.7	90	100	98
HEAVY VEHICLES	0	0	85	3	0	0	0	4	0	1	85	0	0	1	1	0	180
% HEAVY VEHICLES	0	0	2.1	2.6	0	0	0	2.2	0	0.8	2.1	0	0	3.3	10	0	2

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File Name : Federal & 1st
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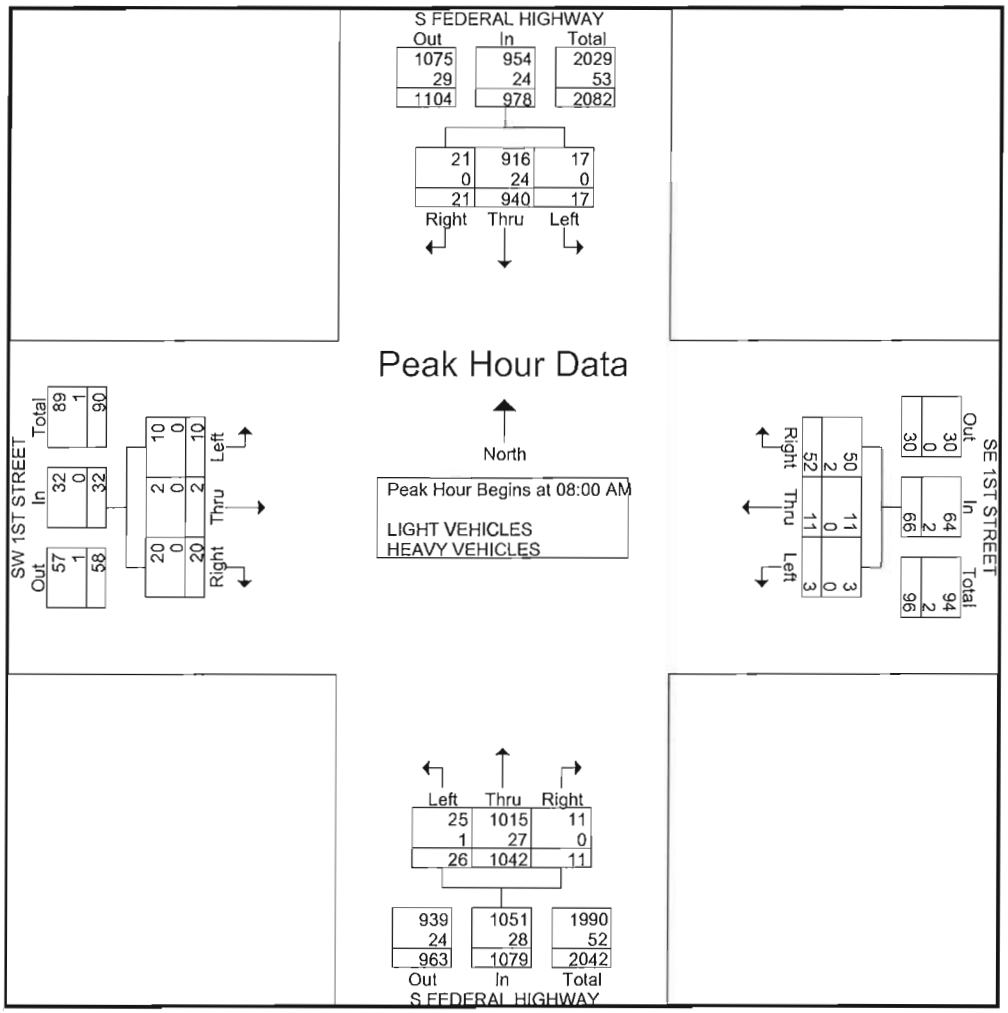
	S FEDERAL HIGHWAY From North					SE 1ST STREET From East					S FEDERAL HIGHWAY From South					SW 1ST STREET From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	2	218	4	224	0	1	3	**16**	**20**	0	5	231	**3**	239	0	1	0	3	4	487
08:15 AM	0	2	**246**	**6**	**254**	0	0	**4**	13	17	0	**8**	271	3	282	0	3	**1**	6	10	**563**
08:30 AM	1	3	240	5	249	0	1	2	12	15	0	6	**278**	3	**287**	0	2	0	4	6	557
08:45 AM	1	**8**	236	6	251	0	1	2	11	14	1	6	262	2	271	0	**4**	1	7	12	548
Total Volume	2	15	940	21	978	0	3	11	52	66	1	25	1042	11	1079	0	10	2	20	32	2155
% App. Total	0.2	1.5	96.1	2.1		0	4.5	16.7	78.8		0.1	2.3	96.6	1		0	31.2	6.2	62.5		
PHF	.500	.469	.955	.875	.963	.000	.750	.688	.813	.825	.250	.781	.937	.917	.940	.000	.625	.500	.714	.667	.957
LIGHT VEHICLES													1015								
% LIGHT VEHICLES	100	100	97.4	100	97.5	0	100	100	96.2	97.0	100	96.0	97.4	100	97.4	0	100	100	100	100	97.5
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	2.6	0	2.5	0	0	0	3.8	3.0	0	4.0	2.6	0	2.6	0	0	0	0	0	2.5



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File Name : Federal & 1st
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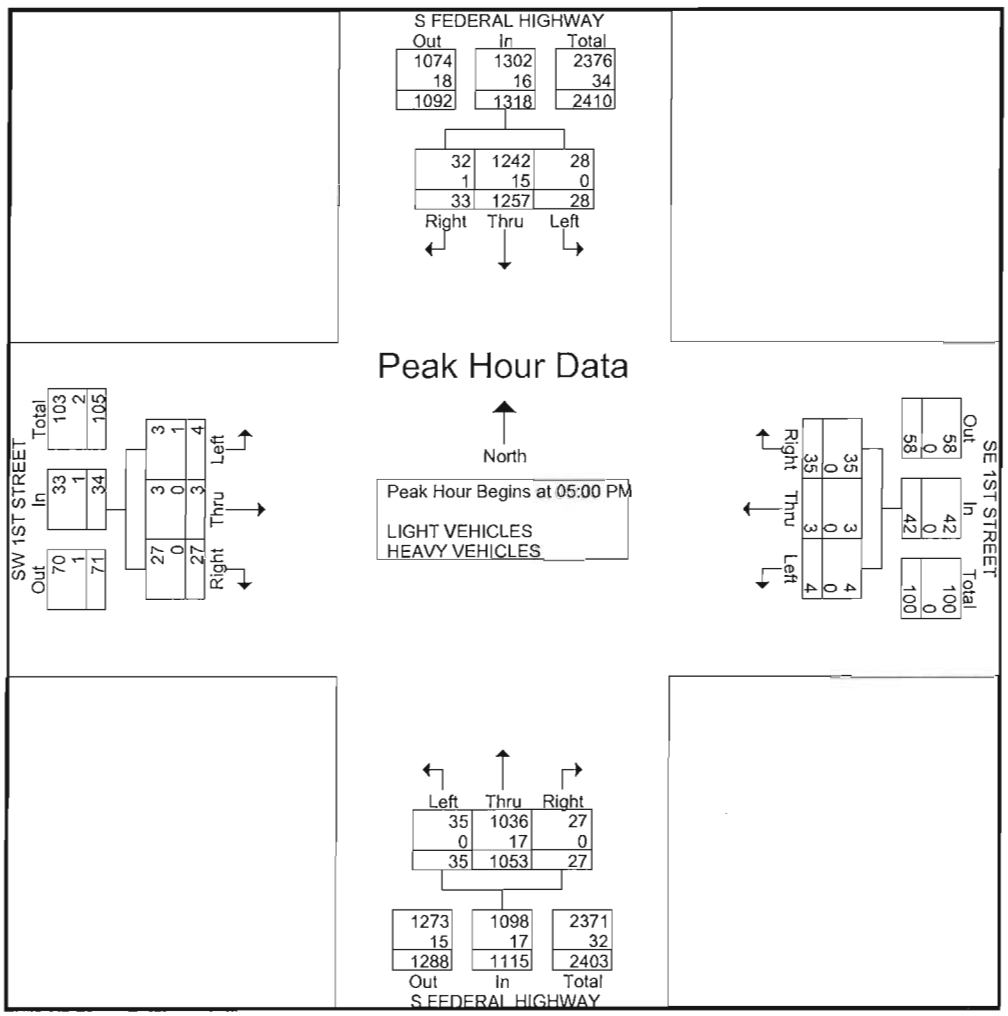
	S FEDERAL HIGHWAY From North					SE 1ST STREET From East					S FEDERAL HIGHWAY From South					SW 1ST STREET From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	5	302	9	316	0	1	**2**	**12**	**15**	0	7	251	4	262	0	1	1	**12**	**14**	607
05:15 PM	0	6	312	4	322	0	1	1	9	11	0	7	**270**	5	282	0	1	0	3	4	619
05:30 PM	1	**9**	319	**12**	**341**	0	0	0	7	7	0	6	268	**10**	284	0	**2**	**2**	6	10	**642**
05:45 PM	0	7	**324**	8	339	0	**2**	0	7	9	0	**15**	264	8	**287**	0	0	0	6	6	641
Total Volume	1	27	1257	33	1318	0	4	3	35	42	0	35	1053	27	1115	0	4	3	27	34	2509
% App. Total	0.1	2	95.4	2.5		0	9.5	7.1	83.3		0	3.1	94.4	2.4		0	11.8	8.8	79.4		
PHF	.250	.750	.970	.688	.966	.000	.500	.375	.729	.700	.000	.583	.975	.675	.971	.000	.500	.375	.563	.607	.977
LIGHT VEHICLES			1242										1036								
% LIGHT VEHICLES	100	100	98.8	97.0	98.8	0	100	100	100	100	0	100	98.4	100	98.5	0	75.0	100	100	97.1	98.6
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	1.2	3.0	1.2	0	0	0	0	0	0	0	1.6	0	1.5	0	25.0	0	0	2.9	1.4



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Site Code : 210136
Start Date : 10/26/2021

Groups Printed- BICYCLES ON THE ROAD

	S FEDERAL HIGHWAY From North				SE 1ST STREET From East				S FEDERAL HIGHWAY From South				SW 1ST STREET From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:15 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
07:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	3
08:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
04:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Grand Total	0	0	2	0	0	0	0	0	0	1	3	0	0	0	0	0	6
Apprch %	0	0	100	0	0	0	0	0	0	25	75	0	0	0	0	0	
Total %	0	0	33.3	0	0	0	0	0	0	16.7	50	0	0	0	0	0	

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File Name : Federal & 1st
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Start Date : 10/26/2021

Groups Printed- PEDESTRIANS & BIKES

	S FEDERAL HIGHWAY From North				SE 1ST STREET From East				S FEDERAL HIGHWAY From South				SW 1ST STREET From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:00 AM	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	3
07:15 AM	0	0	0	0	1	0	0	0	0	0	0	0	3	0	0	0	4
07:30 AM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	2
Total	0	0	0	0	5	0	1	0	0	0	0	0	5	0	0	0	11
08:00 AM	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	4
08:15 AM	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	3
08:30 AM	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	4
08:45 AM	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	0	3
Total	0	0	0	0	4	0	1	0	1	0	1	0	7	0	0	0	14
04:00 PM	0	0	0	0	1	0	0	0	0	0	0	0	4	0	2	0	7
04:15 PM	1	0	0	0	2	0	1	0	1	0	0	0	3	0	1	0	9
04:30 PM	0	0	0	0	0	0	0	0	1	0	0	0	6	0	1	0	8
04:45 PM	2	0	0	0	1	0	0	0	0	0	0	0	3	0	0	0	6
Total	3	0	0	0	4	0	1	0	2	0	0	0	16	0	4	0	30
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4
05:15 PM	1	0	0	0	0	0	1	0	0	0	0	0	1	0	1	0	4
05:30 PM	0	0	0	0	2	0	1	0	0	0	0	0	5	0	0	0	8
05:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	2	0	3	0	6
Total	1	0	0	0	3	0	2	0	0	0	0	0	12	0	4	0	22
Grand Total	4	0	0	0	16	0	5	0	3	0	1	0	40	0	8	0	77
Apprch %	100	0	0	0	76.2	0	23.8	0	75	0	25	0	83.3	0	16.7	0	
Total %	5.2	0	0	0	20.8	0	6.5	0	3.9	0	1.3	0	51.9	0	10.4	0	

APPENDIX E

FDOT
Peak Season Conversion Factor Report

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 8601 CEN.-W OF US1 TO SR7

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.04	1.07
2	01/03/2021 - 01/09/2021	1.05	1.08
3	01/10/2021 - 01/16/2021	1.06	1.09
4	01/17/2021 - 01/23/2021	1.05	1.08
5	01/24/2021 - 01/30/2021	1.04	1.07
6	01/31/2021 - 02/06/2021	1.03	1.06
7	02/07/2021 - 02/13/2021	1.02	1.05
8	02/14/2021 - 02/20/2021	1.01	1.04
9	02/21/2021 - 02/27/2021	1.00	1.03
10	02/28/2021 - 03/06/2021	0.99	1.02
*11	03/07/2021 - 03/13/2021	0.98	1.01
*12	03/14/2021 - 03/20/2021	0.97	1.00
*13	03/21/2021 - 03/27/2021	0.96	0.99
*14	03/28/2021 - 04/03/2021	0.96	0.99
*15	04/04/2021 - 04/10/2021	0.96	0.99
*16	04/11/2021 - 04/17/2021	0.96	0.99
*17	04/18/2021 - 04/24/2021	0.96	0.99
*18	04/25/2021 - 05/01/2021	0.96	0.99
*19	05/02/2021 - 05/08/2021	0.96	0.99
*20	05/09/2021 - 05/15/2021	0.97	1.00
*21	05/16/2021 - 05/22/2021	0.97	1.00
*22	05/23/2021 - 05/29/2021	0.98	1.01
*23	05/30/2021 - 06/05/2021	0.99	1.02
24	06/06/2021 - 06/12/2021	1.00	1.03
25	06/13/2021 - 06/19/2021	1.01	1.04
26	06/20/2021 - 06/26/2021	1.00	1.03
27	06/27/2021 - 07/03/2021	1.00	1.03
28	07/04/2021 - 07/10/2021	1.00	1.03
29	07/11/2021 - 07/17/2021	1.00	1.03
30	07/18/2021 - 07/24/2021	1.00	1.03
31	07/25/2021 - 07/31/2021	1.00	1.03
32	08/01/2021 - 08/07/2021	1.00	1.03
33	08/08/2021 - 08/14/2021	1.00	1.03
34	08/15/2021 - 08/21/2021	1.00	1.03
35	08/22/2021 - 08/28/2021	1.01	1.04
36	08/29/2021 - 09/04/2021	1.02	1.05
37	09/05/2021 - 09/11/2021	1.03	1.06
38	09/12/2021 - 09/18/2021	1.04	1.07
39	09/19/2021 - 09/25/2021	1.03	1.06
40	09/26/2021 - 10/02/2021	1.02	1.05
41	10/03/2021 - 10/09/2021	1.01	1.04
42	10/10/2021 - 10/16/2021	1.00	1.03
43	10/17/2021 - 10/23/2021	1.01	1.04
44	10/24/2021 - 10/30/2021	1.01	1.04
45	10/31/2021 - 11/06/2021	1.02	1.05
46	11/07/2021 - 11/13/2021	1.02	1.05
47	11/14/2021 - 11/20/2021	1.03	1.06
48	11/21/2021 - 11/27/2021	1.03	1.06
49	11/28/2021 - 12/04/2021	1.03	1.06
50	12/05/2021 - 12/11/2021	1.03	1.06
51	12/12/2021 - 12/18/2021	1.04	1.07
52	12/19/2021 - 12/25/2021	1.05	1.08
53	12/26/2021 - 12/31/2021	1.06	1.09

