AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, MARCH 24, 2026 - 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.

THE MAYOR OFTEN ALLOWS APPLAUSE DURING CEREMONIAL OR CELEBRATORY PORTIONS OF THE MEETING, SUCH AS PROCLAMATIONS, PRESENTATIONS, AWARDS, OR PUBLIC SAFETY RECOGNITIONS, AS THESE ARE NOT ACTION ITEMS ARE INTENDED TO HONOR INDIVIDUALS OR EVENTS. HOWEVER, TO SAFEGUARD AN ORDERLY MEETING AND TO PRECLUDE INTIMIDATION OF SPEAKERS ON AGENDA ITEMS, OR DESIGNATED PUBLIC COMMENTS, THE MAYOR ORDINARILY PRECLUDES CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS DURING THESE PORTIONS OF THE AGENDA.

BASED UPON THE FOREGOING, 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 #2026-025)

ADDENDUM NO. 2

*(Items in **red** are new and/or revised)*

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Presentation of the Triple Crown Award to the Finance Department by the President of the Florida Government Finance Association (FGFOA) - *Finance Department*

2. Request for Proclamation Approval —

   - Irish American Heritage Month — March 2026 — *Sponsored by Commissioner Ryan*
   - Esophageal Cancer Awareness Month — April 2026 — *Sponsored by Commissioner Rimoli*
   - Paralyzed Veterans of America Awareness Month — April 2026 — *Sponsored by Mayor Davis*

3. Women's Month Presentation from City Manager Garcia

4. PROCLAMATIONS

1. ~~National Autism Acceptance Month - April 2026 - *Sponsored by Mayor Davis*~~

2. Irish American Heritage Month — March 2026 — *Sponsored by Commissioner Ryan*

5. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders:
   - April 14, 2026 - CRA Board Meeting - 6 p.m.
   - April 14, 2026 - City Commission Meeting - 7 p.m.
   - April 28, 2026 - City Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

7. CITIZENS' 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.

8. CONSENT AGENDA

1. Minutes: March 10, 2026 City Commission Meeting Minutes

2. Travel Requests: None

3. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN INTERLOCAL AGREEMENT (ILA) WITH THE CITY OF HOLLYWOOD FOR MAINTENANCE OF THE ROADWAY MEDIANS ALONG DANIA BEACH BOULEVARD AND GRIFFIN ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AND EFFECTIVE DATE. *(Public Services)*

4. RESOLUTION NO. 2026-____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LOCAL AGENCY PROGRAM (LAP) AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR CONSTRUCTION PHASE FUNDING FOR THE NW 1ST STREET COMPLETE STREETS / PEDESTRIAN CONNECTIVITY PROJECT FROM BRYAN ROAD TO STATE ROAD 5 / US-1; ACCEPTING FDOT FUNDING IN AN AMOUNT NOT TO EXCEED TWO MILLION SIX HUNDRED FORTY-ONE THOUSAND NINE HUNDRED THIRTY-SEVEN DOLLARS ($2,641,937.00.00); REIMBURSABLE GENERAL FUND APPROPRIATION OF TWO HUNDRED THOUSAND DOLLARS ($200,000.00) AUTHORIZING THE CITY'S REQUIRED LOCAL CONTRIBUTION IN THE AMOUNT OF TWO MILLION DOLLARS ($2,000,000.00); ATTACHING THE LAP AGREEMENT AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

5. Request for Use of Discretionary Funds — D5K Walking Club Fit & Fun — *Sponsored by Mayor Davis*

6. Request for Discretionary Fund Use – I.T. Parker Center – *Sponsored by Commissioner Rimoli*

9. BIDS AND REQUESTS FOR PROPOSALS: None

10. QUASI-JUDICIAL & PUBLIC HEARING ITEMS

1. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVED THE FOLLOWING REQUESTS FOR A SITE PLAN MODIFICATION (SP-038-03MOD4) AND TWO VARIANCES (VA-92-23 & VA-94-23), AS SUBMITTED BY APPLICANT, MAIMONIDES SHALOM ACADEMY INC., FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

2. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-022-20MOD3), SUBMITTED 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 2750 GRIFFIN ROAD, 4901 SW 27 TERRACE AND 4880 SE 28 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Community Development)*

11. FIRST READING ORDINANCES: None.

First reading ordinances that do not involve zoning (rezonings, or changes to Chapter 28 of the LDC), nor Article 3, Section 2 of the Charter relating to ordinances for capital expenditures over $1,000,000) are not subject to public hearing. A public hearing and discussion will take place at second reading of all ordinances within its respective section of the agenda.

12. SECOND READING ORDINANCES

1. ORDINANCE NO. 2026-_____

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPLICATION REQUEST (RZ-034-24, MADE BY ROD A. FEINER, ESQ., ON BEHALF OF 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP FOR PROPERTIES GENERALLY LOCATED AT 4901 SW 27th TERRACE AND 4880 SW 28th AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; TO REZONE THE PROPERTIES FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) AND SINGLE-FAMILY 6000 RESIDENTIAL (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN

EFFECTIVE DATE. *(Community Development)*

13. DISCUSSION AND POSSIBLE ACTION

1. RESOLUTION NO. 2026-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVAL OF SHORT-LISTED ARTIST RANKING AND AUTHORIZATION TO PROCEED WITH ONE (1) OF THE TOP THREE (3) ARTISTS/PROJECTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Community Development)*

2. City Manager Recommendation — *Sponsored by Mayor Davis*

3. Broward League of Cities Board Appointments 2026-2027 — *Sponsored by Mayor Davis*

14. APPOINTMENTS

1. Dania Beach Housing Authority - Mayor Davis

15. COMMISSION COMMENTS

16. ADJOURNMENT

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: March 24, 2026

To: Mayor Joyce L. Davis
Vice Mayor Marco A. Salvino, Sr.
Commissioner Lori Lewellen
Commissioner Luis Rimoli
Commissioner A. J. Ryan IV

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

Subject: Manager's Report

For the past 7 years I have provided very detailed City Manager's reports on the progress and status of City projects, initiatives and endeavors acknowledging and officially documenting the unprecedented successes that have resulted in the "Renaissance" of Dania Beach. This Manager's report is unique, because while the narrative has key information, the purpose is to provide a recommendation that is critical to the future of our beloved Dania Beach and to ensure you all stay the course regarding our play book, the compass that has allowed us to chart a remarkable and proactive path for our City! I am referring to our unanimously adopted (twice over) Strategic Master Plan. Our Strategic Master Plan prioritizes succession planning, and retaining, recruiting and the promotion of the very best to ensure that our culture of RISE with the 4 pillars of Respect, Integrity and a Standard of Excellence continue beyond my administration in a very seamless way.

So many positive things separate us here in Dania Beach from so many cities and entities in South Florida and key to the aforementioned is "Stability"! Stability has eluded Ft. Lauderdale, North Miami Beach, and Broward County Schools to name a few, and the result of that instability has adversely impacted morale, their ability to attract and retain talent and their overall success. Instability hinders progress and adversely impacts everything creating a domino effect negatively affecting finances, organizations and community. Our stability has been the foundation of our unprecedented success. Stability brings forth confidence, prosperity and security, it has allowed us to be innovative and resilient in the greatest of circumstances and challenges. Our stability has provided the cohesiveness, flow, determination, enthusiasm and teamwork that is needed for sustained success!

As my 35 year career in public service comes to end and I reflect on my 7 amazing years here in Dania Beach and my 17 years as City Manager, I would be remiss if I did not mention a catalyst and key protagonist of what has defined my/ our success, and that is Candido Sosa-Cruz! Today, Mayor

Joyce L. Davis brings forth an item on this agenda where she will seek your support to appoint our Deputy City Manager of 7 years Candido Sosa-Cruz, ICMA-CM, as our next City Manager and I respectfully request that you support this action unanimously.

To say that Candido has earned the right to become our next City Manager would be totally understated. No one exists that is better suited and qualified to lead Team Dania Beach into the future! Candido's knowledge, skill set, leadership qualities, integrity, work ethic, and dedication to service excellence have been demonstrated and proven consistently by his actions and contributions to his/our beloved Dania Beach and the other two municipalities where he was in the role of Assistant City Manager and Deputy City Manager.

Candido has served our City and our Country honorably, professionally, and courageously with the outmost respect for all those he has proudly served with at all levels. I have invested in Candido these past 14 years because discernment is a strength that I am blessed to possess and from the moment I met Candido, I knew he was special in a multitude of ways! Throughout the 14 years that Candido Sosa-Cruz and I have been working together he has demonstrated his worthiness via going above and beyond, his caring ways, his responsiveness and most importantly his character. For me, leadership is all about legacy, leaders building leaders to ensure there is a seamless transition from today into tomorrow and beyond! You have the opportunity to do what so many have not including our Miami Dolphins, where 26 years after Dan Marino's retirement they are still looking for their star quarterback. We have our star quarterback, our next City Manager and a remarkable leader right here, and he is ready, willing and certainly able to take the helm and continue to move our City forward in a positive direction ensuring we remain aligned with all your priorities and objectives of your adopted Strategic Master Plan. This is a time of great uncertainty, yet you have the opportunity to continue to build on the stability, prosperity, progress and momentum that has been achieved and established here in Dania Beach for the past 7 years. With much gratitude and respect.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: March 24, 2026

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Eleanor Norena, CFM, Community Development Director

RE: Manager's Monthly Report – February 2026 – Community Development Department

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The following is a summary of Community Development Department activity during the month of February 2026.

Building Division:

The Building Department created 203 and issued 164 building permits and conducted 1,334 inspections. The Building Department issued one residential Certificate of Occupancy for the month of February 2026.

Planning and Zoning Division:

- SP-012-25 PRESERVE AT DANIA BEACH: This site plan request is for the construction of a new 46-townhome community located at 1301 SW 12th Avenue. The project is currently being reviewed by DRC

- SP-007-26 DB 1518 SITE PLAN: This site plan is for the construction of four two-story townhomes located at 1518 SW 2nd Avenue. The project is currently being reviewed by DRC.

Miscellaneous Zoning Activities:

The Zoning Division processed 47 new Certificates of Use applications for new businesses in the City for the month of February 2026.

The Zoning Division processed, inspected, and approved one new Vacation Rental Certificate for the month of February 2026.

Code Compliance Division:

The Code Compliance team oversees the Downtown city center, concentrating on addressing issues such as graffiti, illegal signage and the upkeep of properties to maintain the area's aesthetic appeal and ensure community standards are upheld.

This month, a total of 107 complaints were submitted through the City's Ask Dania Beach App and promptly inspected by our code enforcement staff.

The unit has assigned a dedicated code enforcement officer to manage all vacation rental inspections and complaints, thereby allowing zone officers to focus more effectively on their assigned areas. 19 properties were cited for vacation rental violations in February and 21 reinspection's were completed. All violations were identified through the City's short-term rental monitoring service.

Waterway Inspections – The unit has assigned two Code Enforcement Officers to conduct waterway inspections, focusing on unpermitted work, life safety concerns, vessel violations, and blight-related issues. Inspections are typically performed weekly; five reinspection's were conducted and three new properties were cited. Due to the size of the vessel being utilized only larger waterways can be inspected.

The Code Compliance Division collaborates with Public Services to address bulk trash and nuisance issues throughout the City. This month, a total of 13 bulk notices were issued.

Please find the vacation rental complaint details outlined below:

Date of Complaint	Address	Description	Code Officer Assigned	Resolution
2/27/2026	5145 SW 26 Ave	Short Term Rental	M. Shahryar	Property was cited for long term rental

Please find the noise complaint details outlined below:

Date of Complaint	Address	Description	Code Officer Assigned	Resolution
2/10/2026	4651 SW 42 Ter	Dogs barking constantly	W. Damis	Unfounded.
2/14/2026	661 SE 15 St	Loud Music	A. Westberry	Unfounded
2/18/2026	4621 SW 34 Ave	Rooster lives at property; crows 24/7	W. Damis	Property cited for two roosters at the property and blight issues.

Beach Ranger and Parking Division:

- Beach Rangers patrol downtown City Center and all active construction sites for any parking and noise violations.

- Staff reported one violations at the beach in the Ask Dania Beach App including safety issues and aesthetics.

- Staff continue to monitor the pier, parking lot and sand areas to address violations which include, but are not limited to, prohibited events, climbing on dunes, drones, bonfires, littering, and dogs. 130 violations were observed and addressed.

- Beach Rangers are monitoring the marina for any unauthorized activity and any maintenance concerns.

- Beach Rangers monitor the beach lot for capacity on weekends and holidays. Staff directs traffic in the beach lot to keep the traffic flowing for safety.

- The FAU parking lot is being monitored by the Beach Rangers on weekends and holidays for valet parking, City staff parking, FAU student parking, and Lucky Fish / Quarter Deck employee parking.

- The team has been monitoring parking issues in several different areas of the city, educating residents and issuing tickets as needed.

- Assisting Code Compliance after hours on various code complaints.

- Beach Rangers continue to work with BSO Homeless Outreach to address homeless issues at the beach.

CITY OF DANIA BEACH
HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: March 16, 2026

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

FROM: Linda Gonzalez, SPHR, SHRM-SCP – Chief Human Resources Officer *LG*

RE: Human Resources and Risk Management Report

Overview

The Human Resources and Risk Management Department continues to deliver exceptional service while advancing key strategic initiatives that strengthen the City's workforce, enhance employee engagement, and position Human Resources as a proactive and strategic partner. Below is a summary of departmental activities and accomplishments over the past month.

Recruitment and Talent Acquisition

Recruitment efforts remain active, with 12 recruitments currently in progress at various stages of the hiring process:

- Public Services Director
- Park Custodian
- Recreation Assistant (6)
- Summer Camp Counselors (3)
- Marketing and Communications Manager

The Human Resources team continues to work in strategic partnership with departmental leadership to recruit and fill all Parks and Recreation vacancies, including positions essential for the successful implementation of the 2026 Summer Camp Program.

Additionally, we are working closely with the Public Services Department, to attract and secure highly qualified candidates for the Public Services Director position. Interviews are scheduled to begin on March 17. The Marketing Manager and Communications Manager is scheduled to start on March 30.

Training and Development

Our Training and Development initiatives continue to reflect the City's strong commitment to supporting employee professional growth, leadership development, and overall well-being. Human Resources remains focused on delivering meaningful learning opportunities that are well attended and positively received by staff across the organization.

As we continue expanding learning opportunities, Human Resources is actively coordinating the following programs:

HR Training for Supervisors and Leads –HR created, developed and presented a customized workshop for supervisors and leads on key Human Resources policies on March 12. The goal is to equip these first-line leaders with the tools needed to consistently follow our PPM and CBA agreement and ensure they actively engage in ensuring compliance with our policies.

Advanced Customer Service and De-escalation Training –We are preparing for two sessions with David Alba, Training Facilitator on Tuesday, March 16 and Saturday, March 21 to accommodate our part-time and on-call employees. These sessions are customized for our employees to understand the importance of delivering exceptional customer service skills while providing employees with practical techniques for managing challenging interactions and de-escalating difficult situations in a professional and respectful manner. This year we will be hosting a Saturday class to include all the part-time and temporary team members.

Emotional Intelligence Training – On March 16, for the first time, David Alba, will be conducting a training session on the topic. The session explores the importance of emotional intelligence and the role it plays in the workplace. The expectation is that it will create self-awareness, enhance communication, and build the skills needed to navigate interactions with team members.

Health and Safety Training - On March 25, Paula Rojas, the City's UHC representative, will be facilitating this training session. This initiative includes two sessions focused on "Workstation Stretching" underscoring our commitment to the health and well-being of our team members.

Employee Focus Groups – On March 26 Human Resources will facilitate an employee focus group to provide staff with an opportunity to share ideas, offer feedback, and help identify ways to strengthen engagement and organizational culture.

Below is a list of all our upcoming training opportunities that we are currently preparing for next month:

- New Hire Onboarding Session Scheduled for Thursdays, April 9
- Professional Skills Enhancement Training on April 14

Collectively, these initiatives highlights Human Resources' ongoing commitment to fostering a supportive learning environment, encouraging continuous improvement, and equipping employees with the knowledge, skills, and resources necessary to perform at their highest potential and contribute meaningfully to the City's success.

Risk Management, Wellness, and Safety

HR continues to take a proactive role in safeguarding City operations and employee well-being through forward-looking initiatives.

- The improvements to CW Thomas Park have been added to the City's property insurance program and an application has been completed to provide flood insurance coverage for the new facility.

- The monthly Inspection and Safety report for CW Thomas Park has been revised due to the new facilities and concession areas being completed. Among other things, the new inspection report will include food safety and kitchen guidelines, such as freezer and refrigerator temperatures and food contact area inspections.

- Meetings were conducted with the risk manager and all city departments to review our new safety manual and allow time for questions and feedback.

- PGIT, the City's property and casualty insurance carrier, has selected our Risk Manager as the "Risk Management Professional of the Year". The award will be presented at PGIT's Annual Conference on May 5, in Orlando, Fl.

Compensation and Benefits

The Human Resources team continues to ensure employees have access to competitive and comprehensive benefits while implementing strategic enhancements.

We are currently running a March Wellness campaign, and two step challenges have been launched. Full-time employees who are enrolled in the medical plan and employees who have opted out of our medical plan can participate. Opt-Out participants can earn $25 for completing the challenge, while enrolled employees earn points toward a $100 gift card.

Continuous Improvement and Innovation

Human Resources continues to implement forward-thinking solutions designed to increase efficiency, strengthen systems, and mitigate organizational risk.

The evaluation committee will selected a vendor to for the ERP project and will be preparing a resolution to continue the process.

CITY OF DANIA BEACH
PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: March 17, 2026

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

FROM: Cassi Waren, CPRP, Parks & Recreation Director

SUBJECT: Parks and Recreation Updates

Parks and Recreation Department Updates Project updates

Project Updates:

- Olsen Middle School – Design is in the final stages. Architectural and engineered drawings and equipment selections for phase 1, the field/court/dog park portion of the park, are ongoing. We are working with finance and legal for the next steps.
- Chester Byrd Park – Staff continues to meet with Calvin, Giordano & Associates, Inc, to ensure the design moves along. The conceptual redesign plan was submitted by CGA for the relocation of the elements to save as many trees as possible. We are moving forward.
- PJ Meli Park – Staff along with Bermello Ajamil presented the conceptual design to City Commission on February 24th to proceed with the engineered drawings.
- Frost Park Pickleball Sports Court Conversions – The courts are in their final stages. The courts are currently being painted with anticipation of a ribbon cutting and reopening of the courts by the final week of March (dependent on the weather).

Ocean Rescue Report:

- Rescues – 0
- Medical/First Aid – 2
- Law Enforcement Calls – 3
- Missing Person – 0
- Wildlife or Domestic Rescue – 3

Dania Beach Ocean Rescue participated in a Narcan training conducted by BSO Fire Rescue. With the spring break crowd arriving at our beaches, it is essential that our lifeguards are prepared to administer Narcan when needed. The medication is now included in the medical kits located on our UTVs.

The Events Team transformed the City Hall Lobby for the Black History Month Banquet, creating a welcoming space to celebrate culture, creativity, and community. The evening featured a special showcase of art and writing projects submitted by talented students from Dania Elementary, Collins Elementary, and our Aftercare Program. More than 100 guests attended the event, making it a wonderful evening of recognition, education, and community engagement.





Staff held the Dania After Dark Wine and Seafood Festival on Saturday, March 14th, which was a huge success. The festival sold out with 484 total tickets sold as well as the VIP selling out.

The team is currently preparing for the upcoming Dania After Dark Blues and BBQ Festival, which will take place on Saturday, April 11th from 6pm – 9pm.

Thus far the events division has secured $6,500 in sponsorship money since January 1, 2026.

Event Applications:

- Processed since October 1, 2015: 23

Ongoing programs:

- Rising Stars at CW Thomas Park, Frost Park and PJ Meli Park
- FitFusion at CW Thomas Park
- Hip Hop and Contemporary Dance at CW Thomas Park
- Tint Tots at CW Thomas Park
- Junior Chefs at CW Thomas Park
- Checkmate Academy at CW Thomas Park
- Gaming Club at CW Thomas Park
- Adult Game Club at CW Thomas Park
- Domino Club at CW Thomas Park
- Gracefully Aging at CW Thomas Park
- YAC at PJ Meli Aquatic Complex
- Karate at PJ Meli Park
- Swim Team at PJ Meli Park
- Waterpolo at PJ Meli Park
- Social Seniors at PJ Meli Park
- Tot Time at PJ Meli Park
- Sweet Creations at PJ Meli Park
- Paddle Up Dania at PJ Meli Park
- Seniors Exercise at PJ Meli Park
- Kreation Station at Frost Park
- English Classes at Frost Park
- Sunday Cards at Frost Park
- 55+ Volleyball at Frost Park
- Senior Tai Chi at I.T. Parker Center
- A Matter of Balance at I.T. Parker Center

Athletic Programs (ongoing/upcoming):

- Football/Cheer at Frost Park
- Adult Kickball at PJ Meli Park
- Lil Sluggers at PJ Meli Park
- Youth Basketball at CW Thomas Park
- Jr. Youth Sports at Frost Park
- Youth Volleyball at CW Thomas Park
- Little Sea Stars at PJ Meli Park
- Soccer at Frost Park
- Tennis at Frost Park & PJ Meli Park
- Flag Football at CW Thomas Park
- Jr. Marlins Baseball at Frost Park
- Basketball Open Gym at C.W. Thomas Park

Staff continues to work diligently to assess the needs and interest of the community by evaluating both existing and new programs to ensure that we offer the best opportunities for participants of all ages. We remain committed to developing diverse programming areas that are inclusive and accessible to everyone.






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CITY OF DANIA BEACH
MARKETING AND COMMUNICATIONS DIVISION MEMORANDUM

DATE: March 17, 2026
TO: Ana M. Garcia, ICMA-CM, City Manager
FROM: Nannette Rodriguez, Director of Marketing and Communications
SUBJECT: Marketing and Communications Division Report

The City's website, social media, digital signs and Cable TV Channel 78 continue to be updated with relevant, new and important information. Marketing support may include advertisements, branding, signage, event site and marketing collateral, photography, media relations, video recordings, and pre- and post-event social media posts. Support is provided to all City departments and their projects. There is an ongoing effort to enhance digital communications and engagement by implementing best practices. Below are the latest activities from January through February 2026:

Publications (internal and external)

- CRA Annual Report coordination and editing.
- Report covers for Annual Financial Reports.
- Outlining spring/summer edition of Pioneer.

New Website

- Continue the overhaul of navigation and new user-based organizational menus in the overall site.
- New design for the Parks & Rec portal was completed.
- Working with IT to migrate pdfs forms to Optimized forms.
- Ongoing website training sessions for all administrators and departmental website liaisons to ensure consistent content management.

Community events and coverage

- C.W. Thomas Park Grand Opening
- Black History Month Celebration
- Wine and Seafood Festival

City initiatives marketing support (internal)

- Management Retreat
- Job recruitments
- Take Dogs to Work Day

City initiatives marketing support (external)

- Eye On Water program
- Boil Water Advisories (SE)
- Phishing Email Advisory
- Airport Runway Maintenance
- Spring Egg Hunt
- Flea Markets
- Black History Celebration
- Safety Saturdays

- Resiliency Public Workshop

Community Redevelopment Agency (CRA) initiatives

- PATCH: Continually producing and editing promotional communications and materials and social media posts
- Business Improvement Grant flyer
- Assisting in the coordination for Annual Report
- Social media posts

Parks & Rec / Special events marketing support

- Dania After Dark: Wine & Seafood Festival PR
- New recreational program

Creative design and branding

- Garage wall banner for USA 250
- Regulatory signs for C.W. Thomas Park

Digital / video

- PSAs for Wine and Seafood Festival
- Coordination for Earth Day promotional video

Other

- Recruitment process continued for manager position.

ANALYTICS:

- Email campaigns: Past 30 Days (3/16/26): Two campaigns average
    - Open Rate: 62%, Click-through Rate: 5%, Total contacts: 9,383
- Facebook (28 days): Published content, +217.9%; Page views, 138,439; Viewers, 41,066; Post impressions, 81,238; Content Interactions, 1,672; Visits, 4,700; New followers, 173; Followers, 13,275; Engagement rate, 7.8%
- Instagram: Published content: +28.8%; Views, 78,974; Post impressions, 85,339; Content Interactions, 1,200; Page visits, 1,400; New Followers, 312; Followers, 14,451; Post engagement, 1,479; Engagement rate, 5.28%
- X: Followers, 2,986; Post impressions, 374; Engagement, 4923; Post engagement rate, 13.1%
- YouTube (28 days): Channel views, 1,100; Subscribers, 673; Impressions 11,321; Click through rate, 3.3%
- LinkedIn (30 days): Followers, 1,852; Page Impressions, 1,274; Engagement, 6.94%
- Everbridge: Community Opt-Ins: 5,536; Alert Dania Beach subscribers: 288; Dania Events subscribers: 255
- Designs Created (30 days): 96; Published, 192

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: March 24, 2026

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Fernando J. Rodriguez, Public Services Director *Fernando J Rodriguez*

CC: Sean Schutten, P.E., Assistant Director/City Engineer

RE: **PUBLIC SERVICES DEPARTMENT ACTIVITIES – February 25 to March 23, 2026**

Provided below is a summary of the main PSD project activities for the past four weeks:

Sanitary sewer Lift Station Rehabilitations

Lift Station #1:

Construction at Lift Station #1 is in progress, including installation of the 18-inch gravity line and continuation of pipe installation from the wet well. Substantial Completion is anticipated in August 2026.

Lift Station #2:

Work at Lift Station #2 has not started and remains pending due to the FPL electrical redesign and permitting process. Substantial Completion is anticipated in October 2026.

Lift Station #3:

Construction at Lift Station #3 is in progress. FPL power disconnection has been completed, structures demolition completed, pre-drilling for sheet piles is underway, and sheet pile installation is the next scheduled activity. Substantial Completion is anticipated in September 2026.

Landscape Master Plan – Dania Beach Blvd. medians – Work on the bid specifications are nearly complete and the bid award will likely occur in May. Work is expected to start in early to mid-summer with the project likely be completed late fall.

FJR/fjr

\continued…

City Hall Hardening Project – The doors for four additional building areas. have been delayed due to access control system complications. The change order address this matter was approved at the March 10th commission meeting. The work on the four areas where access control is required is expected to begin within three weeks, with the project to be completed by early May.

Women's Club Historic Restoration – The issuance of the permit, a key step to proceed with the work, was recently granted. The City's project manager has met with the contractor onsite and fully reviewed the project scope, and several requests for information (RFIs) submitted to the architect of record have been swiftly addressed. The temporary fence has been installed, and the contractor is expected to be fully mobilized by the end of the March. Construction should begin by next month with completion expected six to eight months, or close to the end of this calendar year.

SE Drainage Project

Phase I:

All project activities have been completed, with the remaining work consisting primarily of the installation of the electrical transformer and the final electrical connection required to place the pump station into operation. Substantial Completion of Phase I is expected by mid-April 2026.

Phase II:

Construction activities continue to progress throughout the project area. Gravity drainage pipes and associated structures have already been installed along SE 4th Street, SE 4th Terrace, and SE 5th Street, and work is currently advancing along SE 6th Street. The force main system and injection wells have been installed, and the pump station structures have been completed. Current activities focus on continued trenching, pipe installation, and roadway restoration along the remaining corridors. Substantial Completion is anticipated for November 2026, with Final Completion expected by December 31, 2026.

GRANTS

FIND Grant - The City of Dania Beach has received endorsement from the Broward County Commissioner supporting the Griffin Marine Park Boat Ramp and Dock Replacement Project. The Dania Beach City Commission has approved submission of an application to the Florida Inland Navigation District Waterways Assistance Program requesting $750,000 in grant funding, with the City providing a $750,000 match. The project will improve public boating access and replace aging ramp and dock infrastructure at Griffin Marine Park. The grant application must be submitted to the Florida Inland Navigation District no later than March 30, 2026 at 4:30 p.m.

House Appropriations Committee – 2027 Community Project Funding – Public Services submitted three Community Project Funding requests as part of the FY 2027 federal legislative cycle on March 6, 2026. The requests include $1 million for the Ocean Park Restroom Construction Project, $1.5 million for Emergency Operations Center (EOC) Equipment, and $2 million for the PJ Meli Park Neighborhood Drainage Improvement Project. These requests

support critical infrastructure improvements that enhance public safety, strengthen community resilience, and improve quality of life for residents and visitors.

FDOT – NW 1st Street Streetscape Beautification – The design phase for the NW 1st Street Complete Streets / Pedestrian Connectivity Project is nearing completion. Public Services is seeking City Commission authorization at the March 24, 2026 Commission Meeting to accept $2,641,937.00 in Construction Phase funding through the Florida Department of Transportation (FDOT) Local Agency Program in order to proceed with construction and implement the planned corridor improvements.

SE Drainage – Broward County Surtax Funding – SE Drainage Phase 1 is nearing completion, with final construction activities and close-out efforts currently underway. Broward County has scheduled drone footage collection on June 5, 2026, to document the completed improvements and overall project area. The project includes $6,634,147.65 in construction funding eligible for reimbursement through the Broward County Transportation Surtax program to support the implementation of the drainage and resiliency improvements.

FJR/fjr

CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)

MEMORANDUM

DATE: March 16, 2026

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

FROM: Jason Tarala, Captain/Chief - Broward Sheriff's Office

RE: Dania Beach Monthly Memo to City Manager – February/March 2026

Below are the monthly crime reports for part 1 crimes from 2/12/2026 to 3/12/2026:

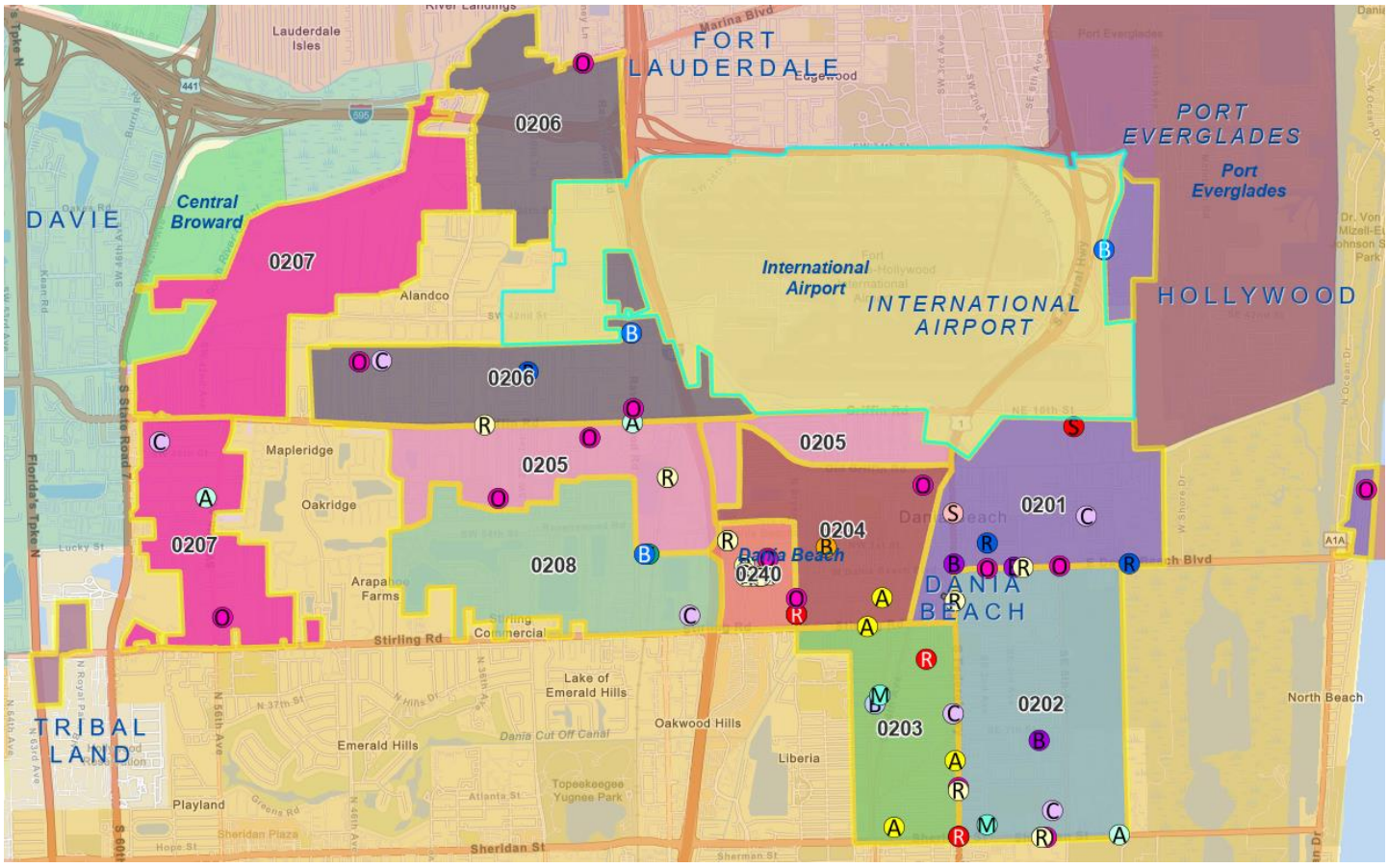
BROWARD SHERIFF'S OFFICE
CITY OF DANIA BEACH

MONTHLY CRIME REPORT
2/12/2026 - 3/12/2026

Charge	0201	0202	0203	0204	0205	0206	0207	0208	0240	Grand Total
AGGRAVATED ASSAULT			3	1						4
AGGRAVATED BATTERY			1	1						2
AGGRAVATED STALKING	1									1
AUTO THEFT		1			1		1		1	4
AUTO THEFT - OTHER				1						1
AUTO THEFT - TRUCK / BUS								1		1
BURGLARY BUILDING/STRUCTURE	1									1
BURGLARY BUSINESS	1					1		1		3
BURGLARY CONVEYANCE	1	1	1	1		1	1	1		7
BURGLARY RESIDENCE	2					1				3
ROBBERY			2	1						3
ROBBERY BY SUDDEN SNATCHING	1									1
SEXUAL BATTERY			1	1						2
THEFT - ALL OTHER	2	2	1	2	2	3	1		2	15
THEFT - BICYCLE	2	1							1	4
THEFT - MOTOR VEHICLE PARTS		1	1	1						3
THEFT - RETAIL / SHOPLIFTING	2	3	1		2	1			14	23
THEFT FROM BUILDING								1		1
Grand Total	**13**	**9**	**11**	**9**	**5**	**7**	**3**	**4**	**18**	**79**

Monthly Crime Report (79 Incidents)

- AGGRAVATED ASSAULT (4)
- AGGRAVATED BATTERY (2)
- AGGRAVATED STALKING (1)
- AUTO THEFT (4)
- AUTO THEFT - OTHER (1)
- AUTO THEFT - TRUCK / BUS (1)
- BURGLARY BUSINESS (3)
- BURGLARY CONVEYANCE (7)
- BURGLARY RESIDENCE (3)
- ROBBERY (3)
- ROBBERY BY SUDDEN SNATCHING (1)
- SEXUAL BATTERY (2)
- THEFT - ALL OTHER (15)
- THEFT - BICYCLE (4)
- THEFT - MOTOR VEHICLE PARTS (3)
- THEFT - RETAIL / SHOPLIFTING (23)
- THEFT FROM BUILDING (1)
- <all other values> (1)



Notable Increases/Decreases

When compared to the previous report:

- Part 1 crimes **decreased by 8.9%** over the past four weeks
- Auto thefts **decreased by 40%**
- Aggravated batteries, assaults, and stalking **decreased by 19%**
- Burglaries **decreased by 13%**
- Overall, there were no changes to thefts. However, retail theft incidents **increased.**

Total Arrests

2/12/2026 – 3/12/2026
132

- 106 arrests made by Road Patrol
- 5 arrests made by the Crime Suppression Team
- 21 arrests made by Criminal Investigations

Notable Arrests/Initiatives

- The Nike Clearance store had experienced a sharp increase in retail thefts over the past several weeks. Detectives and store managers worked together to identify three subjects responsible, and charges were filed accordingly.
- Multiple subjects were charged with theft after stealing from Bass Pro Shops.
- Additional charges were filed against subjects accused of stealing from Foot Locker, Family Dollar, and Walmart.
- Three juveniles were charged after burglarizing a home under construction, resulting in nearly $60,000 in damages.
- Two juvenile subjects burglarized the victim's home and stole two kayaks while she was on vacation. The subjects were identified, their parents were notified, and charges were filed.
- The victim's ex-boyfriend was arrested after he burglarized her home and stole her car.

Proactive Enforcement Highlights

- In total, five arrests were made by the Crime Suppression Team detectives in the past four weeks.
- Two subjects were arrested for suspected prostitution activity, along with possession of narcotics. One of the subjects also had an outstanding warrant for narcotics.
- Detectives observed a suspect sitting at a bus stop. He removed a small baggie from his bag and attempted to smoke it. Detectives engaged with the suspect and learned it was fentanyl. The subject was arrested.
- Two additional suspects were arrested for having outstanding warrants, relating to driving with a suspended license and theft.
- Detectives continue to assist road patrol deputies with apprehending domestic violence offenders and checking the city parks for drug activity.

Motors/Commercial Vehicle Enforcement

- Between Dania Beach motormen and road patrol deputies, **421** warnings and citations were issued during the last four weeks.
- Enforcement efforts were focused on SE 5th Ave, SW 40th Ave, Griffin Rd, and school zones for speeding and stop sign violations.
- LPR and speed trailers remain deployed throughout the city.

Homeless Outreach Team (HOT)

- HOT deputies assisted road patrol by responding to 49 calls for service that involved homeless people. Three arrests were made.
- Two citizens were registered with the Homeless Helpline
- Deputies are continuing to patrol City Hall, Frost Park, Chester Byrd Park, Meadowbrook Square Plaza (Ideal Mall), and Ocean Park Beach.
- In total, HOT deputies conducted 202 area checks and documented contact with 30 people.

Neighborhood Support Team (NST)

Follow-Up/Directives/Initiatives

February 13, 2026 - **Valentines Day Event** – NST hosted at Valentine's Day event for the residents at "The Residence", within the City of Dania Beach. The event was aimed at bringing joy to the residents and reminding them that they are valued members of the community. Attendees were provided with gifts donated from Walmart, and Dismas Charities.

February 24, 2026 – **The City of Dania Beach Black History Month Program** – NST, along with the Dania Beach C.O.P. Members, attended the City of Dania Beach Black History Month Program.

February 26, 2026 – **Reading Across Broward** - NST participated in the annual reading event at Dania Beach Elementary. This year's chosen book was "See Marcus Grow". NST deputies were paired with a classroom and read the selected book to students.

February 26, 2026 – **GanShine Pre-School Presentation** – NST Unit conducted a "Stranger Danger" presentation for preschoolers aged 2-5. They also got the opportunity to tour the BSO SWAT vehicle.

March 2 - 3, 2026 – NST visited all Jewish institutions, synagogues, & schools to discuss on-going world events and increased proactive measures being taken by BSO.

March 4 - 5, 2026 - Spring Break Overdose Prevention Initiative – NST in conjunction with BSO Fire, Florida Department of Health, and the Robin Foundation visited all hotels/motels within the City of Dania Beach to distribute Narcan and educate staff on how to use it.

March 12, 2026 – **Senior Fraud Presentation** – NST conducted a senior fraud presentation for seniors at Conviva Healthcare. Attendees were provided information on how to recognize scams and tips on how to safeguard themselves from becoming a potential victim of fraud.

Meetings Zoom/In Person

- **February 18, 2026 –** Drowning Prevention Task Force - 9:30AM
- **February 18, 2026 –** Estates of Fort Lauderdale HOA Meeting - 7:00PM
- **February 23, 2026 –** Meeting (PJ Meli Park) to plan future Water Safety Event - 10:00 AM
- **February 23, 2026 –** Narcan Distribution Meeting - 12:00PM
- **February 24, 2026 –** Gracefully Aging Meeting - 10:00AM
- **February 25, 2026 –** South Florida Crime Prevention Meeting - 10:30AM
- **February 27, 2026 –** IT Parker – Meeting regarding upcoming softball game - 10:00AM
- **March 2, 2026 -** Estates of Fort Lauderdale HOA Meeting - 7:00PM
- **March 10, 2026 –** Estates of Fort Lauderdale Women's Club Meeting - 11:30AM
- **March 11, 2026 –** Dania Beach Chamber of Commerce Meeting - 11:30AM
- **March 12, 2026 –** Dania Beach Monthly C.O.P. Meeting – 5:00PM

BROWARD SHERIFF'S OFFICE
CITY OF DANIA BEACH
CALLS FOR SERVICE – 240 ZONE
2/12/2026 – 3/12/2026

THERE WERE A TOTAL OF 227 CALLS FOR SERVICE FOR 240 ZONE WITHIN THE LAST FOUR WEEKS.

Call for Service - 240 Zone	Total
03-HIT & RUN	4
04-ACCIDENT-MINOR	10
04I-ACCIDENT WITH INJURIES	3
09-STOLEN TAG	1
10-50 TRAFFIC STOP	3
10-STOLEN VEHICLE	1
12-RECKLESS DRIVER	2
13I-SUSPICIOUS INCIDENT/PACKAGE	13
13P-SUSPICIOUS PERSON	3
14-INFORMATION	6
22-DISTURBANCE/NUISANCE	8
22N-DISTURBANCE-NOISE COMPLAINT	8
25CF-COMMERCIAL STRUCTURE FIRE	1
25OT-ANY FIRE NOT OTHERWISE CATEGORIZED	1
30-LARCENY	21
31-ASSAULT	1
37-DISTURBANCE JUVENILE	1
38-DOMESTIC DISTURBANCE	2
38V-DOMESTIC DISTURBANCE VERBAL	1
40-VANDALISM/MALICIOUS MISCHIEF	2
49A-AUDIBLE/INTRUSION ALARM	14
49L-LISTENING ALARM	1
49S-SILENT ALARM	1
51-TRESPASSING	9
52-FORGERY-COUNTERFEIT	1
66-CIVIL MATTER/CUSTODY ISSUE	6
67PO-MEDICAL-UNCONSCIOUS/FAINTING	1
67SZ-MEDICAL-SEIZURE	1
67UM-MEDICAL-UNKNOWN MEDICAL	1
68-POLICE SERVICE CALL	57
72-LOST/FOUND PROPERTY	2
73-TRAFFIC/PARKING COMPLAINT	5
74-RECALL	4
76-AOA (ASSIST OTHER AGENCY)	9
79-HARASSMENT/STALKING/THREAT	1
911 HANG UP/DROP OFF	19
COMMERCIAL STRUCTURE FIRE ALARM	3
Grand Total	**227**

THERE WERE A TOTAL OF 18 PART 1 CRIMES FOR 240 ZONE WITHIN THE LAST FOUR WEEKS.

Part 1 Crimes - 240 Zone	Total
AUTO THEFT	1
THEFT - ALL OTHER	2
THEFT - BICYCLE	1
THEFT - RETAIL / SHOPLIFTING	14
Grand Total	**18**

THERE WERE A TOTAL OF 68 NOISE COMPLAINTS FOR ALL ZONES WITHIN THE LAST FOUR WEEKS.