* PEAK SEASON

APPENDIX F

ITE *Trip Generation Manual (11th Edition)*

Relevant Excerpts

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

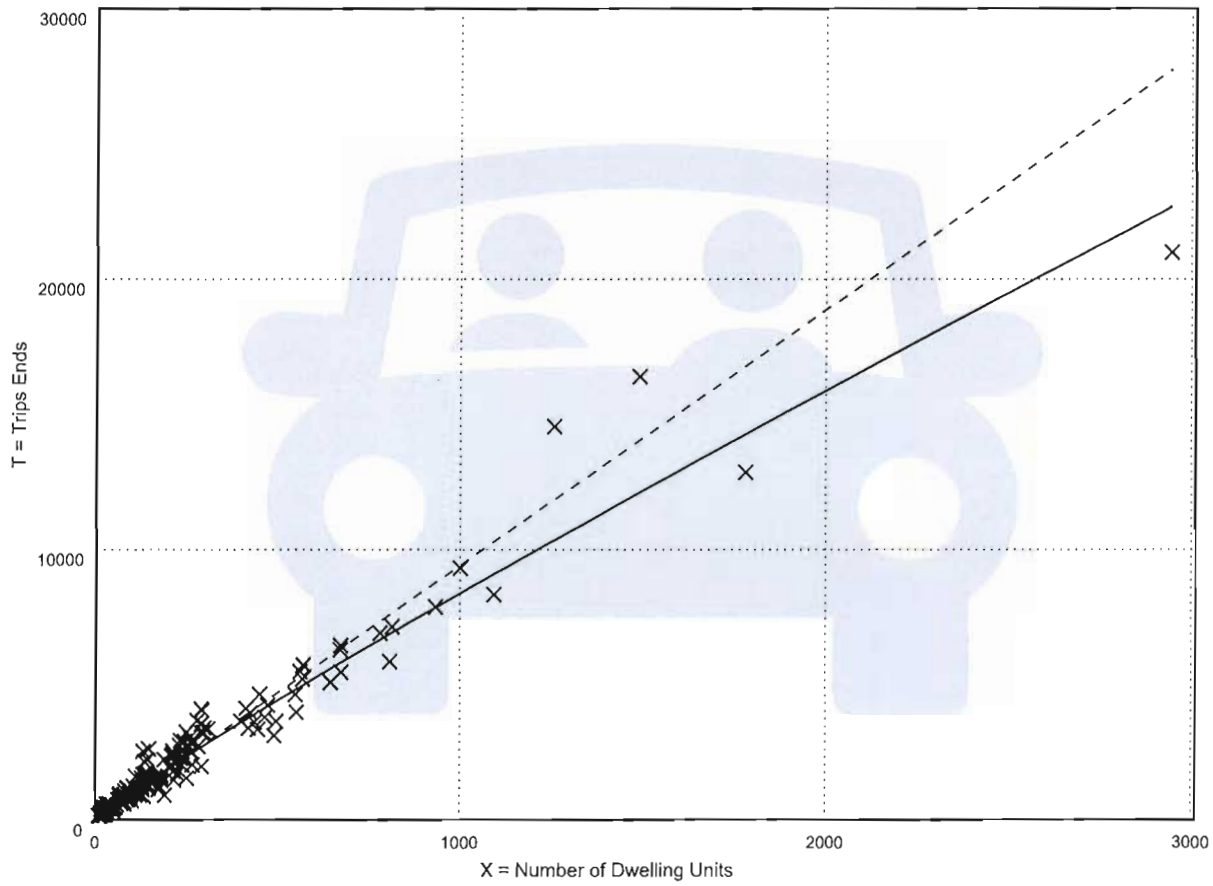
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

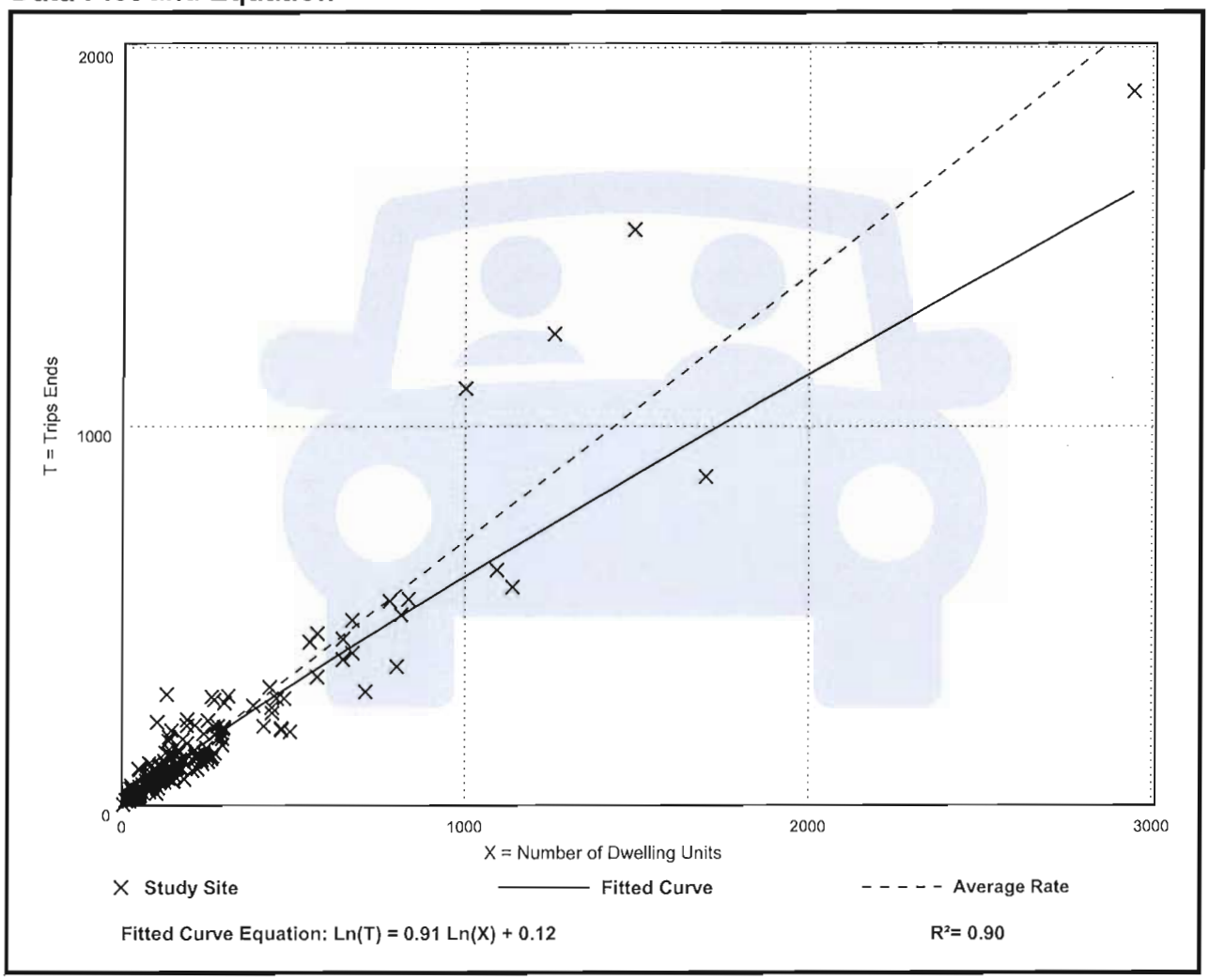
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

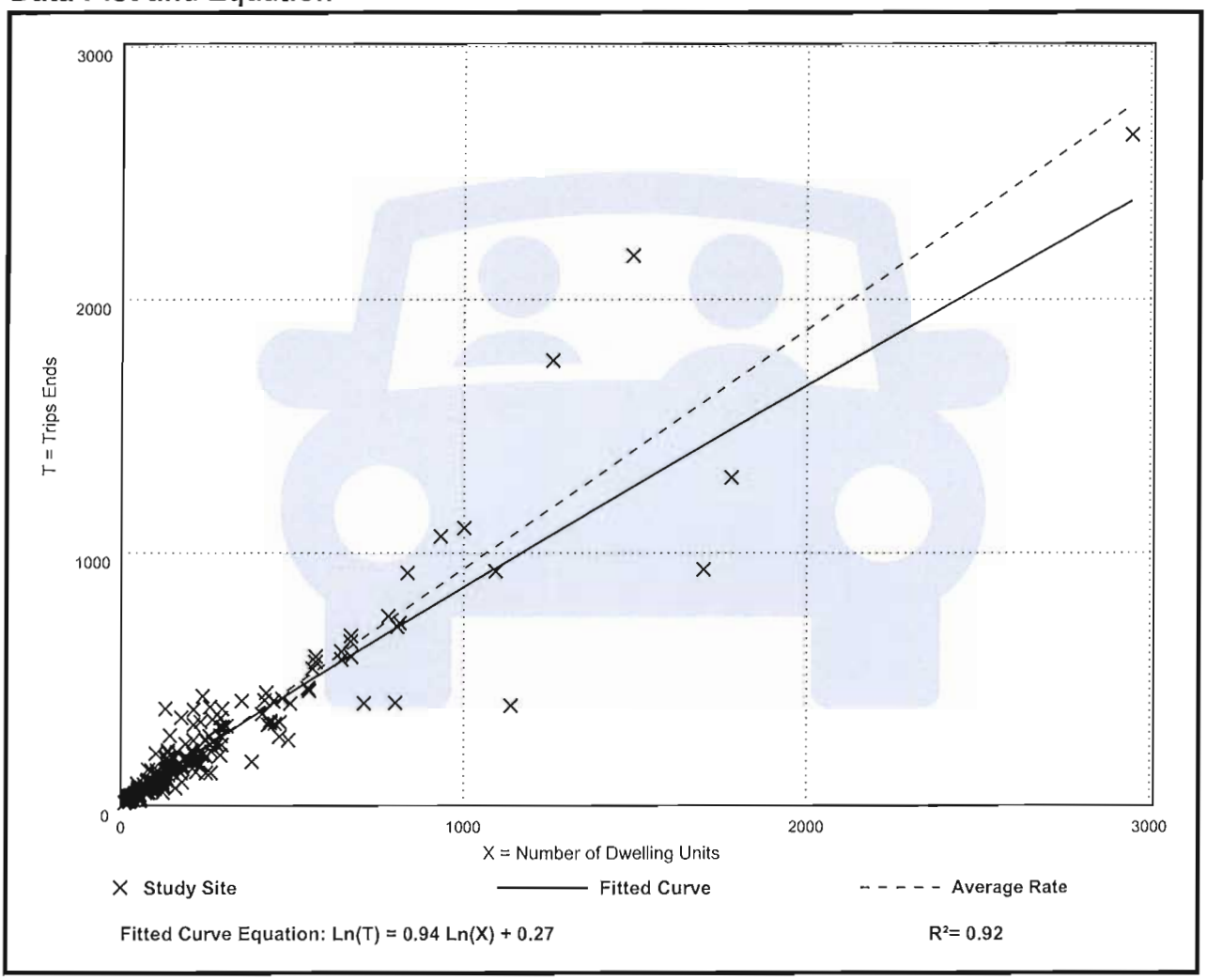
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all 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).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

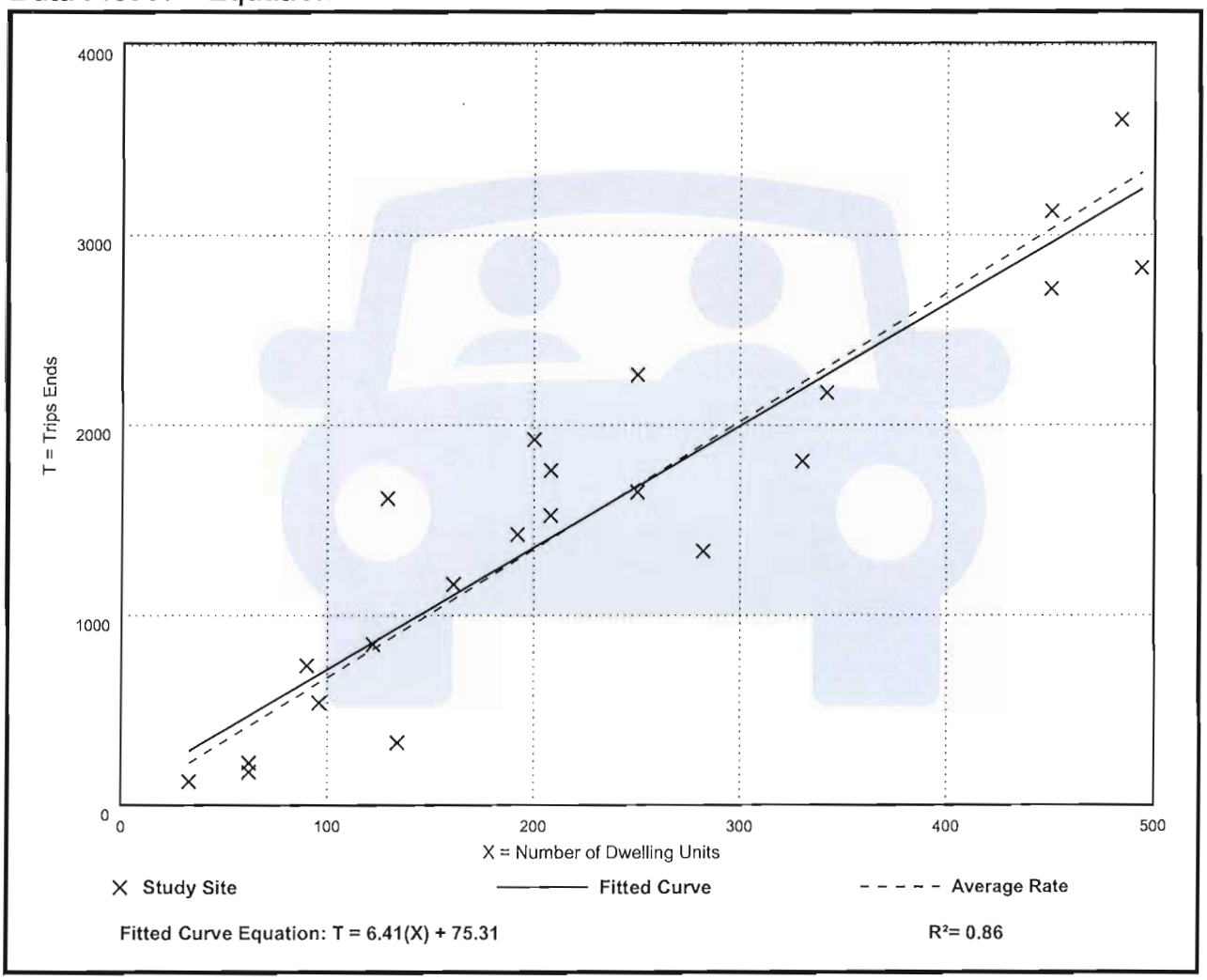
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

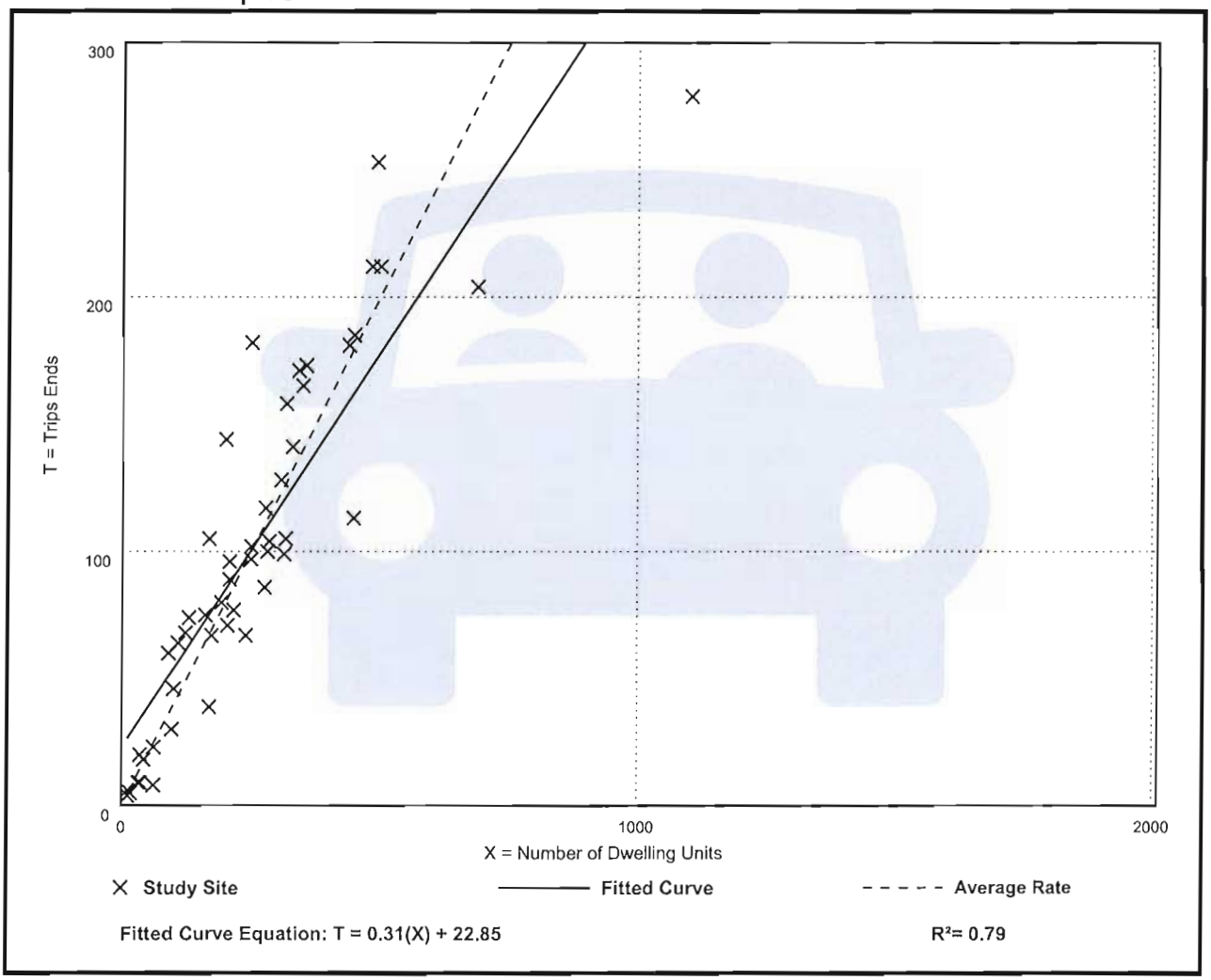
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



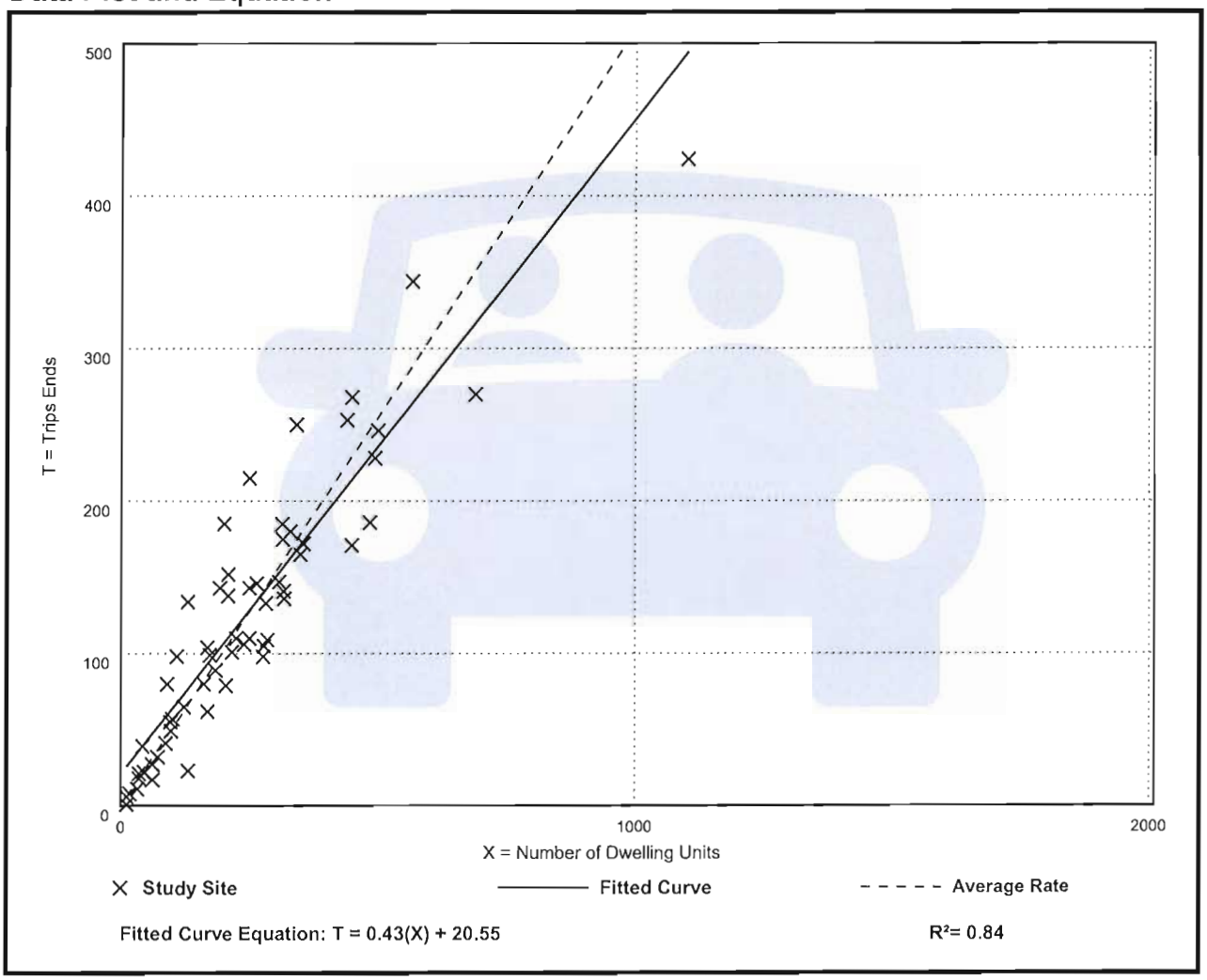
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all 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).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

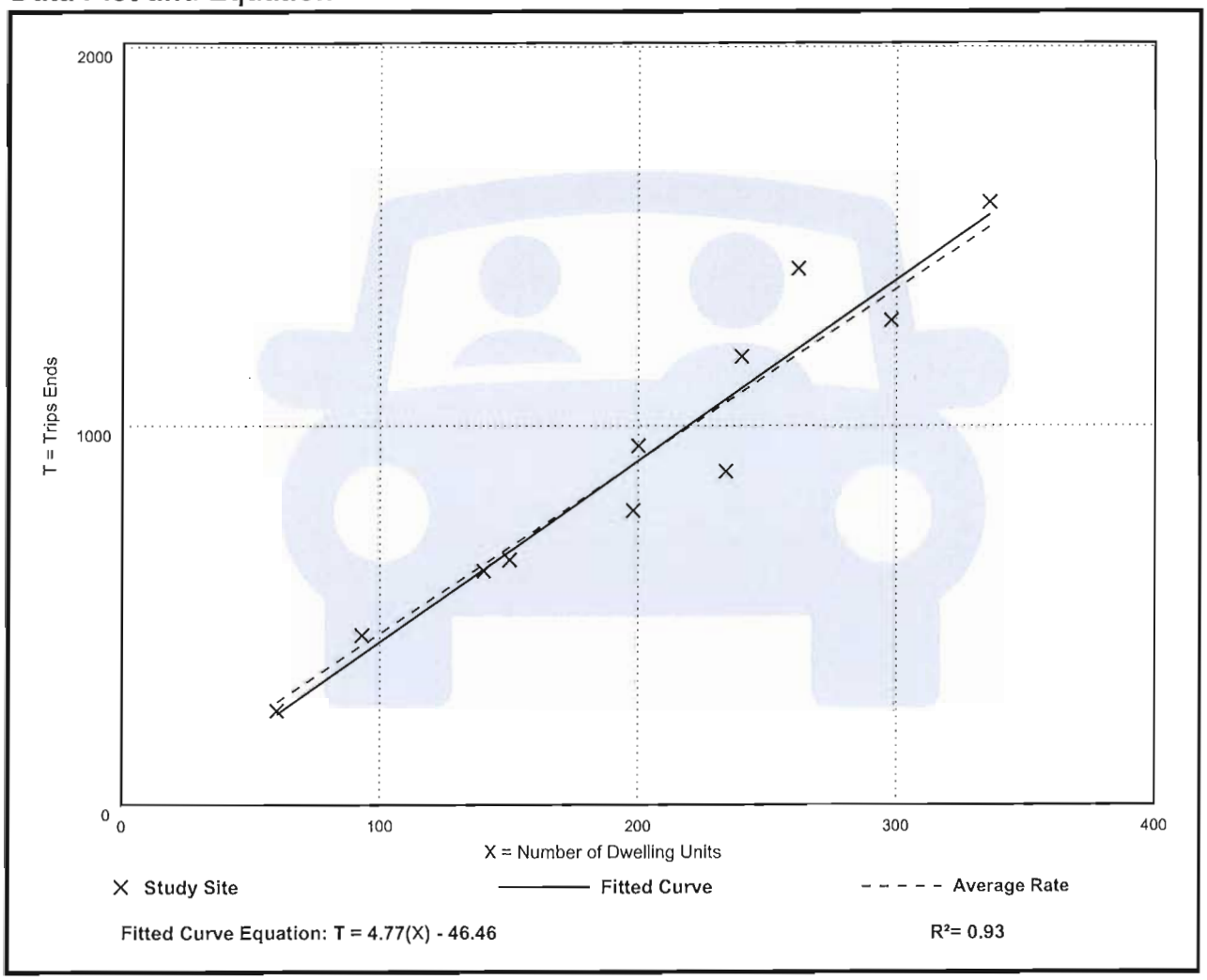
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

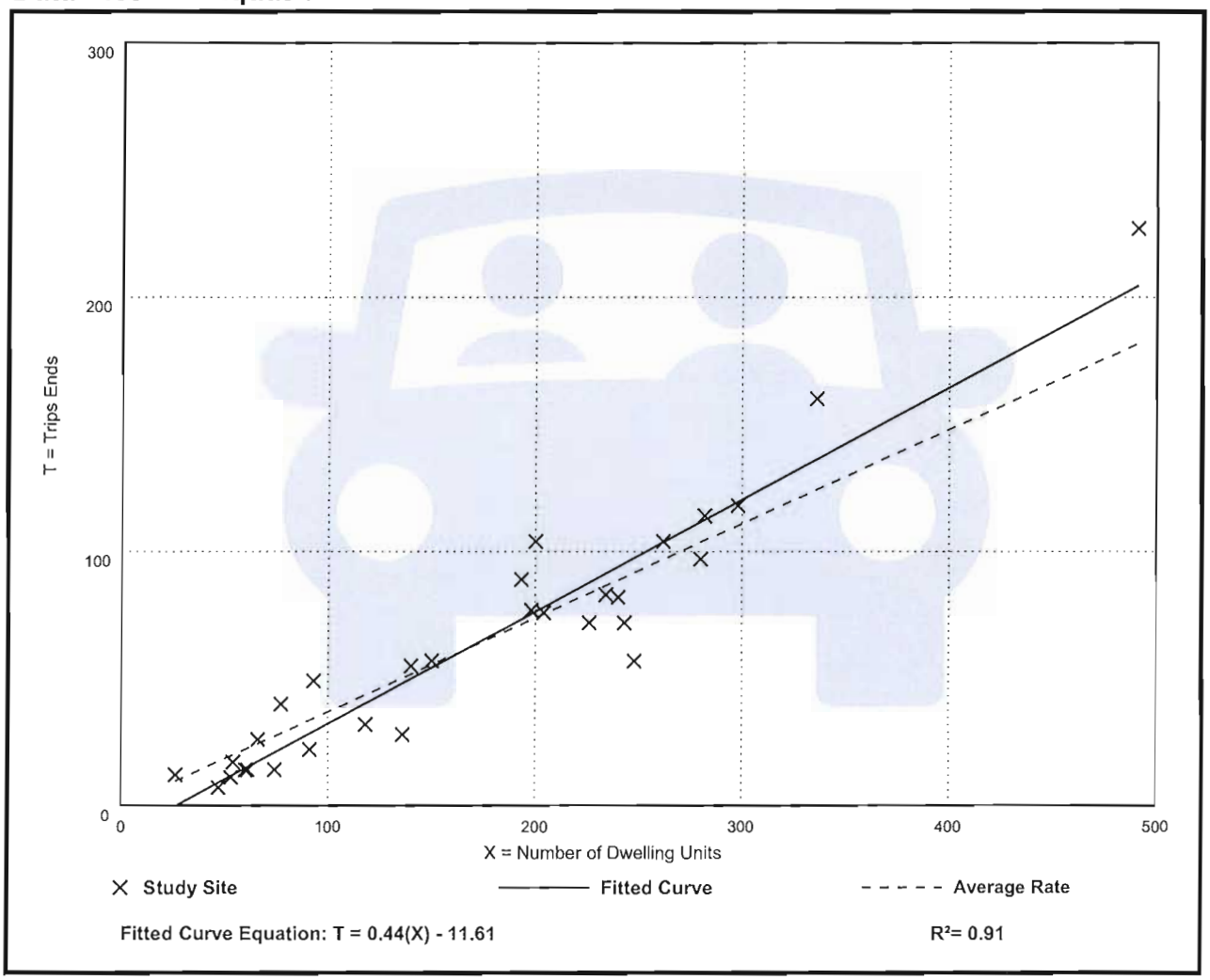
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Fitted Curve Equation: T = 0.44(X) - 11.61