Date & Time	Address	Apt	Zone
2/26/2026 23:47	101 MONROE UDELL ST		0201
3/6/2026 23:50	101 MONROE UDELL ST	715	0201
2/20/2026 22:06	102 SE 4TH TER		0202
3/4/2026 5:56	1101 W DANIA BEACH BLVD	207	0204
2/14/2026 1:55	1150 S FEDERAL HWY		0203
2/28/2026 21:56	120 N COMPASS WAY		0240
2/28/2026 1:50	120 N COMPASS WAY		0240
3/3/2026 20:56	120 N COMPASS WAY	820	0240
3/4/2026 17:04	120 N COMPASS WAY	728	0240
3/2/2026 23:16	120 N COMPASS WAY	318	0240
2/18/2026 23:47	121 N COMPASS WAY	209	0240
3/2/2026 23:53	121 N COMPASS WAY	722	0240
3/8/2026 21:54	121 N COMPASS WAY		0240
3/11/2026 3:23	144 SE 3RD AV		0202
3/7/2026 0:40	180 E DANIA BEACH BLVD	521	0202
3/10/2026 0:00	201 NE 2ND CT		0201
3/1/2026 2:54	218 NW 1ST AV		0201
2/25/2026 23:10	22 SE 3RD TER	19	0202
2/18/2026 17:30	2333 GRIFFIN RD		0206
2/25/2026 21:51	235 SE 6TH ST		0202
2/18/2026 4:34	2460 STATE ROAD 84	386	0206
2/12/2026 23:35	25 SW 10TH ST		0203
3/5/2026 2:40	253 SW 3RD PL		0203
3/5/2026 21:42	2901 SW 52ND ST		0205
2/12/2026 6:01	300 SE 2ND AV		0202
3/1/2026 4:00	339 SW 15TH ST		0203
2/23/2026 22:30	361 SHERIDAN ST	103	0202
2/22/2026 8:19	361 SHERIDAN ST	306	0202
3/1/2026 4:11	399 SHERIDAN ST	408	0202
2/23/2026 3:41	399 SHERIDAN ST	408	0202
2/26/2026 0:21	399 SW 16TH ST	408	0203
2/20/2026 23:06	422 PHIPPEN-WAITERS RD		0203
2/22/2026 1:12	4249 SW 51ST ST		0207
2/28/2026 0:45	43 SW 15TH ST		0203
3/12/2026 3:05	4440 SW 26TH AV		0206
3/5/2026 20:47	4733 SW 23RD TER		0206
2/16/2026 17:20	4762 SW 23RD TER		0206
3/2/2026 21:17	4764 SW 34TH TER		0206
2/25/2026 18:00	481 S FEDERAL HWY		0202
2/25/2026 20:22	481 S FEDERAL HWY		0202
2/14/2026 2:01	4884 SW 26TH AV		0205

3/3/2026 17:03	4900 SW 25TH AV		0205
3/9/2026 22:35	4910 SW 28TH TER	1	0205
2/19/2026 22:11	5017 PEACOCK WAY		0205
2/28/2026 22:33	5070 SW 28TH AV		0205
3/7/2026 23:13	5092 SW 26TH AV		0205
3/11/2026 22:50	5145 SW 26TH AV		0205
2/22/2026 0:48	5418 SW 39TH WAY		0207
2/21/2026 22:06	55 NW 1ST AV		0201
2/26/2026 23:56	5510 S STATE ROAD 7		0207
2/22/2026 0:58	5624 LAGOON DR		0208
3/1/2026 18:12	600 E DANIA BEACH BLVD		0202
2/21/2026 13:45	601 E DANIA BEACH BLVD		0201
3/4/2026 23:22	601 E DANIA BEACH BLVD		0201
3/7/2026 1:47	75 PARK AV W	704	0201
2/21/2026 20:56	825 E DANIA BEACH BLVD		0201
2/21/2026 23:47	825 E DANIA BEACH BLVD		0201
2/21/2026 22:52	825 E DANIA BEACH BLVD		0201
2/21/2026 21:49	825 E DANIA BEACH BLVD		0201
2/13/2026 0:07	833 S FEDERAL HWY		0202
3/6/2026 20:31	840 W DANIA BEACH BLVD		0204
2/23/2026 22:35	NW 1ST ST / NW 1ST AV		0201
2/12/2026 23:30	NW 3RD TER / NW 5TH AV		0204
2/20/2026 22:54	S FEDERAL HWY / SE 4TH TER		0202
3/12/2026 18:51	SE 14TH ST / SE 5TH AV		0202
2/14/2026 20:58	SE 3RD ST / SE 5TH AV		0202
2/21/2026 22:34	SE 4TH TER / S FEDERAL HWY		0202
3/4/2026 22:48	SW 31ST AV / GRIFFIN RD		0205

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)
EXTERNAL MEMORANDUM

DATE: **March 17, 2026**

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

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Sergio Pellecer, District Fire Chief

RE: **Dania Beach Memo to City Manager**

Please see the requested information below concerning the February 1, 2026, through January February 28, 2026, of the meetings and day to day operations for the BSO Fire Rescue and Emergency Service in Dania Beach:

- Daily morning BSO conference calls – Department Head direction for the day.
- Daily monitoring of Fire Stations and personnel safety – Review Calls and Operations.
- Coffee with the District Chief – Tabletop talk with Station 1-17 crews.
- Agenda reviews team conference calls.
- Agenda reviews with Commissioners.
- Dania Beach Commission Meeting
- BSO Ops Conference call with District Chiefs – Daily morning operations review.
- Fire Station #1 Hardening Grant –The City Team continues to work on this project Generator resolution has been approved, vendors have been notified of contract award – This is still on going as of 02/28/2026. Project to be completed by December 31, 2026. Weekly follow up with City Project Manager.
- Fire Station #1 Hardening Grant –The City Team working quotes for 5 bay doors, and door openings also working on quotes for Roof. This is still on going as of 02/28/2026. Project to be completed by December 31, 2026. Weekly follow up with City Project Manager.
- Fire Station #1 Hardening Grant –The City Team working on quotes for all outsides doors and openings. Meetings with different companies to review scope of work.
- Fire Truck (Quint 17 FRES2265) our ladder truck is refurbished and back at our Fleet Facility . Expected to be back in service April 2026

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)
EXTERNAL MEMORANDUM

- Fire Truck (Rescue 201) our rescue truck is refurbished and back at our Fleet Facility . Expected to be back in service April 2026
- Drive Thru fence for fire truck safety at Fire Station 1 project started
- Continued Budget preparation – BSO
- Dinner at the Hall Logistics meeting
- C.W. Thomas Ribbon Cutting
- Bi-annual Fire Drill, City Hall, Public works, Parks
- City Management Retreat
- Walk Trough with Orkin 103 and 116 W Dania Beach Blvd – Termite annual renewal

Training during this period –

- Coffee Break / Kitchen Table talk with crews at Fire Station 1 and 17
- Engine and Rescue Company training – Standard Operating Guidelines Review
- Pre-Fire plans by Station 1 and 17
- Hydrant Maintenance Station 1 and 17
- E1, Q17 Q1 Pump Testing
- Station 1 and 17 Extrication Training

Fire Rescue Unit Training

- Protocol Review with Medical Director continued

Other Community activities

- R17 Community outreach Brauser Maimomides Academy Supporting Memorial and School event February 6,7,8, 2026
- Life Safety Educator and Community Paramedic attended Senior's meeting IT Parker – February 5, 2026

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)
EXTERNAL MEMORANDUM

Community Outreach & Life Safety Educator February 2026 Activities

Date	Event	Attendance	Age	
02/06/26	Community Outreach Brauser Maimonides Academy	170	PreSchool (2-4)	BC17, R17, LSE DW
02/10/26	The Nurtury Preschool (Fire Truck Display)	60	PreSchool (2-4)	BC17, R17, LSE DW
02/12/26	The Nurtury Preschool (Fire Truck Display)	60	PreSchool (2-4)	BC17, R17, LSE DW
02/19/26	Brauser Maimonides Academy: Fire Prevention Presentation	70	PreSchool (2-4)	BC17, R17, LSE DW
02/21/26	Safety Saturday: Hands Only CPR-PJ Meli Aquatic Park	6	Adult (18+)	LSE JB, FFP Moreno
02/24/26	Gan Shine Learning Center	55	PreSchool (2-4)	BC17, R17, LSE DW
02/26/26	Read to Succeed-Dania Beach Elementary	25	K-5 grade (5-10)	LSE DW
	Total:	**446**		

	Continued Education & Community Collaboration
2/4/2026	Workday's Change Champion Network Monthly Meeting
2/11/2026	Youth Firesetter Prevention and Intervention
2/17-2/20/26	National Child Passenger Car Seat Safety Training
2/20/2026	Car Seat Event
2/27/2026	5th Annual Black Male Symposium

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)
EXTERNAL MEMORANDUM

Fire Mashal
February 2026 Activities

	Dania Beach
Plans Reviewed	39
Annuals	176
BTRs	38
No Access	41
Vacant	13
Complaint	5
1st Reinspection	7
2nd Reinspection	1
3rd (or more) Reinspection	1
Permit Inspections	40
Total Inspections	282
FY Annuals % Complete	50.3%

Incidents By Call Type by Hour

From: 02/01/2026 00:00:00 To: 02/28/2026

INCIDENT TYPE	Total
ABDOMINAL PAIN	15
ACCIDENT HIGHWAY	18
ACCIDENT ROLLOVER OR EXTRICATION	3
ACCIDENT TRAIN VS PERSON	1
ACCIDENT WITH INJURIES	35
ALLERGIC REACTION	5
ANIMAL BITE	2
ANY FIRE NOT OTHERWISE CATEGORIZED	3
ASSAULT	9
BACK PAIN	3
CARDIAC/RESPIRATORY ARREST	11
CHEST PAINS NON-TRAUMATIC	24
CHOKING	1
COMMERCIAL STRUCTURE FIRE	2
CONFINED SPACE/STRUCTURE COLLAPSE	2
DEAD PERSON	1
DIABETIC	6
DOMESTIC DISTURBANCE	10
ELECTRICAL UTILITY FIRE	6
ELEVATOR RESCUE	6
EYE INJURY	1
FALL INJURY	63
FALL NO INJURY	11
FIGHT	2
FIRE ALARM	1
FIRE ALARM - COMMERCIAL STRUCTURE	40
FIRE ALARM - HIGH LIFE HAZARD	5
FIRE ALARM - HIGH RISE	3
FIRE ALARM - MULTI-FAMILY	5
FIRE ALARM - RESIDENTIAL	9
FIRE INVESTIGATION	1
FIRE OR MEDICAL SERVICE CALL	50
FUEL SPILL/FUEL ODOR LAND	1
GAS LEAK/GAS ODOR	1
HEADACHE	4
HEART PROBLEMS	7
HEMORRHAGE OR LACERATION	10
HIGH RISE FIRE	1
HIT & RUN ON HIGHWAY	1
HIT AND RUN WITH INJURIES	2
INJURY	6
MEDICAL ALARM	4
MENTAL ILLNESS	1

MULTIFAMILY STRUCTURE FIRE (GREATER THAN 5 UNITS)	**4**
OBSTETRICAL/PREGNANCY/CHILDBIRTH/MISC ARRIAGE	**3**
ODOR (STRANGE/UNKNOWN)	**1**
OPEN WATER BOAT MARINE ACCIDENT	**1**
OUTSIDE FIRE	**4**
OVERDOSE OR POISONING	**4**
RESIDENTIAL FIRE	**1**
ROBBERY-PERSONAL/BUSINESS	**1**
SEIZURE	**8**
SHOOTING	**2**
SICK PERSON	**68**
STROKE	**7**
SUICIDE ATTEMPT	**6**
TROUBLE BREATHING	**60**
UNCONSCIOUS OR FAINTING	**53**
UNKNOWN MEDICAL	**15**
VEHICLE FIRE	**3**
Total	**633**

CITY OF DANIA BEACH
FINANCE DEPARTMENT

MEMORANDUM

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

FROM: Megan Jelaso ,Revenue Accountant

DATE: March 16, 2026

SUBJECT: Finance Monthly Report – February 2026

Please find attached the monthly Finance report. Highlights of the report include the following:

Revenues

- Building Fund Revenues
- Pier Revenue
- Beach Parking Revenue
- Marina Revenues
- Commercial Solid Waste Hauler Franchise Fees
- Miscellaneous Billing Aging Report

Capital Projects

- Master Capital projects Schedule to include Grants

Information Technology

- Online Credit Card Payments
- Beach Camera Views
- Website Visits by Device
- Commission Meeting Views
- Number of Citywide Phone Calls
- Number of E-Bill Users by Month
- Kiosk collections

Business Tax Receipt Activity

- Out of Business/Inactive
- New Applications

Utility Reports

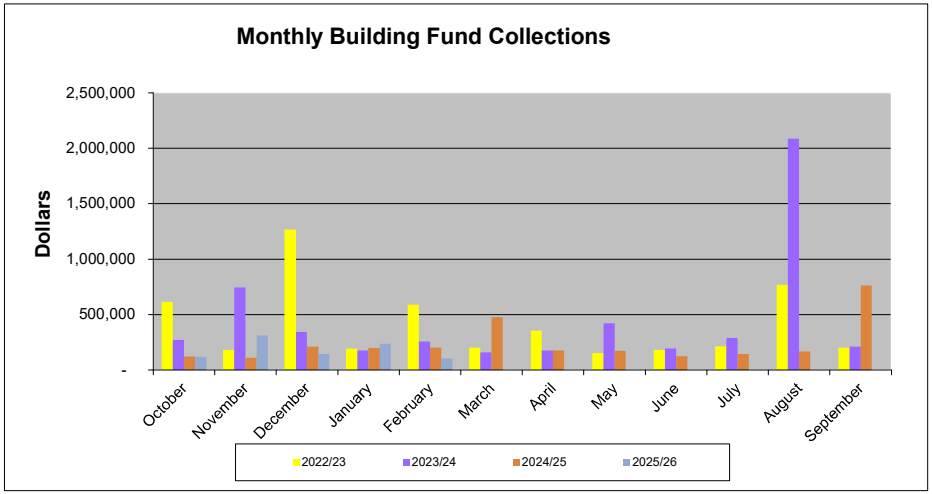
- Delinquency Report
- Meter Replacement Reports
- Aging Report

Contingency and Fund Balance Estimate

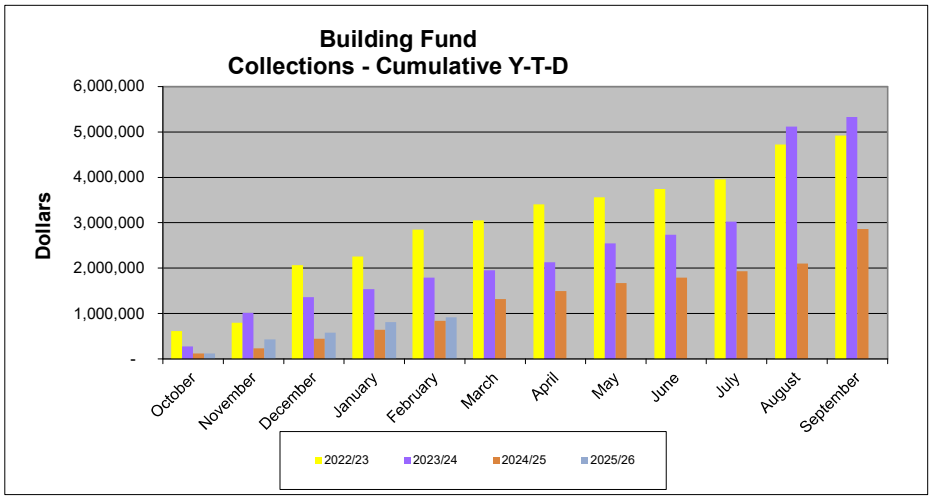
Building Fund Collections

Building Fund - thru February 2026

Monthly	2022/23	2023/24	2024/25	2025/26
October	613,610	272,140	120,615	117,903
November	183,413	742,357	110,166	312,849
December	1,267,607	343,469	210,595	143,539
January	193,243	175,715	198,574	237,828
February	588,953	258,034	203,711	104,630
March	202,690	159,520	476,218	
April	356,512	175,277	176,349	
May	153,965	421,096	171,643	
June	181,738	191,611	123,451	
July	212,528	288,360	142,639	
August	767,780	2,087,847	167,242	
September	202,415	209,254	761,728	
Total	4,924,453	5,324,681	2,862,930	916,749



Cumulative	2022/23	2023/24	2024/25	2025/26
October	613,610	272,140	120,615	117,903
November	797,023	1,014,498	230,781	430,752
December	2,064,630	1,357,967	441,376	574,291
January	2,257,873	1,533,681	639,950	812,119
February	2,846,825	1,791,716	843,661	916,749
March	3,049,515	1,951,236	1,319,879	
April	3,406,027	2,126,512	1,496,228	
May	3,559,992	2,547,608	1,667,870	
June	3,741,730	2,739,219	1,791,321	
July	3,954,258	3,027,579	1,933,960	
August	4,722,038	5,115,426	2,101,202	
September	4,924,453	5,324,681	2,862,930	
Annual Goal	**4,868,000**	**5,191,000**	**6,384,224**	**6,122,413**



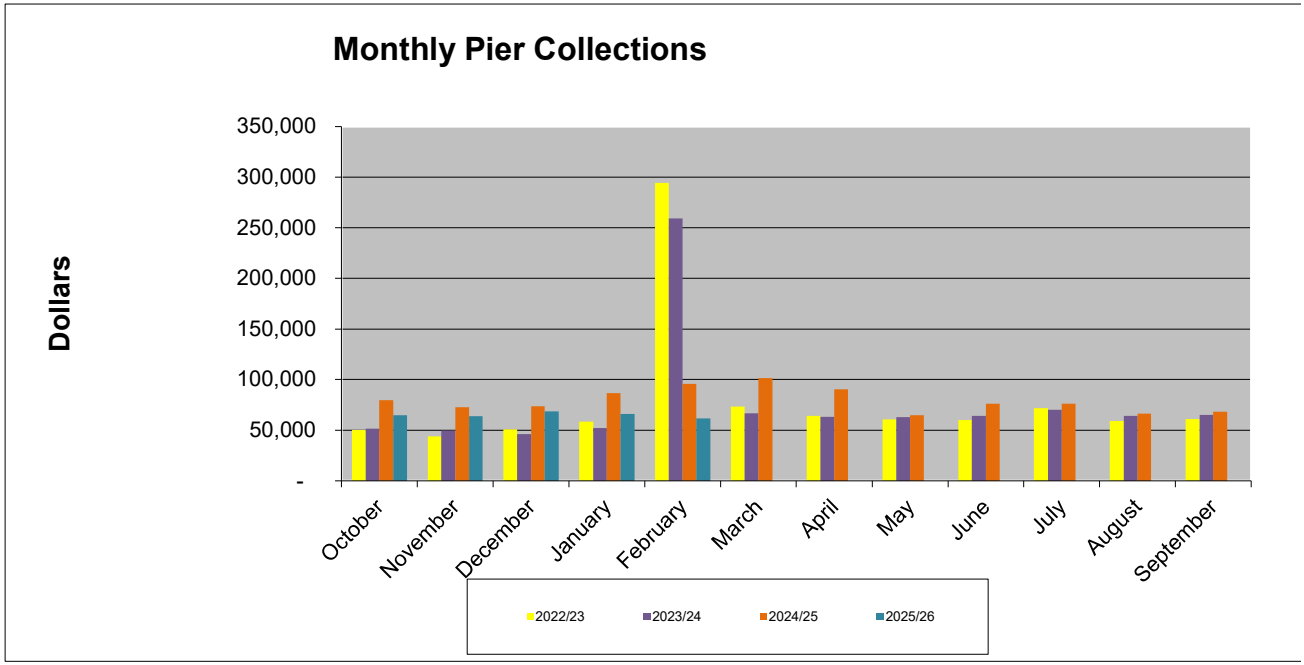
Pier Revenues

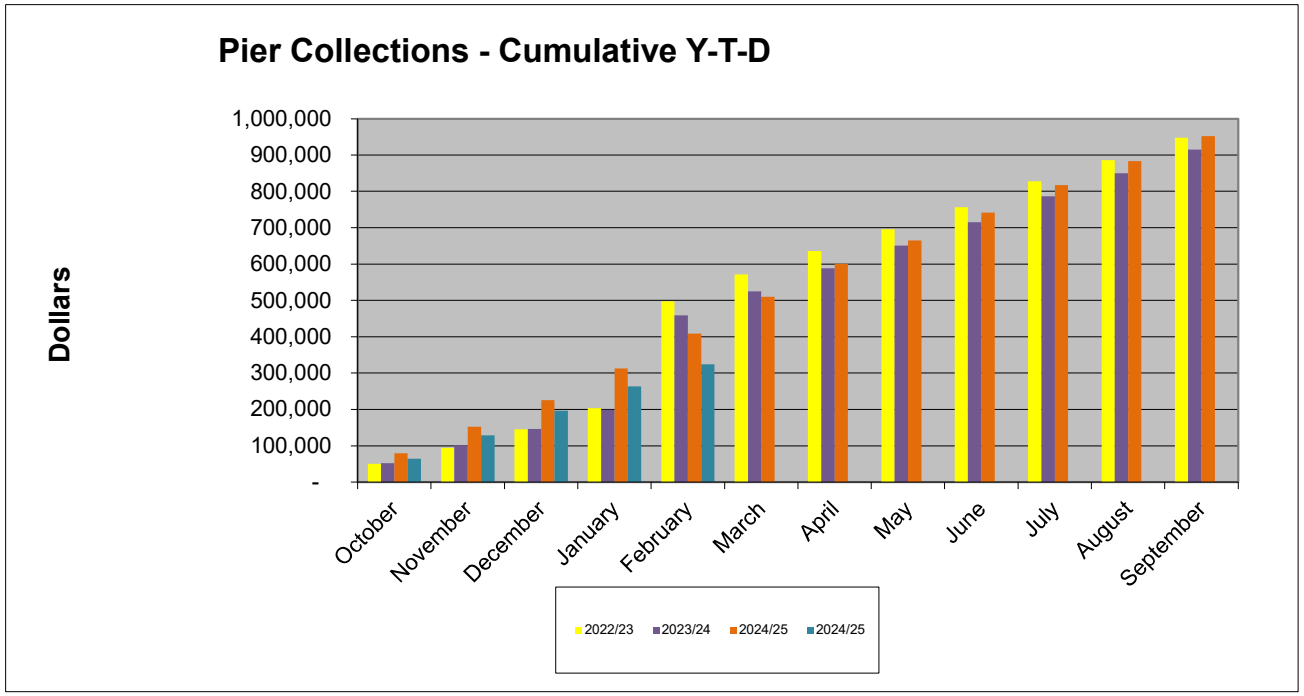
Pier Revenues - thru February 2026

	2022/23	2023/24	2024/25	2025/26
Monthly				
October	50,313	51,495	79,614	64,714
November	43,917	49,561	72,745	63,883
December	50,942	45,928	73,627	68,463
January	58,345	52,190	86,644	66,146
February	294,357	259,466	95,845	61,553
March	73,487	66,698	101,540	
April	63,945	63,244	90,201	
May	60,688	62,991	64,881	
June	60,003	64,114	76,113	
July	71,604	70,205	76,082	
August	58,871	64,092	66,383	
September	60,849	65,294	68,310	
Total	947,320	915,279	951,986	324,757

Balance includes true-up for the annual rent of the Quarterdeck based on the lease agreement.

	2022/23	2023/24	2024/25	2025/26
Cumulative				
October	50,313	51,495	79,614	64,714
November	94,229	101,056	152,359	128,596
December	145,171	146,984	225,986	197,059
January	203,516	199,174	312,631	263,205
February	497,873	458,640	408,476	324,757
March	571,360	525,338	510,017	
April	635,305	588,583	600,218	
May	695,993	651,574	665,099	
June	755,996	715,688	741,212	
July	827,600	785,894	817,293	
August	886,471	849,985	883,676	
September	947,320	915,279	951,986	
Annual Budget Goal	**844,816**	**937,301**	**942,488**	**925,209**

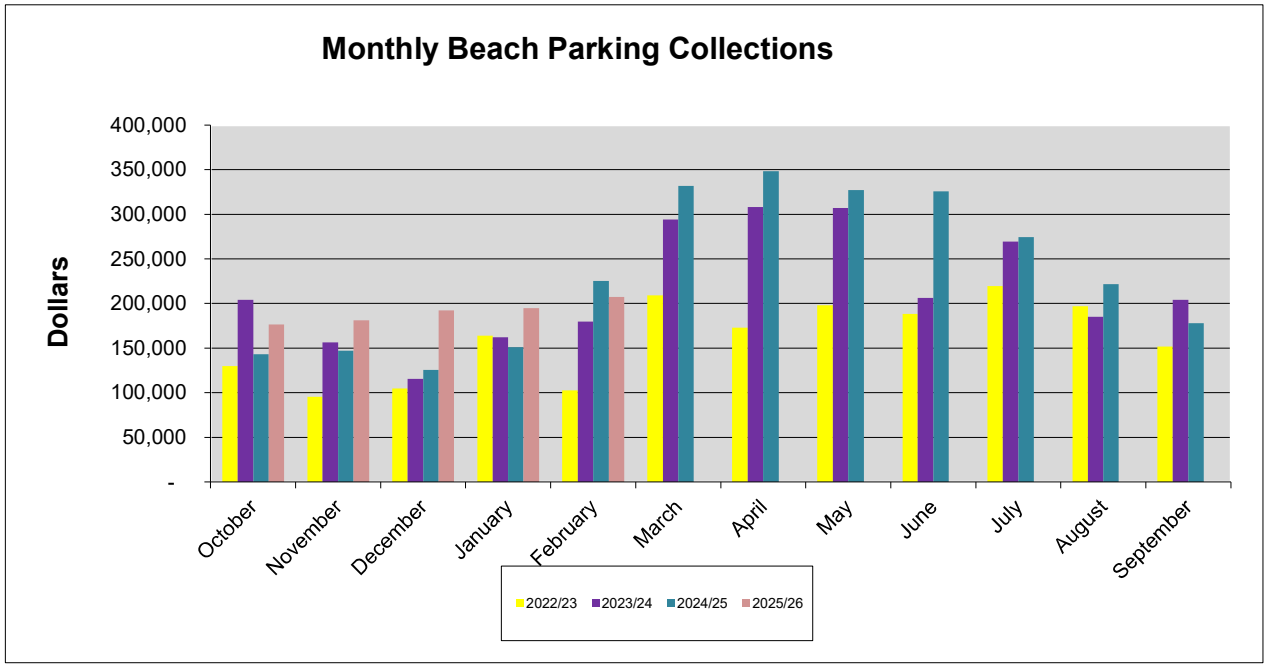




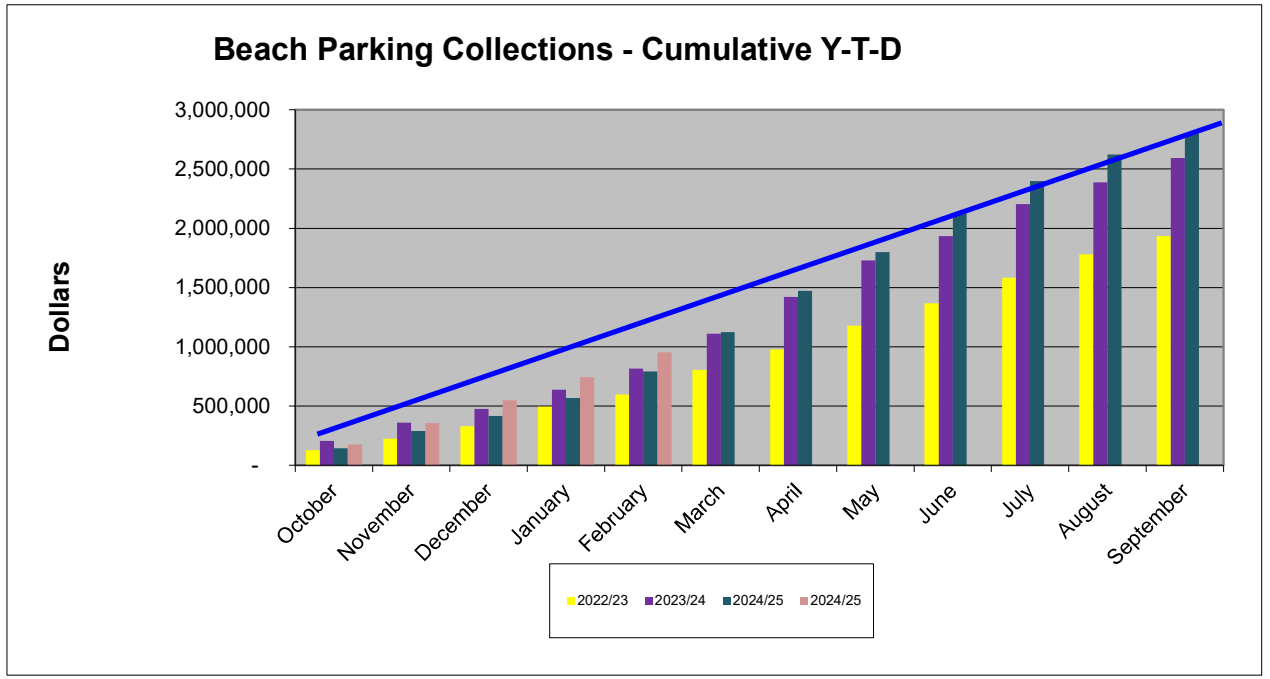
Parking Fee Collections

Beach Parking - thru February 2026

Monthly	2022/23	2023/24	2024/25	2025/26
October	130,026	203,967	143,031	176,491
November	95,694	156,460	146,923	181,129
December	104,713	115,640	125,726	192,465
January	164,030	162,393	150,948	195,030
February	102,648	179,664	225,332	207,344
March	209,333	294,283	331,752	
April	172,853	308,344	348,327	
May	197,957	307,252	327,250	
June	188,603	206,128	325,726	
July	219,627	269,299	274,561	
August	197,119	185,189	221,655	
September	151,776	204,001	178,180	
Total	1,934,380	2,592,620	2,799,412	952,458



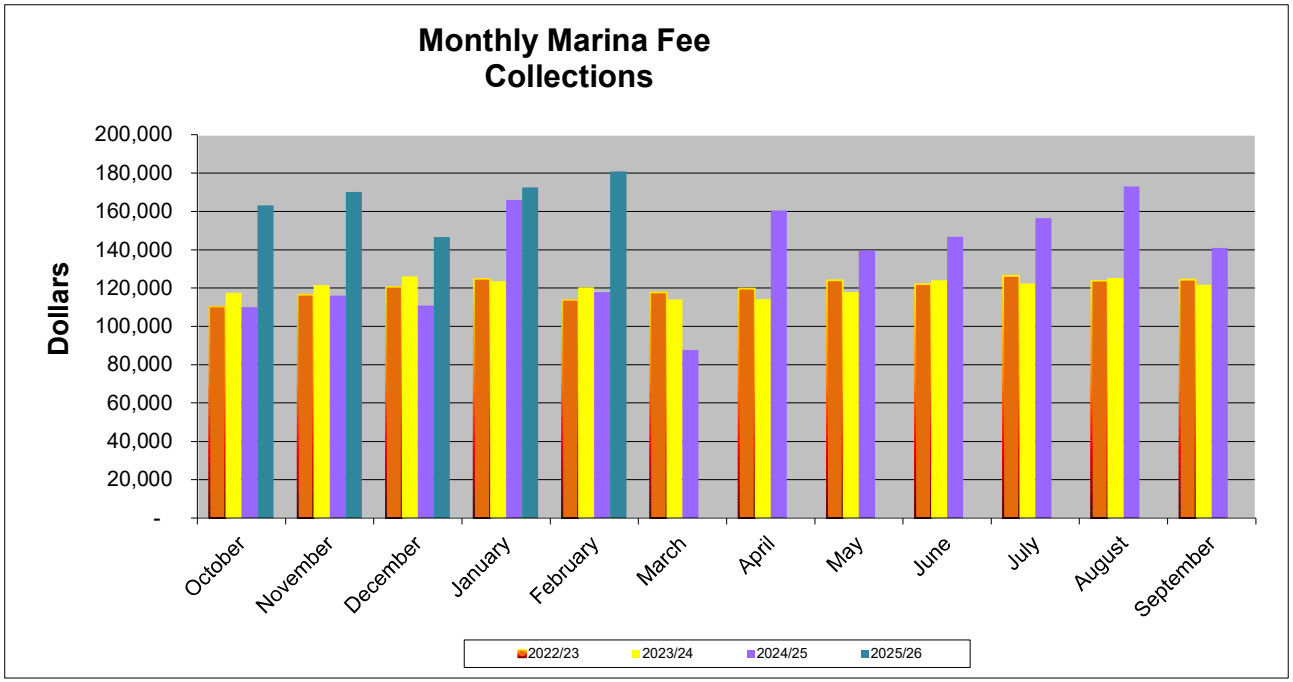
Cumulative	2022/23	2023/24	2024/25	2025/26
October	130,026	203,967	143,031	176,491
November	225,720	360,427	289,954	357,620
December	330,433	476,068	415,680	550,084
January	494,463	638,460	566,629	745,114
February	597,111	818,125	791,961	952,458
March	806,444	1,112,407	1,123,713	
April	979,297	1,420,751	1,472,041	
May	1,177,255	1,728,003	1,799,291	
June	1,365,857	1,934,131	2,125,016	
July	1,585,485	2,203,430	2,399,578	
August	1,782,604	2,388,619	2,621,233	
September	1,934,380	2,592,620	2,799,412	
Annual Budget Goal	**1,558,354**	**1,800,000**	**2,500,000**	**2,800,000**



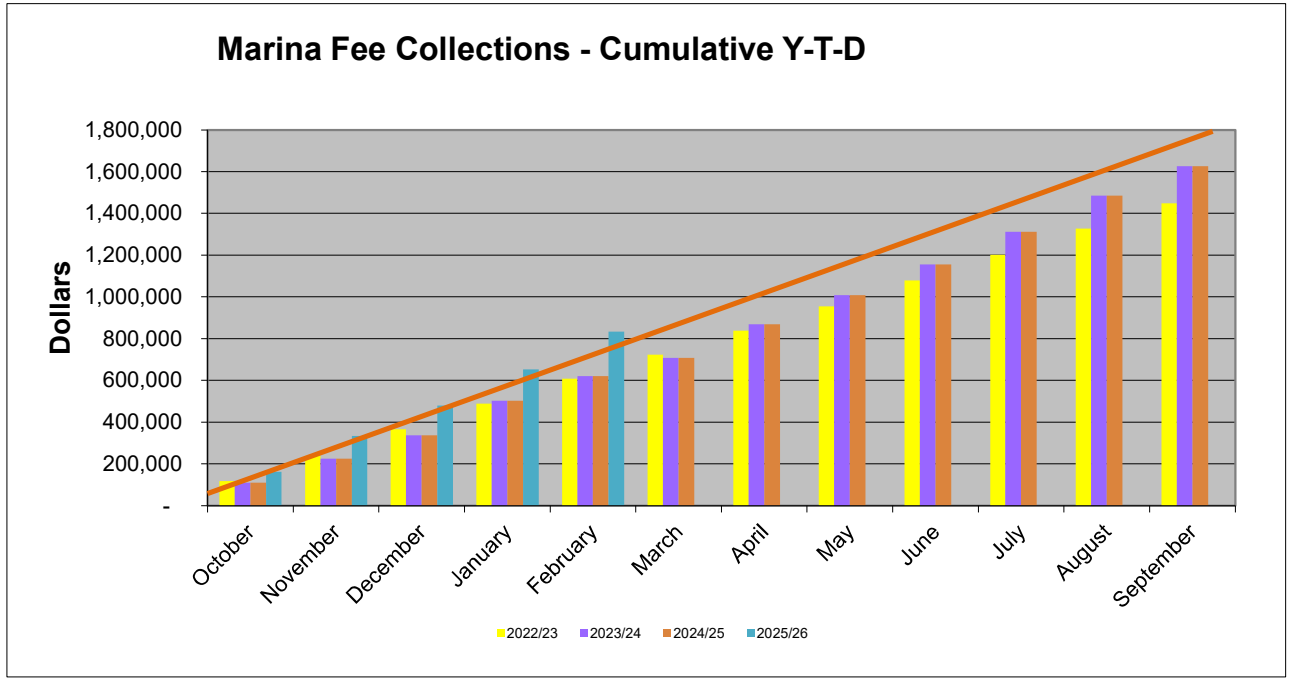
Marina Fee Collections

Monthly	2022/23	2023/24	2024/25	2025/26
October	110,239	117,540	110,024	163,130
November	116,542	121,509	116,103	170,190
December	120,621	126,034	110,921	146,650
January	124,885	123,519	165,987	172,559
February	113,849	120,277	117,936	180,972
March	117,710	114,070	87,682	
April	119,728	114,246	160,478	
May	124,138	117,832	139,718	
June	122,027	124,132	146,813	
July	126,485	122,421	156,561	
August	123,889	125,237	173,057	
September	124,369	121,769	140,959	
Total	1,444,481	1,448,584	1,626,236	833,502

Marina Fees - thru February 2026



Cumulative	2022/23	2023/24	2024/25	2025/26
October	117,540	110,024	110,024	163,130
November	239,049	226,127	226,127	333,320
December	365,082	337,048	337,048	479,970
January	488,602	503,035	503,035	652,529
February	608,878	620,970	620,970	833,502
March	722,948	708,652	708,652	
April	837,194	869,130	869,130	
May	955,026	1,008,847	1,008,847	
June	1,079,158	1,155,660	1,155,660	
July	1,201,579	1,312,221	1,312,221	
August	1,326,815	1,485,278	1,485,278	
September	1,448,584	1,626,236	1,626,236	
Budget Goal	**1,290,768**	**1,339,555**	**1,398,942**	**1,655,620**



City of Dania Beach
Commercial Solid Waste Report FY 2025-2026
Payments Received

$ 1,115,500.00

Waste Hauler									
	Choice Waste AKA Waste Connections	**Waste Management**	**All Service Refuse AKA Republic Services**	**Panzarella Waste & Recycling Services**	**Great Waste**	**Coastal Waste & Recycling**	**Waste Pro**	**General Fund**	
Permit Application Fee	75.00	75.00	75.00	75.00		75.00	150.00		
Annual Permit Fee	1,000.00	1,000.00	1,000.00	1,000.00		1,000.00	1,000.00	Monthly Activity	
Monthly Franchise									
Oct	$ 2,693.40	$ -	$ 9,909.41	$ 1,496.38	$ -	$ 7,657.03		$ 21,756.22	*Waste Connections,Coastal, and Panzarella paid their Fees($806.25 each)
Nov	$ 5,467.14	$ 76,309.70	$ 10,644.76	$ 2,020.92	$ -	$ 6,889.15		101,331.67	*Waste Management paid their Fees ($806.25)
Dec	$ 10,176.16	$ -	$ 8,631.78	$ 1,466.90	$ -	$ 7,290.86		27,565.70	*Waste Pro paid their Fees ($862.50)
Jan	$ -	$ 41,071.06	$ 9,566.05	$ 1,844.27	$ -	$ 8,234.22		60,715.60	*Republic paid their Fees ($806.25)
Feb	$ 24,695.06	$ 41,543.72	$ 11,516.70	$ 1,542.91		$ 9,001.81		88,300.20	
Mar								-	
Apr								-	
May								-	
Jun								-	
Jul								-	
Aug								-	
Sep								-	
Total Mo. Franchise	$ 43,031.76	$ 158,924.48	$ 50,268.70	$ 8,371.38	$ -	$ 39,073.07	$ -	$ 299,669.39	*Plus $4,893.75

	Choice Waste AKA Waste Connections	**Waste Management**	**All Service Refuse AKA Repucblic Services**	**Panzarella Waste & Recycling Services**	**Great Waste**	**COASTAL WASTE & RECYCLING INC**		**Solid Waste Fund**	
Monthly Franchise									
Oct	$ 897.80	$ -	$ 3,303.14	$ 498.80	$ -	$ 2,552.35		$ 7,252.09	*Waste Connections,Coastal, and Panzarella paid their Fees($268.75 each)
Nov	$ 1,822.38	$ 25,436.57	$ 3,548.25	$ 673.64	$ -	$ 2,296.38		$ 33,777.22	*Waste Management paid their Fees ($268.75)
Dec	$ 3,392.06	$ -	$ 2,877.26	$ 488.97	$ -	$ 2,430.29		$ 9,188.58	*Waste Pro paid their Fees ($287.50)
Jan	$ -	$ 13,690.36	$ 3,188.69	$ 614.76	$ -	$ 2,744.74		$ 20,238.55	*Republic paid their Fees ($268.75)
Feb	$ 8,231.70	$ 13,847.91	$ 3,838.90	$ 514.30		$ 3,000.60		$ 29,433.41	
Mar								$ -	
Apr								$ -	
May								$ -	
Jun								$ -	
Jul								$ -	
Aug								$ -	
Sep								$ -	
Total Mo. Franchise	$ 14,343.94	$ 52,974.84	$ 16,756.24	$ 2,790.47	$ -	$ 13,024.36	$ -	$ 99,889.85	*Plus $1,631.25
Total Receipts	$ 58,450.70	$ 212,974.32	$ 68,099.94	$ 12,236.85	$ -	$ 53,172.43	$ 1,150.00	**$ 406,084.24**	

Miscellaneous Billing Invoice Aging Report

Aging Date 02/28/2026

Report By Invoice Type

	Description	Current	1-30	31-60	61-90	90+	Total
Invoice Type - CEM - Cemetery							
# 4652 - Eric L Wilson	Reservation of Burial Plot	.00	.00	.00	.00	2710.00	2,710.00
# 5474 - Cokenya D West	Reservation of Burial Plot	.00	.00	.00	.00	250.00	250.00
# 4179 - AJ Manuel Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 5756 - Rahming Poitier Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	4750.00	4,750.00
# 5673 - Agape Funeral and Cremation	Reservation of Burial Plot	.00	.00	.00	.00	5040.00	5,040.00
# 3946 - Eric S George Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	700.00	700.00
# 5909 - Freeman Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 5924- Garcia Gimeno	Reservation of Burial Plot	.00	.00	.00	.00	200.00	200.00
# 5862 - Love and Grace Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	3360.00	3,360.00
# 4786 - Dillard Josephine	Reservaton of Burial Plot	.00	.00	.00	.00	200.00	200.00
Cemetery Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$20,390.00**	**$20,390.00**
Invoice Type - BULK Trash Pk Up - Notice of Violation							
	Bulk Trash Pickup	.00	.00	.00	.00	18194.00	18194.00
Bulk Trash Pk Up		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$18,194.00**	**$18,194.00**
Invoice Type FA- False Alarm							
Miscellaneous FA Customers	BSO & Fire False Alarms	.00	.00	.00	.00	2,025.00	2,025.00
False Alarm Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$2,025.00**	**$2,025.00**
Invoice Type FI - Fire Inspection							
3065 - Keynorth Townhomes	Annual Inspection FY 11	.00	.00	.00	.00	1,700.00	1,700.00
3072 - Atlantis Management	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	7,800.00	7,800.00
1012 - Gulfstream Apts.	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	2,800.00	2,800.00
# 4466 - Meadowbrook Condo	Annual Inspection FY 13	.00	.00	.00	.00	1,000.00	1,000.00
4644 - Oakbridge Townhomes	Annual Inspection FY 14	.00	.00	.00	.00	4,000.00	4,000.00
Miscellaneous FI Customers	Annual & Re-Inspections	.00	.00	.00	.00	254,485.00	254,485.00
Fire Inspection Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$271,785.00**	**$271,785.00**
Invoice Type GR Federal - Grant Reimb. Federal Government							
# 6168 - Florida Dept. of Emergency	2023-00000004	.00	.00	.00	.00	15,796.99	15,796.99
# 6168 - Florida Dept. of Emergency	2023-00000005	.00	.00	.00	.00	179,395.52	179,395.52
# 6155 - Florida Dept of Emergency	2024-00000001	.00	.00	.00	.00	49,875.00	49,875.00
# 6168 - Florida Dept. of Emergency	2024-00000002	.00	.00	.00	.00	50,000.00	50,000.00
# 6168 - Florida Dept. of Emergency	2025-00000002	.00	.00	.00	.00	3,000.00	3,000.00
# 6168 - Florida Dept. of Emergency	2024-00000003	.00	.00	.00	.00	50,000.00	50,000.00
# 4051 - State of Florida	2025-00000006	.00	.00	.00	.00	500,000.00	500,000.00
Grant Federal Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$848,067.51**	**$848,067.51**
Invoice Type GR State - Grant Reimb. State of Florida							
# 962 - Florida Dept	2026-00000001	360,264.00	.00	.00	.00	.00	360,264.00
# 4051 - State of Florida Dept of	2023-00000003	.00	.00	.00	.00	332,500.00	332,500.00
# 4051 - State of Florida Dept of	2023-00000004	.00	.00	.00	.00	375,000.00	375,000.00
Grant Federal Totals		**$360,264.00**	**$0.00**	**$0.00**	**$0.00**	**$707,500.00**	**$1,067,764.00**
Invoice Type GR County - Grant Reimb. Broward County							
# 6169 - Broward County - Mobility	2025-00000002	.00	.00	.00	.00	4,975,610.74	4,975,610.74
Grant Federal Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,975,610.74**	**$4,975,610.74**
Invoice Type LM - Lake Maintenance							
Miscellaneous LM Customers	Lake Maintenance	.00	.00	.00	.00	275.36	275.36
Lake Maintenance Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$275.36**	**$275.36**
Invoice Type MS - Miscellaneous							
# 4647 - Palmetto Hospitality of Dania	Water Impact Fees	.00	.00	.00	.00	20,242.00	20,242.00
Misc. Customers	**Misc. Customers**	2,600.00	50.00	21,340.00	.00	88,499.29	112,489.29
Miscellaneous Totals		**$2,600.00**	**$50.00**	**$21,340.00**	**$0.00**	**$108,741.29**	**$132,731.29**
Grand Totals		**$362,864.00**	**$50.00**	**$21,340.00**	**$0.00**	**$6,952,588.90**	**$7,336,842.90**

February 28, 2026 Capital Project Report

Summary:

Fund	Sum of Amended Budget	Sum of FY25 Expenses	Sum of FY26 Encumbrances	Sum of FY26 Expenses	Sum of Remaining Budget
103	4,445,860.50	(1,569,343.11)	(499,052.66)	(349,233.15)	3,597,575.19
301	7,921,888.00	(4,460,333.98)	(1,970,820.18)	(661,146.52)	5,289,921.30
302	10,924,063.00	(12,909,324.85)	(6,847,639.76)	(3,660,912.48)	415,510.76
303	28,301,151.00	(1,227,522.91)	(20,349,902.74)	(4,160,702.48)	3,790,545.78
401	519,734.00		(1,273.71)	(12,277.00)	506,183.29
402	32,175,124.00	(1,074,027.41)	(18,657,845.50)	(3,665,816.96)	9,851,461.05
403	253,958.00	(1,045,894.54)	(119,701.96)	(26,787.00)	107,469.30
415	5,534,337.00	(2,594,074.94)	(534,132.84)	(81,294.03)	4,918,910.13
505	30,965.00	(261,732.71)	(4,325.00)	(26,640.00)	-
Grand Total	**90,107,080.50**	**(25,142,254.45)**	**(48,984,694.35)**	**(12,644,809.62)**	**28,477,576.80**

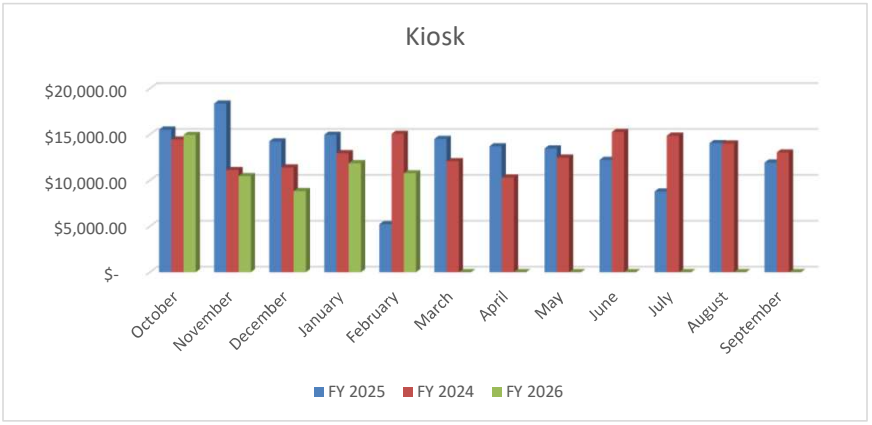
Details:

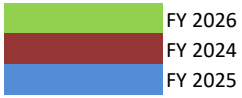
Fund	Project Name	Revenue Source	Project Phase/Status	Grant Expiration	Sum of Amended Budget	Sum of FY25 Expenses	Sum of FY26 Encumbrances	Sum of FY26 Expenses	Sum of Remaining Budget
103	CDBG 48th Yr Solar Lights	CDBG	Design	9/30/2023		-			-
	HMGP - City Hall Wind Retrofit and Generator Project	HMGP	Design	6/30/2024	2,062,046.00	(187,636.54)	(130,821.57)	(168,618.48)	1,762,605.95
	HMGP - Fire Rescue Station # 1	HMGP, City Match	Construction	7/31/2024	862,437.50	(845.00)	(49,587.50)	-	812,850.00
	HMGP Hardening Grant Police	HMGP	Design	5/31/2024	251,401.00	(3,100.00)	(202,961.59)	-	48,439.41
	Mullikin Park	FDEP	Design	6/30/2025	-	(1,050,797.28)	-	-	0.50
	Vulnerability Assessment	FDEP	(blank)	(blank)	-	(54,750.00)	-	-	-
	Watershed Master Plan	FEMA	(blank)	9/30/2024		(25,000.00)	-	-	-
	Streetscape Beatification NW 1st	CDBG	Design	12/31/2026	219,976.00	(247,214.29)	(12,955.50)	(168,118.67)	38,901.83
	Chester Byrd FRDAP Grant	FDEP	Design	6/30/2027	1,050,000.00		(102,726.50)	(12,496.00)	934,777.50
301	Beach Revitalization II	Capital	Construction	(blank)		(200.00)			-
	Boisy Waiters Park Master Plan	Capital	Design	(blank)	100,000.00				100,000.00
	City Hall Modernization	Capital	Design	(blank)	177,825.00	(2,337.60)	(137,143.97)	(40,680.68)	0.35
	City Hall Park	Capital	Construction	(blank)		(121,690.98)	-	-	-
	Corridor Master Plan	Capital	Design	(blank)	1,145,904.00	(109,097.28)	(174,822.81)	(174,401.16)	796,680.03
	IT Parker Renovations	Facilities, Flood Insur. Proceeds, Fund Balance	Construction	(blank)		(343,172.04)	-	-	-
	LPR System	Capital	(blank)	(blank)		(595,747.05)	-	-	-
	Nyberg Swanson (Women's Club)	Capital	Construction	(blank)	1,602,379.00	(996,751.44)	(1,038,765.13)	-	563,613.87
	Oasis XV - Capital Fund	Capital	NA	(blank)	270,000.00				270,000.00
	Olsen Middle School	Capital	Design	(blank)	1,780,485.00	(469,515.00)	(403,360.00)	(68,765.00)	1,308,360.00
	Roadway and Median Electrical	Capital	Construction	(blank)	733,931.00	(269,172.26)	(113,499.99)	(50,624.75)	569,806.26
	Sidewalk Masterplan Tier 1	Capital, ARPA, GF	Construction	(blank)	-	-			-
	Solar Street Lighting	Capital, Bank Loan	Construction	(blank)	1,068,191.00	(443,202.00)	-	-	1,068,191.00
	Southeast 5th Ave Crosswalk	Capital	Construction	(blank)		-			-
	Road and Street Facilities	Capital	(blank)	(blank)		(3,623.99)	-	-	-
	Building	Bank Loan, Capital	Construction	(blank)	429,904.00	(1,096,857.74)	(103,228.28)	(326,674.93)	0.79
	CSLIP Cycle 9	Bank Loan, Capital	Construction	(blank)	314,810.00	(5,065.00)	-	-	314,810.00
	400 Federal Highway Restoration	Capital	Construction	(blank)	298,459.00	(3,901.60)	-	-	298,459.00
302	CW Thomas Park Phase 1	Bank Loan, Capital	Construction	(blank)	9,060,940.00	(12,672,447.35)	(5,364,970.11)	(3,603,299.63)	92,670.26
	EOC Building Project	Capital	(blank)	(blank)					-
	PJ Meli Improv	Capital	(blank)	(blank)	1,863,123.00	(236,877.50)	(1,482,669.65)	(57,612.85)	322,840.50
303	Stormwater Phase II	Bond, Capital	Construction	(blank)	28,301,151.00	(1,227,522.91)	(20,349,902.74)	(4,160,702.48)	3,790,545.78
401	AMI Water Meter System	Water	Design	(blank)	136,551.00		(1,273.71)	(12,277.00)	123,000.29
	NW 1st Ave Water Main Stirling	Water	Design	(blank)	383,183.00				383,183.00
402	HMGP Lift Stations	HMGP	Construction	9/30/2026	8,062,530.00	-	(6,668,294.68)	(1,394,233.96)	1.36
	I&I Mainline Repairs	Sewer	Construction	(blank)	1,450,937.00	-	(1,450,936.18)	-	0.82
	Lift Rehabs 5,7,10	Sewer	Construction	(blank)	120,713.00	(1,016,882.05)			120,713.00
	Lift Station Mitigation Phs III	FDEP	Construction	9/30/2026	8,339,000.00		(6,105,078.67)		2,233,921.33
	SCADA System	Sewer	Construction	(blank)	-				(0.49)
	Lift Station ARPA	FDEP	Construction	(blank)	3,432,399.00	(637,491.03)	(1,160,815.97)	(2,271,583.00)	0.03
	Lift Station II	FDEP	Construction	(blank)	3,272,720.00	637,491.03	(3,272,720.00)	-	-
	Sewer/Wastewater Services-Infrastructure-Improvements	Sewer	Construction	(blank)	7,496,825.00	(57,145.36)	-	-	7,496,825.00

403	**Citywide Stormwater Masterplan**	Stormwater, CDBG-MIT	**Design**	(blank)	10,196.00	(1,066,339.59)	(9,960.41)	(235.00)	0.59
	Neighborhood Drainage Improv.	Transportation Surtax, Stormwater	**Construction**	(blank)	143,315.00	(119,743.27)	(12,834.30)	(23,012.50)	107,468.24
	PJ Meli Drainage	Stormwater	**Construction**	(blank)	64,015.00	291,304.90	(60,475.25)	(3,539.50)	0.25
	SE Stormwater II	SRF Loan, Stormwater	**Construction**	(blank)		(151,116.58)	-	-	-
	SW 43 Terr Stormwater (Surtax)	Transportation Surtax, Stormwater	**Construction - Grant Revenue Received Nov 2023**	(blank)		-			0.22
	SE Stormwater Phase I	Stormwater	**Construction**	(blank)	36,432.00	-	(36,432.00)	-	-
415	**Pier Refurbishing**	Pier, GF Loan	**Construction**	(blank)	2,656,000.00	(2,141,776.84)	(162,750.00)	(48,250.00)	2,445,000.00
	Parking Facility	Pier, GF Loan	**Construction**	(blank)	2,169,000.00	(448,118.10)	(5,447.34)	(3,237.78)	2,160,314.88
	City Center Garage	Pier, GF Loan	**Construction**	(blank)	424,628.00	(4,180.00)	(111,033.50)	-	313,594.50
	Restroom and Storage Facility	Pier, GF Loan	**Construction**	(blank)	284,709.00	-	(254,902.00)	(29,806.25)	0.75
505	**City Hall Restrooms**	Facilities	**Construction**	(blank)	30,965.00	(261,732.71)	(4,325.00)	(26,640.00)	-
Grand Total					**90,107,080.50**	**(25,142,254.45)**	**(48,984,694.35)**	**(12,644,809.62)**	**28,477,576.80**

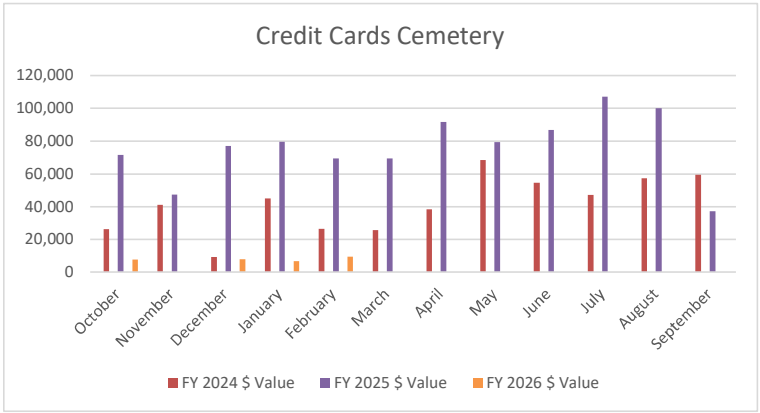
Kiosk

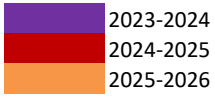
	FY 2025	FY 2024	FY 2026
October	$ 15,527.43	$ 14,452.23	$ 14,951.74
Novembe	$ 18,366.36	$ 11,121.83	$ 10,468.49
Decembe	$ 14,241.27	$ 11,401.43	$ 8,830.86
January	$ 14,970.22	$ 12,953.63	$ 11,868.60
February	$ 5,224.56	$ 15,069.97	$ 10,768.16
March	$ 14,515.99	$ 12,091.93	$ -
April	$ 13,719.58	$ 10,302.51	$ -
May	$ 13,475.10	$ 12,472.31	$ -
June	$ 12,233.19	$ 15,266.47	$ -
July	$ 8,793.66	$ 14,865.64	$ -
August	$ 14,057.62	$ 14,014.91	$ -
Septembe	$ 11,940.57	$ 13,041.75	$ -



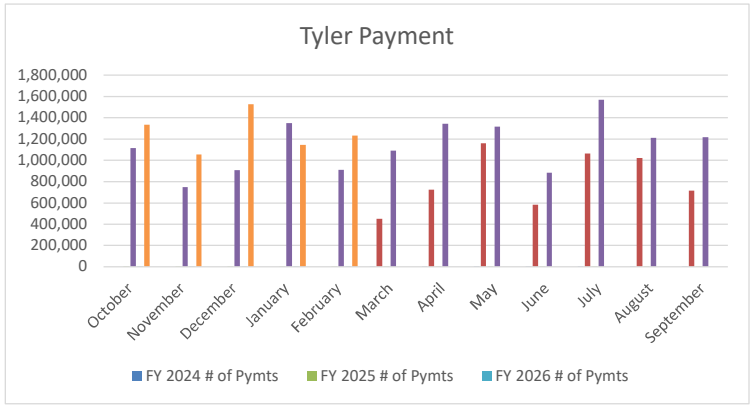


	FY 2024		FY 2025		FY 2026	
	# of Pymts	$ Value	# of Pymts	$ Value	# of Pymts	$ Value
October	12	$26,300	19	$71,675	3	$7,795
November	21	$41,105	13	$47,330	0	$0
December	6	$9,330	25	$77,085	3	$7,930
January	19	$44,995	22	$79,600	4	$6,720
February	9	$26,465	25	$69,500	4	$9,430
March	9	$25,630	24	$69,365		
April	9	$38,255	27	$91,680		
May	17	$68,375	20	$79,375		
June	18	$54,575	26	$86,885		
July	18	$47,175	28	$107,175		
August	25	$57,400	29	$100,080		
September	17	$59,485	13	$37,220		
		$499,090		$916,970		$31,875





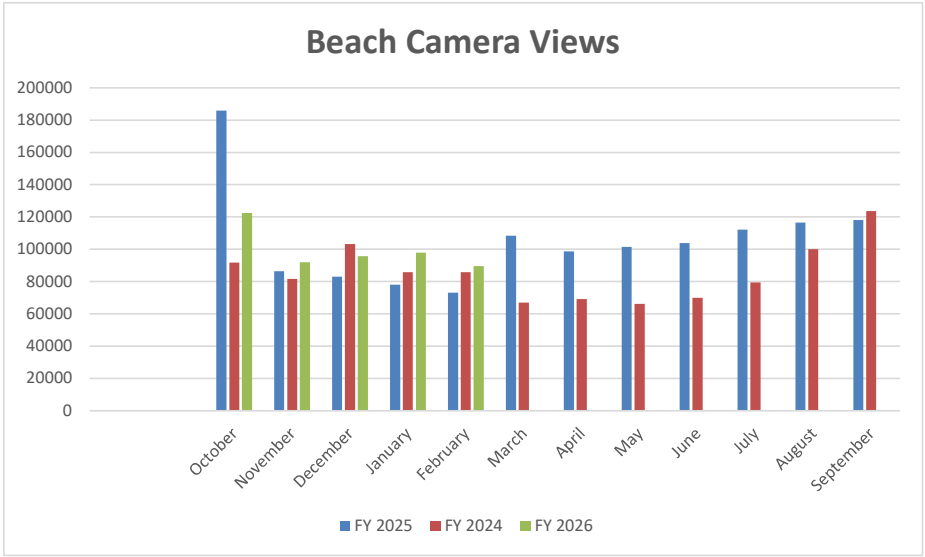
	FY 2024		FY 2025		FY 2026	
	# of Pymts	$ Value	# of Pymts	$ Value	# of Pymts	$ Value
October			31	$1,115,216	31	$1,336,433
November			30	$749,206	31	$1,055,446
December			31	$908,920	31	$1,528,340
January			31	$1,351,246	31	$1,144,280
February			28	$911,799	28	$1,233,464
March	31	$448,959	31	$1,090,436		
April	30	$724,743	30	$1,343,615		
May	30	$1,159,841	31	$1,315,746		
June	30	$584,435	30	$883,247		
July	31	$1,062,320	31	$1,569,315		
August	31	$1,020,856	31	$1,209,483		
September	30	$715,255	30	$1,218,265		



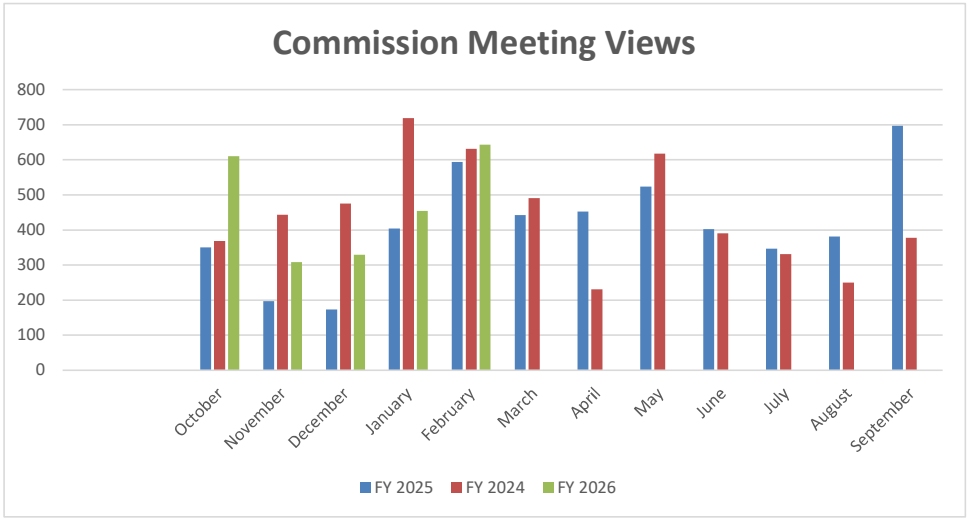


Report is Financial activity summary
Pull information from "Net Financial Activity"

	FY 2025	FY 2024	FY 2026
October	185,800	91,738	122,400
November	86,300	81,622	91,900
December	83,000	103,235	95,700
January	78,000	85,760	97,800
February	73,100	85,861	89,400
March	108,200	67,008	
April	98,600	69,102	
May	101,300	66,040	
June	103,900	70,024	
July	112,100	79,388	
August	116,600	100,130	
September	118,000	123,562	

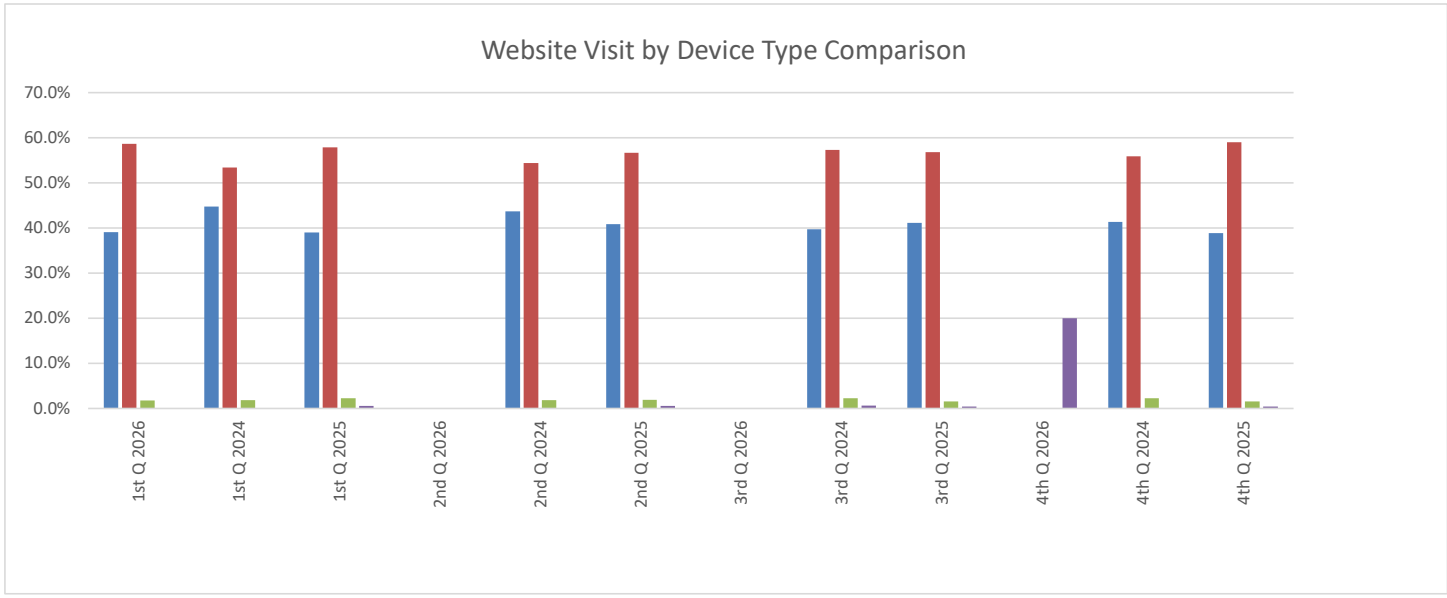


	YouTube Channel		
	FY 2025	**FY 2024**	**FY 2026**
October	351	369	610
November	197	444	309
December	173	475	329
January	404	719	454
February	594	632	643
March	442	491	
April	453	231	
May	524	618	
June	403	391	
July	347	331	
August	382	250	
September	697	378	

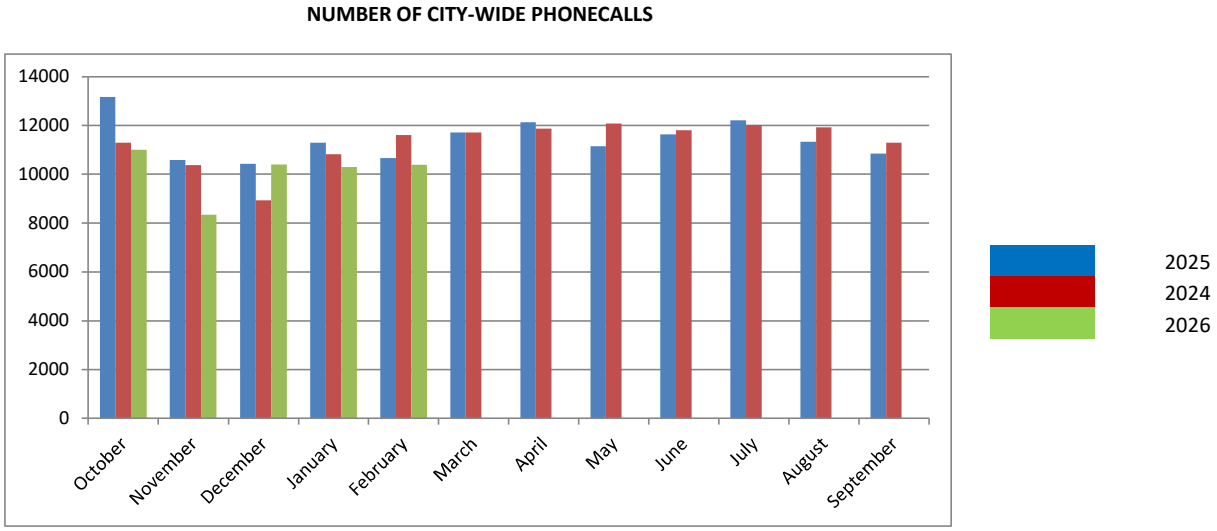


Website Visit by Device Type Comparison

	1st Q 2026	1st Q 2024	1st Q 2025	2nd Q 2026	2nd Q 2024	2nd Q 2025	3rd Q 2026	3rd Q 2024	3rd Q 2025	4th Q 2026	4th Q 2024	4th Q 2025
Desktop	39.1%	44.7%	39.0%		43.7%	40.9%		39.7%	41.2%		41.4%	38.9%
Smartphone	58.7%	53.4%	57.9%		54.4%	56.6%		57.3%	56.8%		55.9%	59.0%
Tablet	1.8%	1.8%	2.3%		1.9%	2.0%		2.3%	1.5%		2.3%	1.6%
Other		0.0%	0.6%		0.0%	0.5%	0.0%	0.7%	0.5%	20.0%	0.1%	0.4%

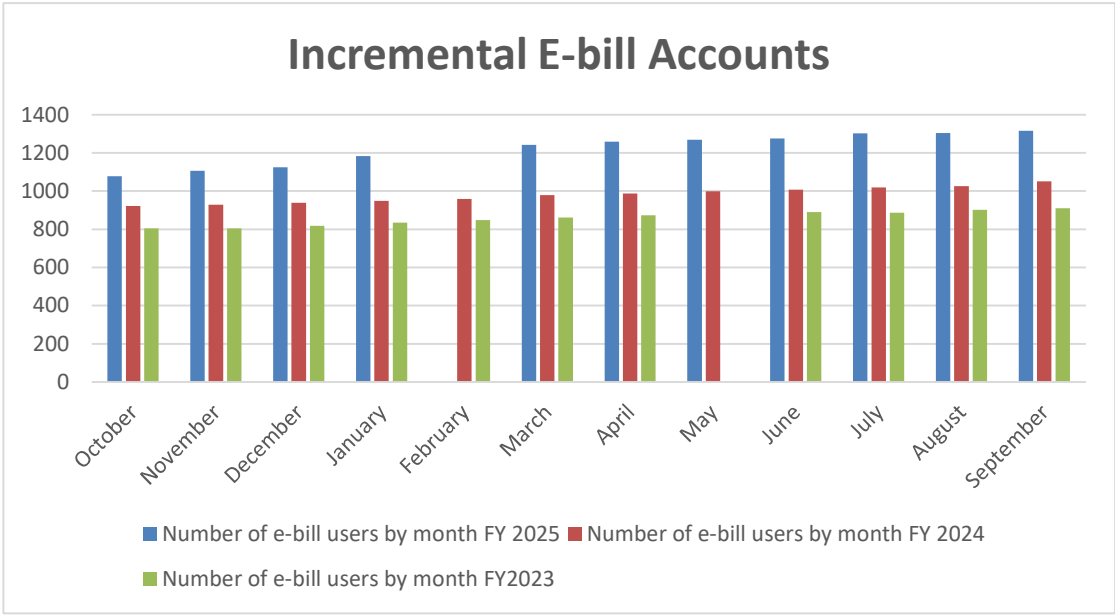


	FY 2025	FY 2024	FY 2026
October	13,174	11,286	11,003
November	10,591	10,370	8,344
December	10,419	8,932	10,399
January	11,291	10,820	10,292
February	10,664	11,612	10,378
March	11,721	11,703	
April	12,138	11,869	
May	11,151	12,087	
June	11,638	11,809	
July	12,211	12,019	
August	11,330	11,919	
September	10,853	11,293	



Number of e-bill users by month

	FY 2025	FY 2024	FY2023
October	1078	922	804
November	1107	929	805
December	1125	939	818
January	1183	948	835
February		959	848
March	1243	979	861
April	1259	988	873
May	1269	999	
June	1275	1008	890
July	1302	1019	886
August	1304	1026	901
September	1316	1051	910



Business Tax Receipt Activity - February 2026

Out of Business/Inactive	# of BTRs	Dollar Amount
Adriana Brito Studio	1	$ 520.00
Grandma's Secret Inc	1	$ 572.50
Hollywood International Services Inc	1	$ 480.63
IH4 Property Florida IP	1	$ 31.50
Innova Worldwide Corp	1	$ 625.00
MYSB LLC	1	$ 178.00
Chartergrove LLC	1	$ 293.75
Through your Eyes	1	$ 611.75
Total Out of Business/Inactive	**8**	**$ 3,313.13**

New Approved Applications	# of BTRs	Dollar Amount
111th Bixby LLC	1	$ 236.25
203 SE 8th Street LLC	1	$ 236.25
24 Dania LLC	1	$ 236.25
2990 Griffin LLC	1	$ 236.25
4300 Ravenswood Investor LLC	1	$ 236.25
4475 Management LLC	1	$ 236.25
5503 LLC	1	$ 31.50
5980 SW 40 LLC	1	$ 401.25
Airomatica LLC	1	$ 677.50
Skunk Works Inc	1	$ 705.00
Amir Nilchain	1	$ 63.00
Bakery Danna Bread Corp	1	$ 1,123.75
Benjo LLC	1	$ 236.25
Casamance Inc	1	$ 520.00
Coconut Bikinis LLC	1	$ 520.00
Cofe Ravenswood LLC	1	$ 236.25
Conboy & Associates Inc	1	$ 677.50
Covenant Engineering Inc	1	$ 651.25
Crown Office Supplies LLC	1	$ 1,008.75
Dania Motel & Apts LLC	1	$ 492.50
K-Sea Inc	1	$ 546.25
Dominic Truelove	1	$ 236.25
Elizabeth Petroske Sousa	1	$ 236.25
Emporl	1	$ 625.00
Fastboats.com Sales Company LLC	1	$ 1,061.25
Fringe Boutique Florida	1	$ 1,465.00
Goodlands (Florida) Property Management	1	$ 677.50
Grandma's Secret LLC	1	$ 572.50
Habaka LLC	1	$ 236.25
Hollywood International Services Inc	1	$ 546.25
Hydradyne LLC	1	$ 625.00
Hypoedania LLC	3	$ 708.75
Innova Worldwide Corp	1	$ 725.00
Israel Sharvit	1	$ 31.50
Itanovin Inc	1	$ 677.50

Janine Babich IRA	1	$	236.25
Luxury Lifestyle Conenctions LLC	1	$	546.25
M & J 611 LLC	1	$	236.25
Dania Beach 305 LLC	1	$	730.00
MYSB LLC	1	$	228.00
Natledg Enterprises LLC	1	$	63.00
Papillon Dental Inc	1	$	677.50
Prepty LLC	1	$	207.00
Nanos Food Services LLC	1	$	572.50
Getfitwithizz	1	$	546.25
Revital Rikman	1	$	31.50
Rogny Raga Pulido	1	$	236.25
Save Heaven LLC	1	$	63.00
SLBurger 7 LLC	1	$	572.50
Team Soul Fort Lauderdale LLC	1	$	666.25
The Backyard Athlete LLC	1	$	1,625.00
Through Your Eyes Inc	1	$	611.75
Yacht Management Services FL LLC	1	$	677.50
Total New Applications	**55**	**$**	**26,259.00**

BTR Status	# of BTRs	Total Dollar Amount	
Open Renewals- Current Year	**182**	**$ 49,627.75**	
Paid Renewals	**2,892**	**$ 1,035,267.62**	
Total BTRs as of 02/28/2026	**3,074**	**1,084,895.37**	**

**includes license fee, fire inpsection & solid waste registration

Water Fund	Monthly Utility Account Activity	MISC

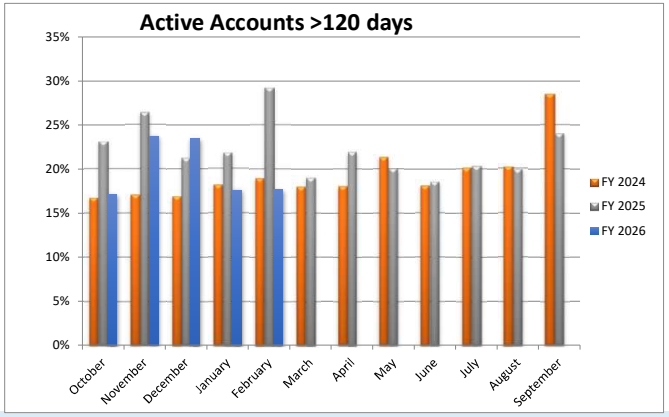
	Building/ New Construction Activity				Delinquent Account Activity			New Accts	
	Water Impact Fee		Water Tap Fee		Delinquent		5	# per Month	Prior Yr.
	2025	2026	2025	2026	2025	2026	# of Accts		
Oct	44,966.16	12,456.00	3,125.00	-	3,010.00	2,785.00	557.00	43	45
Nov		-	1,557.00	-	2,890.00	3,155.00	631.00	44	35
Dec	19,168.00	7,785.00	1,550.00	-	2,103.20	1,915.00	383.00	42	59
Jan		1,557.00		1,450.00	3,846.56	3,390.00	678.00	54	40
Feb	26,469.00	1,557.00	1,450.00	1,450.00	3,540.00	1,625.00	325.00	56	55
Mar	3,114.00		2,900.00		2,899.76		-		40
Apr	3,114.00		4,550.00		2,685.00		-		57
May	1,557.00		1,450.00		2,560.00		-		67
Jun	-		9,435.00		2,990.00		-		54
Jul	-		-		2,945.00		-		57
Aug	-		-		2,930.00		-		48
Sept	-				3,330.00		-		39
Total	**$ 98,388**	**$ 23,355**	**$ 26,017**	**$ 2,900**	**$ 35,730**	**$ 12,870**	**$ 2,574**	**239**	**596**

4% **# of City's 4850 account became delinquent for this period**

WATER & SEWER UTILITY AGING REPORT

ACTIVE ACCOUNTS

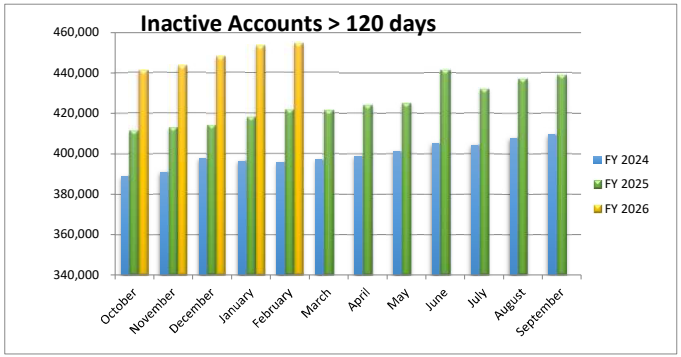
	FY 2024			FY 2025			FY 2026		
	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ
October	207,794	$ 1,241,355	17%	286,955	$ 1,243,012	23%	232,955	$ 1,362,344	17%
November	216,614	1,267,676	17%	307,108	1,164,508	26%	238,052	1,003,628	24%
December	214,935	1,270,207	17%	278,087	1,308,024	21%	235,324	1,003,628	23%
January	220,340	1,211,794	18%	278,766	1,278,238	22%	245,181	1,392,744	18%
February	231,139	1,217,188	19%	263,943	903,782	29%	248,231	1,401,542	18%
March	235,434	1,310,333	18%	253,837	1,336,359	19%			
April	236,352	1,307,061	18%	261,377	1,190,163	22%			
May	262,509	1,229,203	21%	260,498	1,299,714	20%			
June	247,808	1,372,056	18%	249,600	1,347,560	19%			
July	261,459	1,298,366	20%	261,524	1,286,366	20%			
August	252,820	1,250,659	20%	262,031	1,315,852	20%			
September	360,091	1,263,892	28%	241,204	1,003,628	24%			
Annual Avg	$ 245,608	$ 1,269,983	19%	$ 267,077	$ 1,223,101	22%	$ 239,949	$ 1,232,777	20%



Active Account Graph: Billing data indicates deliquency rate on active accounts remain constant at an average of 1% of billings per month

INACTIVE ACCOUNTS

	FY 2024	FY 2025		FY 2026	
	>120 Past Due	>120 Past Due	% +/-	>120 Past Due	% +/-
October	388,922	411,308	5%	441,066	7%
November	390,867	413,066	5%	443,573	7%
December	397,662	414,412	4%	448,343	8%
January	396,459	418,252	5%	453,494	8%
February	395,697	421,766	6%	454,476	7%
March	397,067	421,614	6%		
April	398,812	424,262	6%		
May	401,076	425,057	6%		
June	405,003	441,615	8%		
July	404,194	432,075	6%		
August	407,690	436,935	7%		
September	409,329	439,047	7%		
Annual Avg	$ 399,398	$ 424,951	6%	$ 448,190	5%



City of Dania Beach
General Fund
Unassigned Fund Balance - - Contingency

	----- General Fund ------- Contingency	Unassigned Fund Balance
Balance 10/1/24 (Audited)	$ 200,000	$ 23,925,117
(Uses) / Additions:		
October	-	1,222,718
November	-	-
December	-	9,387
January	-	-
February	-	-
March	-	-
April	-	-
May	-	-
June	-	-
July	-	-
August	-	-
September	-	-
Sub-Total (Uses) / Additions	-	1,232,105
Sub-Total Available	200,000	25,157,222
Other Considerations		
GFOA/City Commission 25% Reserve		(20,939,710)
Estimate of Availability at 09/30/2025	**$ 200,000**	**$ 4,217,512**

City of Dania Beach

#001-18-00-519-99-10
Contingency Account

Original Budget	$	200,000
Amendment		
Uses:		

	Total
Oct	-
Nov	-
December	-
January	-
February	-
March	-
April	-
May	-
June	-
July	-
August	-
September	-
Balance Remaining	**$ 200,000**

City of Dania Beach

General Fund

Analysis of

Fund Balance

	Balance 10/1/24	**23,925,117**	
Uses:	**#389-90-01**		
	October	1,222,718	Carryovers/P.O.'s etc.
	November	-	
	December	9,387	Beach Raker Services
	January		
	February	-	
	March		
	April	-	
	May	-	
	June	-	
	July	-	
	August	-	
	September	-	
	Total Uses (Sources)	1,232,105	
	Estimated Balance Available 09/30/25	$ 25,157,222	
	Other Considerations		
	GFOA/City Commission 25% Reserve	(20,939,710)	est.
	Estimate of Availability at 09/30/25	**4,217,512**	

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, MARCH 10, 2026 - 7:00 P.M.

DRAFT

1. **CALL TO ORDER/ROLL CALL**

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

Present:
Mayor Joyce L. Davis
Vice-Mayor Marco A. Salvino, Sr.
Commissioner Lori Lewellen
Commissioner Luis Rimoli
Commissioner A. J. Ryan IV

City Manager Ana M. Garcia, ICMA-CM
City Attorney Eve Boutsis
City Clerk Elora Riera, MMC

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

Mayor Davis 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 The Honorable Congresswoman Debbie Wasserman Schultz - Check Presentation

Congresswoman Debbie Wasserman Schultz spoke and commented on the funding that she along with the city has been able to receive in the last few years for different projects throughout the city and granted the city with a $1,000,000.00 check.

3.2 FDOT Presentation of MMOA SR 9 - *Public Services*

This item was taken after item 4.1.

Director of Public Services Fernando Rodriguez introduced the item.

Project Managers Gregory Jett and Aaron Wilbur from FDOT presented the design concept for the I-95 and State road ramp.

There was consensus from the Commission to move forward.

3.3 Request for Proclamation Approval:

- Women's History Month — March 2026 — Sponsored by Mayor Davis
- Doroni Aerospace — March 26, 2026 — Sponsored by Mayor Davis
- National Autism Acceptance Month — April 2026 — Sponsored by Mayor Davis

There was consensus to approve all three proclamation requests.

3.4 Request for Approval and Update — D5K Fit and Fun Walking Club — Anniversary Celebration, May 8, 2026 — Sponsored by Mayor Davis

Mayor Davis introduced the item and will bring it back with the details.

3.5 Special Event Application:

- Lululemon Run Club Launch 2026

There was consensus to approve the special event application.

4. PROCLAMATIONS

4.1 Women's History Month — March 2026 — Sponsored by Mayor Davis

Mayor Davis read the proclamation into the record and presented it to Joanna Granett and Mariangelica Alvarado.

5. ADMINISTRATIVE REPORTS

5.1 City Manager

City Manager Garcia presented her administrative report and touched on the following:

- Senior Leadership Training
- Historic preservation and Woman's Club construction update
- Meeting on February 26th regarding vision of Broward County Schools
- Follow-up on concerns regarding P.J. Meli
- Public Records Requests
- Concerns with traffic and noise as a result of Ignite at Mad Arts
- Thank you to Hillary Cassel for her leadership, support and commitment
- Veterans Park sign

5.2 City Attorney

DRAFT

City Attorney Boutsis reported on the upcoming shade session meeting taking place on March 23, 2026 with regards to litigation with the City of Hollywood.

5.3 City Clerk - Reminders

City Clerk Riera reminded the Commission of the following upcoming meetings:

- March 24, 2026 City Commission Meeting
- April 14, 2026 CRA Meeting - 6 p.m.
- April 14, 2026 City Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

Captain Tarala reported on recent police related incidents that took place in the city, gave an update on Spring Break Operations for the beach and Dania Pointe and introduced the new patrol Lieutenant O'Malley.

Fire Chief Pellecer reported on training they provided to hotels and businesses on the beach on the use of Narcan, recent fire related incidents that took place and assisting the elderly with checking smoke alarms.

7. CITIZENS' COMMENTS

The following spoke under citizens' comments:

- Cecilia Fiad - 23 SE 4th Terr.
- Cheryl Robinson – 800 NW 2nd St.
- Shawn DeRosa – 408 SE 5th St.

8. CONSENT AGENDA

Commissioner Lewellen made a motion to approve the consent agenda. The motion was seconded by Commissioner Rimoli which carried unanimously on voice vote.

8.1 Minutes: February 24, 2026 City Commission Meeting

Approved under consent agenda.

8.2 Travel Requests: None.

8.3 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 05; AUTHORIZING THE USE OF CONTINGENCY FUNDS AND ADDITIONAL FUNDING TO COVER CHANGE ORDER NO. 5, RELATING TO THE CONTRACT ENTERED INTO WITH VPR CONSTRUCTION, INC., FOR DANIA BEACH CITY HALL WINDOW AND DOOR REPLACEMENT FOR TWENTY SEVEN THOUSAND FIVE HUNDRED AND

DRAFT

THREE DOLLARS AND SIX CENTS ($27,503.06); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Approved under consent agenda.

8.4 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00) FOR FISCAL YEAR 2025-2026 FOR AUDIO VISUAL SERVICES FROM FULL MOON CREATIVE, LLC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.(Parks and Recreation)

Approved under consent agenda.

8.5 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00) FOR EQUIPMENT RENTALS AND ENTERTAINMENT SERVICES FROM BFAV LLC, D/B/A/ ALL ON STAGE PRODUCTIONS LLC, THROUGH THE DURATION OF THE AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Parks and Recreation)

Approved under consent agenda.

8.6 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS ($50,000.00) FOR EQUIPMENT RENTALS AND RELATED PRODUCTS FROM HERC RENTALS, INC., THROUGH THE DURATION OF THE AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Parks and Recreation)

Approved under consent agenda.

8.7 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT (MMOA) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE PROVISION OF LANDSCAPE IMPROVEMENTS BY THE STATE ON SIX LANDSCAPED STRIPS AND HARDSCAPE AREAS ALONG INTERSTATE 95 (I-95) INTERCHANGE RAMPS OFF STIRLING AND GRIFFIN ROADS; PROVIDING FOR CONFLICTS; FURTHER,

DRAFT

PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Approved under consent agenda.

8.8 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LIMITED USE LICENSE AGREEMENT WITH SPECIAL NEEDS GROUP INC. TO USE THE PROPERT LOCATED AT THE SOUTHWEST CORNER OF NW 1 STREET AND NW 3 AVENUE FOR CITY SPONSORED EVENT PARKING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

Approved under consent agenda.

8.9 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AN APPLICATION TO THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM IN THE AMOUNT OF SEVEN HUNDRED FIFTY THOUSAND DOLLARS ($750,000.00) FOR THE GRIFFIN MARINE PARK BOAT RAMP AND DOCK REPLACEMENT PROJECT; PROVIDING FOR A CITY MATCH IN THE AMOUNT OF SEVEN HUNDRED FIFTY THOUSAND DOLLARS ($750,000.00); PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Approved under consent agenda.

9. BIDS AND REQUESTS FOR PROPOSALS

9.1 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID ("ITB") NO. 25-027, ENTITLED "CHEMICAL FEED REHABILITATION PROJECT," TO RAZORBACK LLC, IN AN AMOUNT NOT TO EXCEED ONE MILLION NINE HUNDRED SEVENTY NINE THOUSAND THREE HUNDRED SEVEN DOLLARS ($1,979,307.00), WHICH INCLUDES A $75,000.00 CONTINGENCY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Item 12.1 was taken before this item.

City Attorney Boutsis read the title of the resolution.

Director of Public Services Fernando Rodriguez introduced the item.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Rimoli which carried unanimously on voice vote.

DRAFT

9.2 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF THE CITY INVITATION TO BID ("ITB") NO. 25-031, ENTITILED "BUS SHELTER MAINTENANCE" AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH KLEN SPACE, INC: PROVIDING FOR CONFLICTS; FUTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

City Attorney Boutsis read the title of the resolution.

Commissioner Rimoli made a motion to approve the item. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

10. **QUASI-JUDICIAL HEARINGS**

None.

11. **FIRST READING ORDINANCES**

11.1 ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP FOR PROPERTIES GENERALLY LOCATED AT 4880 SW 28th AVE AND 4901 SW 27th TERRACE, IN THE CITY OF DANIA BEACH, FLORIDA, TO REZONE THE PROPERTIES FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) AND SINGLE-FAMILY 6000 RESIDENTIAL (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1) (UNDER APPLICATION RZ-034-24), SUBJECT TO CERTAIN RESTRICTIONS; AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE REZONING OF THE PARCEL; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

City Attorney Boutsis read the title of the ordinance.

Planning and Zoning Manager Viviana Batista introduced the item.

Attorney Rod Feinder speaking on behalf of the applicants presented the application request and advised that they were unable to conduct public outreach after the last meeting due to scheduling however public outreach is scheduled for March 17th at 7:00 p.m. at P.J. Meli park.

Mayor Davis opened the floor to public comments and the following spoke:

- Kevin P. Finger – 5117 SW 28th Ave.
- Jennifer Stewart – 4891 SW 28 Ave.

DRAFT

- Kirsty Forgie – 511 SW 27th Terr.
- Louie Granteed – 1101 Ben Tobin Dr.
- Israel Valdes – 2612 Griffin Rd.
- Eviator Sasson – 2750 Griffin Rd.
- Itay Sela – 2750 Griffin Rd.
- Aron Younger – 2750 Griffin Rd.
- Shawn DeRosa – 408 SE 5th St.
- Sharon Sharaby – 5310 SW 32nd Terr.
- Alina Yllanes – 4937 SW 27th Terr.

Attorney Rod Feinder address some of the concerns brought up under citizen's comments with regard to flooding and traffic.

Discussion amongst the Commission continued regarding the project, focusing on concerns about lack of prior community outreach, ongoing code violations, and neighborhood impacts such as parking, noise, trash, and property management. Frustration was expressed that a promised meeting with residents did not occur, emphasizing the need for meaningful engagement and trust-building before moving forward.

Director of Community Development Eleanor Norena clarified that most prior violations had been resolved, with remaining issues tied to zoning constraints. Attorney Feiner stated efforts have been made to address complaints and maintain the property, while acknowledging challenges with tenant and third-party behaviors.

The Commission agreed to allow additional time for community meetings and corrective actions before a final decision.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Vice Mayor Salvino which carried 4-1 with Commissioner Lewellen, Commissioner Rimoli, Vice Mayor Salvino and Mayor Davis voting yes and Commissioner Ryan voting no.

12. **SECOND READING ORDINANCES**

12.1 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CITY FUNDS EXCEEDING ONE MILLION DOLLARS ($1,000,000.00), TO FUND THE WATER TREATMENT PLANT CHEMICAL FEED SYSTEM REHABILITATION PROJECT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

This item was taken before item 9.1.

City Attorney Boutsis read the title of the ordinance.

Deputy Director of Public Services Sean Schutten introduced the item.

Mayor Davis opened the floor to public comments and there were none.

Commissioner Ryan made a motion to approve the item. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

12.2 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28 "LAND DEVELOPMENT CODE"; PART 2, "SITE DEVELOPMENT REGULATIONS"; ARTICLE 205, TABULAR SUMMARY OF SITE DEVELOPMENT STANDARDS FOR ALL ZONING DISTRICTS"; TO CREATE SECTIONS 205-11 THROUGH 205-16, TO IMPLEMENT THE CITY'S LIVE LOCAL DEVELOPMENT STANDARDS PURSUANT TO SECTION 166.04151(7), FLORIDA STATUTES, AS AMENDED; AMENDING ARTICLE 200. – "USER GUIDE FOR PART 2 OF THE CODE", TO CREATE SECTION 200-60 ENTITLED "SITE PLAN REVIEW PROCEDURES FOR APPLICATIONS PURSUANT TO SECTION 166.04151(7), FLORIDA STATUTES," TO PROVIDE FOR DEVELOPMENT REGULATIONS AND ADMINISTRATIVE REVIEW OF CERTAIN AFFORDABLE HOUSING PROJECTS PURSUANT TO STATE LAW; AND CREATING SECTION 200-61 ENTITLED "IMPLEMENTATION PROCEDURES FOR SITE PLANS UTILIZING "THE LIVE LOCAL ACT"; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

City Attorney Boutsis read the title of the ordinance.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Vice Mayor Salvino opened the floor for public comments and the following spoke:

- Shawn DeRosa – 408 SE 5th St.

At the request of Commissioner Rimoli, City Attorney Boutsis clarified that our code should be consistent with state law. When a local ordinance requires a public hearing, but state law mandates an administrative process, it creates a conflict. This section of the code, related to Live Local, is intended to resolve those discrepancies and align our regulations with state requirements. It also establishes an automatic expiration provision consistent with state law.

Commissioner Ryan asked if the city has a Development Review Committee and Director Norena responded affirmatively explaining who is on the committee.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Ryan which carried unanimously on voice vote.

12.3 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING CHAPTER 22 ENTITLED "STREETS AND SIDEWALKS", AT ARTICLE V, ENTITLED "GENERAL REGULATIONS" AT SECTION 22-96, ENTITLED

"SHOPPING CART RETENTION AND RETRIEVAL", AS THE REGULATION OF SHOPPING CARTS HAS BEEN PREEMPTED BY THE STATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (City Attorney)

City Attorney Boutsis read the title of the ordinance.