R^2= 0.91

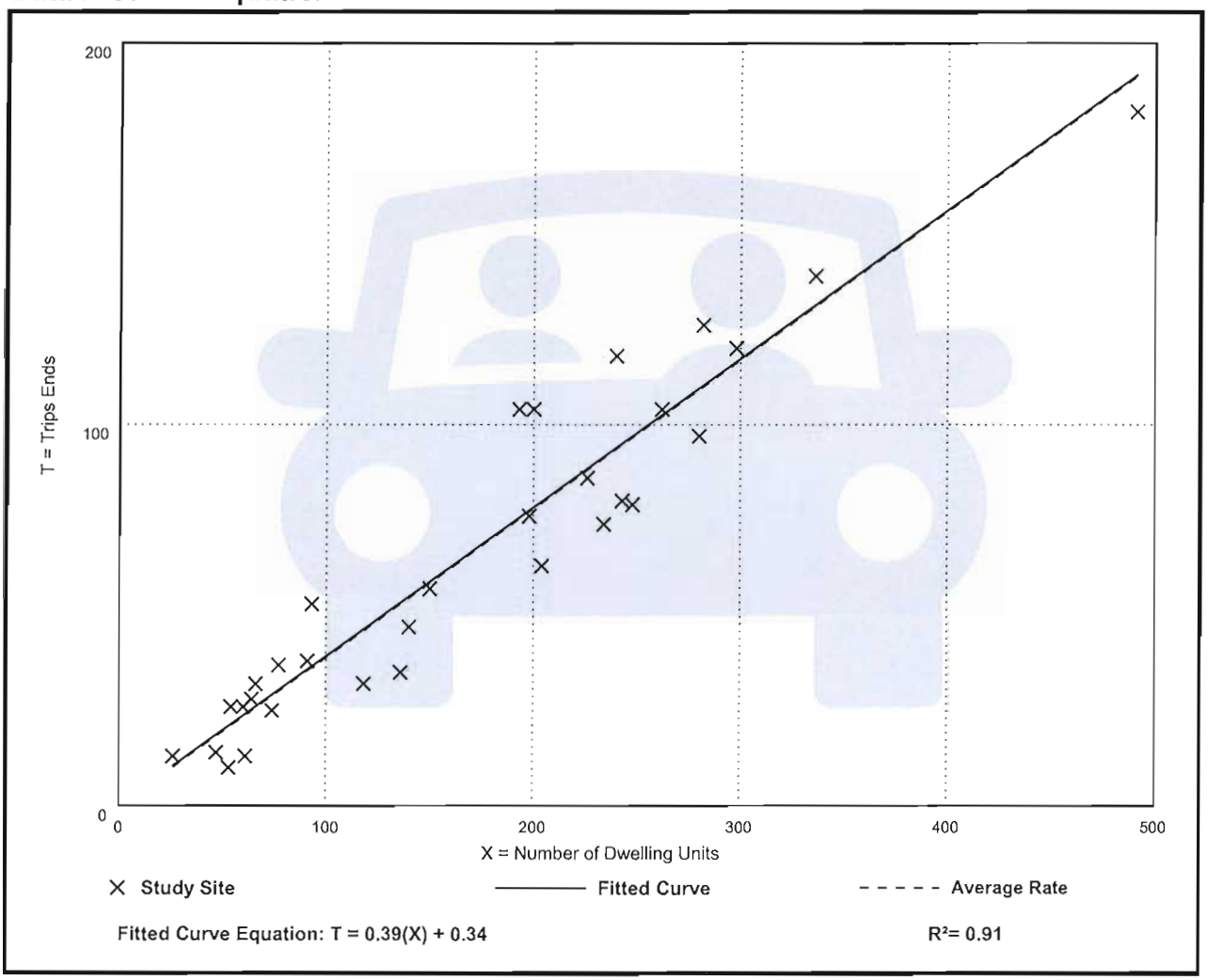
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Land Use: 712
Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

Source Numbers

418, 890, 891, 959, 976

Small Office Building
(712)

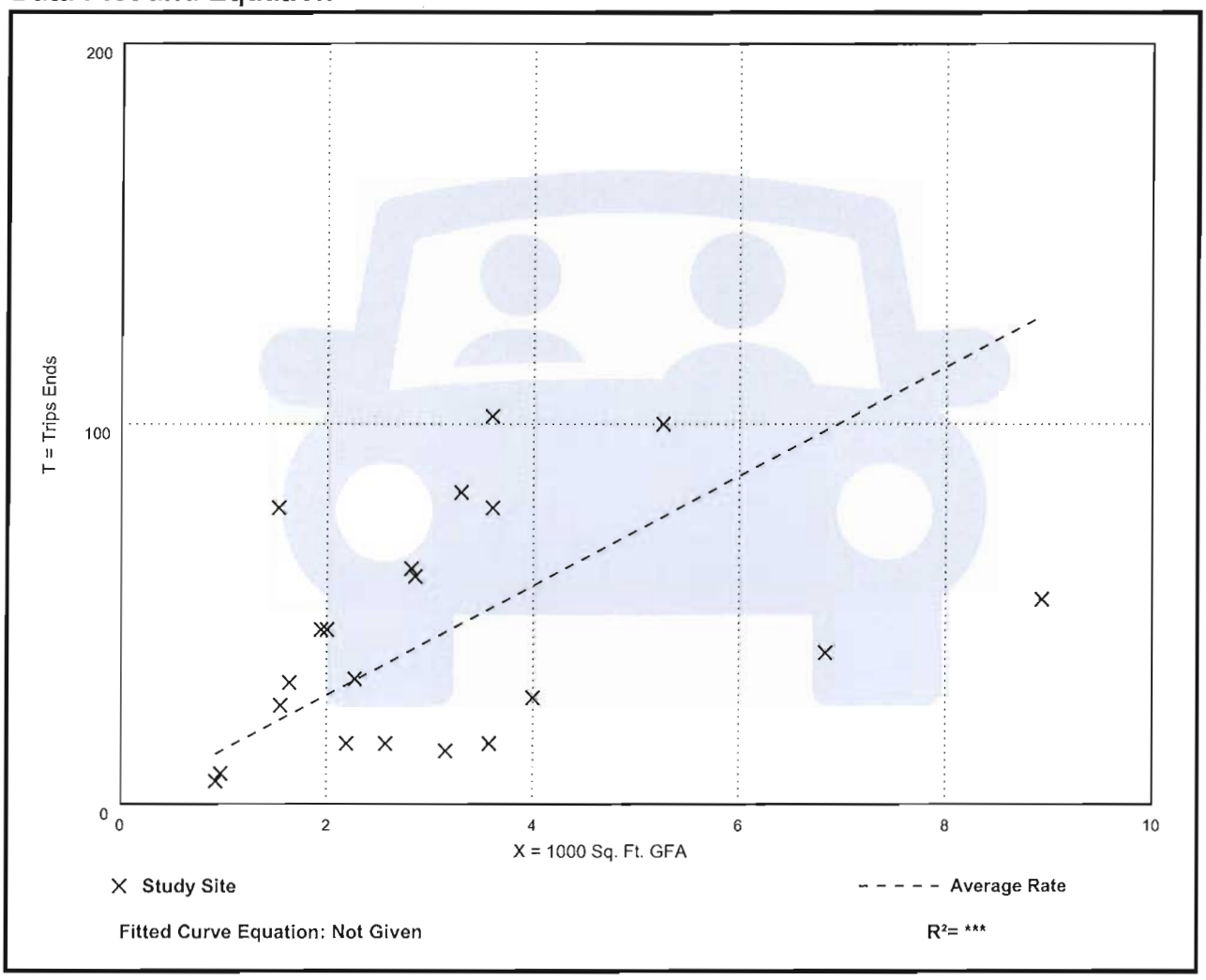
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



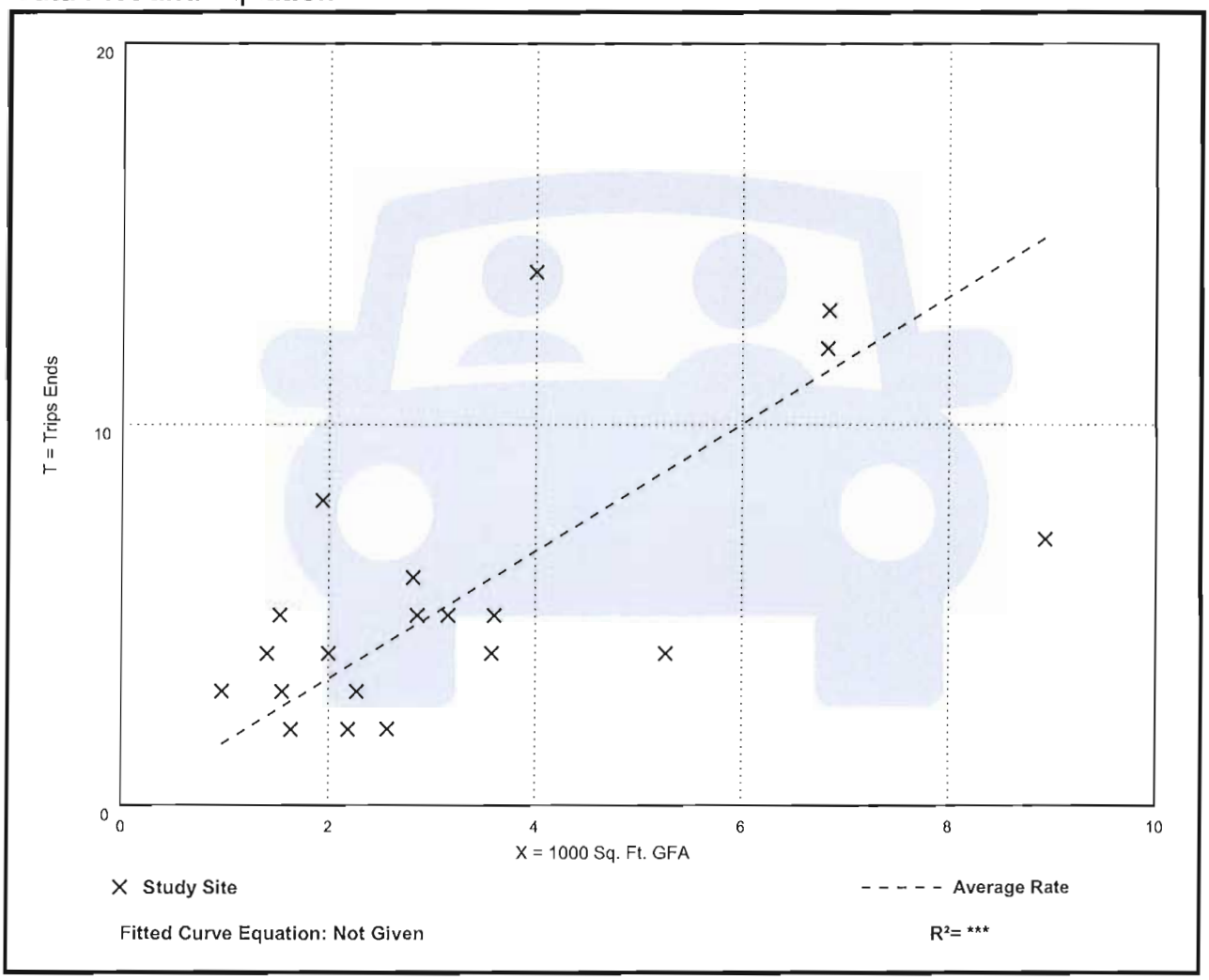
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



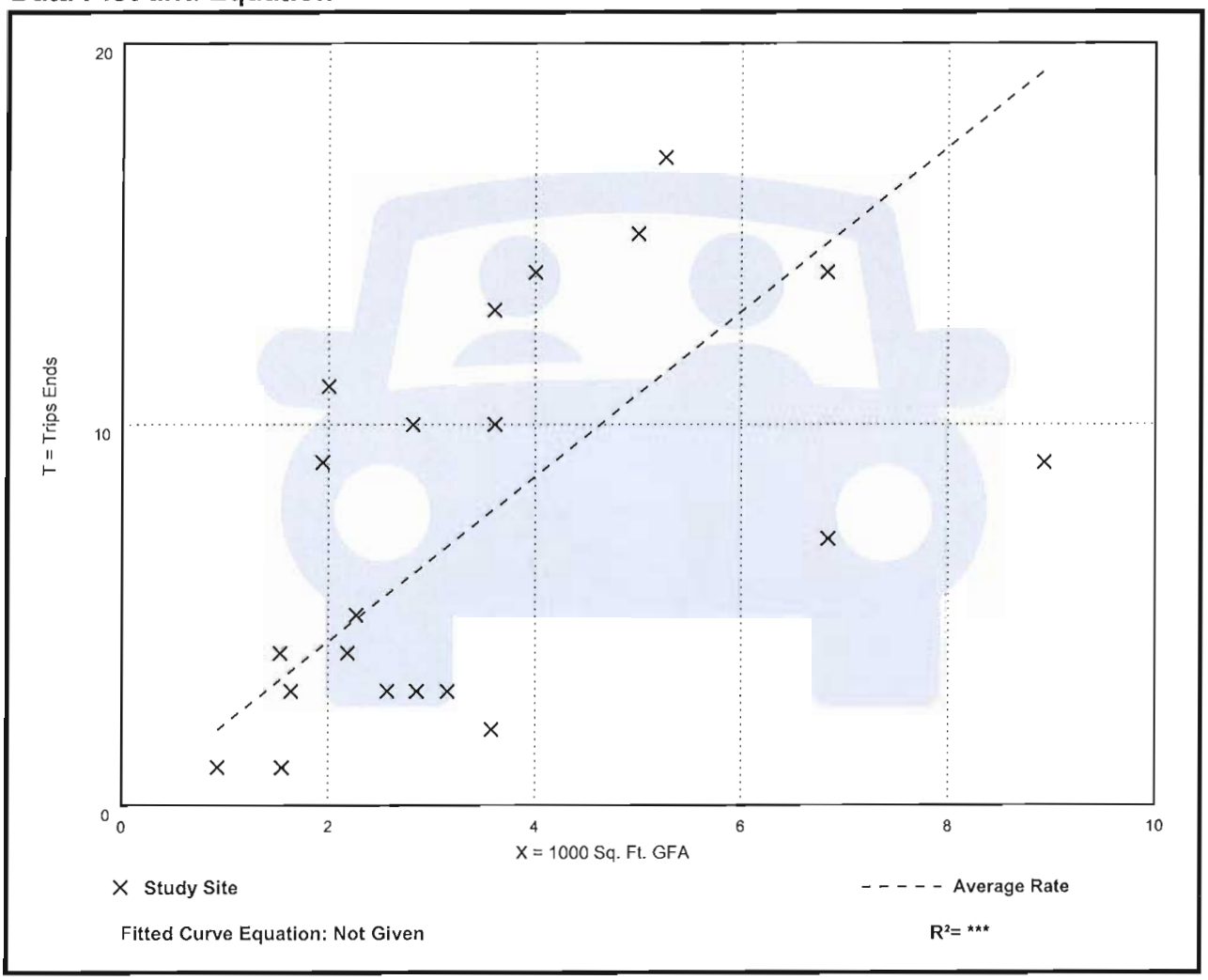
Small Office Building
(712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



APPENDIX G

Growth Rate Analysis

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 5036 - SR 5 / US 1 - S OF SR A1A/DANIA BCH BLVD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	33000 C	N 15500	S 17500	9.00	54.50	6.50
2020	29000 F	N 14500	S 14500	9.00	53.50	6.50
2019	30500 C	N 15500	S 15000	9.00	54.70	6.50
2018	32500 C	N 15000	S 17500	9.00	54.10	4.80
2017	39000 C	N 18500	S 20500	9.00	53.80	4.80
2016	31500 C	N 13000	S 18500	9.00	55.20	4.80
2015	25500 C	N 12500	S 13000	9.00	54.90	7.90
2014	28000 C	N 13500	S 14500	9.00	54.50	4.60
2013	28000 C	N 14000	S 14000	9.00	54.60	4.20
2012	26500 C	N 12500	S 14000	9.00	55.00	3.40
2011	29500 C	N 14000	S 15500	9.00	54.50	3.40
2010	30500 C	N 16000	S 14500	9.37	54.06	3.40
2009	28000 C	N 14500	S 13500	9.31	53.74	8.10
2008	36000 C	N 17000	S 19000	9.70	54.48	8.10
2007	35500 C	N 17000	S 18500	9.10	53.47	2.10
2006	35500 C	N 18000	S 17500	9.48	53.59	3.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 5301 - SR 848/STIRLING RD - W OF SR 5/US 1

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	19000 C	E 9000	W 10000	9.00	53.80	4.20
2020	15800 C	E 7800	W 8000	9.00	53.90	4.20
2019	18400 C	E 9600	W 8800	9.00	54.60	3.10
2018	16300 C	E 8400	W 7900	9.00	54.50	3.10
2017	18500 C	E 9600	W 8900	9.00	51.90	3.10
2016	19000 C	E 10000	W 9000	9.00	54.10	3.00
2015	18600 C	E 9700	W 8900	9.00	54.00	3.00
2014	21500 C	E 11000	W 10500	9.00	54.20	3.00
2013	18600 C	E 9500	W 9100	9.00	53.60	2.30
2012	27500 C	E 14000	W 13500	9.00	52.20	2.30
2011	23500 C	E 11500	W 12000	9.00	52.50	2.60
2010	25500 C	E 13000	W 12500	8.35	52.69	2.60
2009	27500 C	E 13500	W 14000	8.53	53.89	2.60
2008	16500 C	E 9000	W 7500	8.81	54.16	2.20
2007	27500 C	E 14000	W 13500	8.63	55.75	2.20
2006	28000 C	E 14000	W 14000	8.40	55.34	4.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

City Place

Dania Beach, FL

Growth Rate Analysis

Site #865036 - SR 5 / US 1 - South of SR A1A / Dania Beach Blvd

Year	Volume	Growth Rate
2016	31,500	
2021	33,000	0.93%

Site #865301 - SR 848 / Stirling Road - West of SR 5 / US 1

Year	Volume	Growth Rate
2016	19,000	
2021	19,000	0.00%

Total - All Count Stations

Year	Volume	Growth Rate
2016	50,500	
2021	52,000	0.59%

APPENDIX H

Future Traffic Volumes Spreadsheets

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

S. Federal Highway and SE/SW 1st Street
AM Peak Hour

Description	S. Federal Highway Northbound			S. Federal Highway Southbound			SW 1st Street Eastbound			SE 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/26/2021)	26	1,042	11	17	940	21	10	2	20	3	11	52
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2021 Peak Season Traffic	27	1,084	11	18	978	22	10	2	21	3	11	54
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	28	1,117	12	18	1,007	23	11	2	21	3	12	56
City Place	1					2	3		6			
2024 Total Traffic	**29**	**1,117**	**12**	**18**	**1,007**	**25**	**14**	**2**	**27**	**3**	**12**	**56**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

S. Federal Highway and SE/SW 1st Street
PM Peak Hour

Description	S. Federal Highway Northbound			S. Federal Highway Southbound			SW 1st Street Eastbound			SE 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/26/2021)	35	1,053	27	28	1,257	33	4	3	27	4	3	35
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2021 Peak Season Traffic	36	1,095	28	29	1,307	34	4	3	28	4	3	36
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	38	1,128	29	30	1,347	35	4	3	29	4	3	38
City Place	4					5	1		4			
2024 Total Traffic	**42**	**1,128**	**29**	**30**	**1,347**	**40**	**5**	**3**	**33**	**4**	**3**	**38**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 1st Street and SW 1st Avenue
AM Peak Hour

Description	SW 1st Avenue Northbound			SW 1st Avenue Southbound			SW 1st Street Eastbound			SW 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/26/2021)	0	9	7	11	15	0	7	17	8	6	16	18
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2021 Peak Season Traffic	0	9	7	11	16	0	7	18	8	6	17	19
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	10	8	12	16	0	8	18	9	6	17	19
City Place						2	9	9			3	
2024 Total Traffic	**0**	**10**	**8**	**12**	**16**	**2**	**17**	**27**	**9**	**6**	**20**	**19**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 1st Street and SW 1st Avenue
PM Peak Hour

Description	SW 1st Avenue Northbound			SW 1st Avenue Southbound			SW 1st Street Eastbound			SW 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/26/2021)	2	10	1	14	14	4	5	22	3	24	30	21
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2021 Peak Season Traffic	2	10	1	15	15	4	5	23	3	25	31	22
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	2	11	1	15	15	4	5	24	3	26	32	23
City Place	2					6	5	5			9	
2024 Total Traffic	**4**	**11**	**1**	**15**	**15**	**10**	**10**	**29**	**3**	**26**	**41**	**23**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 1st Street and SW 3rd Avenue
AM Peak Hour

Description	SW 3rd Avenue Northbound			SW 3rd Avenue Southbound			Eastbound			SW 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/26/2021)	0	111	29	9	90	0	0	0	0	16	0	9
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2021 Peak Season Traffic	0	115	30	9	94	0	0	0	0	17	0	9
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	119	31	10	96	0	0	0	0	17	0	10
City Place			2							6		1
2024 Total Traffic	**0**	**119**	**33**	**10**	**96**	**0**	**0**	**0**	**0**	**23**	**0**	**11**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 1st Street and SW 3rd Avenue
PM Peak Hour

Description	SW 3rd Avenue Northbound			SW 3rd Avenue Southbound			Eastbound			SW 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/26/2021)	0	88	18	15	177	0	0	0	0	19	0	16
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2021 Peak Season Traffic	0	92	19	16	184	0	0	0	0	20	0	17
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	94	19	16	190	0	0	0	0	20	0	17
City Place			6	1						4		1
2024 Total Traffic	**0**	**94**	**25**	**17**	**190**	**0**	**0**	**0**	**0**	**24**	**0**	**18**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 1st Street & Project Driveway
AM Peak Hour

Description	Northbound			Project Driveway Southbound			SW 1st Street Eastbound			SW 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/26/2021)	0	0	0	0	0	0	0	32	0	0	16	0
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2021 Peak Season Traffic	0	0	0	0	0	0	0	33	0	0	17	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	0	0	0	0	0	0	34	0	0	17	0
City Place				18		7	2					5
2024 Total Traffic	**0**	**0**	**0**	**18**	**0**	**7**	**2**	**34**	**0**	**0**	**17**	**5**

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 1st Street & Project Driveway
PM Peak Hour

Description	Northbound			Project Driveway Southbound			SW 1st Street Eastbound			SW 1st Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (10/26/2021)	0	0	0	0	0	0	0	30	0	0	36	0
Season Adjustment Factor	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04
2021 Peak Season Traffic	0	0	0	0	0	0	0	31	0	0	37	0
Annual Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2024 Background Traffic	0	0	0	0	0	0	0	32	0	0	39	0
City Place				10		5	7					17
2024 Total Traffic	**0**	**0**	**0**	**10**	**0**	**5**	**7**	**32**	**0**	**0**	**39**	**17**

APPENDIX I

SYNCHRO Output

Existing (2021) SYNCHRO Output

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	9	115	30	9	94
Future Vol, veh/h	17	9	115	30	9	94
Conflicting Peds, #/hr	1	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	12	149	39	12	122

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	316	169	0	0	188	0
Stage 1	169	-	-	-	-	-
Stage 2	147	-	-	-	-	-
Critical Hdwy	5	5	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	880	927	-	-	1386	-
Stage 1	997	-	-	-	-	-
Stage 2	1022	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	871	927	-	-	1386	-
Mov Cap-2 Maneuver	871	-	-	-	-	-
Stage 1	997	-	-	-	-	-
Stage 2	1012	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.2	0	0.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	890	1386	-
HCM Lane V/C Ratio	-	-	0.038	0.008	-
HCM Control Delay (s)	-	-	9.2	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	18	8	6	17	19	0	9	7	11	15	0
Future Vol, veh/h	7	18	8	6	17	19	0	9	7	11	15	0
Conflicting Peds, #/hr	9	0	4	4	0	9	6	0	3	3	0	6
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	77	77	77	77	77	77	77	77	77	77	77	77
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	23	10	8	22	25	0	12	9	14	19	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	102	77	29	88	73	29	25	0	0	24	0	0
Stage 1	53	53	-	20	20	-	-	-	-	-	-	-
Stage 2	49	24	-	68	53	-	-	-	-	-	-	-
Critical Hdwy	5	6.52	5	5	6.52	5	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3	4.018	3	3	4.018	3	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1086	813	1167	1101	817	1167	1589	-	-	1591	-	-
Stage 1	1121	851	-	1170	879	-	-	-	-	-	-	-
Stage 2	1127	875	-	1100	851	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	1019	798	1156	1053	802	1154	1580	-	-	1586	-	-
Mov Cap-2 Maneuver	1019	798	-	1053	802	-	-	-	-	-	-	-
Stage 1	1114	838	-	1166	876	-	-	-	-	-	-	-
Stage 2	1066	872	-	1046	838	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.2	8.9	0	3.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1580	-	-	908	969	1586	-	-
HCM Lane V/C Ratio	-	-	-	0.047	0.056	0.009	-	-
HCM Control Delay (s)	0	-	-	9.2	8.9	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	2	21	3	11	54	27	1084	11	18	978	22
Future Vol, veh/h	10	2	21	3	11	54	27	1084	11	18	978	22
Conflicting Peds, #/hr	0	0	1	1	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	90	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	2	22	3	11	56	28	1129	11	19	1019	23

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1702	2276	529	1745	2282	574	1049	0	0	1144	0	0
Stage 1	1076	1076	-	1195	1195	-	-	-	-	-	-	-
Stage 2	626	1200	-	550	1087	-	-	-	-	-	-	-
Critical Hdwy	5	6.54	5	5	6.54	5	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	4	3	3	4	3	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	211	40	712	202	39	680	659	-	-	606	-	-
Stage 1	408	295	-	360	259	-	-	-	-	-	-	-
Stage 2	646	257	-	697	291	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	169	37	707	182	36	677	655	-	-	604	-	-
Mov Cap-2 Maneuver	278	132	-	274	130	-	-	-	-	-	-	-
Stage 1	388	284	-	343	247	-	-	-	-	-	-	-
Stage 2	541	245	-	649	280	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.3	16.3	0.3	0.2
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	655	-	-	235	707	388	604	-	-
HCM Lane V/C Ratio	0.043	-	-	0.053	0.031	0.183	0.031	-	-
HCM Control Delay (s)	10.7	-	-	21.2	10.3	16.3	11.2	-	-
HCM Lane LOS	B	-	-	C	B	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.1	0.7	0.1	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	20	17	92	19	16	184
Future Vol, veh/h	20	17	92	19	16	184
Conflicting Peds, #/hr	0	1	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	20	110	23	19	219

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	380	124	0	0	134	0
Stage 1	123	-	-	-	-	-
Stage 2	257	-	-	-	-	-
Critical Hdwy	5	5	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	826	967	-	-	1451	-
Stage 1	1049	-	-	-	-	-
Stage 2	905	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	813	965	-	-	1450	-
Mov Cap-2 Maneuver	813	-	-	-	-	-
Stage 1	1048	-	-	-	-	-
Stage 2	891	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.3	0	0.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	876	1450	-
HCM Lane V/C Ratio	-	-	0.05	0.013	-
HCM Control Delay (s)	-	-	9.3	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	23	3	25	31	22	2	10	1	15	15	4
Future Vol, veh/h	5	23	3	25	31	22	2	10	1	15	15	4
Conflicting Peds, #/hr	2	0	1	1	0	2	3	0	1	1	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	28	4	30	37	27	2	12	1	18	18	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	111	78	25	92	80	16	26	0	0	14	0	0
Stage 1	60	60	-	18	18	-	-	-	-	-	-	-
Stage 2	51	18	-	74	62	-	-	-	-	-	-	-
Critical Hdwy	5	6.52	5	5	6.52	5	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3	4.018	3	3	4.018	3	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1077	812	1171	1097	810	1181	1588	-	-	1604	-	-
Stage 1	1111	845	-	1173	880	-	-	-	-	-	-	-
Stage 2	1124	880	-	1091	843	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	1002	799	1167	1053	797	1178	1583	-	-	1602	-	-
Mov Cap-2 Maneuver	1002	799	-	1053	797	-	-	-	-	-	-	-
Stage 1	1107	833	-	1171	878	-	-	-	-	-	-	-
Stage 2	1049	878	-	1039	831	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.4	9.2	1.1	3.2
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1583	-	-	853	959	1602	-	-
HCM Lane V/C Ratio	0.002	-	-	0.044	0.098	0.011	-	-
HCM Control Delay (s)	7.3	0	-	9.4	9.2	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰↑	↱		↔		↰	↑↑↱		↰	↑↑↱	
Traffic Vol, veh/h	4	3	28	4	3	36	36	1095	28	29	1307	34
Future Vol, veh/h	4	3	28	4	3	36	36	1095	28	29	1307	34
Conflicting Peds, #/hr	1	0	0	0	0	1	12	0	3	3	0	12
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	90	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	3	29	4	3	37	37	1129	29	30	1347	35