Mayor Davis opened the floor for public comments and there were none.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Rimoli which carried unanimously on voice vote.

12.4 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO THE SUBJECT OF LEGAL AND OFFICIAL ADVERTISEMENTS; UPDATING THE CODE OF ORDINANCES TO ALLOW FOR PUBLICATION OF ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICLY ACCESSIBLE WEBSITE PURSUANT TO FLORIDA LAW; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (City Clerk)

City Attorney Boutsis read the title of the ordinance.

Mayor Davis opened the floor for public comments and there were none.

Commissioner Rimoli made a motion to approve the item. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

13. **DISCUSSION AND POSSIBLE ACTION**

13.1 Sponsor – Divine Divas of South Florida – 9th Annual Phenomenal Woman Awards – Honoring Bobbie Grace – Sponsored by Mayor Davis

Mayor Davis introduced the item.

There was Commission consensus for each commissioner to contribute $120.00 from their contingency funds.

13.2 Expanding Cultural Programs in City Parks — Sponsored by Commissioner Lewellen

Commissioner Lewellen introduced the item and will bring back more details.

14. **APPOINTMENTS**

14.1 Advisory Board Appointments - City Clerk

- Dania Beach Housing Authority Board - 1 vacancy - Mayor Davis

DRAFT

Mayor Davis did not have an appointment for the Dania Beach Housing Authority Board at this time.

- Marine Advisory Board - 1 vacancy - Vice Mayor Salvino

Vice Mayor Salvino appointed Eddy Hoste to the Marine Advisory Board and requested to add alternates to the Marine Advisory Board.

City Attorney Boutsis commented that an ordinance can be brought back to make the amendment to include alternate members to the board.

15. **COMMISSION COMMENTS**

15.1 Commissioner Lewellen

Commissioner Lewellen commented that she is looking forward to the CRA meeting Thursday evening and the upcoming Dania After Dark Wine & Seafood Festival.

15.2 Commissioner Rimoli

Commissioner Rimoli echoed Commissioner Lewellen's commented and thanked everyone for their engagement.

15.3 Commissioner Ryan

Commissioner Ryan wished all a happy St. Patrick's Day.

15.4 Vice-Mayor Salvino

Vice Mayor Salvino wished all a happy St. Patrick's Day.

15.5 Mayor Davis

Mayor Davis thanked the commission, administration and staff and commented on the mangroves. She thanked the Commission for supporting the 49th waterway cleanup at the pier and commented on the number of items found under the sand that were not seaweed. She relayed comments from Walter Duke expressing appreciation to City staff, noting that the City was recognized at the Broward State of the County workshop for its leadership in housing affordability and for improvements to the pier and marina. She commended Vice Mayor Salvino on the number of tickets sold for the Prestige Club event. Mayor Davis added that she looks forward to the upcoming multi-chamber event and Dania After Dark, and she extended congratulations to Lucky Fish on its anniversary as well as warm wishes to everyone for St. Patrick's Day.

16. **ADJOURNMENT**

Mayor Davis adjourned the meeting at 10:06 p.m.

DRAFT

ATTEST:

CITY OF DANIA BEACH

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

Approved:

DRAFT

City of Dania Beach
Public Services Memorandum

DATE: 3/24/2026

TO: Mayor and Commissioners

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

VIA: Fernando J. Rodriguez, Public Services Director

SUBJECT: **AUTHORIZATION TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HOLLYWOOD AND THE CITY OF DANIA BEACH, FOR MAINTENANCE OF LANDSCAPED MEDIANS**

Request:
The Public Services Department (PSD) requests the adoption of a resolution authorizing the execution of an Interlocal Agreement (ILA) between the City of Hollywood and the City of Dania Beach for maintenance of roadway medians by the City along Dania Beach Boulevard and Griffin Road.

Background:
The cities of Hollywood and Dania Beach generally maintain streetscapes, including medians, in various areas that in some cases are in each other's jurisdiction. In the past, the cities reviewed their median maintenance responsibilities and determined that certain medians are not contiguous to the jurisdiction of either municipality, thereby creating overlaps and sometimes interruptions or suboptimal maintenance schedule performance.

In recent years, the above situation led to an ILA between the cities of Dania Beach and City of Hollywood (Hollywood) that eliminated the ineffective approach of sharing median maintenance responsibilities along major corridors. To ensure that maintenance is provided in a consistent manner an agreement between the two cities called for the City of Dania Beach to assume all responsibilities and liabilities for the landscaping maintenance for the medians from Gulfstream and Dania Beach Boulevard east, to include the circle and two triangle medians as depicted on the map attached as Exhibit "A"; and keeps the previous agreement's maintenance delineation along Griffin Road, as depicted in Exhibit B, with Hollywood maintaining the six center medians from SW 35th Avenue to SR 7, and Dania Beach maintaining medians east of SW 34th Avenue.

The median landscaping improvements within the Dania Beach Boulevard corridor are supported in part by grant funding awarded through the Florida Department of Transportation (FDOT) State Highway Beautification Grant Program. The City Commission previously authorized acceptance of this funding under Resolution No. 2024-145. Supporting documentation includes the FDOT award letters, Joint Participation Agreements (JPA), Landscape Maintenance Memoranda of Agreement (MMOA), an administrative amendment, and Notices to Proceed

issued March 11, 2026.

Budgetary Impact
The total estimated cost of the median section's landscape refurbishing is estimated at approximately $500,000, but this will be defrayed by a $224,000 grant award, resulting in roughly a $276,000 cost to the City. The project is already budgeted in the current FY's Grant Fund, Account No. 103-39-68-539-63-10. There is no additional budgetary impact on the maintenance side, as the landscape maintenance of these median sections is already being provided by the City's current landscape contractor.

Recommendation
The Public Services Department recommends that the City Commission adopt a resolution authorizing the execution of an Interlocal Agreement (ILA) with the City of Hollywood, allowing the City of Dania Beach to maintain landscaped medians that are within the City of Hollywood's jurisdiction but are contiguous with Dania Beach median sections, including those along Dania Beach Boulevard and Griffin Road.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN INTERLOCAL AGREEMENT (ILA) WITH THE CITY OF HOLLYWOOD FOR MAINTENANCE OF THE ROADWAY MEDIANS ALONG DANIA BEACH BOULEVARD AND GRIFFIN ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AND EFFECTIVE DATE.

WHEREAS, the City of Hollywood maintains streetscapes, including medians, within areas under its jurisdiction that are adjacent to the City of Dania Beach; and

WHEREAS, the City of Dania Beach maintains streetscapes, including medians, within its municipal boundaries; and

WHEREAS, the Cities previously reviewed their respective median maintenance responsibilities and determined that certain medians are not contiguous with either City's jurisdiction, resulting in overlapping responsibilities and potential interruptions in maintenance services; and

WHEREAS, the Cities determined that simplifying maintenance responsibilities would provide more consistent and efficient maintenance; and

WHEREAS, the Cities previously entered into an agreement whereby the City of Dania Beach assumed responsibility for landscaping maintenance of the medians located from Gulfstream Road and Dania Beach Boulevard eastward, including the circle and two triangular medians and the City of Hollywood assumed responsibility for landscaping maintenance of six (6) medians on Griffin Road from State Road 7 to SW 35th Avenue; and

WHEREAS, the Interlocal Agreement (ILA), which Agreement is attached as Exhibit "A" and incorporated into this resolution by this reference, has been amended to include additional sections of Dania Beach Boulevard medians extending eastward, and adoption of the updated ILA will benefit both municipalities; and

WHEREAS, the City Commission previously authorized acceptance of funding through the Florida Department of Transportation State Highway Beautification Grant Program under Resolution No. 2024-145 for landscape improvements along Dania Beach Boulevard, and the Florida Department of Transportation has subsequently issued award letters, executed Joint Participation Agreements (JPA) and Landscape Maintenance Memoranda of Agreement

(MMOA), an administrative amendment to the agreements, and Notices to Proceed (NTP) for implementation of the beautification improvements associated with this project.

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

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

Section 2. That the City Commission authorizes the proper City officials to execute an Interlocal Agreement (ILA), which ILA is attached as Exhibit "A", and incorporated into this resolution by this reference, with the City of Hollywood for the maintenance of landscaped roadway medians along Griffin Road and Dania Beach Boulevard.

Section 3. That the cost of these median sections' maintenance is already part of the ongoing maintenance service contract in used by the City of Dania Beach, and the cost of the refurbishing is estimated at $276,000.00 to the City and is already budgeted in the fiscal year 2026 Grant Fund, Account No. 103-39-68-539-63-10.

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

Section 5. That this Resolution shall be effective 10 days after passage.

PASSED AND ADOPTED on_____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

SIGNATURES ON THE FOLLOWING PAGE

ATTEST:

_____	_____
ELORA RIERA, MMC	JOYCE L. DAVIS
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF HOLLYWOOD, FLORIDA
AND
THE CITY OF DANIA BEACH, FLORIDA
FOR
MAINTENANCE AND LANDSCAPE IMPROVEMENT OF MEDIANS

This Interlocal Agreement ("Agreement") is entered into this _____ day of _____, 2026 by and between the City of Hollywood, Florida ("Hollywood") and the City of Dania Beach, Florida ("Dania Beach"), collectively referred to as the "Parties," to define the responsibilities for maintenance and landscaping improvements of certain medians located within the municipal boundaries of both cities.

WITNESSETH:

WHEREAS, Hollywood maintains the streetscapes, including medians, throughout the City; and

WHEREAS, Dania Beach maintains the streetscapes, including medians throughout its City; and

WHEREAS, both municipalities also have FDOT maintenance agreements which require each city to maintain various medians for FDOT; and

WHEREAS, Hollywood and Dania Beach have been reviewing their maintenance responsibilities of various medians within both cities and have determined that certain center medians are not contiguous within the jurisdiction of either city which is creating overlaps or interruptions of maintenance services due to location of the center medians; and

WHEREAS, it is impractical for both cities to provide maintenance of these center medians, and it has been determined that the maintenance responsibilities should be simplified in order to ensure that such maintenance is provided in a consistent manner; and

WHEREAS, it is impractical for both cities to provide maintenance of these center medians, and it has been determined that the maintenance responsibilities should be simplified to ensure that such maintenance is provided in a consistent manner; and

WHEREAS, the Parties desire to renew and update their cooperative arrangement to ensure consistent maintenance and enhancement of median landscaping, including new improvements planned along Dania Beach Boulevard.

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, covenants hereinafter set forth, Hollywood and Dania Beach agree as follows:

ARTICLE 1
MAINTENANCE RESPONSIBILITIES

1.1 Dania Beach Boulevard. Dania Beach shall continue to perform landscape maintenance, inclusive of irrigation, at its sole expense, for the medians depicted in Exhibit A, located within or adjacent to Hollywood city limits. In addition to existing maintenance, Dania Beach shall include the installation of new landscaping along the three eastmost medians on Dania Beach Boulevard, consistent with the City's landscape master plan. Installation work will occur following FDOT design approval and subsequent bid award, with completion projected by the second or third quarter of 2026. Upon completion, Dania Beach shall assume ongoing maintenance of the newly installed materials.

1.2 Griffin Road. The Parties reaffirm their previous maintenance delineation along Griffin Road, as depicted in Exhibit B with Hollywood maintaining the six center medians from SW 35th Avenue to SR 7, and Dania Beach maintaining medians east of SW 34th Avenue.

ARTICLE 2
MAINTENANCE STANDARDS AND COMPLIANCE

All landscape maintenance performed by Dania Beach under this Agreement shall conform to the Florida Department of Transportation ("FDOT") Landscape Standards, the Florida Green Industries Best Management Practices Manual, and the City of Hollywood's applicable streetscape specifications. Both Parties shall coordinate to update standards if FDOT requirements change.

ARTICLE 3
INSPECTION AND REPORTING

Dania Beach shall perform visual inspections of the maintained medians no less than once every thirty (30) days and shall provide Hollywood with a brief written summary or photo log upon request. Any material failures of irrigation, turf, or plant health shall be corrected within fifteen (15) days of notice.

ARTICLE 4
CONSTRUCTION COORDINATION

During installation of new landscaping on Dania Beach Boulevard, Dania Beach shall coordinate construction staging, traffic control, and lane closures with Hollywood's Public Works and FDOT to avoid disruption to local businesses and traffic operations.

ARTICLE 5
FUTURE IMPROVEMENTS

Any additional enhancements, re-landscaping, or irrigation system upgrades within the defined maintenance area after initial installation shall be subject to mutual written approval of both Parties. Unless otherwise agreed, the cost of such improvements shall be borne by the Party proposing the change.

ARTICLE 6
DAMAGE AND RESTORATION

If median landscaping is damaged by utility work, accidents, or FDOT activities, the Parties shall coordinate to ensure prompt restoration. The Party receiving notice of the damage shall immediately inform the other Party and FDOT, as applicable.

ARTICLE 7
TERM

This Agreement shall become effective upon full execution and approval by both City Commissions and shall remain in effect for ten (10) years, unless terminated earlier under Article 12. The Agreement may be renewed for successive ten-year terms upon mutual consent by both Parties. The term of this Agreement shall begin on the last date of execution and approval by both Parties.

ARTICLE 8
INDEMNIFICATION AND INSURANCE

Each Party shall be responsible for its own negligent acts and those of its officers, employees, and agents to the extent provided by Section 768.28, Florida Statutes. Each Party shall maintain all legally required insurance for its employees and ensure any contractors performing maintenance or installation work carry appropriate coverage.

ARTICLE 9
FDOT APPROVAL CONTINGENCY

The installation of new landscaping improvements under this Agreement is contingent upon FDOT approval of design plans. Neither Party shall commence construction activities until all necessary permits and approvals have been obtained.

ARTICLE 10
FUNDING AND GRANTS

Each Party may independently apply for and administer any applicable state, federal, or other grant funding related to maintenance or landscape improvement activities under this Agreement.

ARTICLE 11
RECORDS AND AUDIT

Each Party shall maintain all records related to performance of this Agreement for at least five (5) years after expiration or termination. Such records shall be made available for inspection by the other Party upon reasonable notice.

ARTICLE 12
TERMINATION

Either Party may terminate this Agreement without cause by providing one hundred eighty (180) days' written notice to the other Party.

ARTICLE 13
NOTICE

Notices shall be in writing and sent by certified mail, return receipt requested, to:

As to Hollywood: George R. Keller, Jr., City Manager
2600 Hollywood Boulevard, Rm. 402
Hollywood, Florida 33020

With a copy to: Damaris Henlon, City Attorney
2600 Hollywood Boulevard, Rm. 407
Hollywood, Florida 33020

As to Dania Beach: Ana M. Garcia
City Manager
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Eve A. Boutsis
With a copy to: City Attorney
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

ARTICLE 14
PUBLIC COMMUNICATION

Any signage, press release, or public information referring to the landscape improvements shall identify both Hollywood and Dania Beach as cooperating entities unless otherwise agreed in writing.

ARTICLE 15
JURISDICTION, VENUE AND GOVERNING LAW

This Agreement shall be governed by the applicable laws of the State of Florida and the United States. Any and all legal action necessary to enforce this Agreement shall be held in Broward County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any

other remedy, and each and every remedy shall be cumulative and shall be in addition to every other remedy given hereunder or 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 further exercise thereof.

ARTICLE 16
MISCELLANEOUS

16.1 Third Party Rights. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than Hollywood and Dania beach.

16.2 Waiver. No waiver of any provision in this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

ARTICLE 17
ENTIRE AGREEMENT

This document represents the entire understanding between the Parties and supersedes all prior agreements or understandings related to median maintenance. Any amendments must be in writing and approved by both City Commissions.

SIGNATURES ON THE FOLLOWING PAGES

WITNESS OF THE FOREGOING, the parties have set their hand and seal the day and year first written above.

ATTEST:

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

PATRICIA A. CERNY
CITY CLERK

JOSH LEVY
MAYOR

APPROVED AS TO FORM AND CORRECTNESS

DAMARIS HENLON
CITY ATTORNEY

GEORGE R. KELLER, JR.
CITY MANAGER

WITNESS OF THE FOREGOING, the parties have set their hand and seal the day and year first written above.

ATTEST:

CITY OF HOLLYWOOD, FLORIDA,
a Florida municipal corporation

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS

EVE A. BOUTSIS
CITY ATTORNEY

ANA M. GARCIA, ICMA-CM
CITY MANAGER

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Exhibit A

LANDSCAPE MAINTENANCE AGREEMENT
Between the Cities of Dania Beach and Hollywood

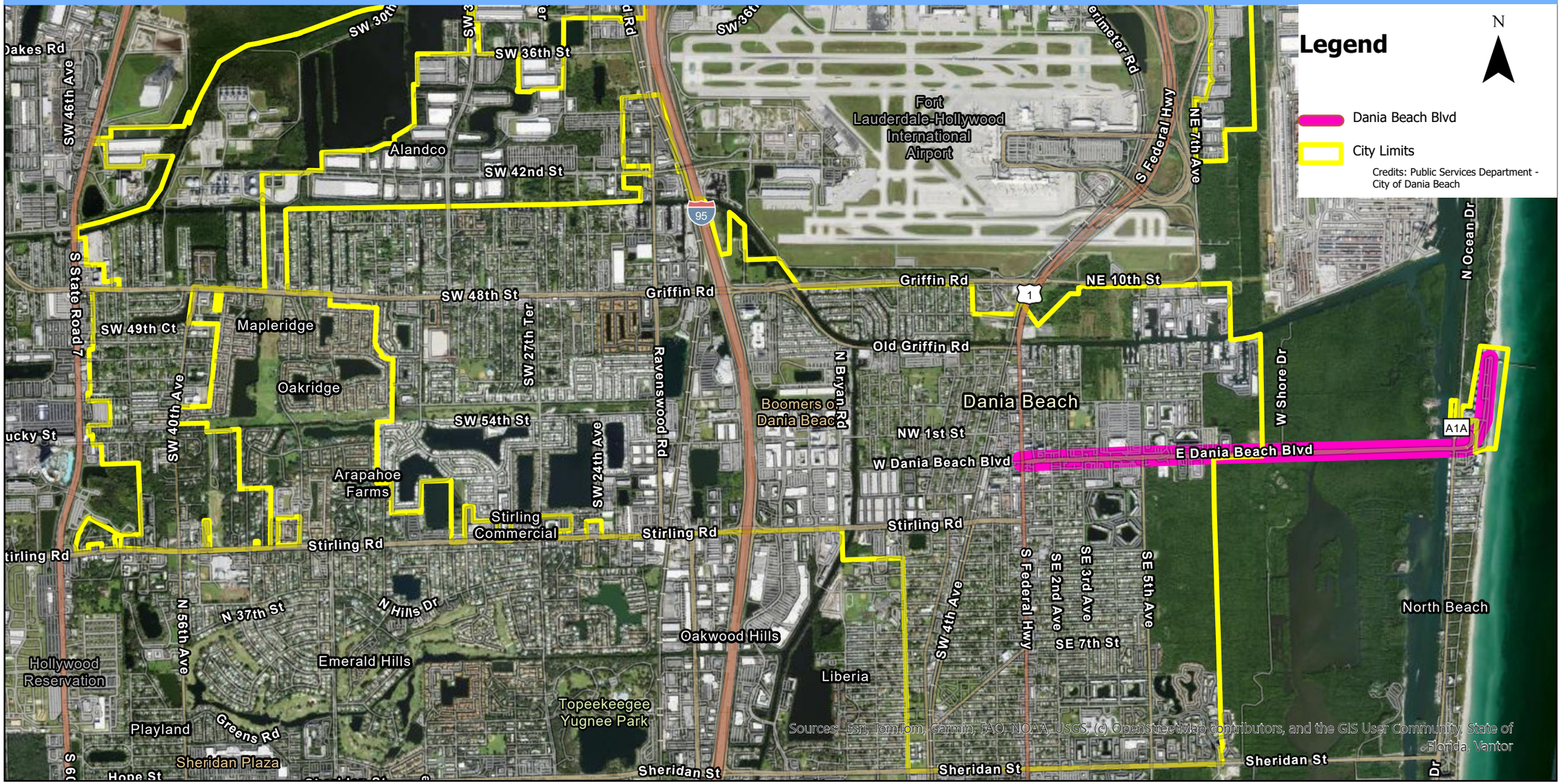
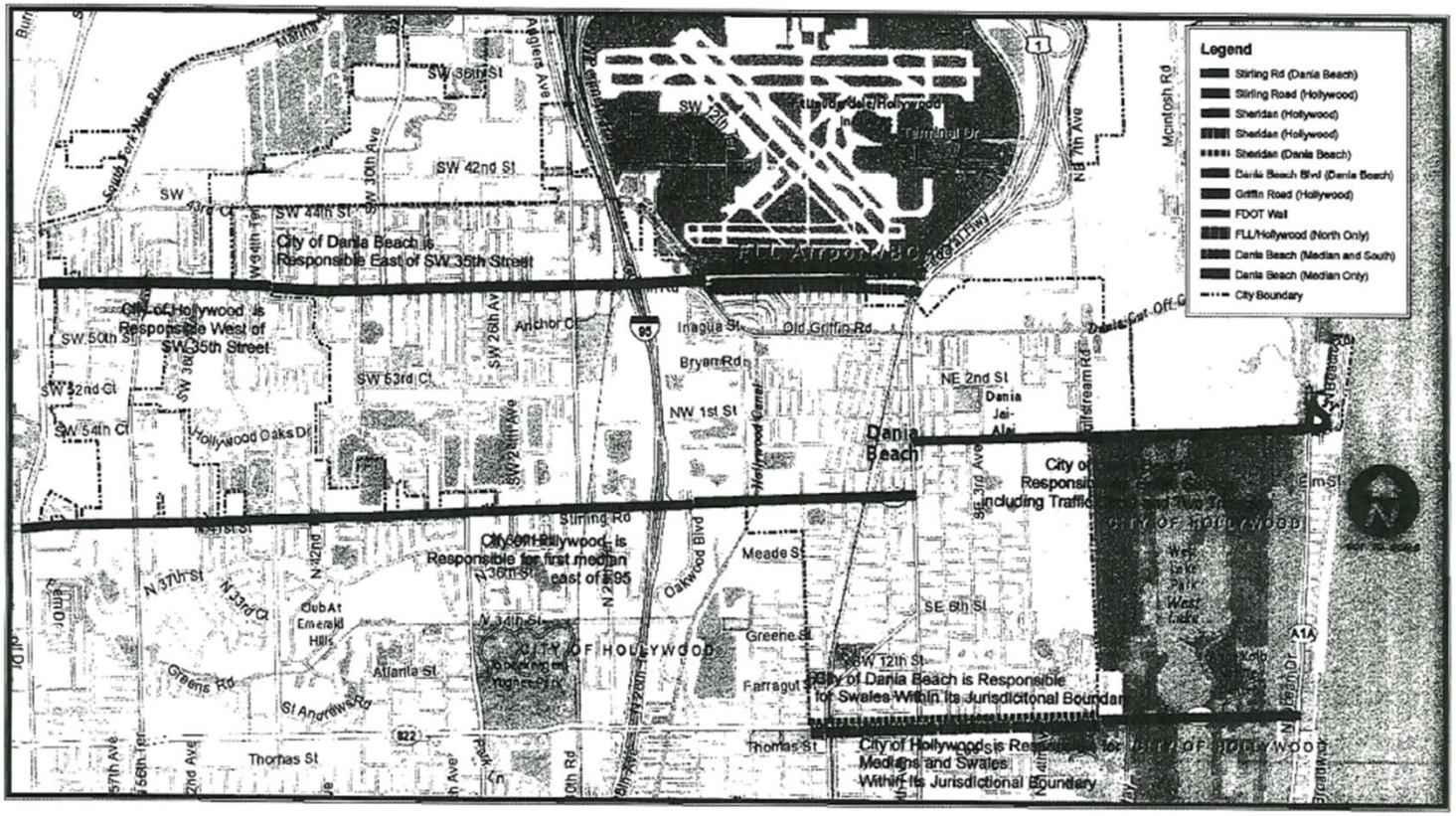


Exhibit B

LANDSCAPE MAINTENANCE AGREEMENT
Between the Cities of Dania Beach and Hollywood



City of Dania Beach
Public Services Memorandum

DATE: 3/24/2026

TO: Mayor and Commissioners

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

VIA: Fernando J. Rodriguez, Public Services Director

SUBJECT: **AUTHORIZATION TO EXECTUE CONSTRUCTION PHASE LOCAL AGENCY PROGRAM (LAP) AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE NW 1ST STREET COMPLETE STREETS / PEDESTRIAN CONNECTIVITY PROJECT**

Request:
The Public Services Department (PSD) requests the City Commission's approval to execute the Construction Phase Local Agency Program (LAP) Agreement with the Florida Department of Transportation (FDOT) for the NW 1st Street Complete Streets / Pedestrian Connectivity Project, Financial Project Number (FPN) 443949-1-58/68-01.

Background:
Pursuant to Resolution No. 2024-030, the City Commission authorized the initial Local Agency Program (LAP) Agreement with the Florida Department of Transportation (FDOT), formally initiating the NW 1st Street Complete Streets / Pedestrian Connectivity Project and securing funding for the design phase.

Subsequently, pursuant to Resolution No. 2025-056, the City Commission approved an agreement with Kimley-Horn and Associates, Inc., in the amount of $428,288.46, to complete design services in accordance with FDOT LAP requirements.

The design phase is nearing completion and the project is now prepared to advance into the construction phase.

FDOT has issued the Construction Phase LAP Agreement (attached to the Resolution as Exhibit "A"), which provides funding for eligible construction and Construction Engineering and Inspection (CEI) services. Acceptance of this agreement requires formal City Commission authorization.

The project corridor extends along NW 1st Street from Bryan Road to State Road 5 / US-1 and includes the following improvements:

• Americans with Disabilities Act (ADA)-compliant sidewalk installation and infill
• Curb and gutter construction
• ADA ramp reconstruction with detectable warning surfaces
• Pavement markings and signage
• Corridor grading and harmonization
• Associated drainage improvements within the right-of-way

These improvements will enhance pedestrian safety, ADA accessibility, and multimodal connectivity along the corridor.

Budgetary Impact
The total estimated project cost is $4,376,868.00, with FDOT participation under the Construction Phase LAP Agreement in an amount not to exceed $2,641,937.00. The required City local contribution is $1,734,931.00.

Funding for the construction phase shall be provided in accordance with the LAP Agreement and is subject to annual budget appropriation by the City Commission. Funding for the project is allocated as follows:

• $2,641,937 from the Florida Department of Transportation Local Agency Program (LAP) under Financial Project Number (FPN) 443949-1-58/68-01
• $200,000 from a General Fund appropriation, which will be reimbursed through LAP grant proceeds (included within the 2.6 mil noted above)
• $2,000,000 to be reallocated from the NW 2nd Street Drainage Project account 403-38-01-538-63-10 to GL 403-38-36-538-63-10

The FDOT funding of $2,641,937 is limited to the streetscape components of the project, including curb and gutter, ADA-compliant sidewalks and ramps, pavement markings, resurfacing, bus stop improvements, and CEI services. The $2,000,000 reallocation from the NW 2nd Street Drainage Project is designated to support drainage improvements, which comprise the City's local match component.

While the LAP Agreement identifies a required local match of $1,734,931, this amount represents the minimum obligation. The allocation of $2,000,000 provides a prudent buffer to account for potential bid variances and drainage-related change orders during construction.

The LAP Agreement operates as a reimbursement program. The City will initially fund construction expenditures and submit eligible costs to FDOT for reimbursement in accordance with LAP program requirements.
The City remains responsible for the required local match, any costs exceeding FDOT participation, and any costs determined to be ineligible under LAP guidelines.

Recommendation
The Public Services Department recommends that the City Commission authorize execution of the Construction Phase Local Agency Program (LAP) Agreement with the Florida Department of Transportation for the NW 1st Street Complete Streets / Pedestrian Connectivity Project (FPN 443949-1-58/68-01), in an amount not to exceed $2,641,937.00 in FDOT participation, and authorize the required City local contribution of up to $2,000,000.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LOCAL AGENCY PROGRAM (LAP) AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR CONSTRUCTION PHASE FUNDING FOR THE NW 1ST STREET COMPLETE STREETS / PEDESTRIAN CONNECTIVITY PROJECT FROM BRYAN ROAD TO STATE ROAD 5 / US-1; ACCEPTING FDOT FUNDING IN AN AMOUNT NOT TO EXCEED TWO MILLION SIX HUNDRED FORTY-ONE THOUSAND NINE HUNDRED THIRTY-SEVEN DOLLARS ($2,641,937.00.00); REIMBURSABLE GENERAL FUND APPROPRIATION OF TWO HUNDRED THOUSAND DOLLARS ($200,000.00) AUTHORIZING THE CITY'S REQUIRED LOCAL CONTRIBUTION IN THE AMOUNT OF TWO MILLION DOLLARS ($2,000,000.00); ATTACHING THE LAP AGREEMENT AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 2021-018, the City Commission affirmed its participation in the NW 1 Street from Bryan Road to State Road 5 / US-1 Complete Streets project and committed to administer and deliver the project in accordance with the Local Agency Program (LAP) requirements; and

WHEREAS, pursuant to Resolution No. 2024-030, the City Commission authorized the initial Local Agency Program (LAP) Agreement with the Florida Department of Transportation (FDOT) for the NW 1st Street Complete Streets / Pedestrian Connectivity Project, thereby formally initiating the project and securing funding for the design phase; and

WHEREAS, pursuant to Resolution No. 2025-056, the City Commission approved an agreement with Kimley-Horn and Associates, Inc., in the amount of Four Hundred Twenty-Eight Thousand Two Hundred Eighty-Eight Dollars and Forty-Six Cents ($428,288.46) to perform design services in accordance with FDOT LAP requirements; and

WHEREAS, the design phase has progressed in compliance with applicable FDOT LAP standards and the project is now prepared to advance to construction; and

WHEREAS, FDOT has issued a Construction Phase LAP Agreement for the NW 1st Street Complete Streets / Pedestrian Connectivity Project; and

WHEREAS, the Construction Phase LAP Agreement provides funding in an amount not to exceed Two Million Six Hundred Forty-One Thousand Nine Hundred Thirty-Seven Dollars ($2,641,937.00) for eligible construction and Construction Engineering and Inspection (CEI) services; and

WHEREAS, the Construction Phase Local Agency Program (LAP) Agreement requires the City to provide a local contribution, and the City has identified funding in an amount not to exceed Two Million Dollars ($2,000,000.00) to support the construction phase of the project, including associated drainage improvements; and

WHEREAS, the City Commission finds that acceptance of the Construction Phase LAP funding is in the best interest of the City and its residents, as it advances pedestrian safety, ADA accessibility, corridor connectivity, multimodal transportation, and drainage improvements along NW 1st Street.

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. The City Commission hereby approves and authorizes the execution of the Construction Phase Local Agency Program (LAP) Agreement with the Florida Department of Transportation, Financial Project Number 443949-1-58/68-01, in an amount not to exceed Two Million Six Hundred Forty-One Thousand Nine Hundred Thirty-Seven Dollars ($2,641,937.00), which agreement is attached hereto and incorporated herein as Exhibit "A."

Section 3. That funding for the construction phase which includes CEI services shall be provided in accordance with the LAP Agreement and subject to annual budget appropriation by the City Commission. Funding for the project includes $2,641,937 from the Florida Department of Transportation Local Agency Program under Financial Project Number (FPN) 443949-1-58/68-01, $200,000 from a General Fund appropriation which will be reimbursed through LAP grant proceeds, and $2,000,000 to be reallocated from the NW 2nd Street Drainage Project account 403-38-01-538-63-10 to GL 403-38-36-538-63-10.

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

Section 5. That this Resolution shall become effective ten (10) days after passage and adoption.

PASSED AND ADOPTED on _____, 2026.

Motion by_____second by _____

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

FPN: 443949-1-58-01	FPN: 443949-1-68-01	FPN:
Federal No (FAIN): D426-033-B	Federal No (FAIN): D426-033-B	Federal No (FAIN):
Federal Award Date:	Federal Award Date:	Federal Award Date:
Fund:	Fund:	Fund:
Org Code: 55043010404	Org Code: 55043010404	Org Code:
FLAIR Approp:	FLAIR Approp:	FLAIR Approp:
FLAIR Obj:	FLAIR Obj:	FLAIR Obj:

County No:86 Contract No:
Recipient Vendor No: F596000302002 Recipient Unique Entity ID (UEI) No: U56KXBHXUBK9

Assistance Listing Number (ALN): 20.205 Highway Planning and Construction

THIS LOCAL AGENCY PROGRAM AGREEMENT ("Agreement"), is entered into on _____, by and between the State of Florida Department of Transportation, an agency
(This date to be entered by DOT only)
of the State of Florida ("Department"), and City of Dania Beach ("Recipient").

NOW, THEREFORE, in consideration of the mutual benefits to be derived from joint participation on the Project, the Parties agree to the following:

1. **Authority:** The Department is authorized to enter into this Agreement pursuant to Section 339.12, Florida Statutes. The Recipient by Resolution or other form of official authorization, a copy of which is attached as **Exhibit "D"** and made a part of this Agreement, has authorized its officers to execute this Agreement on its behalf.

2. **Purpose of Agreement:** The purpose of this Agreement is to provide for the Department's participation in NW 1st St from Bryan Road to SR-5/US-1, as further described in **Exhibit "A",** Project Description and Responsibilities attached to and incorporated in this Agreement ("Project"), to provide Department financial assistance to the Recipient; state the terms and conditions upon which Department funds will be provided; and to set forth the manner in which the Project will be undertaken and completed.

3. **Term of Agreement:** The Recipient agrees to complete the Project on or before June 30, 2028. If the Recipient does not complete the Project within this time period, this Agreement will expire on the last day of the scheduled completion as provided in this paragraph unless an extension of the time period is requested by the Recipient and granted in writing by the Department prior to the expiration of this Agreement. Expiration of this Agreement will be considered termination of the Project. The cost of any work performed after the term of this Agreement will not be reimbursed by the Department.

4. **Project Cost:**

   a. The estimated cost of the Project is $ 4,377,453.00. This amount is based upon the Schedule of Financial Assistance in **Exhibit "B"**, attached to and incorporated in this Agreement. **Exhibit "B"** may be modified by mutual execution of an amendment as provided for in paragraph 5.j.

   b. The Department agrees to participate in the Project cost up to the maximum amount of $2,641,937.00 and as more fully described in **Exhibit "B"**. This amount includes Federal-aid funds which are limited to the actual amount of Federal-aid participation. The Department's participation may be increased or reduced upon determination of the actual bid amounts of the Project by the mutual execution of an amendment. The Recipient agrees to bear all expenses in excess of the total cost of the Project and any deficits incurred in connection with the completion of the Project.

   c. Project costs eligible for Department participation will be allowed only from the date of this Agreement. It is understood that Department participation in eligible Project costs is subject to:

i. Legislative approval of the Department's appropriation request in the work program year that the Project is scheduled to be committed;

ii. Availability of funds as stated in paragraphs 5.m. and 5.n. of this Agreement;

iii. Approval of all plans, specifications, contracts or other obligating documents and all other terms of this Agreement; and

iv. Department approval of the Project scope and budget at the time appropriation authority becomes available.

5. Requisitions and Payments

a. The Recipient shall provide quantifiable, measurable, and verifiable units of deliverables. Each deliverable must specify the required minimum level of service to be performed and the criteria for evaluating successful completion. The Project and the quantifiable, measurable, and verifiable units of deliverables are described more fully in **Exhibit "A"**.

b. Invoices shall be submitted by the Recipient in detail sufficient for a proper pre-audit and post-audit based on the quantifiable, measurable and verifiable units of deliverables as established in **Exhibit "A"**. Deliverables must be received and accepted in writing by the Department's Project Manager prior to payments. Requests for reimbursement by the Recipient shall include an invoice, progress report and supporting documentation for the period of services being billed that are acceptable to the Department. The Recipient shall use the format for the invoice and progress report that is approved by the Department.

c. The Recipient shall charge to the Project account all eligible costs of the Project except costs agreed to be borne by the Recipient or its contractors and subcontractors. Costs in excess of the programmed funding or attributable to actions which have not received the required approval of the Department shall not be considered eligible costs. All costs charged to the Project, including any approved services contributed by the Recipient or others, shall be supported by properly executed payrolls, time records, invoices, contracts or vouchers evidencing in proper detail the nature and propriety of the charges.

d. If the Recipient is considered a rural community or rural area of opportunity, as these terms are defined by Section 288.0656(2), Florida Statutes, Recipient may submit payment requests for eligible performance completed/costs incurred under this agreement pursuant to **Exhibit "H", Alternative Advance Payment Financial Provisions.**

e. Supporting documentation must establish that the deliverables were received and accepted in writing by the Recipient and must also establish that the required minimum level of service to be performed based on the criteria for evaluating successful completion as specified in **Exhibit "A"** was met. All costs invoiced shall be supported by properly executed payrolls, time records, invoices, contracts or vouchers evidencing in proper detail the nature and propriety of charges as described in **Exhibit "F",** Contract Payment Requirements.

f. Bills for travel expenses specifically authorized in this Agreement shall be submitted on the Department's Contractor Travel Form No. 300-000-06 and will be paid in accordance with Section 112.061, Florida Statutes and the most current version of the Disbursement Handbook for Employees and Managers.

g. Payment shall only be made after receipt and approval of goods and services unless the payment is made under **Exhibit "H"** or advance payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, Florida Statutes or the Department's Comptroller under Section 334.044(29), Florida Statutes.

If the Department determines that the performance of the Recipient is unsatisfactory, the Department shall notify the Recipient of the deficiency to be corrected, which correction shall be made within a time-frame to be specified by the Department. The Recipient shall, within thirty (30) days after notice from the Department, provide the Department with a corrective action plan describing how the Recipient will address all issues of

contract non-performance, unacceptable performance, failure to meet the minimum performance levels, deliverable deficiencies, or contract non-compliance. If the corrective action plan is unacceptable to the Department, the Recipient will not be reimbursed or paid under Exhibit "H", to the extent of the non-performance. The Recipient will not be reimbursed or paid until the Recipient resolves the deficiency. If the deficiency is subsequently resolved, the Recipient may bill the Department for any unpaid performance completed by the Recipient during the next billing period or as provided by **Exhibit "H", Alternative Advance Payment Financial Provisions**. If the Recipient is unable to resolve the deficiency, the funds shall be forfeited at the end of the Agreement's term.

h. Agencies providing goods and services to the Department should be aware of the following time frames. Inspection and approval of goods or services shall take no longer than 20 days from the Department's receipt of the invoice. The Department has 20 days to deliver a request for payment (voucher) to the Department of Financial Services. The 20 days are measured from the latter of the date the invoice is received or the goods or services are received, inspected, and approved.

If a payment is not available within 40 days, a separate interest penalty at a rate as established pursuant to ***Section 55.03(1), F.S.***, will be due and payable, in addition to the invoice amount, to the Recipient. Interest penalties of less than one (1) dollar will not be enforced unless the Recipient requests payment. Invoices that have to be returned to an Recipient because of Recipient preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for Agencies who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

i. The Recipient shall maintain an accounting system or separate accounts to ensure funds and projects are tracked separately. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for five years after final payment is made. Copies of these documents and records shall be furnished to the Department upon request. Records of costs incurred include the Recipient's general accounting records and the project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

j. Prior to the execution of this Agreement, a Project schedule of funding shall be prepared by the Recipient and approved by the Department. The Recipient shall maintain said schedule of funding, carry out the Project, and shall incur obligations against and make disbursements of Project funds only in conformity with the latest approved schedule of funding for the Project. The schedule of funding may be revised by execution of a Local Agency Program ("LAP") Supplemental Agreement between the Department and the Recipient. The Recipient acknowledges and agrees that funding for this project may be reduced upon determination of the Recipient's contract award amount.

k. If, after Project completion, any claim is made by the Department resulting from an audit or for work or services performed pursuant to this Agreement, the Department may offset such amount from payments due for work or services done under any agreement which it has with the Recipient owing such amount if, upon demand, payment of the amount is not made within 60 days to the Department. Offsetting any amount pursuant to this paragraph shall not be considered a breach of contract by the Department.

l. The Recipient must submit the final invoice on the Project to the Department within 120 days after the completion of the Project. Invoices submitted after the 120-day time period may not be paid.

m. The Department's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. If the Department's funding for this Project is in multiple fiscal years, funds approval from the Department's Comptroller must be received each fiscal year prior to costs being incurred. See **Exhibit "B"** for funding levels by fiscal year. Project costs utilizing these fiscal year funds are not eligible for reimbursement if incurred prior to funds approval being received. The Department will notify the Recipient, in writing, when funds are available.

n. In the event this Agreement is in excess of $25,000 and has a term for a period of more than one year, the provisions of Section 339.135(6)(a), Florida Statutes, are hereby incorporated:

> "The Department, during any fiscal year, shall not 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. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 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, and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000 and which have a term for a period of more than 1 year."

6. Department Payment Obligations:

Subject to other provisions of this Agreement, the Department will honor requests for reimbursement to the Recipient pursuant to this Agreement. However, notwithstanding any other provision of this Agreement, the Department may elect by notice in writing not to make a payment if:

a. The Recipient shall have made misrepresentation of a material nature in its application, or any supplement or amendment to its application, or with respect to any document or data furnished with its application or pursuant to this Agreement;

b. There is any pending litigation with respect to the performance by the Recipient of any of its duties or obligations which may jeopardize or adversely affect the Project, the Agreement or payments to the Project;

c. The Recipient shall have taken any action pertaining to the Project which, under this Agreement, requires the approval of the Department or has made a related expenditure or incurred related obligations without having been advised by the Department that same are approved;

d. There has been any violation of the conflict of interest provisions contained in paragraph 14.f.; or

e. The Recipient has been determined by the Department to be in default under any of the provisions of the Agreement.

The Department may suspend or terminate payment for that portion of the Project which the Federal Highway Administration ("FHWA"), or the Department acting in lieu of FHWA, may designate as ineligible for Federal-aid.

In determining the amount of the payment, the Department will exclude all Project costs incurred by the Recipient prior to the Department's issuance of a Notice to Proceed ("NTP"), costs incurred after the expiration of the Agreement, costs which are not provided for in the latest approved schedule of funding in **Exhibit "B"** for the Project, costs agreed to be borne by the Recipient or its contractors and subcontractors for not meeting the Project commencement and final invoice time lines, and costs attributable to goods or services received under a contract or other arrangements which have not been approved in writing by the Department.

7. General Requirements:

The Recipient shall complete the Project with all practical dispatch, in a sound, economical, and efficient manner, and in accordance with the provisions in this Agreement, and all applicable laws. The Project will be performed in accordance with all applicable Department procedures, guidelines, manuals, standards, and directives as described in the Department's **Local Agency Program Manual** (FDOT Topic No. 525-010-300), which by this reference is made a part of this Agreement. Time is of the essence as to each and every obligation under this Agreement.

a. A full time employee of the Recipient, qualified to ensure that the work being pursued is complete, accurate, and consistent with the terms, conditions, and specifications of this Agreement shall be in responsible charge of the Project, which employee should be able to perform the following duties and functions:

i. Administers inherently governmental project activities, including those dealing with cost, time, adherence to contract requirements, construction quality and scope of Federal-aid projects;

ii. Maintains familiarity of day to day Project operations, including Project safety issues;

iii. Makes or participates in decisions about changed conditions or scope changes that require change orders or supplemental agreements;

iv. Visits and reviews the Project on a frequency that is commensurate with the magnitude and complexity of the Project;

v. Reviews financial processes, transactions and documentation to ensure that safeguards are in place to minimize fraud, waste, and abuse;

vi. Directs Project staff, agency or consultant, to carry out Project administration and contract oversight, including proper documentation;

vii. Is aware of the qualifications, assignments and on-the-job performance of the Recipient and consultant staff at all stages of the Project.

b. Once the Department issues the NTP for the Project, the Recipient shall be obligated to submit an invoice or other request for reimbursement to the Department no less than once every 90 days (quarterly), beginning from the day the NTP is issued. If the Recipient fails to submit quarterly invoices to the Department, and in the event the failure to timely submit invoices to the Department results in the FHWA removing any unbilled funding or the loss of state appropriation authority (which may include the loss of state and federal funds, if there are state funds programmed to the Project), then the Recipient will be solely responsible to provide all funds necessary to complete the Project and the Department will not be obligated to provide any additional funding for the Project. The Recipient waives the right to contest such removal of funds by the Department, if the removal is related to FHWA's withdrawal of funds or if the removal is related to the loss of state appropriation authority. In addition to the loss of funding for the Project, the Department will also consider the de-certification of the Recipient for future LAP Projects. No cost may be incurred under this Agreement until after the Recipient has received a written NTP from the Department. The Recipient agrees to advertise or put the Project out to bid thirty (30) days from the date the Department issues the NTP to advertise the Project. If the Recipient is not able to meet the scheduled advertisement, the Department District LAP Administrator should be notified as soon as possible.

c. If all funds are removed from the Project, including amounts previously billed to the Department and reimbursed to the Recipient, and the Project is off the State Highway System, then the Department will have to request repayment for the previously billed amounts from the Recipient. No state funds can be used on off-system projects, unless authorized pursuant to **Exhibit "I",** State Funds Addendum, which will be attached to and incorporated in this Agreement in the event state funds are used on the Project.

d. In the event that any election, referendum, approval, permit, notice or other proceeding or authorization is required under applicable law to enable the Recipient to enter into this Agreement or to undertake the Project or to observe, assume or carry out any of the provisions of the Agreement, the Recipient will initiate and consummate, as provided by law, all actions necessary with respect to any such matters.

e. The Recipient shall initiate and prosecute to completion all proceedings necessary, including Federal-aid requirements, to enable the Recipient to provide the necessary funds for completion of the Project.

f. The Recipient shall submit to the Department such data, reports, records, contracts, and other documents relating to the Project as the Department and FHWA may require. The Recipient shall make such submissions using Department-designated information systems.

g. Federal-aid funds shall not participate in any cost which is not incurred in conformity with applicable federal and state laws, the regulations in 23 Code of Federal Regulations (C.F.R.) and 49 C.F.R., and policies and procedures prescribed by the Division Administrator of FHWA. Federal funds shall not be paid on account of any cost incurred prior to authorization by FHWA to the Department to proceed with the Project or part thereof involving such cost (23 C.F.R. 1.9 (a)). If FHWA or the Department determines that any amount claimed is not eligible, federal participation may be approved in the amount determined to be adequately supported and the Department shall notify the Recipient in writing citing the reasons why items and amounts are not eligible for federal participation. Where correctable non-compliance with provisions of law or FHWA requirements exists federal funds may be withheld until compliance is obtained. Where non-compliance is not correctable, FHWA or the Department may deny participation in parcel or Project costs in part or in total. For any amounts determined to be ineligible for federal reimbursement for which the Department has advanced payment, the Recipient shall promptly reimburse the Department for all such amounts within 90 days of written notice.

h. For any project requiring additional right-of-way, the Recipient must submit to the Department an annual report of its real property acquisition and relocation assistance activities on the project. Activities shall be reported on a federal fiscal year basis, from October 1 through September 30. The report must be prepared using the format prescribed in 49 C.F.R. Part 24, Appendix B, and be submitted to the Department no later than October 15 of each year.