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2078	2672	703	1956	2675	583	1394	0	0	1161	0	0
Stage 1	1437	1437	-	1221	1221	-	-	-	-	-	-	-
Stage 2	641	1235	-	735	1454	-	-	-	-	-	-	-
Critical Hdwy	5	6.54	5	5	6.54	5	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	4	3	3	4	3	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	141	22	597	161	22	674	487	-	-	597	-	-
Stage 1	280	197	-	351	251	-	-	-	-	-	-	-
Stage 2	636	247	-	578	194	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	116	19	590	135	19	671	481	-	-	595	-	-
Mov Cap-2 Maneuver	201	96	-	234	89	-	-	-	-	-	-	-
Stage 1	256	185	-	323	231	-	-	-	-	-	-	-
Stage 2	547	227	-	513	182	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.7	14.8	0.4	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	481	-	-	137	590	412	595	-	-
HCM Lane V/C Ratio	0.077	-	-	0.053	0.049	0.108	0.05	-	-
HCM Control Delay (s)	13.1	-	-	32.7	11.4	14.8	11.4	-	-
HCM Lane LOS	B	-	-	D	B	B	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.2	0.2	0.4	0.2	-	-

Future (2024) Background SYNCHRO Output

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	10	119	31	10	96
Future Vol, veh/h	17	10	119	31	10	96
Conflicting Peds, #/hr	1	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	13	155	40	13	125

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	327	175	0	0	195	0
Stage 1	175	-	-	-	-	-
Stage 2	152	-	-	-	-	-
Critical Hdwy	5	5	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	871	921	-	-	1378	-
Stage 1	991	-	-	-	-	-
Stage 2	1016	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	861	921	-	-	1378	-
Mov Cap-2 Maneuver	861	-	-	-	-	-
Stage 1	991	-	-	-	-	-
Stage 2	1005	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.3	0	0.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	882	1378	-
HCM Lane V/C Ratio	-	-	0.04	0.009	-
HCM Control Delay (s)	-	-	9.3	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	6.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	8	18	9	6	17	19	0	10	8	12	16	0
Future Vol, veh/h	8	18	9	6	17	19	0	10	8	12	16	0
Conflicting Peds, #/hr	9	0	4	4	0	9	6	0	3	3	0	6
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	77	77	77	77	77	77	77	77	77	77	77	77
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	23	12	8	22	25	0	13	10	16	21	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	110	85	31	96	80	30	27	0	0	26	0	0
Stage 1	59	59	-	21	21	-	-	-	-	-	-	-
Stage 2	51	26	-	75	59	-	-	-	-	-	-	-
Critical Hdwy	5	6.52	5	5	6.52	5	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3	4.018	3	3	4.018	3	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1078	805	1164	1093	810	1165	1587	-	-	1588	-	-
Stage 1	1112	846	-	1168	878	-	-	-	-	-	-	-
Stage 2	1124	874	-	1090	846	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	1010	790	1153	1043	795	1152	1578	-	-	1583	-	-
Mov Cap-2 Maneuver	1010	790	-	1043	795	-	-	-	-	-	-	-
Stage 1	1105	832	-	1164	875	-	-	-	-	-	-	-
Stage 2	1063	871	-	1034	832	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.2	9	0	3.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1578	-	-	909	963	1583	-	-
HCM Lane V/C Ratio	-	-	-	0.05	0.057	0.01	-	-
HCM Control Delay (s)	0	-	-	9.2	9	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰↑	↱		↔		↰	↑↑↱		↰	↑↑↱	
Traffic Vol, veh/h	11	2	21	3	12	56	28	1117	12	18	1007	23
Future Vol, veh/h	11	2	21	3	12	56	28	1117	12	18	1007	23
Conflicting Peds, #/hr	0	0	1	1	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	90	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	2	22	3	13	58	29	1164	13	19	1049	24

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1753	2345	545	1798	2351	593	1080	0	0	1181	0	0
Stage 1	1106	1106	-	1233	1233	-	-	-	-	-	-	-
Stage 2	647	1239	-	565	1118	-	-	-	-	-	-	-
Critical Hdwy	5	6.54	5	5	6.54	5	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	4	3	3	4	3	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	200	36	700	191	35	667	641	-	-	587	-	-
Stage 1	395	285	-	346	248	-	-	-	-	-	-	-
Stage 2	632	246	-	686	281	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	157	33	695	171	32	664	637	-	-	585	-	-
Mov Cap-2 Maneuver	265	125	-	262	123	-	-	-	-	-	-	-
Stage 1	374	274	-	329	236	-	-	-	-	-	-	-
Stage 2	521	234	-	637	270	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.7	17.3	0.3	0.2
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	637	-	-	226	695	367	585	-	-
HCM Lane V/C Ratio	0.046	-	-	0.06	0.031	0.202	0.032	-	-
HCM Control Delay (s)	10.9	-	-	21.9	10.3	17.3	11.4	-	-
HCM Lane LOS	B	-	-	C	B	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.1	0.7	0.1	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	20	17	94	19	16	190
Future Vol, veh/h	20	17	94	19	16	190
Conflicting Peds, #/hr	0	1	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	20	112	23	19	226

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	389	126	0	0	136	0
Stage 1	125	-	-	-	-	-
Stage 2	264	-	-	-	-	-
Critical Hdwy	5	5	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	819	965	-	-	1448	-
Stage 1	1047	-	-	-	-	-
Stage 2	898	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	806	963	-	-	1447	-
Mov Cap-2 Maneuver	806	-	-	-	-	-
Stage 1	1046	-	-	-	-	-
Stage 2	885	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.4	0	0.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	871	1447	-
HCM Lane V/C Ratio	-	-	0.051	0.013	-
HCM Control Delay (s)	-	-	9.4	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	24	3	26	32	23	2	11	1	15	15	4
Future Vol, veh/h	5	24	3	26	32	23	2	11	1	15	15	4
Conflicting Peds, #/hr	2	0	1	1	0	2	3	0	1	1	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	29	4	31	39	28	2	13	1	18	18	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	113	79	25	93	81	17	26	0	0	15	0	0
Stage 1	60	60	-	19	19	-	-	-	-	-	-	-
Stage 2	53	19	-	74	62	-	-	-	-	-	-	-
Critical Hdwy	5	6.52	5	5	6.52	5	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3	4.018	3	3	4.018	3	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1075	811	1171	1096	809	1180	1588	-	-	1603	-	-
Stage 1	1111	845	-	1171	880	-	-	-	-	-	-	-
Stage 2	1121	880	-	1091	843	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	997	798	1167	1051	796	1177	1583	-	-	1601	-	-
Mov Cap-2 Maneuver	997	798	-	1051	796	-	-	-	-	-	-	-
Stage 1	1107	833	-	1169	878	-	-	-	-	-	-	-
Stage 2	1044	878	-	1037	831	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.4	9.2	1	3.2
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1583	-	-	850	959	1601	-	-
HCM Lane V/C Ratio	0.002	-	-	0.045	0.102	0.011	-	-
HCM Control Delay (s)	7.3	0	-	9.4	9.2	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.3	0	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰	↱		↔		↰	↑↑↱		↰	↑↑↱	
Traffic Vol, veh/h	4	3	29	4	3	38	38	1128	29	30	1347	35
Future Vol, veh/h	4	3	29	4	3	38	38	1128	29	30	1347	35
Conflicting Peds, #/hr	1	0	0	0	0	1	12	0	3	3	0	12
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	90	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	3	30	4	3	39	39	1163	30	31	1389	36

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2143	2755	725	2017	2758	601	1437	0	0	1196	0	0
Stage 1	1481	1481	-	1259	1259	-	-	-	-	-	-	-
Stage 2	662	1274	-	758	1499	-	-	-	-	-	-	-
Critical Hdwy	5	6.54	5	5	6.54	5	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	4	3	3	4	3	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	131	19	584	151	19	662	468	-	-	579	-	-
Stage 1	267	188	-	337	241	-	-	-	-	-	-	-
Stage 2	623	237	-	565	184	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	106	16	577	125	16	659	463	-	-	577	-	-
Mov Cap-2 Maneuver	189	90	-	222	82	-	-	-	-	-	-	-
Stage 1	242	176	-	308	220	-	-	-	-	-	-	-
Stage 2	529	216	-	498	172	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.1	15.1	0.4	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	463	-	-	128	577	401	577	-	-
HCM Lane V/C Ratio	0.085	-	-	0.056	0.052	0.116	0.054	-	-
HCM Control Delay (s)	13.5	-	-	34.8	11.6	15.1	11.6	-	-
HCM Lane LOS	B	-	-	D	B	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.2	0.2	0.4	0.2	-	-

Future (2024) Total SYNCHRO Output

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	23	11	119	33	10	96
Future Vol, veh/h	23	11	119	33	10	96
Conflicting Peds, #/hr	1	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	14	155	43	13	125

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	329	177	0	0	198	0
Stage 1	177	-	-	-	-	-
Stage 2	152	-	-	-	-	-
Critical Hdwy	5	5	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	869	920	-	-	1375	-
Stage 1	989	-	-	-	-	-
Stage 2	1016	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	859	920	-	-	1375	-
Mov Cap-2 Maneuver	859	-	-	-	-	-
Stage 1	989	-	-	-	-	-
Stage 2	1005	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.3	0	0.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	878	1375	-
HCM Lane V/C Ratio	-	-	0.05	0.009	-
HCM Control Delay (s)	-	-	9.3	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	17	27	9	6	20	19	0	10	8	12	16	2
Future Vol, veh/h	17	27	9	6	20	19	0	10	8	12	16	2
Conflicting Peds, #/hr	9	0	4	4	0	9	6	0	3	3	0	6
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	77	77	77	77	77	77	77	77	77	77	77	77
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	35	12	8	26	25	0	13	10	16	21	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	114	87	33	103	83	30	30	0	0	26	0	0
Stage 1	61	61	-	21	21	-	-	-	-	-	-	-
Stage 2	53	26	-	82	62	-	-	-	-	-	-	-
Critical Hdwy	5	6.52	5	5	6.52	5	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3	4.018	3	3	4.018	3	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1074	803	1162	1085	807	1165	1583	-	-	1588	-	-
Stage 1	1110	844	-	1168	878	-	-	-	-	-	-	-
Stage 2	1121	874	-	1080	843	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	1002	788	1151	1023	792	1152	1574	-	-	1583	-	-
Mov Cap-2 Maneuver	1002	788	-	1023	792	-	-	-	-	-	-	-
Stage 1	1103	830	-	1164	875	-	-	-	-	-	-	-
Stage 2	1055	871	-	1010	830	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	9.1	0	2.9
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1574	-	-	898	945	1583	-	-
HCM Lane V/C Ratio	-	-	-	0.077	0.062	0.01	-	-
HCM Control Delay (s)	0	-	-	9.3	9.1	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	2	27	3	12	56	29	1117	12	18	1007	25
Future Vol, veh/h	14	2	27	3	12	56	29	1117	12	18	1007	25
Conflicting Peds, #/hr	0	0	1	1	0	0	7	0	4	4	0	7
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	90	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	2	28	3	13	58	30	1164	13	19	1049	26

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1756	2348	546	1800	2355	593	1082	0	0	1181	0	0
Stage 1	1107	1107	-	1235	1235	-	-	-	-	-	-	-
Stage 2	649	1241	-	565	1120	-	-	-	-	-	-	-
Critical Hdwy	5	6.5	5	5	6.5	5	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	5	6.5	-	5	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5	5.5	-	5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3	4	3	3	4	3	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	199	37	700	190	36	667	640	-	-	587	-	-
Stage 1	395	212	-	346	178	-	-	-	-	-	-	-
Stage 2	631	249	-	686	284	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	154	34	695	168	33	664	636	-	-	585	-	-
Mov Cap-2 Maneuver	262	111	-	260	105	-	-	-	-	-	-	-
Stage 1	374	204	-	328	169	-	-	-	-	-	-	-
Stage 2	508	236	-	630	273	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.9	18.6	0.3	0.2
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	636	-	-	224	695	338	585	-	-
HCM Lane V/C Ratio	0.047	-	-	0.074	0.04	0.219	0.032	-	-
HCM Control Delay (s)	10.9	-	-	22.4	10.4	18.6	11.4	-	-
HCM Lane LOS	B	-	-	C	B	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.1	0.8	0.1	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↑		Y	
Traffic Vol, veh/h	2	34	17	5	18	7
Future Vol, veh/h	2	34	17	5	18	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	37	18	5	20	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	23	0	-	0	62	21
Stage 1	-	-	-	-	21	-
Stage 2	-	-	-	-	41	-
Critical Hdwy	4.12	-	-	-	5	5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3	3
Pot Cap-1 Maneuver	1592	-	-	-	1130	1176
Stage 1	-	-	-	-	1173	-
Stage 2	-	-	-	-	1148	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1592	-	-	-	1129	1176
Mov Cap-2 Maneuver	-	-	-	-	1129	-
Stage 1	-	-	-	-	1172	-
Stage 2	-	-	-	-	1148	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	8.2
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1592	-	-	-	1142
HCM Lane V/C Ratio	0.001	-	-	-	0.024
HCM Control Delay (s)	7.3	0	-	-	8.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	24	18	94	25	17	190
Future Vol, veh/h	24	18	94	25	17	190
Conflicting Peds, #/hr	0	1	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	21	112	30	20	226

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	394	129	0	0	143	0
Stage 1	128	-	-	-	-	-
Stage 2	266	-	-	-	-	-
Critical Hdwy	5	5	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	614	962	-	-	1440	-
Stage 1	1043	-	-	-	-	-
Stage 2	896	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	800	960	-	-	1439	-
Mov Cap-2 Maneuver	800	-	-	-	-	-
Stage 1	1042	-	-	-	-	-
Stage 2	882	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.4	0	0.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	862	1439	-
HCM Lane V/C Ratio	-	-	0.058	0.014	-
HCM Control Delay (s)	-	-	9.4	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	7.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	29	3	26	41	23	4	11	1	15	15	10
Future Vol, veh/h	10	29	3	26	41	23	4	11	1	15	15	10
Conflicting Peds, #/hr	2	0	1	1	0	2	3	0	1	1	0	3
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	35	4	31	49	28	5	13	1	18	18	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	127	88	28	106	94	17	33	0	0	15	0	0
Stage 1	63	63	-	25	25	-	-	-	-	-	-	-
Stage 2	64	25	-	81	69	-	-	-	-	-	-	-
Critical Hdwy	5	6.52	5	5	6.52	5	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3	4.018	3	3	4.018	3	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	1060	802	1168	1082	796	1180	1579	-	-	1603	-	-
Stage 1	1107	842	-	1162	874	-	-	-	-	-	-	-
Stage 2	1105	874	-	1081	837	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	970	788	1164	1029	782	1177	1574	-	-	1601	-	-
Mov Cap-2 Maneuver	970	788	-	1029	782	-	-	-	-	-	-	-
Stage 1	1100	830	-	1157	871	-	-	-	-	-	-	-
Stage 2	1013	871	-	1020	825	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.5	9.4	1.8	2.7
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1574	-	-	845	926	1601	-	-
HCM Lane V/C Ratio	0.003	-	-	0.06	0.117	0.011	-	-
HCM Control Delay (s)	7.3	0	-	9.5	9.4	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.4	0	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	3	33	4	3	38	42	1128	29	30	1347	40
Future Vol, veh/h	5	3	33	4	3	38	42	1128	29	30	1347	40
Conflicting Peds, #/hr	1	0	0	0	0	1	12	0	3	3	0	12
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	90	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	3	34	4	3	39	43	1163	30	31	1389	41