8. Audit Reports:

The administration of resources awarded through the Department to the Recipient by this Agreement may be subject to audits and/or monitoring by the Department. The following requirements do not limit the authority of the Department to conduct or arrange for the conduct of additional audits or evaluations of federal awards or limit the authority of any state agency inspector general, the State of Florida Auditor General, or any other state official. The Recipient shall comply with all audit and audit reporting requirements as specified below.

a. In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, monitoring procedures may include, but not be limited to, on-site visits by Department staff and/or other procedures including, reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to federal awards provided through the Department by this Agreement. By entering into this Agreement, the Recipient agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Department. The Recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Department, State of Florida Chief Financial Officer ("CFO"), or State of Florida Auditor General.

b. The Recipient, a non-federal entity as defined by 2 CFR Part 200, as a subrecipient of a federal award awarded by the Department through this Agreement is subject to the following requirements:

   i. In the event the Recipient expends a total amount of federal awards equal to or in excess of the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, the Recipient must have a federal single or program-specific audit for such fiscal year conducted in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements. **Exhibit "E"** to this Agreement provides the required federal award identification information needed by the Recipient to further comply with the requirements of 2 CFR Part 200, Subpart F – Audit Requirements. In determining federal awards expended in a fiscal year, the Recipient must consider all sources of federal awards based on when the activity related to the federal award occurs, including the federal award provided through the Department by this Agreement. The determination of amounts of federal awards expended should be in accordance with the guidelines established by 2 CFR Part 200, Subpart F – Audit Requirements. An audit conducted by the State of Florida Auditor General in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, will meet the requirements of this part.

   ii. In connection with the audit requirements, the Recipient shall fulfill the requirements relative to the auditee responsibilities as provided in 2 CFR Part 200, Subpart F – Audit Requirements.

iii. In the event the Recipient expends less than the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, in federal awards, the Recipient is exempt from federal audit requirements for that fiscal year. However, the Recipient must provide a single audit exemption statement to the Department at FDOTSingleAudit@dot.state.fl.us no later than nine months after the end of the Recipient's audit period for each applicable audit year. In the event the Recipient expends less than the threshold established by 2 CFR Part 200, Subpart F – Audit Requirements, in federal awards in a fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F – Audit Requirements, the cost of the audit must be paid from non-federal resources (*i.e.*, the cost of such an audit must be paid from the Recipient's resources obtained from other than federal entities).

iv. The Recipient must electronically submit to the Federal Audit Clearinghouse ("FAC") at https://harvester.census.gov/facweb/ the audit reporting package as required by 2 CFR Part 200, Subpart F – Audit Requirements, within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period. The FAC is the repository of record for audits required by 2 CFR Part 200, Subpart F – Audit Requirements, and this Agreement. However, the Department requires a copy of the audit reporting package also be submitted to FDOTSingleAudit@dot.state.fl.us within the earlier of 30 calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period as required by 2 CFR Part 200, Subpart F – Audit Requirements.

v. Within six months of acceptance of the audit report by the FAC, the Department will review the Recipient's audit reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate action on all deficiencies has been taken pertaining to the federal award provided through the Department by this Agreement. If the Recipient fails to have an audit conducted in accordance with 2 CFR Part 200, Subpart F – Audit Requirements, the Department may impose additional conditions to remedy noncompliance. If the Department determines that noncompliance cannot be remedied by imposing additional conditions, the Department may take appropriate actions to enforce compliance, which actions may include but not be limited to the following:

1. Temporarily withhold cash payments pending correction of the deficiency by the Recipient or more severe enforcement action by the Department;
2. Disallow (deny both use of funds and any applicable matching credit for) all or part of the cost of the activity or action not in compliance;
3. Wholly or partly suspend or terminate the federal award;
4. Initiate suspension or debarment proceedings as authorized under 2 C.F.R. Part 180 and federal awarding agency regulations (or in the case of the Department, recommend such a proceeding be initiated by the federal awarding agency);
5. Withhold further federal awards for the Project or program;
6. Take other remedies that may be legally available.

vi. As a condition of receiving this federal award, the Recipient shall permit the Department or its designee, the CFO, or State of Florida Auditor General access to the Recipient's records including financial statements, the independent auditor's working papers, and project records as necessary. Records related to unresolved audit findings, appeals, or litigation shall be retained until the action is complete or the dispute is resolved.

vii. The Department's contact information for requirements under this part is as follows:

Office of Comptroller, MS 24
605 Suwannee Street
Tallahassee, Florida 32399-0450
FDOTSingleAudit@dot.state.fl.us

c. The Recipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date the audit report is issued and shall allow the Department or its designee, the CFO, or State of Florida Auditor General access to such records upon request. The Recipient shall ensure that the audit working papers are made available to the Department or its designee, the CFO, or State of Florida Auditor General upon request for a period of five years from the date the audit report is issued, unless extended in writing by the Department.

9. Termination or Suspension of Project:

The Department may, by written notice to the Recipient, suspend any or all of the Department's obligations under this Agreement for the Recipient's failure to comply with applicable law or the terms of this Agreement until such time as the event or condition resulting in such suspension has ceased or been corrected.

a. If the Department intends to terminate the Agreement, the Department shall notify the Recipient of such termination in writing at least thirty (30) days prior to the termination of the Agreement, with instructions to the effective date of termination or specify the stage of work at which the Agreement is to be terminated.

b. The Parties to this Agreement may terminate this Agreement when its continuation would not produce beneficial results commensurate with the further expenditure of funds. In this event, the Parties shall agree upon the termination conditions.

c. If the Agreement is terminated before performance is completed, the Recipient shall be paid only for that work satisfactorily performed for which costs can be substantiated. Such payment, however, may not exceed the equivalent percentage of the Department's maximum financial assistance. If any portion of the Project is located on the Department's right-of-way, then all work in progress on the Department right-of-way will become the property of the Department and will be turned over promptly by the Recipient.

d. In the event the Recipient fails to perform or honor the requirements and provisions of this Agreement, the Recipient shall promptly refund in full to the Department within thirty (30) days of the termination of the Agreement any funds that were determined by the Department to have been expended in violation of the Agreement.

e. The Department reserves the right to unilaterally cancel this Agreement for failure by the Recipient to comply with the Public Records provisions of Chapter 119, Florida Statutes.

10. Contracts of the Recipient:

a. Except as otherwise authorized in writing by the Department, the Recipient shall not execute any contract or obligate itself in any manner requiring the disbursement of Department funds, including consultant or construction contracts or amendments thereto, with any third party with respect to the Project without the written approval of the Department. Failure to obtain such approval shall be sufficient cause for nonpayment by the Department. The Department specifically reserves the right to review the qualifications of any consultant or contractor and to approve or disapprove the employment of such consultant or contractor.

b. It is understood and agreed by the parties to this Agreement that participation by the Department in a project with the Recipient, where said project involves a consultant contract for engineering, architecture or surveying services, is contingent on the Recipient's complying in full with provisions of Section 287.055, Florida Statutes, Consultants' Competitive Negotiation Act, the federal Brooks Act, 23 C.F.R. 172, and 23 U.S.C. 112. At the discretion of the Department, the Recipient will involve the Department in the consultant selection process for all projects funded under this Agreement. In all cases, the Recipient shall certify to the Department that selection has been accomplished in compliance with the Consultants' Competitive Negotiation Act and the federal Brooks Act.

c. The Recipient shall comply with, and require its consultants and contractors to comply with applicable federal law pertaining to the use of Federal-aid funds. The Recipient shall comply with the provisions in the FHWA-1273 form as set forth in **Exhibit "G",** FHWA 1273 attached to and incorporated in this Agreement. The Recipient shall include FHWA-1273 in all contracts with contractors performing work on the Project.

d. The Recipient shall require its consultants and contractors to take emergency steps to close any public road whenever there is a risk to life, health and safety of the travelling public. The safety of the travelling public is the Department's first priority for the Recipient. If lane or road closures are required by the LA to ensure the life, health, and safety of the travelling public, the LA must notify the District Construction Engineer and District Traffic Operations Engineer immediately once the travelling public are not at imminent risk. The Department expects professional engineering judgment be applied in all aspects of locally

delivered projects. Defect management and supervision of LAP project structures components must be proactively managed, monitored, and inspected by department prequalified structures engineer(s). The District Construction Engineer must be notified immediately of defect monitoring that occurs in LAP project construction, whether or not the defects are considered an imminent risk to life, health, or safety of the travelling public. When defects, including but not limited to, structural cracks, are initially detected during bridge construction, the engineer of record, construction engineering inspector, design-build firm, or local agency that owns or is responsible for the bridge construction has the authority to immediately close the bridge to construction personnel and close the road underneath. The LA shall also ensure compliance with the CPAM, Section 9.1.8 regarding actions for maintenance of traffic and safety concerns.

11. Disadvantaged Business Enterprise (DBE) Policy and Obligation:

It is the policy of the Department that DBE's, as defined in 49 C.F.R. Part 26, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with Department funds under this Agreement. The DBE requirements of applicable federal and state laws and regulations apply to this Agreement.

The Recipient and its contractors agree to ensure that DBE's have the opportunity to participate in the performance of this Agreement. In this regard, all recipients and contractors shall take all necessary and reasonable steps in accordance with applicable federal and state laws and regulations to ensure that the DBE's have the opportunity to compete for and perform contracts. The Recipient and its contractors and subcontractors shall not discriminate on the basis of race, color, national origin or sex in the award and performance of contracts, entered pursuant to this Agreement.

12. Compliance with Conditions and Laws:

The Recipient shall comply and require its contractors and subcontractors to comply with all terms and conditions of this Agreement and all federal, state, and local laws and regulations applicable to this Project. Execution of this Agreement constitutes a certification that the Recipient is in compliance with, and will require its contractors and subcontractors to comply with, all requirements imposed by applicable federal, state, and local laws and regulations, including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions," in 49 C.F.R. Part 29, and 2 C.F.R. Part 200 when applicable.

13. Performance Evaluations:

Recipients are evaluated on a project-by-project basis. The evaluations provide information about oversight needs and provide input for the recertification process. Evaluations are submitted to the Recipient's person in responsible charge or designee as part of the Project closeout process. The Department provides the evaluation to the Recipient no more than 30 days after final acceptance.

a. Each evaluation will result in one of three ratings. A rating of Unsatisfactory Performance means the Recipient failed to develop the Project in accordance with applicable federal and state regulations, standards and procedures, required excessive District involvement/oversight, or the Project was brought in-house by the Department. A rating of Satisfactory Performance means the Recipient developed the Project in accordance with applicable federal and state regulations, standards and procedures, with minimal District involvement/oversight. A rating of Above Satisfactory Performance means the Recipient developed the Project in accordance with applicable federal and state regulations, standards and procedures, and the Department did not have to exceed the minimum oversight and monitoring requirements identified for the project.

b. The District will determine which functions can be further delegated to Recipients that continuously earn Satisfactory and Above Satisfactory evaluations.

14. Restrictions, Prohibitions, Controls, and Labor Provisions:

During the performance of this Agreement, the Recipient agrees as follows, and agrees to require its contractors and subcontractors to include in each subcontract the following provisions:

a. The Recipient will comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964, the regulations of the U.S. Department of Transportation issued thereunder, and the assurance by the Recipient pursuant thereto. The Recipient shall include the attached **Exhibit "C",** Title VI Assurances in all contracts

with consultants and contractors performing work on the Project that ensure compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21, and related statutes and regulations.

b. The Recipient will comply with all the requirements as imposed by the ADA, the regulations of the Federal Government issued thereunder, and assurance by the Recipient pursuant thereto.

c. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

d. In accordance with Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the Discriminatory Vendor List, kept by the Florida Department of Management Services, may not submit a bid on a contract to provide goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; and may not transact business with any public entity.

e. An entity or affiliate who has had its Certificate of Qualification suspended, revoked, denied or have further been determined by the Department to be a non-responsible contractor may not submit a bid or perform work for the construction or repair of a public building or public work on a contract with the Recipient.

f. Neither the Recipient nor any of its contractors or their subcontractors shall enter into any contract, subcontract or arrangement in connection with the Project or any property included or planned to be included in the Project in which any member, officer or employee of the Recipient or the locality during tenure or for 2 years thereafter has any interest, direct or indirect. If any such present or former member, officer or employee involuntarily acquires or had acquired prior to the beginning of tenure any such interest, and if such interest is immediately disclosed to the Recipient, the Recipient, with prior approval of the Department, may waive the prohibition contained in this paragraph provided that any such present member, officer or employee shall not participate in any action by the Recipient or the locality relating to such contract, subcontract or arrangement. The Recipient shall insert in all contracts entered into in connection with the Project or any property included or planned to be included in any Project, and shall require its contractors to insert in each of their subcontracts, the following provision:

"No member, officer or employee of the Recipient or of the locality during his tenure or for 2 years thereafter shall have any interest, direct or indirect, in this contract or the proceeds thereof."

The provisions of this paragraph shall not be applicable to any agreement between the Recipient and its fiscal depositories or to any agreement for utility services the rates for which are fixed or controlled by a governmental agency.

g. No member or delegate to the Congress of the United States shall be admitted to any share or part of this Agreement or any benefit arising therefrom.

h. In accordance with Section 787.06(13), Florida Statutes, the Recipient must verify its contractors or subcontractors are not engaged in coercion for labor or services.

15. Indemnification and Insurance:

a. It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of any part of this Agreement to create in the public or any member thereof, a third-party beneficiary under this Agreement, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement. The

Recipient guarantees the payment of all just claims for materials, supplies, tools, or labor and other just claims against the Recipient or any subcontractor, in connection with this Agreement.

b. To the extent provided by law, Recipient shall indemnify, defend, and hold harmless the Department against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of Recipient, or any of its officers, agents, or employees, acting within the scope of their office or employment, in connection with the rights granted to or exercised by Recipient hereunder, to the extent and within the limitations of Section 768.28, Florida Statutes. The foregoing indemnification shall not constitute a waiver of the Department's or Recipient's sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by Recipient to indemnify the Department for the negligent acts or omissions of the Department, its officers, agents, or employees, or for the acts of third parties. Nothing herein shall be construed as consent by Recipient to be sued by third parties in any manner arising out of this Agreement. This indemnification shall survive the termination of this Agreement.

c. Recipient agrees to include the following indemnification in all contracts with contractors, subcontractors, consultants, or subconsultants (each referred to as "Entity" for the purposes of the below indemnification) who perform work in connection with this Agreement:

"To the extent provided by law, [ENTITY] shall indemnify, defend, and hold harmless the [RECIPIENT] and the State of Florida, Department of Transportation, including the Department's officers, agents, and employees, against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of [ENTITY], or any of its officers, agents, or employees, acting within the scope of their office or employment, in connection with the rights granted to or exercised by [ENTITY].

The foregoing indemnification shall not constitute a waiver of the Department's or [RECIPIENT']'s sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28. Nor shall the same be construed to constitute agreement by [ENTITY] to indemnify [RECIPIENT] for the negligent acts or omissions of [RECIPIENT], its officers, agents, or employees, or third parties. Nor shall the same be construed to constitute agreement by [ENTITY] to indemnify the Department for the negligent acts or omissions of the Department, its officers, agents, or employees, or third parties. This indemnification shall survive the termination of this Agreement."

d. The Recipient shall, or cause its contractor or consultant to carry and keep in force, during the term of this Agreement, a general liability insurance policy or policies with a company or companies authorized to do business in Florida, affording public liability insurance with combined bodily injury limits of at least $200,000 per person and $300,000 each occurrence, and property damage insurance of at least $200,000 each occurrence, for the services to be rendered in accordance with this Agreement. The Recipient shall also, or cause its contractor or consultant to carry and keep in force Workers' Compensation Insurance as required by the State of Florida under the Workers' Compensation Law. With respect to any general liability insurance policy required pursuant to this Agreement, all such policies shall be issued by companies licensed to do business in the State of Florida. The Recipient shall provide to the Department certificates showing the required coverage to be in effect with endorsements showing the Department to be an additional insured prior to commencing any work under this Agreement. Policies that include Self Insured Retention will not be accepted. The certificates and policies shall provide that in the event of any material change in or cancellation of the policies reflecting the required coverage, thirty days advance notice shall be given to the Department or as provided in accordance with Florida law.

16. Maintenance Obligations: In the event the Project includes construction then the following provisions are incorporated into this Agreement:

a. The Recipient agrees to maintain any portion of the Project not located on the State Highway System constructed under this Agreement for its useful life. If the Recipient constructs any improvement on Department right-of-way, the Recipient

☐ shall

☐ shall not

☒ N/A

maintain the improvements located on the Department right-of-way for their useful life. If the Recipient is required to maintain Project improvements located on the Department right-of-way beyond final acceptance, then Recipient shall, prior to any disbursement of the state funding provided under this Agreement, also execute a Maintenance Memorandum of Agreement in a form that is acceptable to the Department. The Recipient has agreed to the foregoing by resolution, and such resolution is attached and incorporated into this Agreement as **Exhibit "D"**. This provision will survive termination of this Agreement.

17. Miscellaneous Provisions:

a. The Recipient will be solely responsible for compliance with all applicable environmental regulations, for any liability arising from non-compliance with these regulations, and will reimburse the Department for any loss incurred in connection therewith. The Recipient will be responsible for securing any applicable permits. The Recipient shall include in all contracts and subcontracts for amounts in excess of $150,000, a provision requiring compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387).

b. The Department shall not be obligated or liable hereunder to any individual or entity not a party to this Agreement.

c. In no event shall the making by the Department of any payment to the Recipient constitute or be construed as a waiver by the Department of any breach of covenant or any default which may then exist on the part of the Recipient and the making of such payment by the Department, while any such breach or default shall exist, shall in no way impair or prejudice any right or remedy available to the Department with respect to such breach or default.

d. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance, the remainder would then continue to conform to the terms and requirements of applicable law.

e. By execution of the Agreement, the Recipient represents that it has not paid and, also agrees not to pay, any bonus or commission for the purpose of obtaining an approval of its application for the financing hereunder.

f. Nothing in the Agreement shall require the Recipient to observe or enforce compliance with any provision or perform any act or do any other thing in contravention of any applicable state law. If any of the provisions of the Agreement violate any applicable state law, the Recipient will at once notify the Department in writing in order that appropriate changes and modifications may be made by the Department and the Recipient to the end that the Recipient may proceed as soon as possible with the Project.

g. In the event that this Agreement involves constructing and equipping of facilities, the Recipient shall submit to the Department for approval all appropriate plans and specifications covering the Project. The Department will review all plans and specifications and will issue to the Recipient a written approval with any approved portions of the Project and comments or recommendations covering any remainder of the Project deemed appropriate. After resolution of these comments and recommendations to the Department's satisfaction, the Department will issue to the Recipient a written approval with said remainder of the Project. Failure to obtain this written approval shall be sufficient cause of nonpayment by the Department.

h. Upon completion of right-of-way activities on the Project, the Recipient must certify compliance with all applicable federal and state requirements. Certification is required prior to authorization for advertisement for or solicitation of bids for construction of the Project, including if no right-of-way is required.

i. The Recipient will certify in writing, prior to Project closeout that the Project was completed in accordance with applicable plans and specifications, is in place on the Recipient's facility, adequate title is in the Recipient's name, and the Project is accepted by the Recipient as suitable for the intended purpose.

j. The Recipient agrees that no federally-appropriated funds have been paid, or will be paid by or on behalf of the Recipient, to any person for influencing or attempting to influence any officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement. If any funds other than federally-appropriated funds have been paid by the Recipient to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with this Agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. The Recipient shall require that the language of this paragraph be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. No funds received pursuant to this contract may be expended for lobbying the Legislature, the judicial branch or a state agency.

k. The Recipient may not permit the Engineer of Record to perform Construction, Engineering and Inspection services on the Project.

l. The Recipient shall comply with all applicable federal guidelines, procedures, and regulations. If at any time a review conducted by Department and or FHWA reveals that the applicable federal guidelines, procedures, and regulations were not followed by the Recipient and FHWA requires reimbursement of the funds, the Recipient will be responsible for repayment to the Department of all funds awarded under the terms of this Agreement.

m. The Recipient shall:

i. utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by Recipient during the term of the contract; and

ii. expressly require any contractor and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

n. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute the same Agreement. A facsimile or electronic transmission of this Agreement with a signature on behalf of a party will be legal and binding on such party.

o. The Parties agree to comply with s.20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with s.20.055(5), Florida Statutes.

p. If the Project is procured pursuant to Chapter 255, Florida Statutes, for construction services and the cost of the Project is to be paid from state-appropriated funds, then the Recipient must comply with the requirements of Section 255.0991, Florida Statutes.

18. Exhibits:

a. **Exhibits "A"**, **"B"**, **"C", "D"**, **"E", "F" and "H"** are attached to and incorporated into this Agreement.

b. ☐ If this Project includes Phase 58 (construction) activities, then **Exhibit "G"**, FHWA FORM 1273, is attached and incorporated into this Agreement.

c. ☐ State funds are used on this Project. If state funds are used on this Project, then **Exhibit "I"**, State Funds Addendum, is attached and incorporated into this Agreement. **Exhibit "J"**, State Financial Assistance (Florida Single Audit Act), is attached and incorporated into this Agreement.

d. ☐ This Project utilizes Advance Project Reimbursement. If this Project utilizes Advance Project Reimbursement, then **Exhibit "K"**, Advance Project Reimbursement is attached and incorporated into this Agreement.

e. ☐ This Project includes funding for landscaping. If this Project includes funding for landscaping, then **Exhibit "L",** Landscape Maintenance, is attached and incorporated into this Agreement.

f. ☐ This Project includes funding for a roadway lighting system. If the Project includes funding for roadway lighting system, **Exhibit "M"**, Roadway Lighting Maintenance is attached and incorporated into this Agreement.

g. ☐ This Project includes funding for traffic signals and/or traffic signal systems. If this Project includes funding for traffic signals and/or traffic signals systems, **Exhibit "N"**, Traffic Signal Maintenance is attached and incorporated into this Agreement.

h. ☐ A portion or all of the Project will utilize Department right-of-way and, therefore, **Exhibit "O"**, Terms and Conditions of Construction in Department Right-of-Way, is attached and incorporated into this Agreement.

i. ☐ The following Exhibit(s) are attached and incorporated into this Agreement: _____

j. Exhibit and Attachment List

Exhibit A: Project Description and Responsibilities
Exhibit B: Schedule of Financial Assistance
Exhibit C: Title VI Assurances
Exhibit D: Recipient Resolution
Exhibit E: Federal Financial Assistance (Single Audit Act)
Exhibit F: Contract Payment Requirements
* Exhibit G: FHWA Form 1273
Exhibit H: Alternative Advance Payment Financial Provisions
* Exhibit I: State Funds Addendum
* Exhibit J: State Financial Assistance (Florida Single Audit Act)
* Exhibit K: Advance Project Reimbursement
* Exhibit L: Landscape Maintenance
* Exhibit M: Roadway Lighting Maintenance
* Exhibit N: Traffic Signal Maintenance
* Exhibit O: Terms and Conditions of Construction in Department Right-of-Way

* Additional Exhibit(s):

*** Indicates that the Exhibit is only attached and incorporated if applicable box is selected.**

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year written above.

RECIPIENT City of Dania Beach

By: _____

Name:
Title:

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: _____

Name: John P. Krane, P.E
Title: Director of Transportation Development

Legal Review:

_____

EXHIBIT A

PROJECT DESCRIPTION AND RESPONSIBILITIES

FPN: 443949-1-58/68-01

This exhibit forms an integral part of the Agreement between the State of Florida, Department of Transportation and

City of Dania Beach (the Recipient)

PROJECT LOCATION:

☐ The project is on the National Highway System.

☐ The project is on the State Highway System.

PROJECT LENGTH AND MILE POST LIMITS: .764
Roadway ID #86900110 BMP 0.00 to EMP 0.764

PROJECT DESCRIPTION: The scope of this project includes signalized mid-block crossings, curb and gutter, 6' wide concrete sidewalks, pavement markings and signage, regrading and sodding the swales, back of sidewalk harmonization on existing sidewalks when the sidewalk doesn't meet ADA requirements, and ADA ramp repairs/replacement with detectable warning surfaces. Existing drainage pipe and structures to be replaced with new drainage piping and structures (funded by the City of Dania Beach).

SPECIAL CONSIDERATIONS BY RECIPIENT:

The Recipient is required to provide a copy of the design plans for the Department's review and approval to coordinate permitting with the Department, and notify the Department prior to commencement of any right-of-way activities.

The Recipient shall commence the project's activities subsequent to the execution of this Agreement and shall perform in accordance with the following schedule:

a) Study to be completed by N/A
b) Design to be completed by N/A
c) Right-of-Way requirements identified and provided to the Department by N/A
d) Right-of-Way to be certified by 03/6/2026
e) Construction contract to be let by 09/2/2026
f) Construction to be completed by 06/30/2028

If this schedule cannot be met, the Recipient will notify the Department in writing with a revised schedule or the project is subject to the withdrawal of funding.

SPECIAL CONSIDERATIONS BY DEPARTMENT:
Issuance of the Notice to Proceed (NTP) to the City of Dania Beach is subject to the submittal and approval of the Production Package which includes 100% signed and sealed plans, cost estimate, technical specifications, bid documents, executed construction contracts checklist, environmental certification and right-of-way certification.

EXHIBIT B
SCHEDULE OF FINANCIAL ASSISTANCE

RECIPIENT NAME & BILLING ADDRESS:	FINANCIAL PROJECT NUMBER:
City of Dania Beach 100 W Dania Beach Boulevard Dania Beach, FL 33004	443949-1-58/68-01

PHASE OF WORK By Fiscal Year	MAXIMUM PARTICIPATION (1) TOTAL PROJECT FUNDS	(2) LOCAL FUNDS	(3) STATE FUNDS	(4) FEDERAL FUNDS
Design- Phase 38				
FY: (Insert Program Name)	$ _____	$ _____	$ _____	$ _____
FY: (Insert Program Name)	$ _____	$ _____	$ _____	$ _____
FY: (Insert Program Name)	$	$	$	$
Total Design Cost	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Right-of-Way- Phase 48				
FY: (Insert Program Name)	$ _____	$ _____	$ _____	$ _____
FY: (Insert Program Name)	$ _____	$ _____	$ _____	$ _____
FY: (Insert Program Name)	$	$	$	$
Total Right-of-Way Cost	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Construction- Phase 58				
FY: 2026 (Surface Transportation Program)	$ 4,136,692.00	$ 1,734,931.00	$ 2,401,761.00	$ _____
FY: (Insert Program Name)	$ _____	$ _____	$ _____	$ _____
FY: (Insert Program Name)	$	$	$	$
Total Construction Cost	$ 4,136,692.00	$ 1,734,931.00	$ 2,401,761.00	$ 0.00
Construction Engineering and Inspection (CEI)- Phase 68				
FY: 2026 (Surface Transportation Program)	$ 240,761.00	$ _____	$ 240,761.00	$ _____
FY: (Insert Program Name)	$ _____	$ _____	$ _____	$ _____
FY: (Insert Program Name)	$	$	$	$
Total CEI Cost	$ 240,761.00	$ 0.00	$ 240,761.00	$ 0.00
(Insert Phase)				
FY: (Insert Program Name)	$ _____	$ _____	$ _____	$ _____
FY: (Insert Program Name)	$ _____	$ _____	$ _____	$ _____
FY: (Insert Program Name)	$	$	$	$
Total Phase Costs	$ 0.00	$ 0.00	$ 0.00	$ 0.00
TOTAL COST OF THE PROJECT	$ 4,377,453.00	$ 1,734,931.00	$ 2,642,522.00	$ 0.00

COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:
I certify that the cost for each line item budget category has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, F.S. Documentation is on file evidencing the methodology used and the conclusions reached.

Landy Ductan
District Grant Manager Name

Signature Date

EXHIBIT C

TITLE VI ASSURANCES

During the performance of this contract, the consultant or contractor, for itself, its assignees and successors in interest (hereinafter collectively referred to as the "contractor") agrees as follows:

(1.) **Compliance with REGULATIONS:** The contractor shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the U.S. Department of Transportation (hereinafter, "USDOT") ***Title 49, Code of Federal Regulations, Part 21,*** as they may be amended from time to time, (hereinafter referred to as the ***REGULATIONS***), which are herein incorporated by reference and made a part of this contract.

(2.) **Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the basis of race, color, national origin, or sex in the selection and retention of sub-contractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by ***Section 21.5*** of the ***REGULATIONS,*** including employment practices when the contract covers a program set forth in ***Appendix B*** of the ***REGULATIONS.***

(3.) **Solicitations for Sub-contractors, including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under sub-contract, including procurements of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the ***REGULATIONS*** relative to nondiscrimination on the basis of race, color, national origin, or sex.

(4.) **Information and Reports:** The contractor shall provide all information and reports required by the ***REGULATIONS*** or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the *Florida Department of Transportation* or the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and Federal Motor Carrier Safety Administration* to be pertinent to ascertain compliance with such ***REGULATIONS,*** orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to the *Florida Department of Transportation,* or the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, or Federal Motor Carrier Safety Administration* as appropriate, and shall set forth what efforts it has made to obtain the information.

(5.) Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Florida Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, or

Federal Motor Carrier Safety Administration may determine to be appropriate, including, but not limited to:

a. withholding of payments to the contractor under the contract until the contractor complies, and/or
b. cancellation, termination or suspension of the contract, in whole or in part.

(6.) **Compliance with Nondiscrimination Statutes and Authorities**: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21; The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects); Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex); Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27; The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age); Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex); The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not); Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 -- 12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38; The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex); Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100); Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

(7.) **Incorporation of Provisions:** The contractor shall include the provisions of paragraphs (1) through (6) in every sub-contract, including procurements of materials and leases of equipment, unless exempt by the ***REGULATIONS,*** or directives issued pursuant thereto. The contractor shall take such action with respect to any sub-contract or procurement as the *Florida Department of Transportation* or the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, or Federal Motor Carrier Safety Administration* may direct as a means of enforcing such provisions including sanctions for noncompliance, provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the contractor may request the *Florida Department of Transportation* to enter into such litigation to protect the interests of the *Florida Department of Transportation,* and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

EXHIBIT D

RECIPIENT RESOLUTION

The Recipient's Resolution authorizing entry into this Agreement is attached and incorporated into this Agreement.

EXHIBIT E

FEDERAL FINANCIAL ASSISTANCE (SINGLE AUDIT ACT)

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

ALN No.:	20.205
ALN Title:	Highway Planning and Construction Federal-Aid Highway Program, Federal Lands Highway Program
ALN Program Site:	**https://sam.gov/fal/a122e57ebdd94c6b95d87450afeda1aa/view**
Award Amount:	**$2,641,937.00**
Awarding Agency:	Florida Department of Transportation
Award is for R&D:	No
Indirect Cost Rate:	N/A

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE SUBJECT TO THE FOLLOWING:

2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles & Audit Requirements for Federal Awards
http://www.ecfr.gov/cgi-bin/text-idx?node=2:1.1.2.2.1

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT MAY ALSO BE SUBJECT TO THE FOLLOWING:

Title 23 – Highways, United States Code
http://uscode.house.gov/browse/prelim@title23&edition=prelim

Title 49 – Transportation, United States Code
http://uscode.house.gov/browse/prelim@title49&edition=prelim

Infrastructure Investment and Jobs Act (IIJA) (Public Law 117-58, also known as the “Bipartisan Infrastructure Law”)
https://www.congress.gov/117/bills/hr3684/BILLS-117hr3684enr.pdf

Federal Highway Administration – Florida Division
http://www.fhwa.dot.gov/fldiv/

Federal Funding Accountability and Transparency Act (FFATA) Sub-award Reporting System (FSRS)
https://www.fsrs.gov/

EXHIBIT F

CONTRACT PAYMENT REQUIREMENTS
Florida Department of Financial Services, Reference Guide for State Expenditures
Cost Reimbursement Contracts

Invoices for cost reimbursement contracts must be supported by an itemized listing of expenditures by category (salary, travel, expenses, etc.). Supporting documentation shall be submitted for each amount for which reimbursement is being claimed indicating that the item has been paid. Documentation for each amount for which reimbursement is being claimed must indicate that the item has been paid. Check numbers may be provided in lieu of copies of actual checks. Each piece of documentation should clearly reflect the dates of service. Only expenditures for categories in the approved agreement budget may be reimbursed. These expenditures must be allowable (pursuant to law) and directly related to the services being provided.

Listed below are types and examples of supporting documentation for cost reimbursement agreements:

Salaries: Timesheets that support the hours worked on the project or activity must be kept. A payroll register, or similar documentation should be maintained. The payroll register should show gross salary charges, fringe benefits, other deductions and net pay. If an individual for whom reimbursement is being claimed is paid by the hour, a document reflecting the hours worked times the rate of pay will be acceptable.

Fringe benefits: Fringe benefits should be supported by invoices showing the amount paid on behalf of the employee, e.g., insurance premiums paid. If the contract specifically states that fringe benefits will be based on a specified percentage rather than the actual cost of fringe benefits, then the calculation for the fringe benefits amount must be shown. Exception: Governmental entities are not required to provide check numbers or copies of checks for fringe benefits.

Travel: Reimbursement for travel must be in accordance with s. 112.061, F.S., which includes submission of the claim on the approved state travel voucher along with supporting receipts and invoices.

Other direct costs: Reimbursement will be made based on paid invoices/receipts and proof of payment processing (cancelled/processed checks and bank statements). If nonexpendable property is purchased using state funds, the contract should include a provision for the transfer of the property to the State when services are terminated. Documentation must be provided to show compliance with DMS Rule 60A-1.017, F.A.C., regarding the requirements for contracts which include services and that provide for the contractor to purchase tangible personal property as defined in s. 273.02, F.S., for subsequent transfer to the State.

Indirect costs: If the contract stipulates that indirect costs will be paid based on a specified rate, then the calculation should be shown. Indirect costs must be in the approved agreement budget and the entity must be able to demonstrate that the costs are not duplicated elsewhere as direct costs. All indirect cost rates must be evaluated for reasonableness and for allowability and must be allocated consistently.

Contracts between state agencies may submit alternative documentation to substantiate the reimbursement request, which may be in the form of FLAIR reports or other detailed reports.

The Florida Department of Financial Services, online Reference Guide for State Expenditures can be found at this web address https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/state-agencies/reference-guide-for-state-expenditures.pdf.

EXHIBIT G

FHWA FORM 1273
FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

LEGAL REQUIREMENTS AND RESPONSIBILITY TO THE PUBLIC – COMPLIANCE WITH FHWA 1273.

The FHWA-1273 version dated October 23, 2023 is appended in its entirety to this Exhibit. FHWA-1273 may also be referenced on the Department's website at the following URL address:
http://www.fhwa.dot.gov/programadmin/contracts/1273/1273.pdf

Sub-recipients of federal grants awards for Federal-Aid Highway construction shall take responsibility to obtain this information and comply with all provisions contained in FHWA-1273.

REQUIRED CONTRACT PROVISIONS
FEDERAL-AID CONSTRUCTION CONTRACTS

I. General
II. Nondiscrimination
III. Non-segregated Facilities
IV. Davis-Bacon and Related Act Provisions
V. Contract Work Hours and Safety Standards Act Provisions
VI. Subletting or Assigning the Contract
VII. Safety: Accident Prevention
VIII. False Statements Concerning Highway Projects
IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
X. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
XI. Certification Regarding Use of Contract Funds for Lobbying
XII. Use of United States-Flag Vessels:

ATTACHMENTS

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

I. GENERAL

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under title 23, United States Code, as required in 23 CFR 633.102(b) (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services). 23 CFR 633.102(e).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider. 23 CFR 633.102(e).

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services) in accordance with 23 CFR 633.102. The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in solicitation-for-bids or request-for-proposals documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract). 23 CFR 633.102(b).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract. 23 CFR 633.102(d).

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. 23 U.S.C. 114(b). The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors. 23 U.S.C. 101(a).

II. NONDISCRIMINATION (23 CFR 230.107(a); 23 CFR Part 230, Subpart A, Appendix A; EO 11246)

The provisions of this section related to 23 CFR Part 230, Subpart A, Appendix A are applicable to all Federal-aid construction contracts and to all related construction subcontracts of $10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR Part 60, 29 CFR Parts 1625-1627, 23 U.S.C. 140, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and related regulations including 49 CFR Parts 21, 26, and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding $10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR Part 60, and 29 CFR Parts 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with 23 U.S.C. 140, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and related regulations including 49 CFR Parts 21, 26, and 27; and 23 CFR Parts 200, 230, and 633.

The following provision is adopted from 23 CFR Part 230, Subpart A, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

1. Equal Employment Opportunity: Equal Employment Opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (*see* 28 CFR Part 35, 29 CFR Part 1630, 29 CFR Parts 1625-1627, 41 CFR Part 60 and 49 CFR Part 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140, shall constitute the EEO and specific affirmative action standards for the contractor's project activities under this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR Part 35 and 29 CFR Part 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review of activities under the contract. 23 CFR 230.409 (g)(4) & (5).

b. The contractor will accept as its operating policy the following statement:

> "It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, sexual orientation, gender identity, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

2. EEO Officer: The contractor will designate and make known to the contracting officers an EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting an active EEO program and who must be assigned adequate authority and responsibility to do so.

3. Dissemination of Policy: All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action or are substantially involved in such action, will be made fully cognizant of and will implement the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer or other knowledgeable company official.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4. Recruitment: When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment. Information and procedures with regard to referring such applicants will be discussed with employees.

5. Personnel Actions: Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to ensure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action

within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

6. Training and Promotion:

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs (i.e., apprenticeship and on-the-job training programs for the geographical area of contract performance). In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

7. Unions: If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. 23 CFR 230.409. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

8. Reasonable Accommodation for Applicants / Employees with Disabilities: The contractor must be familiar with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established thereunder. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment: The contractor shall not discriminate on the grounds of race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors, suppliers, and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

10. Assurances Required:

a. The requirements of 49 CFR Part 26 and the State DOT's FHWA-approved Disadvantaged Business Enterprise (DBE) program are incorporated by reference.

b. The contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate, which may include, but is not limited to:
(1) Withholding monthly progress payments;
(2) Assessing sanctions;
(3) Liquidated damages; and/or
(4) Disqualifying the contractor from future bidding as non-responsible.

c. The Title VI and nondiscrimination provisions of U.S. DOT Order 1050.2A at Appendixes A and E are incorporated by reference. 49 CFR Part 21.

11. Records and Reports: The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women.

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form FHWA-1391. The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of more than $10,000. 41 CFR 60-1.5.

As prescribed by 41 CFR 60-1.8, the contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, sexual orientation, gender identity, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location under the contractor's control where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding $2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size), in accordance with 29 CFR 5.5. The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway. 23 U.S.C. 113. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. 23 U.S.C. 101. Where applicable law requires that projects be treated as a project on a Federal-aid highway, the provisions of this subpart will apply regardless of the location of the project. Examples include: Surface Transportation Block Grant Program projects funded under 23 U.S.C. 133 [excluding recreational trails projects], the Nationally Significant Freight and Highway Projects funded under 23 U.S.C. 117, and National Highway Freight Program projects funded under 23 U.S.C. 167.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 “Contract provisions and related matters” with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

1. Minimum wages (29 CFR 5.5)

a. *Wage rates and fringe benefits.* All laborers and mechanics employed or working upon the site of the work (or otherwise working in construction or development of the project under a development statute), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of basic hourly wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. As provided in paragraphs (d) and (e) of 29 CFR 5.5, the appropriate wage determinations are effective by operation of law even if they have not been attached to the contract. Contributions made or costs reasonably anticipated for bona fide fringe benefits under the Davis-Bacon Act (40 U.S.C. 3141(2)(B)) on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph 1.e. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics must be paid the appropriate wage rate and fringe benefits on the wage determination for the classification(s) of work actually performed, without regard to skill, except as provided in paragraph 4. of this section. Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: *Provided,* That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classifications and wage rates conformed under paragraph 1.c. of this section) and the Davis-Bacon poster (WH–1321) must be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b. *Frequently recurring classifications.* (1) In addition to wage and fringe benefit rates that have been determined to be prevailing under the procedures set forth in 29 CFR part 1, a wage determination may contain, pursuant to § 1.3(f), wage and fringe benefit rates for classifications of laborers and mechanics for which conformance requests are regularly submitted pursuant to paragraph 1.c. of this section, provided that:

(i) The work performed by the classification is not performed by a classification in the wage determination for which a prevailing wage rate has been determined;

(ii) The classification is used in the area by the construction industry; and

(iii) The wage rate for the classification bears a reasonable relationship to the prevailing wage rates contained in the wage determination.

(2) The Administrator will establish wage rates for such classifications in accordance with paragraph 1.c.(1)(iii) of this section. Work performed in such a classification must be paid at no less than the wage and fringe benefit rate listed on the wage determination for such classification.

c. *Conformance.* (1) The contracting officer must require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract be classified in conformance with the wage determination. Conformance of an additional classification and wage rate and fringe benefits is appropriate only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is used in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) The conformance process may not be used to split, subdivide, or otherwise avoid application of classifications listed in the wage determination.

(3) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken will be sent by the contracting officer by email to *DBAconformance@dol.gov*. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.

(4) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer will, by email to *DBAconformance@dol.gov*, refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.

(5) The contracting officer must promptly notify the contractor of the action taken by the Wage and Hour Division under paragraphs 1.c.(3) and (4) of this section. The contractor must furnish a written copy of such determination to each affected worker or it must be posted as a part of the wage determination. The wage rate (including fringe benefits where appropriate) determined pursuant to paragraph 1.c.(3) or (4) of this section must be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

d. *Fringe benefits not expressed as an hourly rate.* Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor may either pay the benefit as stated in the wage determination or may pay another bona fide fringe benefit or an hourly cash equivalent thereof.

e. *Unfunded plans.* If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, *Provided,* That the Secretary of Labor has found, upon the written request of the contractor, in accordance with the criteria set forth in § 5.28, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

f. *Interest.* In the event of a failure to pay all or part of the wages required by the contract, the contractor will be required to pay interest on any underpayment of wages.

2. Withholding (29 CFR 5.5)

a. *Withholding requirements.* The contracting agency may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for the full amount of wages and monetary relief, including interest, required by the clauses set forth in this section for violations of this contract, or to satisfy any such liabilities required by any other Federal contract, or federally assisted contract subject to Davis-Bacon labor standards, that is held by the same prime contractor (as defined in § 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to Davis-Bacon labor standards requirements and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld. In the event of a contractor's failure to pay any laborer or mechanic, including any apprentice or helper working on the site of the work all or part of the wages required by the contract, or upon the contractor's failure to submit the required records as discussed in paragraph 3.d. of this section, the contracting agency may on its own initiative and after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

b. *Priority to withheld funds.* The Department has priority to funds withheld or to be withheld in accordance with paragraph

2.a. of this section or Section V, paragraph 3.a., or both, over claims to those funds by:

(1) A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;

(2) A contracting agency for its reprocurement costs;

(3) A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;

(4) A contractor's assignee(s);

(5) A contractor's successor(s); or

(6) A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901–3907.

3. Records and certified payrolls (29 CFR 5.5)

a. *Basic record requirements* (1) *Length of record retention.* All regular payrolls and other basic records must be maintained by the contractor and any subcontractor during the course of the work and preserved for all laborers and mechanics working at the site of the work (or otherwise working in construction or development of the project under a development statute) for a period of at least 3 years after all the work on the prime contract is completed.

(2) *Information required.* Such records must contain the name; Social Security number; last known address, telephone number, and email address of each such worker; each worker's correct classification(s) of work actually performed; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act); daily and weekly number of hours actually worked in total and on each covered contract; deductions made; and actual wages paid.

(3) *Additional records relating to fringe benefits.* Whenever the Secretary of Labor has found under paragraph 1.e. of this section that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act, the contractor must maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits.

(4) *Additional records relating to apprenticeship.* Contractors with apprentices working under approved programs must maintain written evidence of the registration of apprenticeship programs, the registration of the apprentices, and the ratios and wage rates prescribed in the applicable programs.

b. *Certified payroll requirements* (1) *Frequency and method of submission.* The contractor or subcontractor must submit weekly, for each week in which any DBA- or Related Acts-covered work is performed, certified payrolls to the contracting agency. The prime contractor is responsible for the submission of all certified payrolls by all subcontractors. A contracting agency or prime contractor may permit or require contractors to submit certified payrolls through an electronic system, as long as the electronic system requires a legally valid electronic signature; the system allows the contractor, the contracting agency, and the Department of Labor to access the certified payrolls upon request for at least 3 years after the work on the prime contract has been completed; and the contracting agency or prime contractor permits other methods of submission in situations where the contractor is unable or limited in its ability to use or access the electronic system.

(2) *Information required.* The certified payrolls submitted must set out accurately and completely all of the information required to be maintained under paragraph 3.a.(2) of this section, except that full Social Security numbers and last known addresses, telephone numbers, and email addresses must not be included on weekly transmittals. Instead, the certified payrolls need only include an individually identifying number for each worker (*e.g.,* the last four digits of the worker's Social Security number). The required weekly certified payroll information may be submitted using Optional Form WH–347 or in any other format desired. Optional Form WH–347 is available for this purpose from the Wage and Hour Division website at *https://www.dol.gov/sites/dolgov/files/WHD/legacy/files/wh347/.pdf* or its successor website. It is not a violation of this section for a prime contractor to require a subcontractor to provide full Social Security numbers and last known addresses, telephone numbers, and email addresses to the prime contractor for its own records, without weekly submission by the subcontractor to the contracting agency.