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2154	2766	727	2025	2771	601	1442	0	0	1196	0	0
Stage 1	1484	1484	-	1267	1267	-	-	-	-	-	-	-
Stage 2	670	1282	-	758	1504	-	-	-	-	-	-	-
Critical Hdwy	5	6.54	5	5	6.54	5	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5	5.54	-	5	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3	4	3	3	4	3	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	130	19	583	149	19	662	466	-	-	579	-	-
Stage 1	266	187	-	334	239	-	-	-	-	-	-	-
Stage 2	618	235	-	565	183	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	105	16	576	121	16	659	461	-	-	577	-	-
Mov Cap-2 Maneuver	186	89	-	217	80	-	-	-	-	-	-	-
Stage 1	238	175	-	302	216	-	-	-	-	-	-	-
Stage 2	519	212	-	494	171	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16	15.3	0.5	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	461	-	-	132	576	396	577	-	-
HCM Lane V/C Ratio	0.094	-	-	0.062	0.059	0.117	0.054	-	-
HCM Control Delay (s)	13.6	-	-	34.1	11.6	15.3	11.6	-	-
HCM Lane LOS	B	-	-	D	B	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.2	0.2	0.4	0.2	-	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	32	39	17	10	5
Future Vol, veh/h	7	32	39	17	10	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	35	42	18	11	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	60	0	-	0	102	51
Stage 1	-	-	-	-	51	-
Stage 2	-	-	-	-	51	-
Critical Hdwy	4.12	-	-	-	5	5
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3	3
Pot Cap-1 Maneuver	1544	-	-	-	1086	1142
Stage 1	-	-	-	-	1135	-
Stage 2	-	-	-	-	1135	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1544	-	-	-	1081	1142
Mov Cap-2 Maneuver	-	-	-	-	1081	-
Stage 1	-	-	-	-	1129	-
Stage 2	-	-	-	-	1135	-

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	8.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1544	-	-	-	1101
HCM Lane V/C Ratio	0.005	-	-	-	0.015
HCM Control Delay (s)	7.3	0	-	-	8.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
Continue until January 10, 2023

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

Fiscal Impact/Cost Summary

Exhibits Attached
Hydrasource Memo CCM 12-13 (Continued), Request to Continue - Hydrasource

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: December 13, 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, Senior Manager

Candido Sosa-Cruz Digitally signed by Candido Sosa-Cruz Date: 2022.12.05 13:10:34 -05'00'

SUBJECT: **SP-55-22/VA 079-22/ VA 080-22:** The property owner, Hydrasource Corp requests approval of a Site Plan and Variances to allow the construction of a 1-story warehouse of 9,272 square feet with associated infrastructure to be used as a machine shop with ancillary use of office and storage on the property at 3581 SW 26 Terrace (Item to be Continued)

Request:

SITE PLAN APPROVAL

The applicant is requesting Site Plan approval for the construction of a 1-story warehouse of 9,272 square feet with associated infrastructure to be used as a machine shop with ancillary use of office and storage.

VARIANCES

1. PERIMITER LANDSCAPE BUFFER
   To allow one foot seven inches (1.7') of landscape buffer and saw tooth style parking on the north of the property where five feet (5') is required; per Code Sec. 275-90(2) of the Land Development Code (LDC).

2. BUILDING APPAREANCE
   To allow a six feet (6') separation between building and parking area on the south of the property where eight feet (8') is required per Code Sec. 511-30(P) of the Land Development Code (LDC).

Background

At this time the applicant is requesting to continue the item to January to allow them to submit an additional variance application.

Recommendation

At applicant's request, staff recommends this item be continued to the January 10, 2023, City Commission meeting.

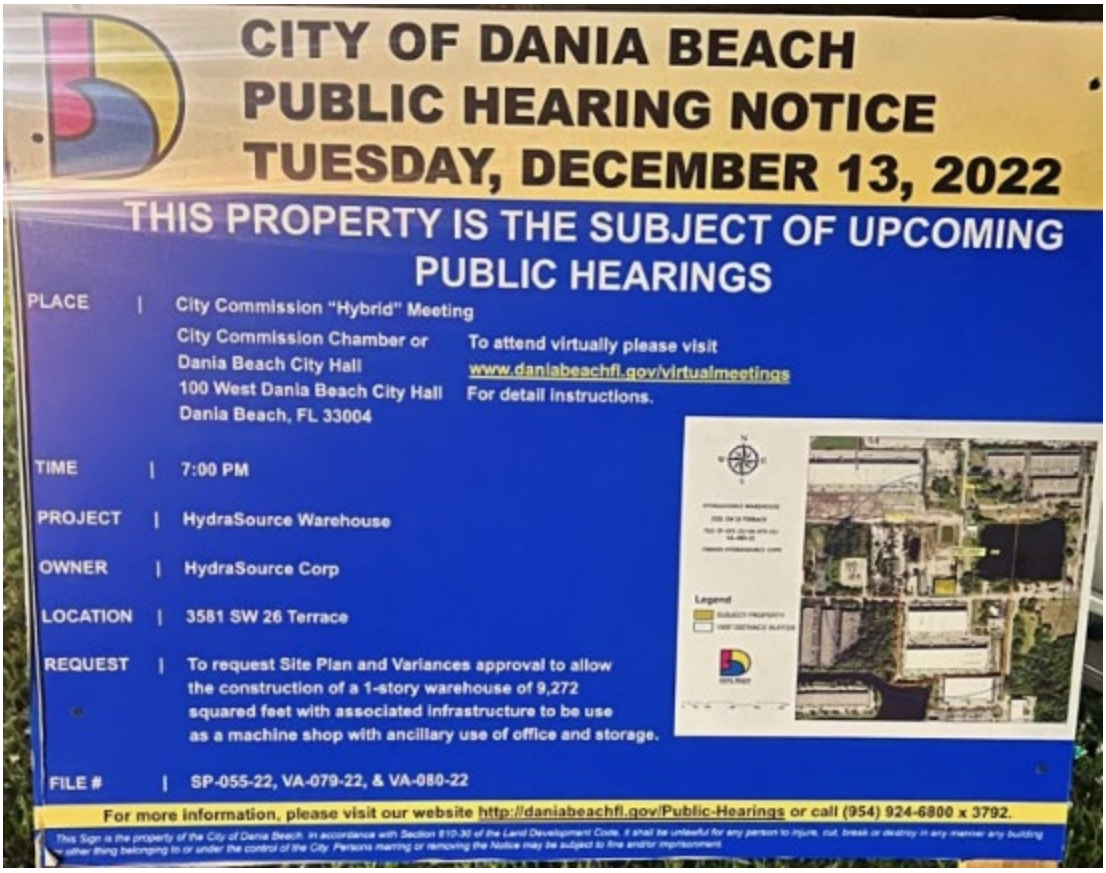
From: Pamela Butler
To: Batista, Viviana Claudia
Cc: Henry Jurado; John Beach; cutroplanning
Subject: Request to Continue - Hydrasource
Date: Friday, December 2, 2022 11:30:05 AM
Attachments: image.png
Outlook-0vuvridh.png

****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.**

Good morning Viviana...thank you for taking the time with us yesterday to explain the situation related to the additional parking variance needed.

At this time, we are requesting a continuance from the advertised hearing below to the next available public hearing in January. Our team will prepare the necessary documents and advertising requirements to move the request forward to January 2023.

Please confirm receipt of this request.



Thank you,

Pamela A. Butler
CHOICE Permitting & Development Services, LLC
954-471-6177

EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, December 01, 2022

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Samantha Ellsworth 202 SW 4th Street Dania Beach, FL 33004 754-204-2163 spalacios111@hotmail.com	January 11, 2022	November 2020 through November 2024	Davis
Rev. Paul R. Wiggins 321 SE 3rd Street, #905 Dania Beach, FL 33004 954-927-6703 – Office 954-644-2648 – Cell pastorgreatermtzioname@aol.com	January 12, 2021	November 2020 through November 2024	James
Mary Jane Guerra 245 Southwest 5th Street Dania Beach, FL 33004 917-426-6636 mjguerra.education@gmail.com	November 9, 2021	November 2018 through November 2022	Odman
Amy Urdaneta 261 SW 4th Street Dania Beach, FL 33004 954-558-7408 amyurdanetadvm@gmail.com	January 28, 2020	November 2018 through November 2022	Lewellen
		November 2020 through November 2024	Salvino
Principal Tracey Jackson 754-323-5150 tracy.jackson@browardschools.com Assistant Principal Maureen Keenan maureen.keenan@browardschools.com		February 2013 through	Ex-Officio Collins Elementary School

EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, December 01, 2022

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Principal Lewis Jackson 754-323-5350 lewis.jackson@browardschools.com		February 2013 through	Ex-Officio Dania Beach Elementary School
Principal Valerie Harris 754-323-3800 valerie.harris@browardschools.com		February 2013 through	Ex-Officio Olsen Middle School
Kenyatta McKie Assistant Principal, Olsen Middle School 5960 SW 24th Place, Apt. #302 Davie, FL 33314 954-548-1013 Kenyatta.McKie@browardschools.com	March 9, 2021	March 2021 through November 2024	Ad-Hoc

GREEN ADVISORY BOARD
MEMBERSHIP
Tuesday, November 22, 2022

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Charlene Hogan 233 SE 4th Street Dania Beach, FL 33004 954-802-1527 Chargator233@aol.com	February 9, 2021	November 2020 through November 2022	Odman
Joanna Granett 450 SE 7th Street, #251 Dania Beach, FL 33004 954-483-7055 jgranett1@gmail.com	February 8, 2022	November 2020 through November 2024	Davis
Alexis Guillen 4410 SW 26th Avenue Dania Beach, FL 33312 305-804-3309 aguillen@redesign.co	May 25, 2021	November 2020 through November 2024	James
Ariana Perez 4513 SW 24th Avenue Dania Beach, FL 33312 954-328-9699 Ariana.perez4@yahoo.com	June 22, 2021	November 2020 through November 2024	Salvino
Laura Lombardo 1401 NW 10th Street, Apt. South Dania Beach, FL 33004 954-258-1985 Laurarosey17@gmail.com	November 21, 2022	November 2022 through November 2026	Lewellen

The Board Members shall have experience, expertise or training in the areas of energy demandside management, LEED or green building standards, renewable energy technologies or related fields.

MARINE ADVISORY BOARD
MEMBERSHIP
Tuesday, November 22, 2022

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Bryan Cunningham 180 E. Dania Beach Boulevard Apt. 701 Dania Beach, FL 33004 305-707-1131 businessbriefings@gmail.com	November 9, 2021 (appointment taken over from Mayor James on June 28, 2022)	November 2020 through November 2024	Salvino
Neil Kutchera P.O. Box 1181 Dania Beach, FL 33004 954-609-1800 neil.kutchera@gmail.com	May 11, 2021	November 2020 through November 2024	James
Clive Taylor 642 NE 3rd Street Dania Beach, FL 33004 954-923-4439 (Home) 954-830-8855 (Cell) cetriumph@aol.com	November 21, 2022	November 2022 through November 2026	Lewellen
		November 2022 through November 2026	Ryan
Stacy Brown 621 NE 2nd Street Dania Beach, FL 33004 813-598-7127 tridentbizsolutions@gmail.com	June 8, 2021	November 2020 through November 2024	Davis

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Tuesday, November 08, 2022

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Heather Holmes 43 SE 12th Street Dania Beach, FL 33004 754-802-4217 JohnHeatherHolmes@gmail.com	May 11, 2021	November 2020 through November 2022	Lewellen
Ivie Cure 209 NW 14th Court Dania Beach, FL 33004 954-558-2775 Iviecure44@gmail.com	July 13, 2021	November 2020 through November 2024	James
Deborah Bell 713 SW 3rd Street Dania Beach, FL 33004 954-292-0757 Deborock87@gmail.com	February 23, 2021 (appointment taken over from Mayor James on June 14, 2022)	November 2020 through November 2024	Davis
Richard "Rich" Aube 675 SE 2nd Avenue Dania Beach, FL 33004 954-922-9411 954-336-5110 (Cell) raube@forliferealty.com	February 9, 2021	November 2020 through November 2024	Salvino
Sheila Moorehead McCray 46 NW 14th Court Dania Beach, FL 33004 786-422-3707 sofftekk@gmail.com	February 9, 2021	November 2020 through November 2022	Odman

PLANNING & ZONING BOARD
MEMBERSHIP
Thursday, December 01, 2022

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Jonathan L. Thomas 2337 Anchor Court Dania Beach, FL 33312 954-907-0460 954-244-5444 Thomasjonathan995@ymail.com	November 21, 2022	November 2022 through November 2024	James
W. Quin Robertson, Phd., GISP 805 Natures Cove Road Dania Beach, FL 33004 732-423-0039 561-361-3199 (W) qrobertson@att.net	November 21, 2022	November 2022 through November 2024	Lewellen
Derrick Hankerson 746 SW 3rd Street Dania Beach, FL 33004-4901 954-374-9199 (H) 754-208-6442 (Cell) Dh954@comcast.net	November 21, 2022	November 2022 through November 2024	Davis
		November 2022 through November 2024	Ryan
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954-927-7161 954-478-0653 luis@stagedrightevents.com	November 21, 2022	November 2022 through November 2024	Salvino
Charlotte Sloboda 2905 Lakeshore Drive Dania Beach, FL 33312 954-559-5473 csloboda@bellsouth.net	February 9, 2021	November 2020 through November 2022	Alternate

PLANNING & ZONING BOARD
MEMBERSHIP
Thursday, December 01, 2022

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Daniel Sohn 4902 SW 31st Terrace Dania Beach, FL 33312 954-243-4705 danielsohn365@gmail.com	February 23, 2021	November 2020 through November 2022	Alternate

CITY OF DANIA BEACH

OFFICE OF THE CITY MANGER

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

MEMORANDUM

Date: December 13, 2022

To: Mayor A. J. Ryan IV
Vice Mayor Lori Lewellen
Commissioner Joyce L. Davis
Commissioner Tamara James
Commissioner Marco A. Salvino, Sr.