(3) *Statement of Compliance.* Each certified payroll submitted must be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor, or the contractor's or subcontractor's agent who pays or supervises the payment of the persons working on the contract, and must certify the following:

(i) That the certified payroll for the payroll period contains the information required to be provided under paragraph 3.b. of this section, the appropriate information and basic records are being maintained under paragraph 3.a. of this section, and such information and records are correct and complete;

(ii) That each laborer or mechanic (including each helper and apprentice) working on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3; and

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification(s) of work actually performed, as specified in the applicable wage determination incorporated into the contract.

(4) *Use of Optional Form WH–347.* The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH–347 will satisfy the requirement for submission of the "Statement of Compliance" required by paragraph 3.b.(3) of this section.

(5) *Signature.* The signature by the contractor, subcontractor, or the contractor's or subcontractor's agent must be an original handwritten signature or a legally valid electronic signature.

(6) *Falsification.* The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under 18 U.S.C. 1001 and 31 U.S.C. 3729.

(7) *Length of certified payroll retention.* The contractor or subcontractor must preserve all certified payrolls during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

c. *Contracts, subcontracts, and related documents.* The contractor or subcontractor must maintain this contract or subcontract and related documents including, without limitation, bids, proposals, amendments, modifications, and extensions. The contractor or subcontractor must preserve these contracts, subcontracts, and related documents during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

d. *Required disclosures and access* (1) *Required record disclosures and access to workers.* The contractor or subcontractor must make the records required under paragraphs 3.a. through 3.c. of this section, and any other documents that the contracting agency, the State DOT, the FHWA, or the Department of Labor deems necessary to determine compliance with the labor standards provisions of any of the applicable statutes referenced by § 5.1, available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and must permit such representatives to interview workers during working hours on the job.

(2) *Sanctions for non-compliance with records and worker access requirements.* If the contractor or subcontractor fails to submit the required records or to make them available, or refuses to permit worker interviews during working hours on the job, the Federal agency may, after written notice to the contractor, sponsor, applicant, owner, or other entity, as the case may be, that maintains such records or that employs such workers, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available, or to permit worker interviews during working hours on the job, may be grounds for debarment action pursuant to § 5.12. In addition, any contractor or other person that fails to submit the required records or make those records available to WHD within the time WHD requests that the records be produced will be precluded from introducing as evidence in an administrative proceeding under 29 CFR part 6 any of the required records that were not provided or made available to WHD. WHD will take into consideration a reasonable request from the contractor or person for an extension of the time for submission of records. WHD will determine the reasonableness of the request and may consider, among other things, the location of the records and the volume of production.

(3) *Required information disclosures.* Contractors and subcontractors must maintain the full Social Security number and last known address, telephone number, and email address of each covered worker, and must provide them upon request to the contracting agency, the State DOT, the FHWA, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or other compliance action.

4. Apprentices and equal employment opportunity (29 CFR 5.5)

a. *Apprentices* (1) *Rate of pay.* Apprentices will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship (OA), or with a State Apprenticeship Agency recognized by the OA. A person who is not individually registered in the program, but who has been certified by the OA or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice, will be permitted to work at less than the predetermined rate for the work they perform in the first 90 days of probationary employment as an apprentice in such a program. In the event the OA or a State Apprenticeship Agency recognized by the OA withdraws approval of an apprenticeship program, the contractor will no longer be permitted to use apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) *Fringe benefits.* Apprentices must be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringe benefits must be paid in accordance with that determination.

(3) *Apprenticeship ratio.* The allowable ratio of apprentices to journeyworkers on the job site in any craft classification must not be greater than the ratio permitted to the contractor as to the entire work force under the registered program or the ratio applicable to the locality of the project pursuant to paragraph 4.a.(4) of this section. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in paragraph 4.a.(1) of this section, must be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under this section must be paid not less than the applicable wage rate on the wage determination for the work actually performed.

(4) *Reciprocity of ratios and wage rates.* Where a contractor is performing construction on a project in a locality other than the locality in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyworker's hourly rate) applicable within the locality in which the construction is being performed must be observed. If there is no applicable ratio or wage rate for the locality of the project, the ratio and wage rate specified in the contractor's registered program must be observed.

b. *Equal employment opportunity.* The use of apprentices and journeyworkers under this part must be in conformity with

the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

c. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. 23 CFR 230.111(e)(2). The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeyworkers shall not be greater than permitted by the terms of the particular program.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract as provided in 29 CFR 5.5.

6. Subcontracts. The contractor or subcontractor must insert FHWA-1273 in any subcontracts, along with the applicable wage determination(s) and such other clauses or contract modifications as the contracting agency may by appropriate instructions require, and a clause requiring the subcontractors to include these clauses and wage determination(s) in any lower tier subcontracts. The prime contractor is responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section. In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and may be subject to debarment, as appropriate. 29 CFR 5.5.

7. Contract termination: debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract as provided in 29 CFR 5.5.

9. Disputes concerning labor standards. As provided in 29 CFR 5.5, disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of eligibility. a. By entering into this contract, the contractor certifies that neither it nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of 40 U.S.C. 3144(b) or § 5.12(a).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of 40 U.S.C. 3144(b) or § 5.12(a).

c. The penalty for making false statements is prescribed in the U.S. Code, Title 18 Crimes and Criminal Procedure, 18 U.S.C. 1001.

11. Anti-retaliation. It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

a. Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the DBA, Related Acts, this part, or 29 CFR part 1 or 3;

b. Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under the DBA, Related Acts, this part, or 29 CFR part 1 or 3;

c. Cooperating in any investigation or other compliance action, or testifying in any proceeding under the DBA, Related Acts, this part, or 29 CFR part 1 or 3; or

d. Informing any other person about their rights under the DBA, Related Acts, this part, or 29 CFR part 1 or 3.

V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

Pursuant to 29 CFR 5.5(b), the following clauses apply to any Federal-aid construction contract in an amount in excess of $100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchpersons and guards.

1. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek. 29 CFR 5.5.

2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph 1. of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages and interest from the date of the underpayment. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or

mechanic, including watchpersons and guards, employed in violation of the clause set forth in paragraph 1. of this section, in the sum currently provided in 29 CFR 5.5(b)(2)* for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph 1. of this section.

* $31 as of January 15, 2023 (See 88 FR 88 FR 2210) as may be adjusted annually by the Department of Labor, pursuant to the Federal Civil Penalties Inflation Adjustment Act of 1990.

3. Withholding for unpaid wages and liquidated damages

a. *Withholding process.* The FHWA or the contracting agency may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for any unpaid wages; monetary relief, including interest; and liquidated damages required by the clauses set forth in this section on this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act that is held by the same prime contractor (as defined in § 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to the Contract Work Hours and Safety Standards Act and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld.

b. *Priority to withheld funds.* The Department has priority to funds withheld or to be withheld in accordance with Section IV paragraph 2.a. or paragraph 3.a. of this section, or both, over claims to those funds by:

(1) A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;

(2) A contracting agency for its reprocurement costs;

(3) A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;

(4) A contractor's assignee(s);

(5) A contractor's successor(s); or

(6) A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901–3907.

4. Subcontracts. The contractor or subcontractor must insert in any subcontracts the clauses set forth in paragraphs 1. through 5. of this section and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor is responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs 1. through 5. In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and associated liquidated damages and may be subject to debarment, as appropriate.

5. Anti-retaliation. It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

a. Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the Contract Work Hours and Safety Standards Act (CWHSSA) or its implementing regulations in this part;

b. Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under CWHSSA or this part;

c. Cooperating in any investigation or other compliance action, or testifying in any proceeding under CWHSSA or this part; or

d. Informing any other person about their rights under CWHSSA or this part.

VI. SUBLETTING OR ASSIGNING THE CONTRACT

This provision is applicable to all Federal-aid construction contracts on the National Highway System pursuant to 23 CFR 635.116.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term “perform work with its own organization” in paragraph 1 of Section VI refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions: (based on longstanding interpretation)

(1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;
(2) the prime contractor remains responsible for the quality of the work of the leased employees;

(3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and

(4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract. 23 CFR 635.102.

2. Pursuant to 23 CFR 635.116(a), the contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. Pursuant to 23 CFR 635.116(c), the contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract. (based on long-standing interpretation of 23 CFR 635.116).

5. The 30-percent self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements. 23 CFR 635.116(d).

VII. SAFETY: ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR Part 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract. 23 CFR 635.108.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR Part 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704). 29 CFR 1926.10.

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR Part 635) in one or more places where it is readily available to all persons concerned with the project:

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 11, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT (42 U.S.C. 7606; 2 CFR 200.88; EO 11738)

This provision is applicable to all Federal-aid construction contracts in excess of $150,000 and to all related subcontracts. 48 CFR 2.101; 2 CFR 200.327.

By submission of this bid/proposal or the execution of this contract or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, subcontractor, supplier, or vendor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal Highway Administration and the Regional Office of the Environmental Protection Agency. 2 CFR Part 200, Appendix II.

The contractor agrees to include or cause to be included the requirements of this Section in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements. 2 CFR 200.327.

X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost $25,000 or more – as defined in 2 CFR Parts 180 and 1200. 2 CFR 180.220 and 1200.220.

1**. Instructions for Certification – First Tier Participants:**

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction. 2 CFR 180.320.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default. 2 CFR 180.325.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances. 2 CFR 180.345 and 180.350.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180, Subpart I, 180.900-180.1020, and 1200. “First Tier Covered Transactions” refers to any covered transaction between a recipient or subrecipient of Federal funds and a participant (such as the prime or general contract). “Lower Tier Covered Transactions” refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). “First Tier Participant” refers to the participant who has entered into a covered transaction with a recipient or subrecipient of Federal funds (such as the prime or general contractor). “Lower Tier Participant” refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction. 2 CFR 180.330.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold. 2 CFR 180.220 and 180.300.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. 2 CFR 180.300; 180.320, and 180.325. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. 2 CFR 180.335. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the System for Award Management website (https://www.sam.gov/). 2 CFR 180.300, 180.320, and 180.325.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default. 2 CFR 180.325.

* * * * *

2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency, 2 CFR 180.335;.

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property, 2 CFR 180.800;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification, 2 CFR 180.700 and 180.800; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default. 2 CFR 180.335(d).

(5) Are not a corporation that has been convicted of a felony violation under any Federal law within the two-year period preceding this proposal (USDOT Order 4200.6 implementing appropriations act requirements); and

(6) Are not a corporation with any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability (USDOT Order 4200.6 implementing appropriations act requirements).

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant should attach an explanation to this proposal. 2 CFR 180.335 and 180.340.

* * * * *

3. **Instructions for Certification - Lower Tier Participants:**

(Applicable to all subcontracts, purchase orders, and other lower tier transactions requiring prior FHWA approval or estimated to cost $25,000 or more - 2 CFR Parts 180 and 1200). 2 CFR 180.220 and 1200.220.

a. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances. 2 CFR 180.365.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180, Subpart I, 180.900 – 180.1020, and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. “First Tier Covered Transactions” refers to any covered transaction between a recipient or subrecipient of Federal funds and a participant (such as the prime or general contract). “Lower Tier Covered Transactions” refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). “First Tier Participant” refers to the participant who has entered into a covered transaction with a recipient or subrecipient of Federal funds (such as the prime or general contractor). “Lower Tier Participant” refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated. 2 CFR 1200.220 and 1200.332.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold. 2 CFR 180.220 and 1200.220.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the System for Award Management website (https://www.sam.gov/), which is compiled by the General Services Administration. 2 CFR 180.300, 180.320, 180.330, and 180.335.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily

excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment. 2 CFR 180.325.

* * * * *

4. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:

a. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals:

(1) is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency, 2 CFR 180.355;

(2) is a corporation that has been convicted of a felony violation under any Federal law within the two-year period preceding this proposal (USDOT Order 4200.6 implementing appropriations act requirements); and

(3) is a corporation with any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability. (USDOT Order 4200.6 implementing appropriations act requirements)

b. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant should attach an explanation to this proposal.

* * * * *

XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed $100,000. 49 CFR Part 20, App. A.

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier subcontracts, which exceed $100,000 and that all such recipients shall certify and disclose accordingly.

XII. USE OF UNITED STATES-FLAG VESSELS:

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, or any other covered transaction. 46 CFR Part 381.

This requirement applies to material or equipment that is acquired for a specific Federal-aid highway project. 46 CFR 381.7. It is not applicable to goods or materials that come into inventories independent of an FHWA funded-contract.

When oceanic shipments (or shipments across the Great Lakes) are necessary for materials or equipment acquired for a specific Federal-aid construction project, the bidder, proposer, contractor, subcontractor, or vendor agrees:

1. To utilize privately owned United States-flag commercial vessels to ship at least 50 percent of the gross tonnage (computed separately for dry bulk carriers, dry cargo liners, and tankers) involved, whenever shipping any equipment, material, or commodities pursuant to this contract, to the extent such vessels are available at fair and reasonable rates for United States-flag commercial vessels. 46 CFR 381.7.

2. To furnish within 20 days following the date of loading for shipments originating within the United States or within 30 working days following the date of loading for shipments originating outside the United States, a legible copy of a rated, ‘on-board’ commercial ocean bill-of-lading in English for each shipment of cargo described in paragraph (b)(1) of this section to both the Contracting Officer (through the prime contractor in the case of subcontractor bills-of-lading) and to the Office of Cargo and Commercial Sealift (MAR-620), Maritime Administration, Washington, DC 20590. (MARAD requires copies of the ocean carrier's (master) bills of lading, certified onboard, dated, with rates and charges. These bills of lading may contain business sensitive information and therefore may be submitted directly to MARAD by the Ocean Transportation Intermediary on behalf of the contractor). 46 CFR 381.7.

ATTACHMENT A - EMPLOYMENT AND MATERIALS PREFERENCE FOR APPALACHIAN DEVELOPMENT HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS ROAD CONTRACTS (23 CFR 633, Subpart B, Appendix B)
This provision is applicable to all Federal-aid projects funded under the Appalachian Regional Development Act of 1965.

1. During the performance of this contract, the contractor undertaking to do work which is, or reasonably may be, done as on-site work, shall give preference to qualified persons who regularly reside in the labor area as designated by the DOL wherein the contract work is situated, or the subregion, or the Appalachian counties of the State wherein the contract work is situated, except:

a. To the extent that qualified persons regularly residing in the area are not available.

b. For the reasonable needs of the contractor to employ supervisory or specially experienced personnel necessary to assure an efficient execution of the contract work.

c. For the obligation of the contractor to offer employment to present or former employees as the result of a lawful collective bargaining contract, provided that the number of nonresident persons employed under this subparagraph (1c) shall not exceed 20 percent of the total number of employees employed by the contractor on the contract work, except as provided in subparagraph (4) below.

2. The contractor shall place a job order with the State Employment Service indicating (a) the classifications of the laborers, mechanics and other employees required to perform the contract work, (b) the number of employees required in each classification, (c) the date on which the participant estimates such employees will be required, and (d) any other pertinent information required by the State Employment Service to complete the job order form. The job order may be placed with the State Employment Service in writing or by telephone. If during the course of the contract work, the information submitted by the contractor in the original job order is substantially modified, the participant shall promptly notify the State Employment Service.

3. The contractor shall give full consideration to all qualified job applicants referred to him by the State Employment Service. The contractor is not required to grant employment to any job applicants who, in his opinion, are not qualified to perform the classification of work required.

4. If, within one week following the placing of a job order by the contractor with the State Employment Service, the State Employment Service is unable to refer any qualified job applicants to the contractor, or less than the number requested, the State Employment Service will forward a certificate to the contractor indicating the unavailability of applicants. Such certificate shall be made a part of the contractor's permanent project records. Upon receipt of this certificate, the contractor may employ persons who do not normally reside in the labor area to fill positions covered by the certificate, notwithstanding the provisions of subparagraph (1c) above.

5. The provisions of 23 CFR 633.207(e) allow the contracting agency to provide a contractual preference for the use of mineral resource materials native to the Appalachian region.

6. The contractor shall include the provisions of Sections 1 through 4 of this Attachment A in every subcontract for work which is, or reasonably may be, done as on-site work.

EXHIBIT H

ALTERNATIVE ADVANCE PAYMENT FINANCIAL PROVISIONS

If payments are authorized by the Chief Financial Officer of the State of Florida under Chapters 215 and 216, Florida Statutes or the Department's Comptroller under Section 334.044(29), Florida Statutes:

1. The invoiced amount to the Department for contractor(s) and consultant(s) cannot exceed the amount of the invoice received from the Recipient's contractor(s) or consultant(s).

2. All of the Recipient's costs must have been incurred and paid prior to the date of the invoice.

3. All invoices received from the Recipient shall clearly separate the cost of the contractor(s) or consultant(s) from the Recipient's costs billed to the Department.

4. All invoices submitted to the Department must provide complete documentation, including a copy of the contractor's or consultant's invoice(s), to substantiate the cost on the invoice.

5. The Recipient must certify on each invoice that the costs from the contractor(s) or consultant(s) are valid and have been incurred by the contractor(s) or consultant(s).

6. Each monthly invoice subsequent to the first invoice from the Recipient must contain a statement from the Recipient that the previous month's cost incurred by the contractor(s) or consultant(s) has been paid by the Recipient to the contractor(s) or consultant(s).

City of Dania Beach
City Commission Discretionary Funds
Use Request Form

Recipient: D5K Walking Club Request Date: 3/16/26 Agenda Date: 3/24/26

Request Sponsor: Mayor Joyce L. Davis Request Amount: $200

Brief description of Recipient's mission/commitment to the City of Dania Beach:

The D5K Fit & Fun Walking Club was launched to promote health, wellness, and community engagement among Dania Beach residents. This program encourages active lifestyles, fosters new connections, and strengthens civic pride by uniting residents through walking, fitness, and shared goals.

Description of how the funds will be used/deliverables:

The Club is celebrating its one year anniversary at the Quarterdeck on May 8, 2026.

Funds will provide visors and a raffle prize.

Strategic Alignment: This initiative aligns with the City of Dania Beach Strategic Plan, particularly the “Quality of Life & Community Engagement” and “Health, Safety, and Resilience” pillars. By promoting fitness and wellness through the Walking Club, residents are encouraged to lead healthier, more active lifestyles while strengthening community bonds. These milestones and incentives celebrate teamwork, consistency, and civic pride — fostering a culture of unity and wellness that reflects the city’s vision of a vibrant, connected, and healthy Dania Beach.

Submitted by: Mayor Joyce L. Davis Date of submission: 3/16/26

REVIEW FOR VERIFICATION OF FUNDS. PAYMENT WILL BE RELEASED AFTER COMMISSION APPROVAL.

Yeimy Guzman Digitally signed by Yeimy Guzman Date: 2026.03.17 10:58:32 -04'00'

Legal Finance City Manager

PLEASE ATTACH ALL DOCUMENTATION NECESSARY TO SUPPORT THE REQUEST

THE GRATEFULL THREAD

10158 N.W 47th Street
Sunrise, FL 33351
Phone: 954-572-8383
Fax: 954-572-8302
www.thegratefullthread.com

3/12/2026



Style#	Color	Small	Medium	Large	Xlarge	Quantity	COST	TOTAL
CP45	WHITE	OSFM				30	$ 10.00	$ 300.00
DIGITIZING	ONE TIME SET UP FEE					1	$ 45.00	$ 45.00
						SHIPPING		
							TOTAL	$ 345.00

City of Dania Beach
City Commission Discretionary Funds
Use Request Form

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Recipient: FLL Fashion Week Request Date: 3/19/26 Agenda Date: 3/24/26

Request Sponsor: Commissioner Luis Rimoli Request Amount: $2125.00

Brief description of Recipient's mission/commitment to the City of Dania Beach:

Fort Lauderdale Fashion Week "FLLFW" is Fort Lauderdale's premier fashion event offering an international platform for designers from the region to connect with media and buyers. The annual event increases domestic awareness of homegrown, Florida fashion and establishes the global presence of Fort Lauderdale design.

Description of how the funds will be used/deliverables:

The Fort Lauderdale Fashion Week will hold its Opening Gala and Awards event on April 16 at the I. T. Parker Center.

The funds will be used to sponsor the I.T. Parker Center rental and will include adding the city's logo to the "Step and Repeat" on the red carpet picture portion of the Gala.

Submitted by: Commissioner Luis Rimoli Date of submission: 3/19/26

REVIEW FOR VERIFICATION OF FUNDS. PAYMENT WILL BE RELEASED AFTER COMMISSION APPROVAL.

	Barbara Trinka Digitally signed by Barbara Trinka Date: 2026.03.19 15:14:31 -04'00'	
Legal	Finance	City Manager

PLEASE ATTACH ALL DOCUMENTATION NECESSARY TO SUPPORT THE REQUEST

FLL Fashion Week 2026 Shows

Sun, Apr 12 | Location is TBD

FLL Fashion Week® The Shows Returns for its Biggest and Most Exciting 2026 Edition

Register Now



Time & Location

Apr 12, 2026, 11:30 AM – Apr 18, 2026, 10:30 PM
Location is TBD

About The Event

Mark your calendars for an explosive Spring as FLL Fashion Week® The Shows returns to the city from April 12th-April 18th, 2026. FLL Fashion Week® 2026 edition is set to be bigger and better than ever before, with over 50 designers and brands, a range of satellite events taking place. As the second largest fashion week gathering in South Flordia, this event will feature a star-studded lineup of designers, models, and celebrities.

The Fort Lauderdale Fashion Week® The Shows will showcase the best of designers fashion while also emphasizing inclusivity and sustainability. With more shows, parties, and industry events than ever before, this year's event promises to be the most exciting yet. Fort Lauderdale will become the center of beauty and spring/summer fashion, as designers from all over the world unveil their latest 2026-2027 collections. Featuring a variety of showcases across multiple venues. The highlight of the event will…



Thank you for your interest in our IT Parker Center. Below are the rules and regulations that need to be confirmed prior tp invoicing.

PERMIT #2135

Authorized On: 03/19/2026 12:23 PM

NOTE: Fashion Show 5 PM - 10:30PM

Location
IT Parker Center
901 NE 3rd Street
Dania Beach, FL 33004

Permit Holder
Florentina West
1615 S Dixie Hwy
Unit 811A
Pompano Beach, FL 33060

Authorized Agent
Ashley Vlasic
954-924-6800
aifedi@daniabeachfl.gov
https://daniabeachfl.gov/273/Parks-Recreation

RESERVATIONS

Location	Facility	Date	Time	Hours	Fee
IT Parker Center	IT Parker Center	Thu, Apr 16th 2026	12:00 PM-11:00 PM	11.00	$1,100.00
	Addons	IT Parker Security Deposit			$500.00
		IT Parker Cleaning Fee			$150.00
		IT Parker Additional Hours			$375.00
		Addons Total			**$1,025.00**
				TOTAL:	$2,125.00

CHARGES

LOCATION	FACILITY	DESCRIPTION		TOTAL	PAID	BALANCE DUE
IT Parker Center	IT Parker Center	Apr 16, 2026 12:00 PM-11:00 PM		$1,100.00	$0.00	$600.00
IT Parker Center	IT Parker Center	IT Parker Security Deposit		$500.00	$0.00	$500.00
IT Parker Center	IT Parker Center	IT Parker Cleaning Fee		$150.00	$0.00	$150.00
IT Parker Center	IT Parker Center	IT Parker Additional Hours		$375.00	$0.00	$700.00
			TOTAL:	$2,125.00	$0.00	$1,950.00

PROMPT RESPONSES

Location	Facilities	Date	Days
IT Parker Center	IT Parker Center	04/16/2026	Thu

#1 - Can you obtain a Certificate of Insurance (COI) to meet the needs of the facility?

Response: Yes

IT Parker Center	IT Parker Center	04/16/2026	Thu

#2 - How do you want the facility set up? How many chairs and tables?

Response: tbd

IT Parker Center	IT Parker Center	04/16/2026	Thu

#3 - PAYMENT TERMS & CONDITIONS DEPOSIT FOR RESERVATION: 1. In order to secure the rental of I.T. Parker Community, Renter must pay a 50% deposit if the rental is more than 30 days out with the remaining 50% to be paid for 30 days prior to the date of the rental event. If the rental is within 30 days, then the full amount is due. 2. The deposit is non-refundable unless the person paying it cancels the reservation in writing on or before

sixty (60) days prior to the reservation date. An administrative charge of [AMOUNT] to cover the costs of processing and managing event logistics will be deducted from the deposit. DAMAGE DEPOSIT: The Damage Deposit is fully refundable after inspection if there is no damage to the premises, no rules, regulations, or conditions of the Center (such as, but not limited to, the "nonsmoking" rule) have been violated, and the furniture and furnishings are properly arranged, cleaned, and not damaged. Damage includes the presence of bodily fluids. Bodily fluids can be considered biohazards and may require specialized cleaning and disposal procedures to ensure safety and compliance with health regulations. Any additional cleaning costs of the Center (if necessary) and the repair or replacement of damaged property shall be assessed to the Renter and the entity, organization or group named in the Rent Application. 1. Renter understands that the $500.00 Damage Deposit will not be refunded and may be retained by the City in full if there is any breach of any rule, regulation, or condition in this agreement. CLEANING AND DAMAGES: 1. Renter will pay a non-refundable cleaning fee of $150.00 which will cover routine cleaning after your rental. Staff on-site will assess Center conditions before and afterwards with the Renter. 2. Renter understands that they must leave the Center in the same condition and working order as at the start of the event set up.. If the Center is not restored to original condition and cleaning or repairs are deemed necessary by the city staff, the City may withhold all or a portion of the damage deposit. 3. Renter agrees to maintain the facility in a clean and sanitary condition during the rental period. This includes, but is not limited to, the prompt cleanup and proper disposal of any bodily fluids. Failure to clean up any bodily fluids will result in the City withholding damage deposit. 4. Renter will allocate appropriate amount of time necessary within their rental period to properly restore the building to its original condition. Staying past the rental period will result in Damage Deposit not being refunded. SETUP, BREAKDOWN AND ADDITIONAL HOURS: 1. Renter understands that setup and breakdown time are part of the rental time. The facility will not be opened prior to the contracted time. The facility will be set up to what was agreed upon prior to the rental; the renter can rearrange tables and chairs as needed. 2. Renter is aware that any extensions to the rental period must be requested at least 14 days prior to the rental date. Additional hours must be paid for at the time of the request. City reserves the right to refuse to grant any request for extensions. 3. THE CITY SHALL NOT SUBTRACT FUNDS FROM THE DAMAGE DEPOSIT IN ORDER TO APPLY IT TO THE COST OF THE REQUEST TO EXTEND THE RENTAL PERIOD. RENTAL RULES & REGULATIONS BY MY INITIALS BELOW, I STATE THAT I READ, AND COMPLETELY UNDERSTAND, ALL OF THE FOLLOWING CONDITIONS: 1. Renter will adhere to all terms, conditions, rental rules and regulations as outlined throughout this agreement. Any breach of this agreement shall result in the City fully retaining your Damage Deposit. 2. Payment Terms: The Deposit for Reservation must be made at time of booking. Final Payment must be made thirty (30) days prior to the event. All payments must be made with debit or credit card. 3. It is understood and agreed that the Renter, personally, together with the entity, organization or group named in the Rent Application, shall be completely responsible and liable all bodily injury, property damage, personal injury and other loss arising out of renter’s use and occupancy of the premises, or any other occupant on the premises. 4. The City of Dania Beach reserves the right to refuse rental to any individual or group. 5. Renter understands that the rental period includes all set-up time and clean-up time. Any unauthorized extensions shall result in the City fully retaining your Damage Deposit. 6. The City of Dania Beach reserves the right to withhold ALL payment received prior to a rental if the City must cancel the rental due to a breach of contract terms. 7. Smoking is not permitted in the I.T. Parker Community Center. The Renter is responsible for the enforcement of this policy with the group using the Center. Any evidence of smoking in the Center shall result in automatic retention by the City of the entire Damage Deposit. 8. The City of Dania Beach ordinance number 2020-11 prohibits the use of plastic straws and Styrofoam products. Furthermore, balloons are not to be displayed or mounted outside the IT Parker facility. Balloons must be kept indoors and disposed/deflated prior to the end of rental. The releasing of balloons outside the facility is strictly prohibited. 9. No open flames, candles, etc., (except for food warming devices) are permitted in the Center. 10. No confetti, glitter, potpourri, rice, hay, bird seed, or similar items are allowed in the Center. Live plants may be used, but any leftover dirt or greenery/sticks could result in the withholding of your damage deposit. 11. Kegs of beer are permitted on the rear patio only. 12. No decorations shall be affixed to any surface using nails, thumb tacks, staples, or other items that penetrate or could cause damage to any surface. This includes balloons. 13. All event articles and equipment (such as rental chairs, table covers, utensils., etc.) must be removed from the Center by the end of the rental period. The City of Dania Beach will not be liable for items left after an event is over. Renter understands that the Damage Deposit will be automatically retained in full by the City if removal is not timely accomplished. 14. Renter understands that the City will automatically retain the $500.00 Damage Deposit if the following capacity limits are exceeded: BANQUET SEATING - Not to exceed 200 people (Main Hall) or 37 people (west meeting room). THEATRE SEATING - Not to exceed 250 people (Main Hall only). 15. City employee has made a copy and attached a copy of the Renter's Driver's License and one of the following documents to show proof of residency: Utility Bill, Electric Bill, Cable Bill or Voter's registration card. 16. Renters are strictly prohibited from charging admission/cover charge to attend any event at the facility. The exception to this rule applies to governmental entity rentals, our governmental partners, and nonprofit organizations. If the City becomes aware of violating these rules the City reserves the right to cancel the rental and retain all payment received, including the damage deposit, for the rental. 17. Renter and any person associated with Renter shall not sell, keep, or offer for sale any tangible object, merchandise, or thing for consideration within or outside of center unless expressly permitted in writing by City. 18. The Renter shall comply with all laws of the United States, the State of Florida, Broward County and the City of Dania Beach and all rules and requirements of the City Police, Fire and Community Development Departments, including but not limited to, all health, sanitary and safety requirements, as well as any other requirements imposed by the City. 19. Although every attempt is made to provide the Center and its related equipment in good working order, the City cannot be held responsible for air conditioning and heating systems, ice machines, ovens, appliances and other equipment or building systems that fail to perform during the time of the rental or fail to work due to service interruptions beyond the City's control. In the event that equipment or a system failure renders the Center unusable, the City will use its best efforts to notify the Renter at least 24 hours in advance of the beginning of the rental period. If the Center is unusable or not available, the City shall not be responsible for any costs or damages incurred by the Renter due to the unavailability of the Center. 20. If the Center or any part of it shall be destroyed by fire, flood, hurricane, storm or any other cause or if any other casualty or unforeseen occurrence shall render the fulfillment of this rental agreement by the City impossible, then this agreement shall terminate and the Renter shall pay rental for the Center only up to the time of such termination if it occurs during the rental period and at the rate specified. The Renter waives any claim for damages if the agreement is so terminated, or if the Center is so damaged as to render the fulfillment of this agreement impossible before the Renter has taken possession. In the latter case, all advance rental and deposits will be refunded to Renter. 21. Any amplified sound equipment, including but not necessarily limited to, stereo, and public address equipment must be kept at a noise level that cannot be heard outside of the Center or room that is being used. If complaints are received from neighboring properties regarding the noise level, Renter will be required to lower the noise level to a degree so that it is no longer offensive to the surrounding properties. Likewise, the Renter shall be responsible for controlling the noise level of guests who may be outside of the Center or in associated parking areas. In the event that Renter’s use of the rental period creates a disturbance or violates the City’s Noise ordinance, Renter shall immediately reduce the volume. Failure of the Renter to properly control the noise associated with the permitted use of the Center shall be cause for the City attendant to immediately terminate the Renter's use of the Center and may result in the retention by the City of all fees and deposits. 22. This agreement is only for the facility known as the I.T. Parker Center. It does not include areas outside of the Center, except for the rear patio and designated areas for parking of vehicles associated with the rental. The Renter is not granted permission, implied or expressed, to use the surrounding grounds or property for any purpose except those outlined in this paragraph. The Renter is expressly forbidden from placing or erecting games, rides, tents, structures or equipment of any sort on the grounds of the Center without the prior written permission of the City. 23. Parking is subject to availability as the center is located in a public marina. Additional offsite parking is available, if prearranged, at the

Dania Casino and it is the renter’s responsibility to arrange for a shuttle service at the cost of the renter. 24. Pets and other animals are not permitted inside the Center (other than service animals used by disabled persons). 25. By renting the facility, the Renter grants the City of Dania Beach the non-exclusive, royalty-free right to use any photography or videography captured during the event and publicly shared by the Renter (including on social media platforms) for promotional purposes. This includes, but is not limited to, advertising the facility on the City’s website, social media, printed materials, and other marketing channels. Credit will be given where appropriate. If the Renter does not wish for specific images to be used, they must notify the City in writing prior to the event. 26. Sixty (60) days before the rental period begins, Renter must provide the City Risk Manager certificates of insurance to demonstrate that the Renter (individually as Renter and as agent for the group, organization or other entity renting the Center) has obtained the following insurance from an insurer licensed to transact business in the state of Florida and rated with an A.M. Best Rating of A- VII or better for all coverage's: A. General liability insurance, with a limit of one million dollars ($1,000,000.00) per occurrence, with a one million dollars ($1,000,000.00) annual aggregate. The city must be named as an additional insured in the certificate B. If alcoholic beverages of any kind are sold or provided at the Center, a liquor liability insurance policy must be in effect with a limit of one million dollars ($1,000,000.00) per occurrence, and a limit of one million dollars ($1,000,000.00) annual aggregate. The City must be named as an additional insured in the certificate. C. If catering of any kind will be provided at the Center. a liability insurance policy must be provided by the caterer with a limit of one million dollars ($1,000,000.00) per occurrence, and a limit of one million dollars ($1,000,000.00) annual aggregate. The City must be named as an additional insured in the certificate. FAILURE TO TIMELY PROVIDE THE REQUIRED INSURANCE WILL RESULT IN CANCELLATION OF THE RESERVATION AND RETURN OF THE RESERVATION DEPOSIT. 27. INDEMNIFICATION. A. Renter agrees to indemnify and hold harmless the City (including all its elected officials, employees, and agents) for all costs, losses and expenses including, but not limited to, damages to persons or property including, but not limited to, judgments and attorneys' fees arising out of the negligent acts, errors, or omissions to act or the willful misconduct of the Renter, its invitees, agents, servants or employees arising out of the rental of the Center. If called upon by the City, the Renter (and his or her group, organization, or entity) shall assume and defend not only themselves, but also the City, in connection with any suit or cause of action arising out of the foregoing, and such defense shall be at no cost or expense whatsoever to the City. This indemnification does not extend to acts of third parties who or which are wholly unrelated to Renter. The covenants and representations relating to this indemnification provision shall survive the term of this Agreement and continue in full force and effect as to Renter's responsibility to indemnify the City. B. It is specifically understood and agreed that the consideration inuring to the Renter for the execution of this Agreement consists of the promises, payments, covenants, rights, and responsibilities contained in this Agreement and the Renter's group, organization, or entity. C. The execution of this Agreement by the Renter shall obligate the Renter to comply with the foregoing indemnification provision; however, the collateral obligation of providing insurance must be also complied with as set forth above. 28. City, County, State and Federal Laws Initial ____ A. Renter agrees to comply with all applicable city, county, State, and Federal laws and shall conduct no illegal act on the premises. This is a drug free and non-smoking facility at all times. No exceptions. Renter shall not sell alcohol on premises at any time. Renter may not serve alcohol to minors on the premises at any time. Renter agrees, for everyone’s safety, to ensure alcoholic beverages are consumed in a responsible manner. The City reserves the right, in its exclusive discretion, to expel anyone who in its judgment is intoxicated or under the influence of alcohol or drugs, or who shall in any manner do or participate in any act jeopardizing the rights, use or the safety of its staff, guests, or building contents. 29. Force majeure; legal restraint. If either the City or Renter is prevented from or delayed in performing any of its obligations under this Agreement by reason of statutes, regulations or orders of a governmental entity (including actions taken by a court or by law enforcement officials), or because of war, terrorism, acts of God, labor disturbances, civil unrest, or any cause beyond the reasonable control of such Party, that Party shall not be liable to the other Party for damages by reason of any delay or suspension of performance resulting from such legal restraints or force majeure. The Party invoking this Article, however, shall furnish the other Party with Subsequent Notice of same no more than two (2) Business Days after the onset of the conditions delaying or preventing performance. ACCEPTANCE Renter agrees to all terms and conditions above and will, to its best ability, fulfill all aspects of this Event services contract. The signature below indicates complete consent and approval. Print Name (Required): _____ Signature (Required): _____ Date (Required): _____

Response: Agreed

City of Dania Beach
Community Development Memorandum

DATE: 3/24/2026

TO: 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, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager

SUBJECT: **VA-092-23/ VA-94-93/ SP-038-03MOD4**: The applicant, Maimonides-Shalom Academy Inc., is requesting Variances and Site Plan Modification approval to add a parking lot to the northeast side of the campus and a new masonry wall to the north boundary of the property at 5200 SW 40 Avenue.

Request:
VARIANCE

1. PARKING LOT DESIGN

To allow dead-end parking where a turnaround is required per the LDC per Code Sec. 265-110(C)(7). (VA-092-23)

2. REQUIREMENTS FOR FENCE PLACEMENT

To allow an eight-foot (8') fence where a maximum six-foot (6') fence is required per the LDC per Code Sec. 235-30(B)

SITE PLAN MODIFICATION
The applicant is requesting a Site Plan Modification to add a parking lot along the northeast side of their campus and a new masonry wall on the north property line.

Property Information

CURRENT ZONING:	Single-Family 6000 (RS-6000) and Multiple Family Residential District (RM-1)
LAND USE DESIGNATION:	Medium (16) Residential
SITE ACREAGE:	294,538 square feet / 6.76 Acres
EXISTING USE:	Academic School
VIOLATIONS ON PROPERTY:	None

Background:

The subject property, known as Maimonides Academy, is located on the east side of SW 40th Avenue between SW 51st Street and SW 53rd Street. The property has been operating as a private religious day school known as the Brauser Maimonides Shalom Academy. They currently serve students in Pre-K, elementary, and secondary school. The property received a Site Plan approval from the City Commission on July 8, 2003, for a 4,000 square feet addition with a parking area (R-2003-168). In 2006, the property received approval for another expansion that included a 19,304 square feet two-story building (R-2006-183). Further, on April 27, 2021, the property received approval for the construction of a new 33,672 square foot two-story school building and a basketball court canopy cover of 9,240 square feet. The site also received approvals for a special exception for an expansion of the existing academic school by the addition of a new two-story school building and a variance for the height of the wall along the length of the front yard and the height of the building on the same day (R-2021-060).

A Site Plan Modification (SP-038-03MOD3) was administratively approved on April 21, 2023, with conditions for the reduction of the southern driveway from 30' to 20', creating a one-way traffic flow for emergency vehicle access, and the reconfiguration of the north entry driveway to facilitate fire truck access.

Variances

PARKING LOT DESIGN

The applicant is requesting a variance from Section 265-110(C)(7) prohibiting dead-end parking aisles unless certain conditions are met of the Land Development Code. The LDC prohibits dead-end parking unless it is double-loaded, fewer than 21 spaces, and have a three-point turnaround. The applicant is proposing to add thirty-six (36) spaces to the existing seventeen (17) parking spaces, for a total of fifty-three (53), a double-loaded parking aisle with a turnaround. It is important to note that the vehicular use area is a dead-end, two-way. This provision of the LDC is intended to promote the necessary functions of loading, unloading, parking, and traffic maneuvers to be carried out on private property in a safe manner.

Section 625 of the City's Land Development Codes 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 criterion, the applicant's justification statement is provided, as well as the Community Development staff's findings in italics.

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

Applicant: The requested variance will maintain the basic intent of the parking design and construction standards of the City Code as stated in Section 265-110. The proposed parking lot does not constitute a Fire Access Road and does not require a T-turnaround for fire-related vehicles. The proposed layout is intended to meet all required and necessary fire code standards. The requested variance and proposed parking aisle expansion will work to maintain and enhance the stability and appearance of the City by improving the appearance and functionality of an established civic use.

Community Development staff agree that the location of the parking lot maintains the basic intent. The use of these parking spaces is for school staff or visitors.

2. "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

Applicant: The requested variance is compatible with the surrounding land uses and would not be detrimental to the community in any way. The proposed parking expansion will add additional parking in a configuration that complements the existing layout of the Property without affecting adjacent uses. The placement of the proposed parking aisle towards the northeast side of the Property also allows for the existing soccer field to remain available to students of the campus. The proposed parking aisle expansion will include the required landscape buffer and tree islands, which will enhance the view of the northeast portion of the Property.

Community Development staff find that 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 consistent with the following goals, objectives, and policies of the City's Comprehensive Plan:

- Policy 1.3.1.1 - Dania Beach shall incorporate provisions in the Land Development Code that provide for safe pedestrian and bicycle access to schools.
- Policy 1.1.8.3 – Safe and convenient on-site traffic flow shall be provided in accordance with the Comprehensive Plan and the land development regulations.
- Policy 1.1.9.2 – All proposed development and future land uses shall be compatible with adjacent land uses. The requested variance will allow for additional parking to a compatible use that is consistent with a variety of goals, objectives, and policies within the City Comprehensive Plan.

Community Development staff confirm that the variance request is in keeping with the Goals, Objectives, and Policies of the Dania Beach Comprehensive Plan as listed above.

4. "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."

Applicant: The Applicant is proposing an expanded parking aisle to provide the minimum number of spaces needed to safely accommodate the existing use and needs of the campus. The northeast section of the campus is the only area where additional parking can be added in a safe and efficient manner compatible with the existing parking layout on the Property without affecting the existing basketball court and soccer field amenities available to students. Strict adherence to the requirements of the dead-end parking aisle regulations would be unnecessarily burdensome, considering the efforts taken to design a functional, compact, and compatible expansion to the existing structures on the Property.

Community Development staff agree with this justification. The site constraints are a unique circumstance, and the traffic circulation proposed is the best option to maximize the development while complying with most of the LDC requirements.

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: As mentioned above, the Applicant is requesting to expand the parking lot along the northeast side of their campus to add thirty-six (36) parking spaces to the Property. This request exceeds the dead-end condition in the City's Code by thirty-three (33) spaces, as the existing parking aisle in this area currently contains seventeen (17) spaces, and the additional thirty-six (36) spaces would bring the total amount in the drive aisle to fifty-three (53) spaces. Dead-end parking aisles are prohibited except where a double-loaded dead-end aisle serves fewer than twenty-one (21) spaces. The design and construction standards for parking aisles in Section 265-110 are specifically crafted to ensure that there is adequate width to serve a particular design arrangement for parking spaces. Further, the Applicant has worked with Broward Sheriff Fire Rescue to ensure that the proposed layout meets all required and necessary fire code standards. The northeast section of the campus is the only area where additional parking can be added in a safe and efficient manner compatible with the existing parking layout on the Property without affecting the existing basketball court and soccer field amenities available to students. *Community Development staff confirm that the variance is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety, and welfare of the community.*

REQUIREMENTS FOR FENCE PLACEMENT
The applicant is requesting an eight-foot (8'-0") high fence along the length of the northern side of the property up to the front property line of an existing academic school premises. Section 235-30 of the LDC allows a maximum of six feet (6',0") in the side yards for the RM-1 zoning district. The applicant stated that the fence height is needed to provide safety, security, and privacy. This provision of the LDC is intended to promote walls, fences, and hedges placement to be carried out on private property in a safe manner.

Section 625 of the City's Land Development Codes states, that 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 a variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below. For each criterion, the applicant's justification statement is provided, as well as the Community Development staff's findings in *italics.*

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

Applicant: Section 235-30(B) of the City Code restricts the maximum height of walls, fences, and hedges located in a side yard to a height of six (6) feet for residential zoning districts, including the RM-1 district. Pursuant to Section 235-40(B), the wall may be constructed of masonry materials, wood, chain link, P.V.C., or other materials approved by the building code. The Applicant is proposing to construct a masonry wall of eight (8) feet in height along the northern (side) Property boundary. This proposed masonry wall meets the general intent of

Section 235-40(B), as the wall will be constructed from masonry materials. Further, the requested wall will only be two (2) feet higher than is allowed by Section 235-30(B) of the Code.

Community Development staff agree that the proposed wall maintains the basic intent. Staff found in the application review process that the wall finish proposed meets the LDC requirements.

2. "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

Applicant: The requested variance is compatible with the surrounding land uses and would not be detrimental to the community in any way. The proposed masonry wall will work to provide a visual buffer for residential development adjacent to the north. A portion of the residential development adjacent to the north is immediately facing the school; the implementation of the proposed masonry wall would allow for visual buffering from the school site as well as auditory buffering. Further, the proposed masonry wall will increase the security of the site and enhance the protection of the schoolchildren on the Property. This allows the proposed masonry wall to not just be a benefit for the schoolchildren but also for the Dania Beach community at large.

Community Development staff find that, given the proximity to other residential uses around the property, the proposed height for the wall will improve safety for the school children. In addition, the request is compatible with the surrounding land uses in this area and would not be detrimental to the community.

3. "That the requested variance is consistent with, and in furtherance of, the goals, objectives, and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."

Applicant: The requested variance is consistent with the following goals, objectives, and policies of the City's Future Land Use Element of the Comprehensive Plan:

- Policy 1.1.3.10 - Dania Beach shall incorporate provisions in the Land Development Code requiring new nonresidential uses located adjacent to an existing or planned public school site to incorporate features such as walls, solid hedges, or increased setbacks where such use would be incompatible with the public school.
- Policy 1.3.1.1 - Dania Beach shall incorporate provisions in the Land Development Code that provide for safe pedestrian and bicycle access to schools.
- Policy 1.1.8.3 – Safe and convenient on-site traffic flow shall be provided in accordance with the Comprehensive Plan and the land development regulations.
- Policy 1.1.9.2 – All proposed development and future land uses shall be compatible with adjacent land uses. The requested variance will allow for additional parking to a compatible use that is consistent with a variety of goals, objectives, and policies within the City Comprehensive Plan.

The requested variance will enhance the safety of a compatible use that is consistent with a variety of goals, objectives, and policies within the City Comprehensive Plan. While Policy 3.10 references the incorporation of walls between new nonresidential development located on existing school sites, the policy is consistent with the intent of the proposed variance, which

would provide an enhanced wall to buffer the existing school site from the property to the north.

Community Development staff confirm that the variance request is in keeping with the Goals, Objectives, and Policies of the Dania Beach Comprehensive Plan as listed above.

4. "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."

Applicant: The School in question is in a very unique situation of being a private religious day school that serves the Jewish community. This makes the plight of the petitioner especially unique as not only a school, but also as an entity that has faced increased discrimination over the years. In fact, anti-Semitic attacks and activity have increased exponentially within the United States, causing discriminatory incidents to occur not just at synagogues but also at Jewish schools. The proposed masonry wall would provide an added security measure on the site, allowing the schoolchildren and their parents to feel safer about access on and off the school premises. It would also act as a safeguard from passers-by in the residential community to the north from looking into the school premises—this is a particularly important security goal for the Applicant as they fear any possible harm that could befall the schoolchildren from an act of anti-Semitism.

Community Development staff agree 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 requested is the minimum variance that is necessary to afford relief to the petitioner while preserving the character, health, safety, and welfare of the community. The proposed masonry wall consists of only a two (2) foot deviation from the requirements of the Code while providing the Applicant and the children attending the school the safety measures that they need. The proposed masonry wall will be constructed using materials approved in the Code and will be an added feature to the existing school site. The height of the wall is necessary to buffer the school from the community adjacent to the north and any general passers-by that may enter that community, which is not gated. For these reasons, the Applicant's requests for relief are the minimum variances necessary to enable the effective design of the proposed parking expansion and wall along the northern boundary while preserving the character, health, safety, and welfare of the students and the surrounding community.

Community Development staff agree with this assessment.

Site Plan Modification

The Applicant is proposing a modification to the site plan to expand the parking lot along the northeast portion of their campus and increase the height of the wall along the northern property line. The Applicant is proposing to expand the parking lot along the northeast side of their campus to add thirty-six (36) more parking spaces to the Subject Property. This section of the existing lot currently contains seventeen (17) spaces. The additional thirty-six (36) spaces would bring the total amount in the proposed expanded drive aisle to fifty-three (53) spaces.
The proposed parking aisle expansion will include the required landscape buffer and tree islands, which will enhance the view of the northeast portion of the Subject Property. The proposed

expanded parking aisle will provide the minimum number of spaces needed to safely accommodate the existing use and needs of the campus. The northeast section of the campus is the only area where additional parking can be added in a safe and efficient manner compatible with the existing parking layout on the Subject Property without affecting the existing basketball court and soccer field amenities available to students. In addition, the proposed wall along the length of the northern property boundary will provide safety, security, and privacy.

RESILIENCY

The approved site plan from Sheet SP-1 (R-2021-060) indicates that the existing pervious area is 145,108 SF (49.33%). The new parking lot will cover 9,259 square feet. The pervious area for the entire site will be 49.48 % (145,694 SF), after modification approval; thereby meeting the pervious requirement for the district, which is 37%.

The City's Code of Ordinance requires a Storm Water Management Plan to be submitted and approved prior to issuance of a building permit. A stormwater management plan is mandatory for all projects that change the surface to be impervious or alter pervious areas, regardless of City Commission approval. Post-development runoff must not exceed pre-development runoff rates for a 25-year storm event. The City's current drainage level of service is to retain the first inch of rainfall on-site and maintain predevelopment runoff rates for a 25-year storm event. The City enforces a "General Requirements" stormwater management plan, including an "interim design standard" specifying groundwater and surface water levels before a design event.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC on December 7, 2023, July 24, 2024, and February 6, 2026. The committee includes personnel from the BSO Fire, Public Services, the City's landscape consultant, the City's engineering consultant, the City's traffic engineering consultant, and the 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 are provided below:

1. Additional comments may apply and will need to be addressed prior to the issuance of permitting approval. (Engineering)
2. Structural review and approval of the proposed wall is required at the time of permitting. (Engineering)
3. Provide the Broward County Traffic No Objection letter for the proposed wall in the existing Utility Easement. (Engineering)
4. A Broward County Stormwater Management License Modification is required for the proposed improvements and shall be submitted at the time of site permitting. (Engineering)
5. All other outside agency approvals are required at the time of site permitting. (Engineering)
6. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications, except for stall striping. (Engineering)
7. STORMWATER PLAN: Per the Dania Beach Code of Ordinances, Chapter 27, Section 27-227, "a stormwater management plan shall be submitted to the city for all projects that add impervious area or modify pervious area, whether or not city commission approval is required." Please provide a stormwater management plan for engineering review and comment. Please include provisions that exceed minimum requirements. (Planning).
8. Per Code Sec.8-7 Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must

include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen details with the next submittal. The City Commission must approve the use of the City Logo. (Planning).

9. For all projects resulting in the buildout of the site, construction staging cannot occur on-site; the applicant 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, the location of equipment and materials during construction. (Planning)

Comprehensive Plan

The applications support the City's Comprehensive Plan by furthering the following goals, objectives, and policies:
Future Land Use Element

- Policy 1.1.3.10 - Dania Beach shall incorporate provisions in the Land Development Code requiring new nonresidential uses located adjacent to an existing or planned public school site to incorporate features such as walls, solid hedges, or increased setbacks where such use would be incompatible with the public school.
- Policy 1.3.1.1 - Dania Beach shall incorporate provisions in the Land Development Code that provide for safe pedestrian and bicycle access to schools.
- Policy 1.1.8.3 – Safe and convenient on-site traffic flow shall be provided in accordance with the Comprehensive Plan and the land development regulations.
- Policy 1.1.9.2 – All proposed development and future land uses shall be compatible with adjacent land uses. The requested variance will allow for additional parking to a compatible use that is consistent with a variety of goals, objectives, and policies within the City Comprehensive Plan.

Community Outreach

Community outreach was requested of the applicant by staff. The applicant conducted a virtual meeting via Zoom on Wednesday, February 11, 2026, at 6:00 PM. The Site Plan Modification and the Variances were presented. Approximately 21 people attended the meeting. Questions about landscaping, the proposed wall, and parking were addressed. A summary of the meeting was provided by the applicant and is included in the backup.

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

Staff Analysis

The request for the Site Plan Modification and the two Variances to build the extended dead-end parking lot with a total of 53 stalls will allow the applicant to provide more parking facilities for school personnel.

The proposed eight-foot (8') wall with a double row of 33 trees and 218 shrubs along the length of the northern property line will provide privacy and safety for schoolchildren. The applicant has provided enough justification and ensured the design proposed meets the Land Development Code Variance criteria. The Site Plan Modification is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan.

Budgetary Impact
Approval of the Site Plan Modification will have no budgetary impact on the City.

Recommendation
The requested Variances meet the City's criteria, and the Site Plan Modification meets the requirements of the City's LDC. The Community Development Department is recommending approval of the resolution for the Variances and Site Plan Modification provided, 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. 2026-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVED THE FOLLOWING REQUESTS FOR A SITE PLAN MODIFICATION (SP-038-03MOD4) AND TWO VARIANCES (VA-92-23 & VA-94-23), AS SUBMITTED BY APPLICANT, MAIMONIDES SHALOM ACADEMY INC., FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach's Code of Ordinances, Chapter 28, entitled "Land Development Code" ("LDC"), Part 6, entitled "Development Review Procedures and Requirements," at Article 635, entitled "Site Plans" of Section 635-80, provides that site plan modifications or deviations are required prior to commencement of construction; and

WHEREAS, Maimonides Shalom Academy Inc. ("Applicant") is requesting site plan modification (SP-038-03MOD4) approval to permit an expanded parking aisle and new northern (side) wall for the private school on the property located at 5300 SW 40th Avenue on the property legally described in Exhibit "A", a copy of which is made a part of and incorporated into this Resolution by this reference; and;

WHEREAS, the Applicant is requesting site plan modification (SP-038-03MOD4) approval for the expansion of the parking lot to add 36 additional parking spaces for a total of 53 stalls as referenced in Exhibit "B", a copy of which is made a part of and incorporated into this Resolution by this reference; and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 625, entitled "Variances," Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant has requested a Variance (VA-92-23) to provide a 36 single loaded parking aisle for a total of 53 parking spaces without a three-point turnaround, where Section 265-110(c)(7) of the LDC requires a double-loaded dead-end parking aisles are prohibited except where a double-loaded dead-end aisle serves fewer than twenty-one (21) parking spaces and turnaround area is provided; and,

WHEREAS, the Applicant has requested a Variance (VA-94-23) to install an eight-foot (8') masonry wall along the length of the side (northern) yard of the Property, along the northern property line, where Section 235-30(B) allows a maximum of six-foot (6') high on side yards.

WHEREAS, 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; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the Code; and

WHEREAS, the City's Staff Report analyzes the applicant's request based on the criteria and supports the Applicant's request, and is incorporated by reference herein as the City's findings; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Chapter 28, Part 6 of the LDC, Article 610, entitled "Public Hearing Notices"; and

WHEREAS, the City Commission finds that the approval of the proposed site plan modification (SP-038-03MOD4) and two (2) variances (VA-92-23 & VA-94-23) will protect the public health, safety, and welfare of the residents of the City, and further the purpose, goals, objectives and policies of the Comprehensive Plan;

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

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

Section 2. That the City's staff report is ratified and confirmed as being true and correct and is made a specific part of the Resolution as a finding of fact.

Section 3. That pursuant to Chapter 28 LDC, Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," the following Site Plan Modification (SP-038-03MOD4), attached as Exhibit "B", a copy of which is made a part of and incorporated into this Resolution by this reference, is approved.

Section 4. That pursuant to Chapter 28, "Land Development Code", Part 6 "Development Review Procedures and Requirements," Article 625 "Variances, the Variance applications (VA-92-23 & VA-94-23) are approved as consistent with the Site Plan provided in Exhibit "B".

Section 5. That pursuant to Chapter 28, entitled "Land Development Regulations", Part 6, entitled "Development Review Procedures and Requirements", the site plan modification and variances (SP-038-03MOD4, VA-92-23 & VA-94-23) are approved with the following conditions of approval:

1. Additional comments may apply and will need to be addressed prior to the issuance of permitting approval.(Engineering)
2. Structural review and approval of the proposed wall is required at the time of permitting. (Engineering)
3. Provide the Broward County Traffic No Objection letter for the proposed wall in the existing Utility Easement. (Engineering)
4. A Broward County Stormwater Management License Modification is required for the proposed improvements and shall be submitted at the time of site permitting. (Engineering)
5. All other outside agency approvals are required at the time of site permitting. (Engineering)
6. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications, except for stall striping. (Engineering)
7. STORMWATER PLAN: Per the Dania Beach Code of Ordinances, Chapter 27, Section 27-227, "a stormwater management plan shall be submitted to the city for all projects that add impervious area or modify pervious area, whether or not city commission approval is required." Please provide a stormwater management plan for engineering review and comment. Please include provisions that exceed minimum requirements. (Planning).
8. Per Code Sec.8-7 Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen details with the next submittal. The City Commission must approve the use of the City Logo. (Planning).
9. For all projects resulting in the buildout of the site, 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, the location of equipment and materials during construction. (Planning).

Section 6. That pursuant to LDC Section 635-100 "Expiration of Site Plans", the site plan modification (SP-038-03MOD4) and variances VA-92-23 & VA-94-23) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the site plan, within eighteen (18) months from the date of this Resolution.

Section 7. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 8. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this Resolution shall be effective 10 days after passage.

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT “A”
LEGAL DESCRIPTION

A PORTION OF TRACTS 11 AND, 12, BLOCK 2, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, OF THE “PLAT OF SEC’S. 28, 29, 31, AND 32”, AS RECORDED IN THE PLAT BOOK 2, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL OF TRACT “A”, MAIMONIDES DAY SCHOOL CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

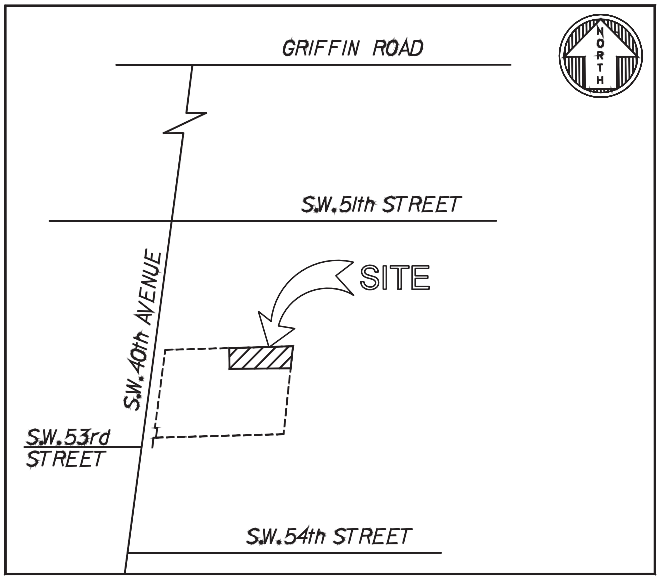
BEGINNING AT THE SOUTHWEST CORNER OF TRACT “A”, MAIMONIDES DAY SCHOOL CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 07°36’37” EAST, ALONG THE WEST LINE OF SAID TRACT “A” AND THE NORTHERLY PROJECTION THEREOF, AND ALONG THE EAST RIGHT-OF-WAY OF S.W. 40th AVENUE, A DISTANCE OF 453.57 FEET; THENCE NORTH 88°26’05” EAST, A DISTANCE OF 653.22 FEET; THENCE SOUTH 06°10’33” WEST, A DISTANCE OF 451.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT “A”, MAIMONIDES DAY SCHOOL CAMPUS; THENCE SOUTH 88°26’05” WEST, ALONG SAID SOUTH LINE OF SAID TRACT “A”, A DISTANCE OF 664.68 FEET TO THE SOUTHWEST CORNER OF TRACT “A”, AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 295,056.00 SQUARE FEET OR 6.7736 ACRES MORE OR LESS.

EXHIBIT “B”
SITE PLAN

MAIMONIDES DAY SCHOOL - PARKING LOT PLANS

5300 SW 40TH AVENUE
DANIA BEACH, FLORIDA
CIVIL ENGINEERING PLANS



LOCATION MAP
N.T.S.

SHEET NO.	TITLE
C-0	COVER SHEET
C-1	GENERAL NOTES
C-2	CIVIL ENGINEERING & DEMOLITION PLAN
C-2A	OVERALL CIVIL ENGINEERING SITE PLAN
C-3	CONSTRUCTION DETAILS & SECTIONS
C-4 – C-6	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

NOTE:

ALL ELEVATIONS SHOWN ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 34516
2699 STIRLING ROAD, SUITE C-202 FAX: (954) 986-6655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-9899
AN INDEPENDENCE ENGINEERING COMPANY

PROJECT No. 19-1129
DESIGN START DATE: 06/02/2025

DN: C=US, E=nsander@indepeng.com, CN=NES verified
Reason: I am approving this document
Date: 2025.12.17 16:47:31-05'00'

NEIL E. SANDER LICENSE No. 80080 STATE OF FLORIDA PROFESSIONAL ENGINEER

12/17/2025

This document has been digitally signed and sealed by Neil E. Sander, 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.

GENERAL:

ALL CONSTRUCTION, MATERIAL, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS, FOR ROAD AND BRIDGE CONSTRUCTION, TOGETHER WITH THE COUNTY'S MINIMUM DESIGN STANDARDS AND SPECIFICATIONS AS APPLICABLE. IF F.D.O.T. MATERIAL SPECIFICATIONS ARE NOT USED, INPUT FROM THE MANUFACTURER'S PROCEDURES SHALL BE FOLLOWED.

CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER PROPERTY AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.

THE ENGINEER WILL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION AND INCLUDE A REPRESENTATIVE FROM THE RESPECTIVE ENGINEERING AND UTILITY DEPARTMENTS, THE CONTRACTOR, OWNER, AND OTHER APPLICABLE AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION, THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY, THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD SUCH UTILITIES BE FOUND, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.

ALL DEVIATIONS FROM PLANS ARE TO BE APPROVED BY ENGINEER IN WRITING PRIOR TO CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

THE ENGINEER MUST BE GIVEN A MINIMUM 48 HOURS NOTICE PRIOR TO START OF CONSTRUCTION AND FOR ALL INSPECTIONS AND TESTING.

CONTRACTOR IS RESPONSIBLE TO PREPARE COMPLETE AS-BUILT PLANS WITH INFORMATION RELATIVE TO LOCATIONS AND ELEVATIONS OF VALVES, SERVICES, FITTINGS, LENGTHS AND ALL OTHER WATER AND SEWER APPURTENANCES. THESE SHALL BE ACCURATELY RECORDED AND SUBMITTED TO THE DESIGN ENGINEERING FIRM PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL INFORMATION SHALL BE TAKEN BY A REGISTERED LAND SURVEYOR AND SHOWN ON A SEALED AS-BUILT PLAN ALONG WITH AN AUTOCAD DISK.

THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGES, DISPLACEMENT OF SERVICE, OR DESTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS ARE NECESSARY TO PROTECT THE PUBLIC SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.

WALL REINFORCEMENT AND TRENCH STABILIZATION SHALL BE PROVIDED AS IN ACCORDANCE WITH ASTM CA78. MINIMUM WALL THICKNESS SHALL BE 8" AND 4"BASE EXTENSION OUTSIDE OF MANHOLE WALL.

MORTAR USED TO SEAL THE PIPE INTO THE WALLS OF THE PRECAST STRUCTURES SHALL BE NON-SHRINK GROUT AND SHALL NOT CAUSE LEAKAGE IN THE JOINT. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE AS SPECIFIED FOR PIPES TESTED. THE MAXIMUM REQUIRED OUTSIDE DIAMETER PLUS 1".

ALL MANHOLES SHALL BE SET PLUMB IN LINE AND GRADE. SHALL REST ON A FIRM CAREFULLY GRADED SUBGRADE WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.

ALL JOINTS SHALL BE FURNISHED WATERTIGHT.
NO PIPE SHALL BE COVERED UNTIL INSPECTED AND APPROVED BY THE ENGINEER AND OTHER APPLICABLE AUTHORITIES.

ALL PIPE SHALL BE LAID IN A DRY TRENCH. ALL MUCK OR OTHER UNSTABLE MATERIAL ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180, METHOD "D".

SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO THE TESTING ENGINEER AND THE RESPECTIVE ENGINEER AND UTILITY DEPARTMENTS FOR APPROVAL PRIOR TO CONSTRUCTION OR INSTALLATION.

ALL EXISTING AND PROPOSED GRADE ELEVATIONS REFER TO 1988 NAVD DATUM.

CONTRACTOR TO CONTACT SUNSHINE STATE ONE-CALL OFFICE (1-800-432-4770) AND ALL LOCAL UTILITY COMPANIES FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

EXISTING SECTION CORNERS AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE MAINTAINED BY THE CONTRACTOR AND, IF DISTURBED OR DESTROYED, SHALL BE REPLACED BY A REGISTERED SURVEYOR.

CONTRACTOR IS TO PREVENT INTRODUCTION OF DEBRIS OR DIRT INTO EXISTING SYSTEMS DURING CONSTRUCTION. ANY DEBRIS OR DIRT AS A RESULT OF CONSTRUCTION OPERATIONS IN EXISTING STRUCTURES SHALL BE CLEANED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

LOCATION OF DRAINAGE AND SANITARY SEWER STRUCTURES GOVERN, ADJUST PIPE LENGTHS AS REQUIRED.

THE"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"SHALL BE USED AS THE STANDARD FOR THE SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE PROJECT.

ALL UNDERGROUND UTILITY MAINS AND STRUCTURES FOR WATER, SEWER, GAS, IRRIGATION, DRAINAGE, PHONE, CABLE TV AND ELECTRIC, ETC. SHALL BE MUST BE INSTALLED, INSPECTED, TESTED, AND APPROVED PRIOR TO ANY SUBGRADE CONSTRUCTION.

ALL PERMANENT GRASS AREAS ARE TO RECEIVE A 4"MUCK BLANKET OR TOPSOIL TREATMENT.

ALL CURB AND GUTTER SHALL HAVE A LINEROCK FOUNDATION OR"RAD"OF AT LEAST FOUR INCHES (4") THICKNESS, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO (T-180).

A MINIMUM 10'SEPARATION BETWEEN ALL UTILITIES SHALL BE MAINTAINED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SAFETY PRECAUTIONS DURING CONSTRUCTION AND OPERATIONS AS REQUIRED BY THE TRENCH SAFETY ACT"AND THE O.S.H.A. PARTS.

ALL INSTALLATIONS, MATERIALS, AND WORKMANSHIP IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE B.C.C.D."MINIMUM STANDARDS".

PAVING:

A PROCTOR SHALL BE PERFORMED ON ALL SUBGRADE AND LINEROCK BASE MATERIAL AND SUBSEQUENT CHANGES IN MATERIAL LIMEROCK SIEVE ANALYSIS TESTS SHALL BE PERFORMED AS REQUIRED BY THE ENGINEER. SCHEDULING DENSITY TESTS. ALL TESTS RESULTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN WRITING.

UNDERGROUND UTILITIES SHALL BE INSTALLED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS, NO EXCEPTIONS.

FOR COMPACTED SUBGRADE, FOLLOW THE SPECIFICATIONS ON THE PAVING, GRADING, AND DRAINAGE DETAIL SHEET.

ALL PAVEMENT SUBGRADE MATERIAL SHALL HAVE AN LBR 40 AT 100% MAXIMUM DENSITY PER AASHTO T-99, METHOD"C AND SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 160. THE REQUIRED NUMBER OF ONE DENSITY TEST FOR EVERY 2000 SQ. YDS. THE REQUIRED NUMBER OF ONE DENSITY TEST FOR EVERY 300 LINEAR FEET DENSITY TESTS EVERY 2000 SQUARE YARDS MAY BE INCREASED OR DECREASED DEPENDING ON THE LENGTH, THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

IF THE PLANS INDICATE A STABILIZED SUBBASE IS TO BE USED IT SHALL HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE IN COMPLIANCE WITH F.D.O.T. SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER FOR APPROVAL THE MATERIAL TO BE USED FOR THE SUBBASE AND THEIR PROPORTIONS, AND LABORATORY LBR, BEFORE DELIVERY TO THE SITE. QUALITY CONTROL LBR'S MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN PLACE CONDITION.

IF THE PLANS INDICATE A LIMEROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIMEROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 200. THE LIMEROCK BASE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180, METHOD "D". THE REQUIRED NUMBER OF ONE DENSITY TEST FOR EVERY 2000 SQ. YDS. DENSITY TESTS REQUIRED MAY BE INCREASED OR DECREASED BY THE ENGINEER PRIOR TO APPLICATION OF THE PRIME AND TACK COATS.

ALL GRADES SHOWN REFER TO FINISHED ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.

FOR STABILIZING AT INTERSECTIONS, TURNOUTS, AND GRADED CONNECTIONS SEE STANDARD INDEX NO. 515. SEE TYPICAL SECTION FOR DEPTH AND LBR.

LIMEROCK BASES SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK OR GREATER AS INDICATED ON THE PLANS AND SHALL BE COMPACTED IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS, SECTION 200. LIMEROCK SHALL CONTAIN 40% MINIMUM CALCIUM AND MAGNESIUM CONTENT OF 40%, AND A MINIMUM LBR OF 100. THE LIMEROCK SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

A TACK COAT SHALL BE USED BETWEEN PAVING COURSES AND A PRIME COAT SHALL BE USED ON THE FINISHED BASE.

THE PRIME AND TACK COAT CONSTRUCTION AND MATERIALS FOR THE PRIME AND TACK COATS SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 300. THE PRIME AND TACK COATS SHALL BE APPLIED PRIOR TO CONSTRUCTION OF THE ASPHALT SURFACE COURSE, AND SHALL BE SANDED AND ROLLED IN ACCORDANCE WITH SECTION 300. APPLICATION RATES SHALL BE 0.25 GAL / SY FOR LIMEROCK BASE.

ASPHALTIC CONCRETE SURFACE COURSE SHALL BE AS SHOWN ON THE PLANS. THE MATERIALS FOR THE ASPHALT CONCRETE SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 331 AND ALL OTHER LOCAL CODES THAT MAY APPLY.

ASPHALT CONCRETE SHALL BE OF MINIMUM THICKNESS AS NOTED ON PLANS AND SHALL BE TYPE S-1/2F OR AS OTHERWISE SPECIFIED ON THE PLANS.

RAISE OR LOWER SURVEY CONTROL POINTS TO FINAL GRADE OF PAVEMENT.

EARTHWORK:

THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL, AND DISPOSAL OF ALL MATERIALS OF WHATEVER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR USE. SHOULD USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY, OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS UNSUITABLE IN THE OPINION OF THE ENGINEER, SUCH MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SUITABLE MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND SECTIONS AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON-SITE, AND INCLUDE THE REMOVAL AND REPLACEMENT OF SAME IN HIS BID PRICE. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE SITE IN ACCORDANCE WITH THE OWNERS GEOTECHNICAL REPORT FOR SUBSURFACE EXPLORATION AND RECOMMENDATIONS.

THE ENTIRE WIDTH OF THE RIGHT-OF-WAY SHALL BE COMPLETELY DENUDED BEFORE CONSTRUCTION OF THE ROADWAY BEGINS. NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADE SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD"C".

WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY PER AASHTO T-99 METHOD"C".

AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY EITHER ROLLING, TAMPING, OR ANY OTHER METHOD APPROVED BY THE ENGINEER, IN ORDER TO OBTAIN THE DESIRED DENSITY, THE ENGINEER SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS.

PRIOR TO BACKFILLING AROUND STRUCTURES, THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE ENGINEER TO BE LEFT IN PLACE, SUCH AS SHEETING AND BRACING. BACKFILL SHALL BE HAND TAMPED IN 12"COMPACTED LIFTS.

THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GENERAL CONFIGURATION OF THE EXISTING GROUND ONLY AND MAY SHOULD INDICATE ELEVATION AT ANY POINT OTHER THAN THAT SHOWN.

DRAINAGE:

CATCH BASINS / INLETS / JUNCTION BOXES SHALL NOT BE LOCATED IN RESIDENTIAL DRIVEWAYS.

DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED ON PLANS.

REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 430. MINIMUM SIZE SHALL BE 15" UNLESS OTHERWISE SHOWN ON PLANS. PIPE GASKETS SHALL MEET F.D.O.T. STANDARD SPECIFICATIONS.

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARRANGE FOR INSPECTION.

BOTTOM OF ALL INLETS SHALL BE 12"BELOW THE LOWEST INLET INVERT, UNLESS OTHERWISE INSTALLED.

CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-196. CORRUGATED ALUMINUM PIPE SHALL BE FABRICATED WITH HELICAL CORRUGATIONS AND SHALL MEET AASHTO M-196 REQUIREMENTS FOR A MINIMUM COVER, EACH END, TO ACCOMMODATE A COUPLING BAND. REFER TO TABLE 1, SECTION 430 FOR MINIMUM COVER OF METAL PIPE.

HIGH DENSITY POLYETHYLENE (H.D.P.) COMPOSED OF CORRUGATED EXTERIOR AND SMOOTH INTERIOR SHALL BE IN ACCORDANCE WITH AASHTO M252 AND M294, TYPE S.AS MANUFACTURED BY HANCOR, INC. WITH ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.

SEE LANDSCAPING PLANS FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION FOR RECREATIONAL AMENITIES, POOL, POOL DECK, BERMING, ETC.

GRATE ELEVATION OF TYPE-10 / CURB AND GUTTER INLET STRUCTURES PROVIDED AT CURB LINE.

SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS ENGINEER'S SUBSURFACE EXPLORATION AND RECOMMENDATION REPORT.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND PREPARATION OF ALL EXISTING STORM DRAINAGE PIPE AND INLETS FOR TESTING AS REQUIRED. FOR NEW CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO COMPLETELY INSPECT EXISTING STORM DRAINAGE SYSTEM IN ADVANCE OF ANY TESTING, AND NOTIFY THE ENGINEER OF ANY DEFICIENCIES. THE CONTRACTOR SHALL COMMENCE WORK WITHOUT FIRST INSPECTING THE EXISTING SYSTEM AND NOTIFYING THE ENGINEER IN WRITING IS RESPONSIBLE FOR ALL REQUIRED REPAIRS.

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY TURBIDITY SCREENS AT OUTFALL PIPES AND LAKE FROM TIME OF CONSTRUCTION UNTIL ALL ASSOCIATED DRAINAGE IS COMPLETED AND FINAL INSPECTION.

ALL CURBS, WALKS, AND PEDESTRIAN PATHWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE"FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION"AND ALL OTHER LOCAL CODES. ALL CONFLICTS BETWEEN THESE PLANS AND CODE, THE CODE WILL GOVERN.

TEMPORARY SEDIMENTATION CONTROL DEPARTMENTS AND SWALES SHALL BE FREE OF CONSTRUCTION MATERIALS, VEHICLES, ETC. DURING CONSTRUCTION.

YARD DRAINAGE SYSTEM MATERIALS SHALL BE BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.

ALL EXISTING STORM DRAINAGE PIPING AND INLETS DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED.

MINIMUM PARKING LOT LONGITUDINAL AND CROSS SLOPES SHALL BE 0.50% AND MAXIMUM 5.00%.

RESIDENTIAL PARCEL SIDEWALK TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAN.

ALL LANDSCAPE ISLANDS TO BE CURBED, UNLESS OTHERWISE NOTED ON THE PLAN.

ALL ELEVATIONS REFER TO N.A.V.D.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF BUILDING STORM / ROOF DRAINAGE CONNECTIONS.

GATE VALVES:

GATE VALVES 4"AND LARGER SHALL BE MECHANICAL JOINT TYPE AND COMPLY WITH AWWA / ANSI STANDARD C509-01.

MECHANICAL JOINTS SHALL CONFORM TO AWWA / ANSI C111/A21.11-00

ALL GATE VALVES ARE TO BE IRON BODY, BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT, NON-RISING STEM, OPEN LEFT (COUNTER CLOCKWISE), WITH OPERATING WHEEL. PENTEE AND NUT METAL OPERATING WHEELS SHALL NOT BE PERMITTED. VALVES MEET AWWA STANDARD C-500 FOUNDATIONS

VALVE BOXES SHALL BE CAST IRON EXTENSION TYPE WITH NOT LESS THAN 5-1/4"DIAMETER SHAFT AND WITH COVERS MARKED"WATER", PAINTED BLUE. USF 7005 OR APPROVED EQUAL.

GATE VALVES 24" AND LARGER SHALL BE SUBSTITUTED WITH BUTTERFLY VALVES AS MANUFACTURED BY PRATT, DEZURIK, CLOW, OR APPROVED EQUAL.

BUTTERFLY VALVES ARE TO BE CAST OR DUCTILE IRON BODY, ALLOY CAST IRON, OR DUCTILE IRON DISC, BODY MOUNTED ADJUSTABLE SEAT, NEOPRENE OR BUNA-N RESILIENT SEAT, MECHANICAL JOINT ENDS, 150 PSI WP VALVE CLASS, SHAFT SIZE AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN AND ARE TO COMPLY WITH THE PROVISIONS OF AWWA C504-00,"RUBBER SEATED BUTTERFLY VALVES."

VALVE OPERATION IS TO BE APPROVED GEAR ACTUATORS, WITH SEALED ENCLOSURES FOR BURIED OR SUBMERGED SERVICE. POSITION INDICATORS SHALL BE FURNISHED AS REQUIRED. UNITS ARE TO BE EQUIPPED WITH TOP ACTUATING NUTS, CAST IRON HANDWHEELS, OR CHAIN OPERATORS. WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION. APPURTENANCES ARE TO BE FURNISHED BY THE VALVE MANUFACTURER.

WATER SYSTEM:

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO BOWNS STANDARDS, THE LOCAL MUNICIPALITY AND APPLICABLE PARTS OF AWWA C-600 AND C-605 STANDARD SPECIFICATIONS. CONTRACTOR TO PROVIDE CONNECTION TO NEW WATER MAINS WITHOUT WATER MAINS SHALL BE MADE WITH NEW TIME THAT THE NEW MAINS ARE CONFIRMED TO BE BACTERIOLOGICALLY SAFE BY THE HEALTH DEPARTMENT RELEASE HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF LIVING MAINS TO NEW MAINS SHALL BE MADE BY METHODS APPROVED BY THE HEALTH DEPARTMENT OR BY A METHOD DEEMED ACCEPTABLE TO THE UTILITY PROVIDING SERVICE.

ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.

THE WATER DISTRIBUTION SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND DISINFECTED PER AWWA / ANSI C600-05, C651-05 AND TESTED FOR A MINIMUM PERIOD OF 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C600-05 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA:

Q = LD x SQUARE ROOT OF P / 148,000 WHERE:

Q = QUANTITY OF MAKEUP WATER IN GALLONS / HOUR
L = LENGTH OF PIPE SECTION BEING TESTED IN FEET
D = NOMINAL DIAMETER OF THE PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING HYDROSTATIC TEST IN PSI GAUGE

TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST.THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE BASED ON A MAXIMUM 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED FOR ALL HYDRANTS, VALVES, BENDS, TEES AND PLUGS. CONCRETE THRUST BLOCKS SHALL BE INSPECTED ON NOT LESS THAN 24 HOUR CURE TIME AND MEET THE REQUIREMENTS OF THE PIPE MANUFACTURER AND THE UTILITY DEPARTMENT.NO CONCRETE THRUST BLOCKS WILL BE ALLOWED EXCEPT FOR FIRE HYDRANTS.

BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA / ANSI C651-05 LATEST REVISION.

CARE SHALL BE TAKEN DURING THE TRANSPORTING OF THE PIPE TO INSURE THAT THE ENDING WILL BE FREE FROM DAMAGE AND TO PROTECT THE PIPE IN ANY MANNER. PIPE BENT, DEFLECTED, OR OTHERWISE DAMAGED DURING SHIPMENT WILL BE REJECTED.

FITTINGS SHALL , BE MECHANICAL JOINT DUCTILE IRON PRESSURE CLASS 350 THREADED FLANGE TYPE, CONFORMING TO ANSI STANDARD A21.10. JOINT PIPE SHALL BE FURNISHED AND INSTALLED AND SEALED THE SAME AS PIPE IN ACCORDANCE WITH AWWA/ANSI C110/A21.10-98.

D.I.P. PIPE SHALL BE DEFLECTED NO MORE THAN ONE HALF(1/2) THE MANUFACTURERS RECOMMENDATION.

JOINTS FOR BELL AND SPIGOT PVC/DIP PIPE AND FITTINGS SHALL BE MECHANICAL OR RUBBER GASKET(EITHER ON SPIGOT OR IN BELL)COMPRESSION TYPE IN ACCORDANCE WITH AWWA/ANSI STANDARD C111/A21.11-00. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATIONS.

ALL WATER MAINS SHALL HAVE CONTINUOUS DETECTOR TAPE 18 INCHES BELOW GRADE ALONG ALL WATER MAINS. DETECTOR TAPE SHALL BE BLUE SIDE-UP. A 14 GAUGE MULTI STRAND WIRE SHALL BE ATTACHED TO ALL NON-CONDUCTIVE MAINS AND TO ALL VALVES. FOR LOCATION. AN EXTRA 4"Ø WIRE SHALL BE PROVIDED AT BLOWOFFS, FIRE HYDRANTS, ETC.

POLYETHYLENE ENCASEMENT SHALL BE INSTALLED ON ALL IRON PIPEINCLUDING VALVES, FITTINGS, SLEEVES, HYDRANTS, ETC. POLYWRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM ANSI/AWWA C105/A21.5-99 STANDARDS.

DUCTILE IRON WATER MAIN SEALCOAT SHALL BE COAL TAR EPOXY OR ASPHALIC.

DUCTILE IRON PIPE JOINTS SHALL BE PUSH-ON TYPE AND RESTRAINED A MINIMUM DISTANCE AS SPECIFIED IN RESTRAINED DETAIL ON APPLICABLE DETAIL SHEET. USING MEGA-LUG OR APPROVED EQUAL USING TR-FLEX D.I. PIPE OR FLEX RING BY AMERICAN PIPE.

WATER MAIN STUBS FOR FUTURE EXTENSION INCLUDING ALL FITTINGS BACK TO TEE OF STUB LENGTHS IS LESS THAN TWO PIPE LENGTHS SHALL BE RESTRAINT JOINT PIPE FOR THE LAST TWO LENGTHS. (AS REQUIRED BY ENGINEER OR UTILITY DEPT.)

DUCTILE IRON PIPE SHALL BE CLASS 350 AND SHALL BE CEMENT LINED AND SEALCOATED IN ACCORDANCE WITH AWWA/ANSI STANDARD C151/A21.51-02. WATER MAINS SHALL BE LAID WITH A MINIMUM 30" CLEAR COVER. DUCTILE IRON FITTINGS SHALL BE CLASS 350 THROUGH 12" AND CLASS 250 IN SIZES 16"AND LARGER. ALL FITTINGS SHALL BE CEMENT LINED AND SEALCOATED THE SAME AS PIPE IN ACCORDANCE WITH AWWA / ANSI STANDARDS C104/A21.4-95 AND C153/A21.53-00. NEOPRENE GASKETS SHALL BE USED.

ALL WATER MAINS SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAILS.

CONTRACTOR IS RESPONSIBLE FOR THE EXISTING ON-SITE WATER SYSTEM UNDER, FINAL INSPECTION, CERTIFICATION AND APPROVAL BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE WHETHER, OR NOT NOTED ON PLANS FOR RAISING OR LOWERING OF EXISTING GATE VALVE BOXES, METER BOXES, ETC. THAT MAY NEED ADJUSTMENT TO MEET PROPOSED FINISH GRADES.

ALL EXISTING WATER MAINS AND COMPONENTS DESIGNATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE. ALL VOIDS CREATED FROM THE REMOVAL OF UTILITY LINES SHALL BE BACKFILLED WITH SUITABLE FOR UTILITY-SHOULD UTILITY REFUSE SAID WATER COMPONENTS. THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REQUIRED REPAIRS.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF ALL WATER FIRE AND SEWER BUILDING CONNECTIONS.

DEVELOPER IS RESPONSIBLE TO DEDICATE UTILITY EASEMENTS TO THE UTILITY FOR ALL PUBLIC WATER MAINS THAT ARE TO BE OWNED, OPERATED AND MAINTAINED BY THE UTILITY. EASEMENTS TO BE GRANTED UPON THE CONCLUSION OF THE WORK FROM AS-BUILT PLANS LOCATIONS UNLESS OTHERWISE REQUIRED BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT WATER PLANS, MYLAR, AND COMPUTER DISK TO THE ENGINEER OF RECORD. PRIOR TO FINAL CERTIFICATION AND APPROVAL BY THE UTILITY. AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVEYOR.

MAINTAIN A 10-FOOT HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES AND BUILDING STRUCTURES, UNLESS OTHERWISE SHOWN ON THE PLANS.

LANDSCAPING SHALL NOT BE INSTALLED WITHIN 6'OF ALL WATER MAINS AND SERVICES, OR WITHIN A RADIUS OF ALL FIRE HYDRANTS, UNLESS APPROVED BY THE ENGINEER.

WATER MAINS SHALL BE DEFLECTED OVER DRAINAGE AT ALL CONFLICTS.

ALL WATER SERVICES SHALL TERMINATE A MINIMUM OR STROM BUILDING.

UNDERGROUND WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED, AND OPERATIONAL PRIOR TO BUILDING CONSTRUCTION AS REQUIRED BY THE LOCAL FIRE DEPARTMENT AND THE SOUTH FLORIDA BUILDING CODE, LATEST REVISION.

ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF NFPA 291 FOR 4"-8"DIA. FIRE HYDRANTS, UNLESS

WATER SERVICE LINES:

WATER SERVICES SHALL BE POLYETHYLENE TUBING (PE 3408) COMPLYING WITH APPLICABLE REQUIREMENTS FOR PE, AWWA C901-97 HIGH PRESSURE WEIGHT PLASTIC MATERIAL ASTM D-2666. 250 PSI RATING (CTS-OD) SDR 9. SERVICE PIPE SHALL BE INSTALLED AS A SINGLE TRAFFIC BEARING LDS. UNDER.

JOINTS FOR TUBING SHALL BE OF THE COMPRESSION TYPE UTILIZING A STOUTLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER INSERTS SHALL ALSO BE USED FOR TUBING SERVICES.

SERVICE LINES SHALL BE MARKED WITH 2"x 4"POST PAINTED BLUE.

ALL WATER SERVICES SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAIL.

PIPE DEFLECTION SHALL BE NO MORE THAN ONE HALF OF THE MANUFACTURER'S RECOMMENDATION.

MINIMUM COVER SHALL BE 24".

ALL WATER SERVICE LINES UNDER PAVED AREAS SHALL BE SLEEVED IN SCHEDULE 40 PVC PIPE SHALL BE OF SUFFICIENT SINGLE LENGTH WITHOUT UNIONS.

FORD STAINLESS INSERTS ARE REQUIRED FOR PLASTIC PIPE.

WATER SERVICE FITTINGS:

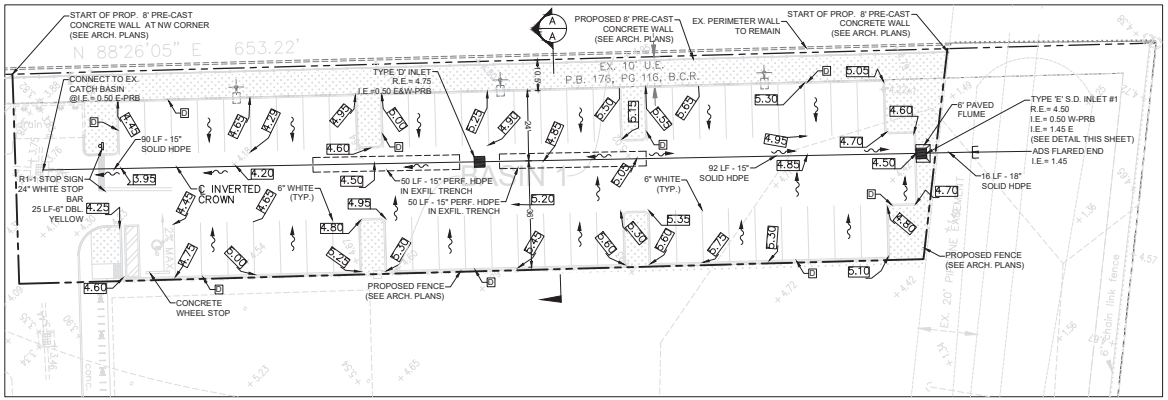
METER VALVES (1"-2" LATEST) SHALL BE FORD ANGLE STOPS, MODEL NO.VS-34DW-7-NL. SINGLE SERVICES AND FORD MODEL BW83-42W FOR DOUBLE SERVICES OR EQUIVALENT.

CURB STOPS SHALL BE OF THE INVERTED KEY TYPE WITH TEE-HEAD, SHUT OFF. CURB STOPS SHALL BE MADE OF BRASS ALLOY IN ACCORDANCE WITH ASTM SPECIFICATION B62-62A.

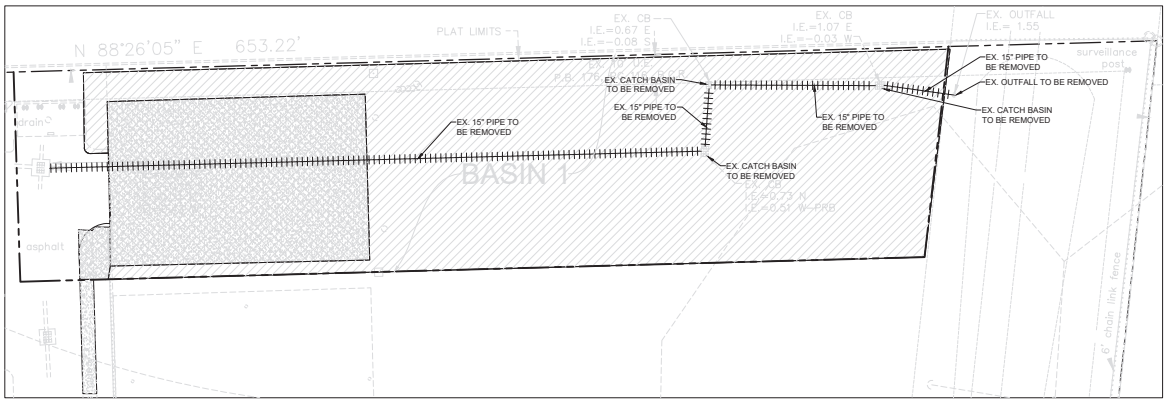
METER VALVES AND CORPORATION STOPS (FORD BALL CORP. NO. FC 202) SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM SPECIFICATION B62-62A WITH EPOXY COATED DUCTILE IRON BODY STAINLESS STEEL SERVICE SADDLES BY FORD.

INLET THREAD FOR METER VALVES AND CURB STOPS SHALL BE AWWA TAPER

CIVIL ENGINEERING PLAN



DEMOLITION PLAN



NORTH



LOCATION MAP
N.T.S.

NOTE:
ALL EXISTING UTILITIES AND APPURTENANCES TO REMAIN UNLESS OTHERWISE NOTED.

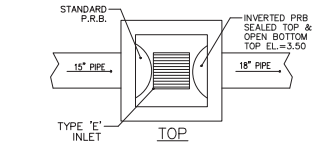
NOTE:
NO TREES ARE ALLOWED TO BLOCK ANY FIRE HYDRANT.