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

Subject: Manager's Report

Special Events

Community building and pride in our community is a priority for all of us, hence we have worked to augment and enhance all our special events. As you witnessed, the new and improved Christmas Tree lighting event was a huge success as thousands descended upon our main square on December the 1st. As we look forward to our City's 120th Birthday and the many other events we will continue to plan, enhance, and execute, we will be creating a Special Events Division within the Parks and Recreation Department. This division will be led by our Deputy Parks Director with key personnel from Parks and, as needed, citywide team members will also be part of the committee such as the planning of our new and improved State of the City address and our 2nd Annual Employee Picnic. Parks and Recreation Director Brown and I have already discussed next year's Festival of Lights where Christmas, Kwanzaa and Hanukkah will be celebrated in one large and wonderful special event.

Included in this last Manager's report for 2022 are key project updates for you.

Pier Refurbishing Project

The Pier Refurbishing Project is a two-phase project with a construction schedule that spans approximately 24 months. Two of the main reasons for this time span are the annual fiscal obligation required and the need to keep part of the pier open to the public on a daily basis. The project's lowest bid was $2.09M, a cost which is roughly equally distributed over FY21-22 and the current fiscal year (FY 22-23). Approximately half of the project funding comes from the Pier Fund ($1,136,051), while the rest is primarily from a loan from the General Fund.

Typically, there are two or more employees working on site. Despite two delays associated with storm events and instances of inclement weather that have impacted the work progress, the project is currently on schedule and is expected to be completed by October 2023. Over 60 percent of the wood deck planks have been completed and the side railings are substantially complete. In addition to the deck and railings, 13 required repairs to the concrete undercarriage of the structure have been completed and several more are planned. These are critical but time-consuming activities since the crew is working literally above the ocean's waters. In addition, substantial electrical work has been completed and the sconce light fixtures (mounted on the concrete columns along the pier) have been replaced with a turtle friendly and less obtrusive (more compact) model. All of these various components of the project's construction require periodic inspections and adjustments when needed. These tasks at times require stoppages of construction activity

Regarding pier lighting concerns recently reported, the poles for the end of the pier are on order and supply chain delays have impacted the delivery date. We expect to receive them in the next 60 days and have them installed by early February. Note that these poles deteriorated over the past few years and replacing the light fixtures alone will not be effective due to the damage to the interior wiring and components. Any attempt to connect the poles after replacing the fixture will lead to circuit issues throughout the lighting system. The three light fixtures around the middle part of the pier will be repaired within the next two days. The red warning light or beacon at the outer end of the pier is being addressed by our pier consultant and will be replaced with one that meets the most up to date compliance requirements.

To date we have been able to successfully keep to the construction schedule with minimum impact to access for daily users of this popular pier. We look forward to the continued smooth progress of the work and the completion of the refurbishing project next fall.

Southeast Drainage Project

Background

Addressing severe flooding in the southeast section of Dania Beach has been an active project since the early 2000's. The first of two project phases involved a major flooding improvement completed (circa 2012). It encompassed the rehabilitation of the pump house at Meadowbrook Lake, the replacement of conduit pipes along the Meadowbrook complex, and the replacement of collapsed stormwater pipes in the right-of-way along SE 3rd Street. The second phase (currently under way) of the project concentrates on improvements in the area bordered by SE 2nd Street, SE 2nd Avenue, SE 5th Avenue, and SE 7th Street. In 2020, a new design/bid/build project was initiated, and this is the current successful path the project is on due to a bid process that had to be redone. WSP was hired to provide a workable design ($880,000).

As of today, WSP has completed the design and received all of the necessary permits for the project. The bid specification is complete. WSP's estimated project cost for the project is $16M. The City decided to phase the project to use the available grant funding ($9.6M).

Phase I - $8,182,485

Phase II - $7,895,147

To meet the funding requirements, external funding opportunities was sought through the following grantor agencies:

- Florida Division of Emergency Management (FDEM)
- Florida Department of Environmental Protection (FDEP)
- Broward County

With funding from grantor agencies comes the compliance "strings" in the form of a review of specifications, bid documents, bid results, contracts, and compliance with grant rules. Public Services is currently working with these three agencies.

The following is the status of each agency and the steps necessary to move the project along:

- Broward County ($860K) Phase I design – closing out the grant agreement
- FDEM (HMGP match $2.8M) closing out the grant agreement
- Broward County ($6.3M) Public Services is working with Broward County in developing the funding agreement and approval of the bid documents for the Phase II construction of the Project.
- FDEM (HMGP) – Public Services is working with FDEM in developing the non-financial agreement for the Phase II construction of the project.
- FDEP ($3.4M)- Public Services is near completion of the Resilient Florida funding agreement.
- FDEP – State Revolving Funds Load. The application is before the FDEP for approval.

The SE Drainage Project will go to bid upon the execution of the funding agreement with Broward County in January and hopefully soon after construction starts.

Holiday Lights Project

The Holiday Lights Project is a multi-year effort to gradually enhance our holiday decorations citywide. For the previous holiday season, we were able to install "wrapped" light garlands on light poles along US1, Griffin Road, as well as sections of Stirling Road and Sheridan Street (only some sections on these roads are under City of Dania Beach's jurisdiction). Installing holiday lights involves State-owned thoroughfares, thereby requiring permits that are usually tied to a slow-moving permitting process. To augment the 64 poles outfitted with garland lights on Griffin Road we were able to modify the FDOT permit and add lights to an additional 34 poles. This addition will make Griffin look more festive and attractive during this holiday season. Although the permit for increasing the number of garland lit poles on US1 (roughly 50 currently) was delayed and not ready in time for this season, the thoroughfare will look better with holiday lights than last season due to recent repairs made to the pole wiring, as well as better securing wiring against vandalism. It is expected that roughly 15 additional poles will showcase holiday lights this season on US1.

Permits for medians along throughfares such as Griffin Road, Dania Beach Boulevard and Stirling Road were granted in the early fall but insufficient time was available to source the material by the selected contractor (a bid process was undertaken to ensure procurement guidelines were followed). As has been the case with many types of construction materials, delays in the supply chain did not allow the completion of connection work to bring power to the medians in time for this holiday season (directional boring under the ground is required to bring power from the source on the sides of the roadways to the center/median sections). The cost of the Griffin median electrification is estimated at $400,000.

For the 2023 holiday season the City will benefit from a significant enhancement to the holiday decorations. We can expect to see a nearly 16 more poles outfitted with holiday lights in the US1 corridor (nearly a 30% increase), as well as median decorations for example: Santa Clause figures, Christmas tree silhouettes, gift box displays, and others along the Griffin Road medians. It should be noted that due to the narrow dimension of US1 medians, it is unlikely that decorative pieces will be allowed by FDOT.

The cost of this holiday season, including additional electrical outlets work and the pole light wraps and five median pieces will be approximately $180,000. The previous season we invested roughly $90,000 to provide outdoor compliant electrical outlets for poles along roadways, including Griffin Road, US1, and Sheridan Street. Estimates are not yet available for the median enhancements planned for the 2023 holiday season.

Griffin Road Landscape Beautification

The Griffin Road Landscaping Improvement is part of the City's Landscaping Master Plan (LMP). The project boundaries cover the medians starting just east of I95 and continues to nearly SR-7 at the west end. The landscape design developed by KCI (a consultant used by both FDOT and the City) provided for

various types of attractive trees and groundcover plants, including Bismarck, Thatch and Sabal palms, Crepe Myrtle trees (flowering) as well as Plumbago bushes, and Green Island Ficus groundcover. Sod is also used in the design. The project is substantially complete (approximately 90%), with only a few sections of sod installation and a few tree relocations pending. The change order submitted by the installation contractor to FDOT has been delayed but it is expected that the project will be fully completed in December. After the one-year maintenance period provided by FDOT the City will take over the maintenance.

The estimated total cost of the project is $300k and fully borne by FDOT.

Special Magistrate Hearing Agenda

City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, Florida 33004

Hearing Date: 12-15-2022

Case #	Status	Hearing Type	Property Address	Cited Party	Default Inspector
2022-00000244	Active P	H-EXTENSION - Extension Hearing	26 SE 13 TER	MM 26 SE 13 LLC	Anson Westberry
2022-00000248	Active P	H-EXTENSION - Extension Hearing	235 SE 1 ST	MM 27 SE 1 LLC	Anson Westberry
2022-00000353	Active P	H-FIRST HEARING - First Hearing	0 SE 5 AVE	EAST DANIA BEACH BOULEVARD LLC	Anson Westberry
2022-00000468	Active P	H-EXTENSION - Extension Hearing	250 SE PARK ST	COFFEECAKE HOLDINGS LLC	Anson Westberry
2022-00000500	Active C	H-FIRST HEARING - First Hearing	206 SE 6 ST	DESORMEAUX, KENT J DESORMEAUX, KIP M	Anson Westberry
2022-00001057	Active C	H-FIRST HEARING - First Hearing	53 SE 11 ST	NIKKI 51-53 LLC	Anson Westberry
2022-00001068	Active C	H-FIRST HEARING - First Hearing	220 SE PARK ST	VED GROUP LLC	Anson Westberry
2022-00001097	Active C	H-FIRST HEARING - First Hearing	405 SE 4 ST	FERNANDEZ, ANGELA FERNANDEZ, TERESA	Anson Westberry
2022-00001148	Active P	H-FIRST HEARING - First Hearing	SE 11 ST	BAERS FURNITURE CO INC	Anson Westberry
2022-00001270	Active C	H-FIRST HEARING - First Hearing	414 SE 5 ST	MORALES, EUGENIA GARAY, RANDOLPH	Anson Westberry
2022-00001403	Active C	H-FIRST HEARING - First Hearing	414 SE 5 ST	MORALES, EUGENIA GARAY, RANDOLPH	Anson Westberry
2015-00000093	Active C	H-ABATEMENT - Abatement Hearing – LIEN	37 SW 10 ST	Robert P Scally Robert P Scally Rev Liv Tr	George White
2022-00000938	Active C	H-FIRST HEARING - First Hearing	4740 SW 43 AVE	WAHBA, ALBERT	George White
2022-00001017	Active C	H-FIRST HEARING - First Hearing	4432 SW 52 ST	GMAX FL LLC	George White
2022-00001020	Active P	H-FIRST HEARING - First Hearing	4448 SW 34 TER	TRUELOVE, DOMINIC	George White
2022-00001037	Active C	H-FIRST HEARING - First Hearing	4740 SW 43 AVE	WAHBA, ALBERT	George White

City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, Florida 33004

Special Magistrate Hearing Agenda

Hearing Date: 12-15-2022

2022-00001079	Active P	H-FIRST HEARING - First Hearing	3981 SW 58 ST	SAM HOLDINGS 2002 LLC	George White
2022-00001081	Active P	H-FIRST HEARING - First Hearing	4680 SW 32 AVE	DANIA RIVERFRONT LLC	George White
2022-00001084	Active C	H-FIRST HEARING - First Hearing	3850 SW 56 CT	TSIOTSIAS, ANNA KATHERINE TSIOTSIAS, AFTEMIOS-TIM GUS ETAL	George White
2022-00001155	Active C	H-FIRST HEARING - First Hearing	5940 SW 37 AVE	HOMESTEAD HOLDINGS 2017 LLC	George White
2022-00001162	Active C	H-FIRST HEARING - First Hearing	3463 GRIFFIN RD C LOT	GRIFFIN HARBOR LLC	George White
2022-00001164	Active C	H-FIRST HEARING - First Hearing	2748 SW 46 CT	2748 SOUTH WEST REALTY LLC	George White
2022-00001229	Active C	H-FIRST HEARING - First Hearing	4632 SW 32 AVE	INBI HOLDINGS LLC	George White
2021-00001495	Active C	H-FIRST HEARING - First Hearing	50 SE 3 AVE	PARK STREET APARTMENTS INC	Anson Westberry
2022-00000501	Active C	H-EXTENSION - Extension Hearing	4210 SW 51 ST	SANCHEZ, CHARLES V H/E SANCHEZ, ANABELLA L & SANCHEZ, G	George White
2022-00000546	Active C	H-EXTENSION - Extension Hearing	2051 GRIFFIN RD	2051 GRIFFIN ROAD LLC	Windy Damis
2022-00000547	Active C	H-EXTENSION - Extension Hearing	2051 GRIFFIN RD	2051 GRIFFIN ROAD LLC	Windy Damis
2022-00000914	Active C	H-FIRST HEARING - First Hearing	728 SW 7 ST	ALLY INVESTMENTS LLC	Michelle Shahryar
2022-00000957	Active C	H-FIRST HEARING - First Hearing	42 SW 6 AVE	ANDERSON, KRISTOF H/E ANDERSON, ASHLEIGH	Christina Caserta
2022-00000969	Active C	H-FIRST HEARING - First Hearing	766 SW 3 ST	ZARET SUSAN & STEPHANIE LEMONS	Michelle Shahryar
2022-00000973	Active P	H-FIRST HEARING - First Hearing	25 SW 14 ST	ELIORAN PROPERTIES 14 ST DANIA LLC	Michelle Shahryar
2022-00000989	Active C	H-FIRST HEARING - First Hearing	337 SW 14 ST	SANCHEZ, ELSA E	Michelle Shahryar
2022-00000992	Active C	H-FIRST HEARING - First Hearing	237 SW 13 ST	NSLA INVESTMENTS LLC	Michelle Shahryar

Special Magistrate Hearing Agenda

City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, Florida 33004

Hearing Date: 12-15-2022

2022-00000995	Active P	H-FIRST HEARING - First Hearing	330 SW 13 ST	SIMANCA FLORES, CARLOS JOSE RODRIGUEZ VELASQUEZ, MARIA C	Michelle Shahryar
2022-00001003	Active C	H-RECURRING - Recurring Hearing	330 SW 15 ST	LEVY MENDOZA, MICHEL H	Michelle Shahryar
2022-00001012	Active P	H-FIRST HEARING - First Hearing	36 SW 11 ST	KIBIZOFF, GARY STEVEN	Michelle Shahryar
2022-00001027	Active P	H-FIRST HEARING - First Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Michelle Shahryar
2022-00001051	Active C	H-FIRST HEARING - First Hearing	133 NW 11 AVE	FISHER, LORRAINE S	Christina Caserta
2020-00000896	Active P	H-ABATEMENT - Abatement Hearing	245 NW 6 AVE	SAB2016 LLC	Windy Damis
2022-00000104	Active C	H-EXTENSION - Extension Hearing	147 NW 3 AVE	CARR REAL ESTATE INC	Windy Damis
2022-00000158	Active P	H-CONFIRMATION – Confirmation Hearing for placing lien	606 W DANIA BEACH BLVD	BUTTS, MAUDIE L	Windy Damis
2022-00001087	Active C	H-FIRST HEARING - First Hearing	3414 GRIFFIN RD	GRIFFIN PARTNERS INC	Windy Damis
2022-00001123	Active C	H-FIRST HEARING - First Hearing	5330 SW 24 AVE	5330 SW 24 AVENUE LLC	Windy Damis
2022-00001140	Active C	H-FIRST HEARING - First Hearing	5540 PARK RD	GOZLAN, NISSIM & SHOSHANA	Windy Damis