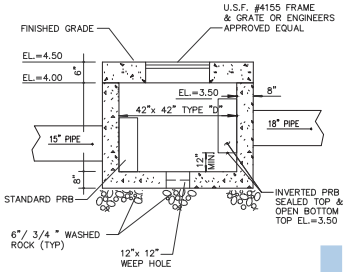
NOTE:
SCOPE OF WORK AREA - BASIN 1

NOTE:
EXISTING AND PROPOSED ELEVATIONS ARE BASED ON 1988 NAVD DATUM

LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
+x.xx	EXISTING ELEVATIONS
x.xx	PROPOSED CONCRETE ELEVATION
D	6" TYPE 'D' CURB
	PROPERTY LINE
	EXISTING OR FUTURE UTILITIES
	EXISTING OR FUTURE UTILITIES TO BE REMOVED
	EXISTING CONCRETE
	EXISTING CONCRETE TO BE REMOVED
	EXISTING TO BE REMOVED





TYPE 'E' S.D. INLET No. 1 DETAIL
N.T.S.
FDOT

DN: C=US, E=nsander@indepeng.com, CN=NES verified
Reason: I am approving this document
Date: 2025.12.17 16:48:51-05'00'

REV	DATE	DESCRIPTION	BY

CLIENT:
MAIMONIDES-SHALOM ACADEMY
BRAUSER MAIMONIDES ACADEMY
5300 SW 40th AVENUE
FORT LAUDERDALE, FL 33314

PROJECT: PROPOSED PARKING LOT
5300 SW 40TH AVENUE
DANIA BEACH FLORIDA

TASK: CIVIL ENGINEERING AND DEMOLITION PLAN

GGB Engineering
CIVIL LAND FORENSIC ENGINEERS • LAND PLANNERS
WORK SPECIFICATION MANAGERS
FLORIDA REGISTERED CERTIFICATE OF AUTHORIZATION #30536
2699 STIRLING ROAD, SUITE C-202 FAX: (954) 986-8655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-8099
AN INDEPENDENT ENGINEERING COMPANY

DATE:	SCALE:
06/2025	1"=20'
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT No. 19-1129	
SHEET C-2	



12/17/2025

This document has been digitally signed and sealed by Neil E. Sander, 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.

P:\2019\19-1129\PARKING LOT\19113B_ENG - RICARDO GARCIA-2025-12-17

NOTE:
ALL EXISTING UTILITIES AND APPURTENANCES TO REMAIN UNLESS OTHERWISE NOTED.

NOTE:
NO TREES ARE ALLOWED TO BLOCK ANY FIRE HYDRANT.

NOTE:
SCOPE OF WORK AREA - BASIN 1

NOTE:
EXISTING AND PROPOSED ELEVATIONS ARE BASED ON 1988 NAVD DATUM

LEGEND

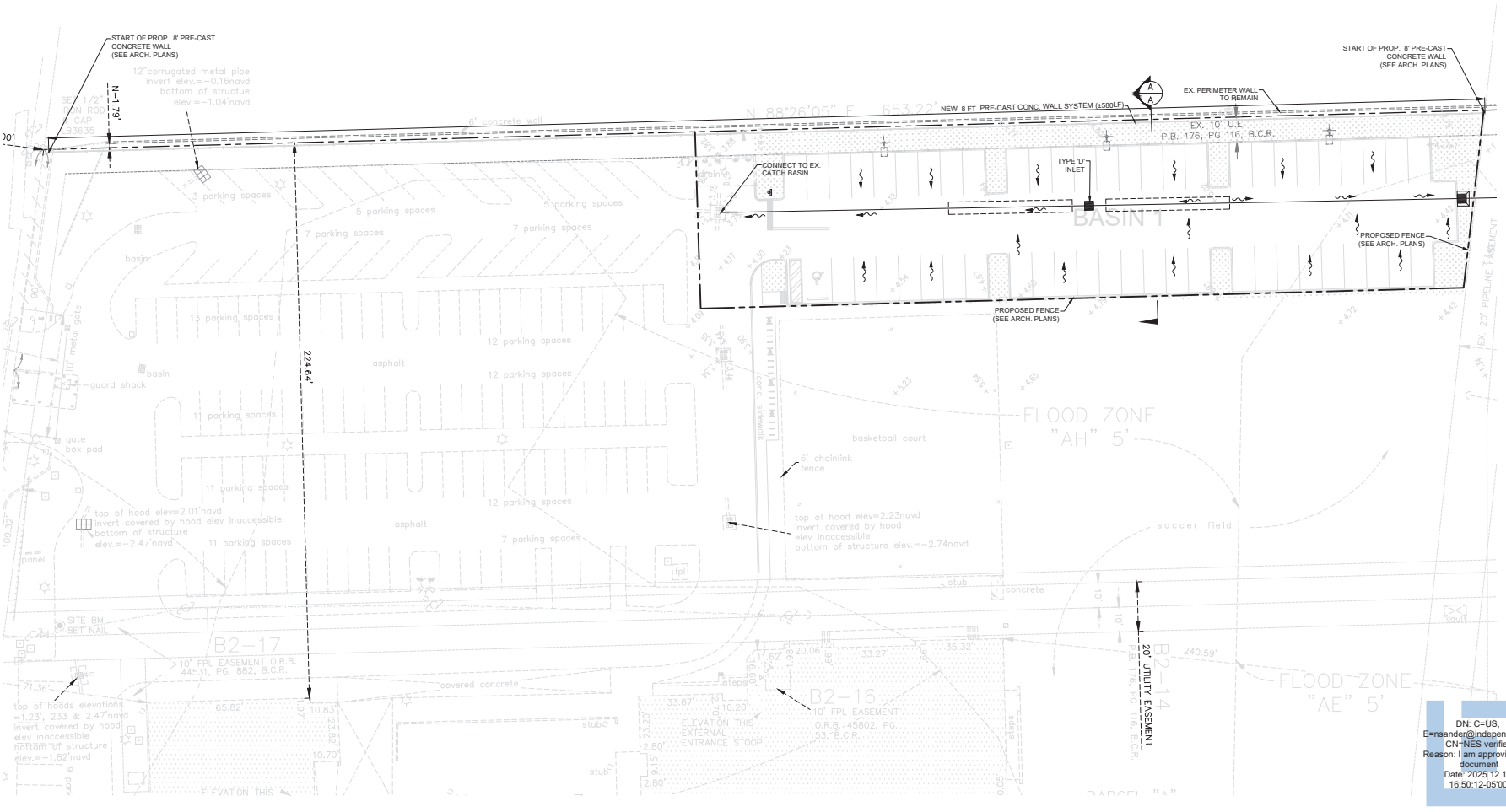
- DIRECTION OF OVERLAND FLOW
- EXISTING ELEVATIONS
- PROPERTY LINE
- EXISTING OR FUTURE UTILITIES

NORTH

20' 40'
1":20'



LOCATION MAP
N.T.S.



DN: C=US, E=nsander@indepeng.com, CN=NES verified
Reason: I am approving this document
Date: 2025.12.17 16:50:12-05'00'

NO	DATE	DESCRIPTION	BY

CLIENT:
MAIMONIDES-SHALOM ACADEMY
BRAUSER MAIMONIDES ACADEMY
5300 SW 40th AVENUE
FORT LAUDERDALE, FL 33314

PROJECT: PROPOSED PARKING LOT
5300 SW 40TH AVENUE
DANIA BEACH FLORIDA

TASK: OVERALL CIVIL ENGINEERING SITE PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FLORIDA REGISTERED BUSINESS #28536
2699 STIRLING ROAD, SUITE C-202
FORT LAUDERDALE, FLORIDA 33312
FAX: (954) 986-8655
PHONE: (954) 986-8099
AN INDEPENDENT ENGINEERING COMPANY

DATE:	SCALE:
06/2025	1"=20'
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT No. 19-1129	
SHEET C-2A	

Neil E. Sander
STATE OF FLORIDA
PROFESSIONAL ENGINEER
12/17/2025

This document has been digitally signed and sealed by Neil E. Sander, 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.

P:\2019\19-1129\PARKING LOT\19-1129_ENGR_RICARDO GARCIA-2025-12-17

GENERAL NOTES

1. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND IMPROVEMENTS HAVE BEEN PREPARED FROM THE BEST AVAILABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES. WHERE ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR DIRECTION PRIOR TO CONSTRUCTION. ANY DAMAGE DONE TO EXISTING UTILITIES DUE TO THE CONTRACTOR'S NEGLECT OR FAILURE TO LOCATE ALL UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. ALL WORK SHALL BE COORDINATED WITH THE EXISTING UTILITIES OWNERS PRIOR TO CONSTRUCTION.
2. UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY EXCAVATION WHICH WOULD THROW THE EXISTING SURFACE WITH THE WORK STARTING WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM IN FLORIDA AT (800) 432-4770 . FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.

UNIVERSAL COLOR CODE FOR MARKING EXCAVATION UTILITY LINES

RED	ELECTRIC
YELLOW	GAS, OIL, STEAM, PETROLEUM, GASEY
ORANGE	COMMUNICATION, CATV
BLUE	WATER
GREEN	SEWER
PINK	SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:

FLORIDA POWER AND LIGHT COMPANY
BELL SOUTH
COMCAST CATV
CITY OF HOLLYWOOD

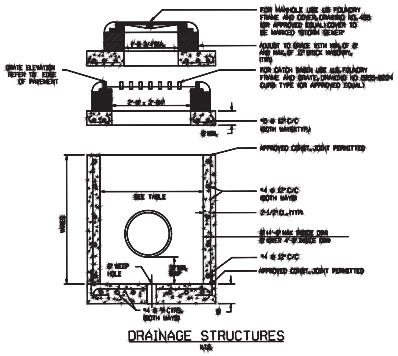
4. ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
5. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION OF ANY ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL BE SUBMITTED TO THE CITY OF HOLLYWOOD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE APPROVED SHOP DRAWINGS HAVE BEEN REVIEWED BY THE CONTRACTOR FOR THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, CURBS, SIDEWALKS, GRASS, ETC. AND LANDSCAPING AREAS DISTURBED AS A RESULT OF THE CONSTRUCTION OPERATIONS (WHETHER THOSE OF HIS SUBCONTRACTORS) AND SHALL RESTORE THEM PROMPTLY.
7. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY HIS EMPLOYEES OR SUBCONTRACTORS PRIOR TO ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.
8. ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES AND MH COVERS, WHICH ARE WITHIN PROPOSED PAVED AREAS TO BE FLUSH WITH FINISHED GRADE. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.
10. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM THE CITY OF HOLLYWOOD PRIOR TO COMMENCING WORK.
11. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUBMIT THE CERTIFICATE OF RECORDS WITH THE CONSTRUCTION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEED THE DESIGN AND HAS BEEN INSTALLED PER THE APPROVED AND AS-BUILT DRAWINGS.
12. COMPLIANCE WITH THE TRENCH SAFETY ACT IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FOOT DEPTH.

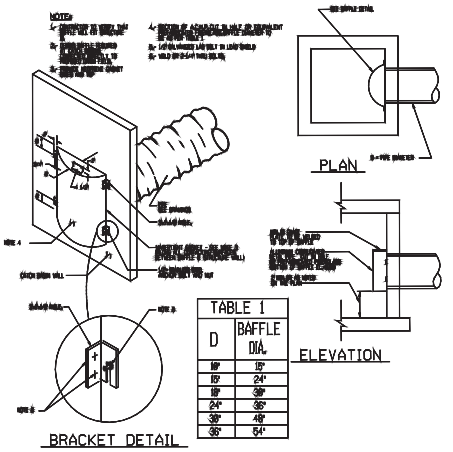
PAVING, GRADING AND DRAINAGE NOTES

1. ALL UNSUITABLE MATERIALS SUCH AS MUCK, MARSHAL DEBRIS, MATERIAL AND OTHER DELETERIOUS MATERIAL AS DETERMINED BY LIMITED SOILS TESTING WITHIN THE ROAD AND PARKING AREAS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 8 LAYERS COMPACTED TO NOT LESS THAN 98% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE AS DETERMINED WITH ASSHTO T-180. THICKNESS OF LAYERS MAY BE REDUCED THROUGHOUT THE EMBANKMENT AREA AS NECESSARY TO OBTAIN THE SPECIFIED DENSITY. FIELD DENSITY TESTING TO BE DONE BY COMPANY CONDUCTING THESE LAYERS TO ENGINEER EXCEPTED.
2. ALL SWALES SHALL BE CLEANED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, RUBBISH, LOOSE ROCK, AND ALL OTHER OBSTRUCTIONS, WITHIN 10 FEET OF THE EDGE OF PAVEMENT THROUGH THE ENTIRE LENGTH OF THE EXISTING SWALES TO A DEPTH OF 1 FOOT. TREES DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE TO BE DESIGNATED ON THE DRAWINGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-2 OR A-3 IN ACCORDANCE WITH AASHTO M-145. SHALL NOT CONTAIN ROOTS, SOD, RUBBISH OR OTHER DELETERIOUS MATERIAL AND NOT MORE THAN 10% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO.200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE PLACING OF FINAL COMPACTION BY THE ENGINEER. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LEARNING, UTILITIES, EXCAVATION, REPAVE OPERATION REPORTS, CONCRETE CYLINDERS, ETC.
5. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEM BY MEANS OF SILT BARRIERS, STAKED HAY BALES AND PLYWOOD OR SIMILAR COVERINGS. ALL SILT AND DEBRIS IN THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE, PRIOR TO PLACEMENT OF NEW ASPHALT. A STRAIGHT EVEN LINE, PRIOR TO PLACEMENT OF NEW ASPHALT. THE ADJACENT ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
8. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1 FOOT OF THE REQUIRED ELEVATION AND ALL AREAS SHALL BE SMOOTH TO DRAIN.
9. ALL ELEVATIONS SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED, AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-180.
10. ALL LANDSCAPE SHALL BE COMPACTED TO 95% PER AASHTO T-180 AND HAVE NOT LESS THAN 6IN OF CLEARANCE TO TOP OF CURB, UNLESS OTHERWISE DESIGNATED. ALL LANDSCAPE SHALL BE FINISHED.
11. ASPHALT SHALL BE OF THE TYPE DESIGNATED ON THE DRAWINGS.
12. ALL PAVED FILTER FABRIC SHALL BE WOVEN TYPE OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONCRETE SIDEWALK SHALL BE 4 INCHES THICK ON COMPACTED SUBGRADE, WITH 1/2 INCH EXPANSION JOINTS PLACED AT 10 MAXIMUM OF 20 FEET. BRICK EDGING, JOINTS SHALL BE 4 FEET OR DIVIDED. THE SLOPE OF SIDEWALK ELEVATION SHALL BREAK THE FINISH SLOPE MAXIMUM LONGITUDINAL GRADIENTS SPECIFIED BY LOCAL CODES OR SHOWN ON THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6 INCHES THICK WITH 6" X 6X6 WELDED WIRE MESH REINFORCEMENT.
14. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:

RCP = REINFORCED CONCRETE PIPE, ASTM DESIGNATION C-76, TO BE CLASS III UNLESS OTHERWISE NOTED.
CMP = CORRUGATED METAL ALUMINUM PIPE, ASTM DESIGNATION M-196 CMP SMOOTH LINED = CORRUGATED METAL ALUMINUM PIPE SMOOTH LINED, ASTM DESIGNATION M-196
SSP = SLOTTED CORRUGATED PIPE, FDOT SECTIONS 534 AND 943.
PVC = POLYVINYLCHLORIDE PIPE.
FDP = REINFORCED CONCRETE FLOOR DRAIN PIPE, FDOT SECTION 948.
HDPE = HIGH DENSITY POLYETHYLENE
HDPE* = SMOOTH LINED HIGH DENSITY POLYETHYLENE, AASHTO M 294 TYPE III

15. ASPHALTIC CONCRETE TYPE TRADEMAL CONFORM TO THE REQUIREMENTS OF SECTIONS 334-1 THROUGH 334-4 OF F.D.O.T. STANDARD SPECIFICATIONS. ASPHALTIC CONCRETE TYPE S-3 SHALL CONFORM TO THE REQUIREMENTS OF SECTION 334-1 THROUGH 334-4 OF F.D.O.T. STANDARD SPECIFICATIONS.
16. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
17. CONCRETE FOR ROADWAY GUTTERS AND DITCH PAVING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
18. REINFORCING STEEL FOR HANDICAP AND DITCH PAVING SHALL CONFORM TO ASTM SPECIFICATION A-615, GRADE 60, LATEST REVISION.
19. ALL RE-BAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS.
20. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.
21. ALL SPACES AROUND PIPES ENTERING OR LEAVING MANHOLES AND DITCH BOTTOMS SHALL BE COMPLETELY FILLED WITH 3M GROUT MORTAR.
22. JOINTS IN CORRUGATED ALUMINUM PIPE SHALL EMPLOY CORRUGATED METAL BANDS OF SAME AS METAL, AND COMPATIBLE WITH MECHANICAL COUPLING OF STRUCTURE SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS.
23. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION C-76 CLASS III WALL THICKNESS, POLYSTYRENE, REVISED, OR AS DIRECTED BY SECTION 941 OF THE FLORIDA DOT STANDARD SPECIFICATIONS, LATEST REVISION.
24. ALL HANDICAP RAMPS, RAMPS AND ACCESS AISLES SHALL STRICTLY IN STRICT ACCORDANCE WITH THE "HANDICAP ACCESSIBILITY" ACT CODE AND SITE PLAN, AND INCONSISTENCY BY UNAUTHORIZED PERSONNEL CONSTRUCTION SHALL NOT BE TOLERATED. ALL DISCREPANCY SHALL BE CALLED TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION.
25. ADHERE TO HOPE PIPE SHALL BE ADS PRO LINK SR, HANDOR SURE-LOK OR APPROVED EQUAL.



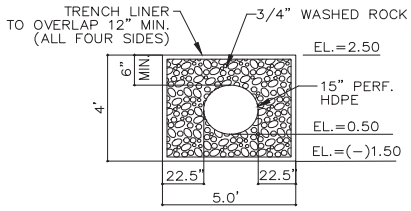


POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL

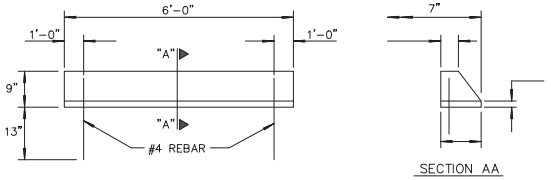
TABLE OF INSIDE DIMENSIONS FOR RECTANGULAR STRUCTURES

STRUCTURE TYPE	INLET	MANHOLE
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C	2'-0" X 3'-0"	3'-0" X 3'-0"
D	2'-0" X 3'-0"	3'-0" X 3'-0"
F	2'-0" X 4'-0"	3'-0" X 4'-0"
G	2'-0" X 5'-0"	3'-0" X 5'-0"
H	2'-0" X 3'-0"	3'-0" X 3'-0"
J	2'-0" X 3'-0"	3'-0" X 3'-0"
K	2'-0" X 3'-0"	3'-0" X 3'-0"
L	2'-0" X 3'-0"	3'-0" X 3'-0"
M	2'-0" X 3'-0"	3'-0" X 3'-0"

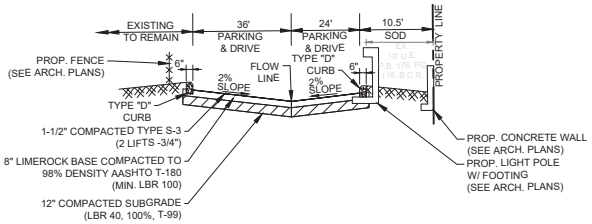
DRAINAGE STRUCTURES SECTION DETAILS



EXFILTRATION TRENCH DETAIL



CONCRETE WHEEL STOP DETAIL



SECTION "A-A"

REV	DATE	DESCRIPTION	BY

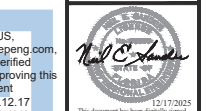
CLIENT:
MAIMONIDES-SHALOM ACADEMY
BRAUSER MAIMONIDES ACADEMY
5300 SW 40th AVENUE
FORT LAUDERDALE, FL 33314

PROJECT: PROPOSED PARKING LOT
5300 SW 40TH AVENUE
DANIA BEACH FLORIDA

TASK: CONSTRUCTION DETAILS AND SECTIONS

GGB Engineering
CIVIL LAND FORENSIC ENGINEERS • LAND PLANNERS
WORLD RELIEF CENTER HEADQUARTERS
FLORIDA REGISTERED CERTIFICATE OF AUTHORIZATION #28536
2699 STIRLING ROAD, SUITE C-202 FAX: (954) 986-4655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-4899
AN INDEPENDENCE ENGINEERING COMPANY

DATE:	SCALE:
06/2025	N.T.S.
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT No. 19-1129	
SHEET C-3	



12/17/2025

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Reason: I am approving this document
Date: 2025.12.17 16:52:47-05'00'

P:\2019\19-1129\PARKING LOT\19112B_CD - ROOFTOP GARAGE\2025-12-17

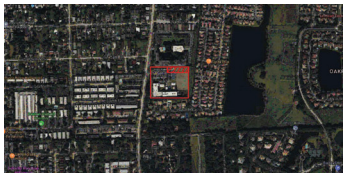
LEGEND

DENOTES WINDROW AND SILT SCREEN ALONG PROPERTY LINE DURING CONSTRUCTION OF GRADING AND DRAINAGE

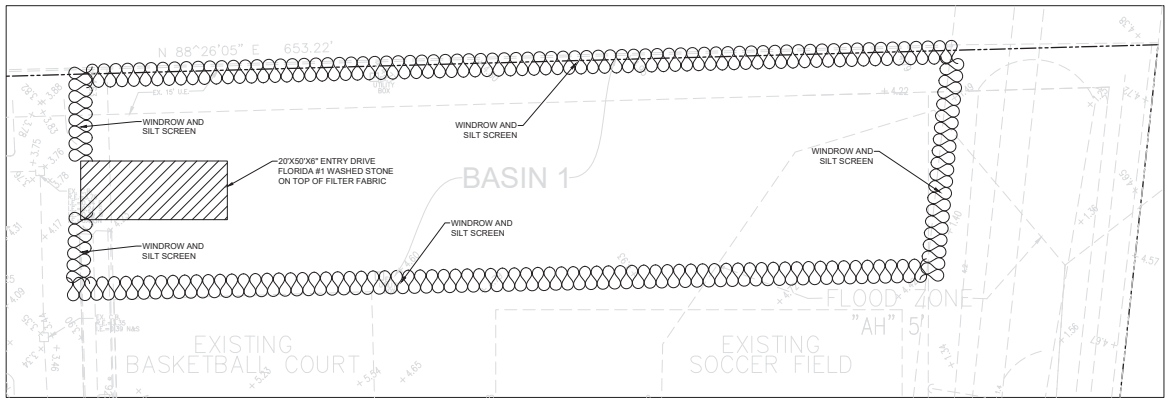
NORTH

0 20' 40'

1":20'



LOCATION MAP
N.T.S.



NOTE:
SCOPE OF WORK AREA - BASIN 1

NOTE:
ALL PROPOSED AND OR EXISTING INLET TO BE PROTECTED FROM INFILTRATION

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Reason: I am approving this document
Date: 2025.12.17 16:53:16-05'00'

REV	DATE	DESCRIPTION	BY

CLIENT:
MAIMONIDES-SHALOM ACADEMY
BRAUSER MAIMONIDES ACADEMY
5300 SW 40th AVENUE
FORT LAUDERDALE, FL 33314

PROJECT: PROPOSED PARKING LOT
5300 SW 40TH AVENUE
DANIA BEACH FLORIDA

TASK: EROSION AND SEDIMENT CONTROL PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
WATER RESOURCES MANAGERS
FLORIDA REGISTRY OF ENGINEERS #0026456
2699 STIRLING ROAD, SUITE C-202
FORT LAUDERDALE, FLORIDA 33312
PHONE: (954) 986-8899
FAX: (954) 986-8655
AN INDEPENDENT ENGINEERING COMPANY

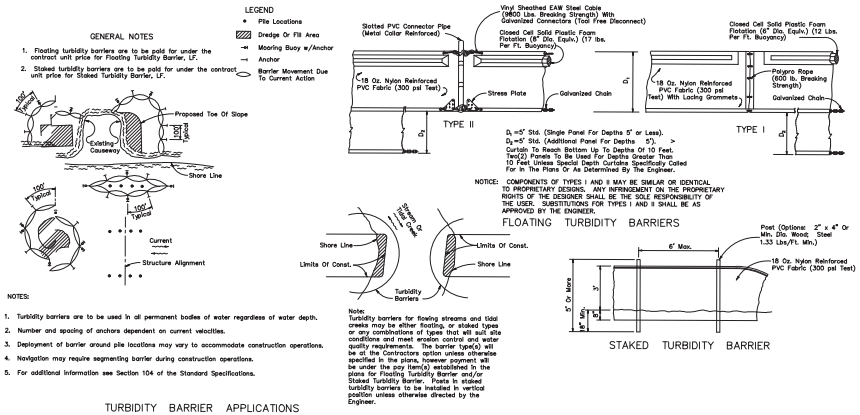
DATE:	SCALE:
06/2025	1"=20'
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT No. 19-1129	
SHEET C-4	

STATE OF FLORIDA
NOEL E. SANDER
PROFESSIONAL ENGINEER

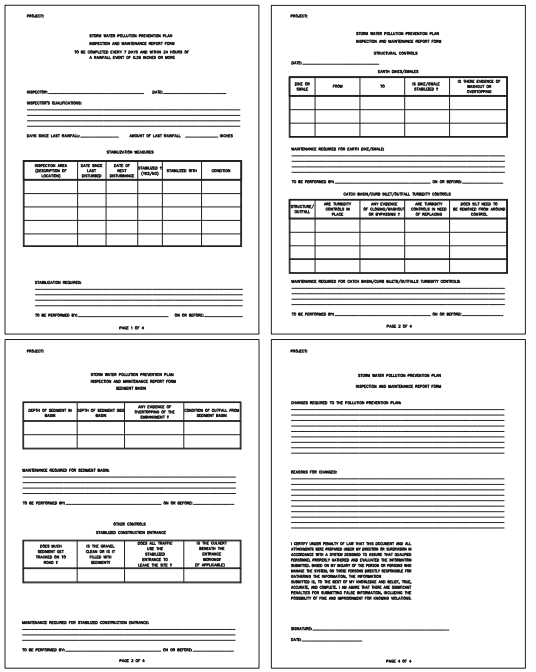
12/17/2025

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P:\2019\19-1129\PARKING LOT\19-1129 - SW - ROARDO GARCIA-2025-12-17



TURBIDITY BARRIER DETAILS PER FDOT INDEX NO. 103

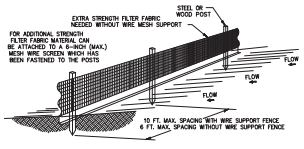


NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENTATION SHOWN ON THE PLANS, BUT RATHER BY THE ABILITY TO MEET THE PERFORMANCE CRITERIA SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

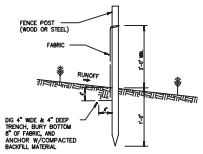
EROSION CONTROL NOTES DETAIL D9.1



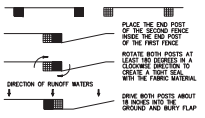
NOTES

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

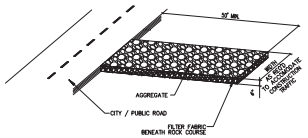


SILT FENCE SECTION
NOT TO SCALE



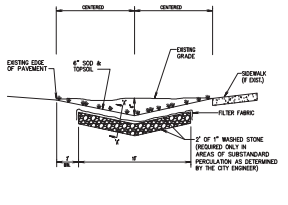
ATTACHING TWO SILT FENCES
NOT TO SCALE

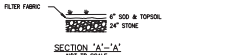
SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C





SECTION 'A'-'A'
NOT TO SCALE

NOTE:
1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1

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Reason: I am approving this document
Date: 2025.12.17 16:53:31-05'00'

REV	DATE	DESCRIPTION	BY

CLIENT:
MAIMONIDES-SHALOM ACADEMY
BRAUSER MAIMONIDES ACADEMY
5300 SW 40th AVENUE
FORT LAUDERDALE, FL 33314

PROJECT: PROPOSED PARKING LOT
5300 SW 40TH AVENUE
DANIA BEACH FLORIDA

TASK: STORMWATER POLLUTION NOTES & DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
WORTH BEACH DEVELOPMENT MANAGERS
FLORIDA REGISTERED CERTIFICATE OF AUTHORIZATION NO. EC 0001536
2699 STIRLING ROAD, SUITE C-202 FAX: (954) 986-8655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-8099
AN INDEPENDENT ENGINEERING COMPANY

DATE:	SCALE:
06/2025	N.T.S.
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT No. 19-1129	
SHEET C-5	

STATE OF FLORIDA
NOEL E. SANDER
PROFESSIONAL ENGINEER
12/17/2025
This document has been digitally signed and sealed by Neil E. Sander, 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.

P:\2019\19-1129\PARKING LOT\19-1129 - PKG - RICARDO GARCIA-2025-12-17

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THESE CONTROLS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

DURING CONSTRUCTION, STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE STREET RIGHT OF WAY OF POLK STREET AND NORTH 19TH AVENUE. THE EXISTING SYSTEM CONVEYS STORM WATER RUNOFF AND DRAINAGE FACILITIES TO THE ATLANTIC OCEAN. STORMWATER UTILITIES AND INTERNAL STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS, EXFILTRATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STAKED SILT FENCE AND/OR HAY BALES OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL REQUIRMENTS.

TIMING OF CONTROLS/MEASURES

IT IS THE CONTRACTOR IS RESPONSIBE FOR THE TIMING OF CONTROLS AND MEASURES AS REQUIRED TO MEET REQUIREMENTS.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

_____

#_____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

SEQUENCE OF MAJOR ACTIVITIES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. DEMO AND CLEAR SITE
3. INSTALL UNDERGROUND UTILITIES.
4. COMPLETE FINAL GRADING OPERATIONS.
5. CONTINUE WITH E&S CONTROL MEASURES.
6. START BUILDING FOUNDATION.
7. CONTINUE WITH E&S CONTROL MEASURES.
8. COMPLETE BUILDING CONSTRUCTION.
9. CONTINUE WITH E&S CONTROL MEASURES.
10. COMPLETE CURB AND SIDEWALK CONSTRUCTION
11. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCTION PROGRESS, THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS AS

ALL OF THE SILT FENCE OR HAY BALES OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.

ENDANGERED SPECIES AND CRITICAL HABITAT

1. ARE THERE ENDANGERED SPECIES ON SITE? _____ NO.
2. ARE THERE CRITICAL HABITAT ON SITE? _____ NO.

IF YES TO EITHER QUESTION, PLEASE EXPLAIN.

_____

_____

_____

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE GRADING, DRAINAGE & EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE GRADING, DRAINAGE & EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE GRADING, DRAINAGE & EROSION CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES (IF APPLICABLE):

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

   REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO THE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPER LOCATION

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

   REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.

3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.

4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.

5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.

7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.

9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 4:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES (IF APPLICABLE):

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.

2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.

3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN: (NOT APPLICABLE)

OTHER CONTROLS

WASTE DISPOSAL (IF APPLICABLE):

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☒ Concrete	☒ Fertilizers	☒ Wood
☒ Asphalt	☒ Petroleum Based Products	☒ Masonry Blocks
☒ Tar	☒ Cleaning Solvents	☒ Roofing Materials
☒ Detergents	☒ Paints	☒ Metal Studs
☐ _____	☐ _____	☐ _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE
GENERAL CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		

DN: C=US, E=nsander@indepeng.com, CN=NES verified
Reason: I am approving this document
Date: 2025.12.17 16:53:49-05'00'

NO	DATE	DESCRIPTION	BY

CLIENT:
MAIMONIDES-SHALOM ACADEMY
BRAUSER MAIMONIDES ACADEMY
5300 SW 40th AVENUE
FORT LAUDERDALE, FL 33314

PROJECT: PROPOSED PARKING LOT
5300 SW 40TH AVENUE
DANIA BEACH FLORIDA

TASK: STORMWATER POLLUTION NOTES & DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS ● LAND PLANNERS
WORLD RECREATION MANAGERS
FLORIDA REGISTRY OF ENGINEERS #28536
2699 STIRLING ROAD, SUITE C-202 FAX: (954) 986-4655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-4899
AN INDEPENDENCE ENGINEERING COMPANY

DATE: 06/2025
SCALE: N.T.S.
DESIGNED BY: B.J.R.
DRAWN BY: A.R.
PROJECT No. 19-1129
SHEET C-6

STATE OF FLORIDA — NOEL E. SANDER — REGISTERED PROFESSIONAL ENGINEER

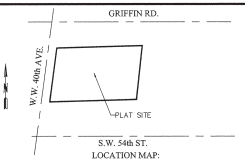
12/17/2025

This document has been digitally signed and sealed by Neil E. Sander, 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.

P:\2019\19-129\PARKING LOT\19129_BW3 - RICARDO GARCIA-2025-12-17

MAIMONIDES DAY SCHOOL CAMPUS TWO

"REPLAT OF A PORTION OF TRACTS 11 AND 12, BLOCK 2, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "PLAT OF SECTIONS 28, 29, 31, AND 32", PER PLAT BOOK 2, PAGE 32, DADE COUNTY, RECORDS. AND A REPLAT OF ALL OF TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS, AS RECORDED IN PLAT BOOK 160, PAGE 45, BROWARD COUNTY RECORDS, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA."



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Page1 of 2
Recorded 11/17/2006 at 09:43 AM

LEGAL DESCRIPTION

A PORTION OF TRACTS 11 AND, 12, BLOCK 2, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, OF THE "PLAT OF SEC'S. 28, 29, 31 AND 32", AS RECORDED IN THE PLAT BOOK 2, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL OF TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 07°36'37" EAST, ALONG THE WEST LINE OF SAID TRACT "A" AND THE NORTHERLY PROJECTION THEREOF, AND ALONG THE EAST RIGHT-OF-WAY OF S.W. 40TH AVENUE, A DISTANCE OF 453.57 FEET; THENCE NORTH 88°26'05" EAST, A DISTANCE OF 653.22 FEET; THENCE SOUTH 06°10'33" WEST, A DISTANCE OF 451.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS; THENCE SOUTH 88°26'05" WEST, ALONG SAID SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 664.68 FEET TO THE SOUTHWEST CORNER OF TRACT "A", AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 295,056.00 square feet or 6.7736 acres more or less.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS

"KNOW ALL MEN BY THESE PRESENTS: That Maimonides Academy, Inc., is the owner of the lands described hereon and has caused said lands to be subdivided and platted in the manner shown hereon to be known as "MAIMONIDES DAY SCHOOL CAMPUS TWO". A REPLAT. THE EASEMENTS, SHOWN HEREIN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES."

AND RIGHT OF WAY

IN WITNESS WHEREOF: The owners has caused the presents to be executed, this 20th day of January, 2006.

Witness AS TO BOTH

DIANE S. CORDERO

Name of witness printed

Witness AS TO BOTH

Andrew Schmitz

Name of witness printed

BY: Maimonides Shalom Academy, Inc.
A Florida Corporation

R. Lieberman
RICA LIEBERMAN, PRESIDENT

Miriam Amselem

Name of Recording Secretary printed

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY that on this 20th day of January, 2006 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, MIRIAM AMSELEM and RICA LIEBERMAN as Recording Secretary of Maimonides Shalom Academy, Inc., A Florida Corporation and PRESIDENT of Maimonides Shalom Academy, Inc., who is personally known to me or who produced _____ as identification, and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purpose herein expressed.

My commission expires 7/1/09 BY: Sandra Bassoff

Commission No. DD450526

Notary Public - State of Florida
Sandra Bassoff SANDRA BASSOFF

Name of Notary printed

SANDRA BASSOFF
Notary Public - State of Florida
My Commission Expires Jul 14, 2009
Commission # DD 450526
Bonded By National Notary Assn.

DEDICATION BY MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF BROWARD SS

Know all men by these presents that COMMUNITY BANK OF BROWARD as owner and holder of a certain mortgage on the lands shown and described IN OFFICIAL RECORD BOOK 34982, PAGE 645, BROWARD COUNTY RECORDS. DOES HEREBY JOIN IN THE DEDICATION SHOWN HEREON.

The easements shown hereon are hereby dedicated to the perpetual use of the Public for proper purposes.

In witness whereof, I, man, have hereunto set my hand this 23 day of JANUARY, 2006.

Witness Steven Schultz

Witness MaryAnn Bencivenga

BRUCE K. LUNDGREN, SVP

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY that on this 23 day of JANUARY, 2006 personally appeared before me, BRUCE K. LUNDGREN, SR. VICE PRESIDENT, who executed the foregoing Plat and instrument of dedication. He is personally known to me and did not take an oath.

My commission expires BY: MaryAnn Bencivenga

Commission No. _____

Notary Public - State of Florida
maryAnn Bencivenga

Name of Notary printed

MARY ANN BENCIVENGA
Commit DD0291452
Expires 8/2/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc.

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

CITY OF DANIA BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That this Planning and Zoning Board of the City of Dania Beach, Florida, has approved and accepted this Plat for record this 15 day of MARCH, 20 06.

By: _____ this 14 day of June, 20 06

Chairperson: PAUL FETSCHER

CITY OF DANIA BEACH CITY COMMISSION

THIS IS TO CERTIFY that this plat MAIMONIDES DAY SCHOOL CAMPUS TWO was approved by the BOARD OF COMMISSIONERS OF THE City of Dania Beach, Broward County, Florida, by ORDINANCE No. 2006-011 adopted by said City Commission this 25th day of APRIL, 20 06.

BY: _____ ATTEST: _____

MAYOR: PAT FLURY II CITY CLERK: LOUISE STILSON

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 23rd day of March, 2006.

By: _____ Chairperson

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 13TH day NOVEMBER 2006

By: _____ Executive Director or Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: _____ 11/9/06 (date)
ROBERT P. LEGG, JR.
Broward County Surveyor Professional Surveyor and Mapper
Florida Registration Number: L.S. 4030

By: _____ 11/13/06 (date)
RICHARD TORENSE
Broward County Director of Engineering
Florida Professional Engineer Registration Number: 40263

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

This plat is approved and accepted for record this 13TH day of NOVEMBER, 2006

By: _____ Director / Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – RECORDING SECTION

This plat filed for record this 17 day of November 2006 in BOOK 176 of PLATS, at Page 116, record verified.

ATTEST: PAMELA D. BRANGACCIO, COUNTY ADMINISTRATOR

By: _____ Deputy

CREATED OCT. 1ST 1915

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – MINUTES SECTION

THIS IS CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 15 day of August 2006 ATTEST: PAMELA D. BRANGACCIO, COUNTY ADMINISTRATOR

By: _____ Deputy By: _____ Mayor - Broward County, Florida

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: That the attached plat is true and correct representation of the lands recently surveyed, subdivided and platted under my direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 19TH day of JANUARY, 2006. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929, and were established in conformity with standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATOR CODE

This plat dated, this 20TH day of JANUARY, 2006. By: _____

Paul A. Davis, Registered Land Surveyor No. 4531
for Davis & Purmort, Inc.
843 Southeast 8th Avenue Deerfield Beach, Florida 33441
Certificate of Authorization Number: L.B. 7219

(Dedication) Notary (Dedication) City of Dania Beach County Surveyor County Engineer County Commission Paul A. Davis Surveyor P.S.M. 4531

THIS INSTRUMENT PREPARED BY:
DAVIS & PURMORT, INC.
LB #0007219
843 SOUTHEAST 8th AVENUE DEERFIELD BEACH FLORIDA 33441 TEL. (954) 698-9101 FAX (954) 421-5201 D & P JOB NO. 04-1054

MAIMONIDES DAY SCHOOL CAMPUS TWO

REPLAT OF A PORTION OF TRACTS 11 AND 12, BLOCK 2, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST
"PLAT OF SECTIONS 28, 29, 31, AND 32", PER PLAT BOOK 2, PAGE 32, DADE COUNTY, RECORDS,
AND A REPLAT OF ALL OF TRACT "A", MAIMONIDES DAY SCHOOL CAMPUS, AS RECORDED IN PLAT BOOK 160, PAGE 45
BROWARD COUNTY RECORDS, CITY OF DANIS BEACH, BROWARD COUNTY, FLORIDA
AUGUST, 2006

CFN #106606445
Page2 of 2

SURVEYOR'S NOTES

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THE 15TH DAY OF AUGUST, 2011, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND / OR

IF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY THE 15TH DAY OF AUGUST, 2011, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

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

REFERENCE BENCHMARK'S: BROWARD COUNTY BENCHMARK NO. 1479 (BOX CUT) IN CONCRETE STOOP, FRONT OF 2-STORY BLDG., 3523 GRIFFIN RD., 140'± WEST OF CENTER OF ASPHALT OF SOUTHWEST 35TH AVE., 87'± NORTH OF CENTERLINE OF ASPHALT, GRIFFIN RD, 11' WEST OF EAST END OF BLDG.. BENCHMARK ELEVATION = 6.96'; BROWARD COUNTY BENCHMARK NO. 1478 (BOX CUT) IN CONCRETE STOOP, FRONT OF 2-STORY BLDG., 3325 GRIFFIN RD., 30'± WEST OF CENTER OF ASPHALT OF SOUTHWEST 33RD AVE., 90'± NORTH OF CENTERLINE OF ASPHALT, GRIFFIN RD, (BOX CUT) 5' SOUTH OF SOUTHEAST CORNER OF BLDG.. BENCHMARK ELEVATION = 6.115'; (BENCHMARK ELEVATION IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929)

BEARINGS, AS SHOWN HEREON, REFER TO AN ASSUMED MERIDIAN. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 31 – 50 – 42 BEING NORTH 07°36'37" EAST.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28).

PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO 85,000 SQUARE FEET OF SCHOOL USE (10,810 SQUARE FEET OF PRE–K; 17,546 SQUARE FEET OF ELEMENTARY SCHOOL; AND 56,644 SQUARE FEET OF SECONDARY SCHOOL).

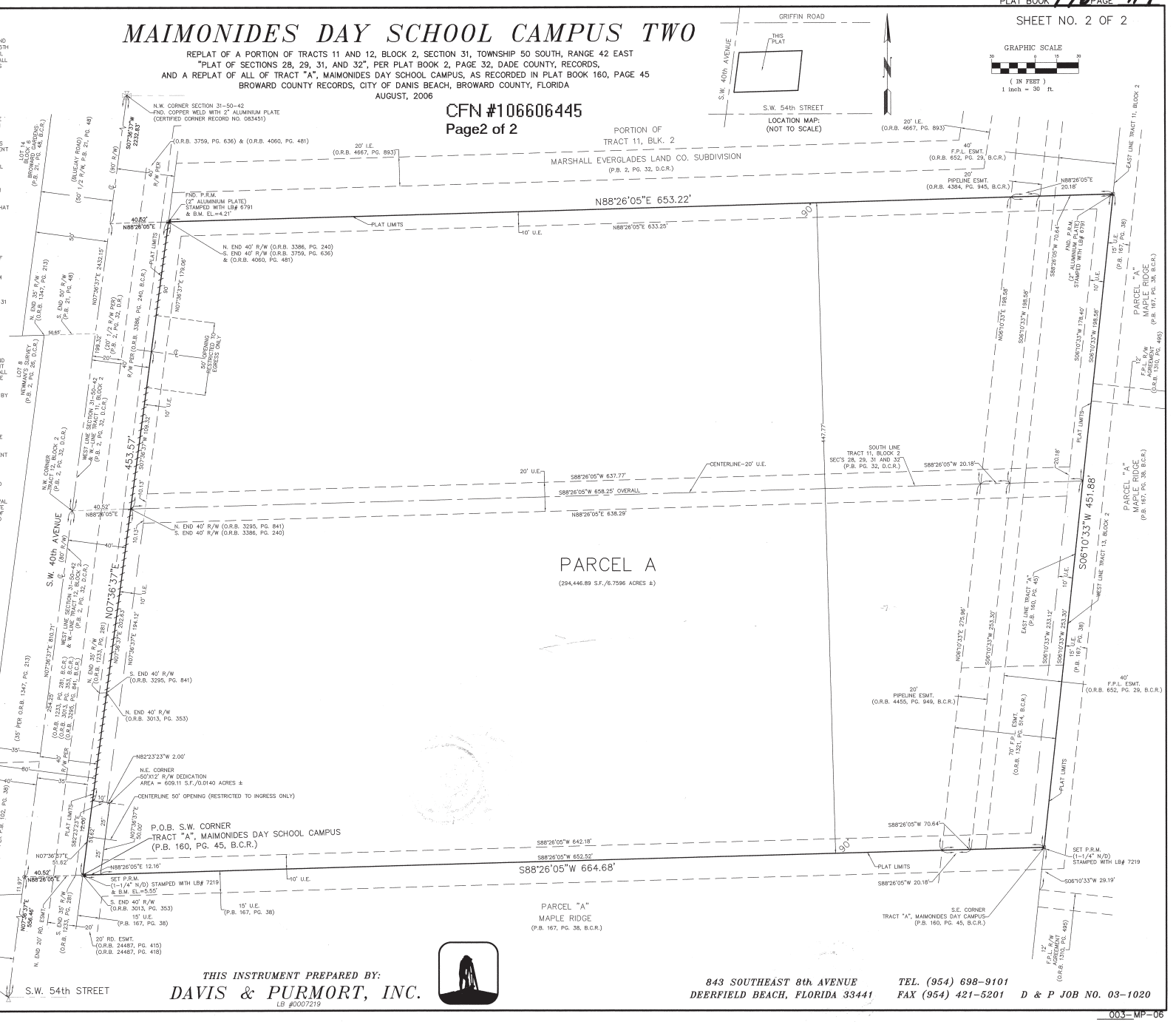
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTER IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERERO ARE SOLELY INDICATING THE APPROVAL DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS RESTRICTION IN FAVOR OF PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

LEGEND:

P.R.M. = PERMANANT REFERENCE MARKER (4'X4'X24") CONCRETE POST WITH METAL ROD AND 1–1/4" METAL CAP, STAMPED AS SHOWN.
N/D = 1–1/4" METAL CAP & 1–1/2" STUB NAIL AND STAMPED AS SHOWN.
# = NUMBER
B.M. = BENCHMARK ELEVATION
L.B. = LICENSED BUSINESS, NUMBER
P.B. = PLAT BOOK
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
O.R.B. = OFFICIAL RECORD BOOK
R/W = RIGHT–OF–WAY
U.E. = UTILITY EASEMENT
F.P.L. = FLORIDA POWER & LIGHT
℄ = CENTERLINE
EL. = ELEVATION (NATIONAL GEODECTIC VERTICAL DATUM OF 1929)
SQ. FT. = SQUARE FEET
FND. = FOUND
= NON–VEHICULAR ACCESS LINE
(N.) = NORTH
(S.) = SOUTH
(W. & S.) = WATER & SEWER
I.E. = INGRESS/EGRESS ESMT.
ESMT. = EASEMENT
RD. = ROAD

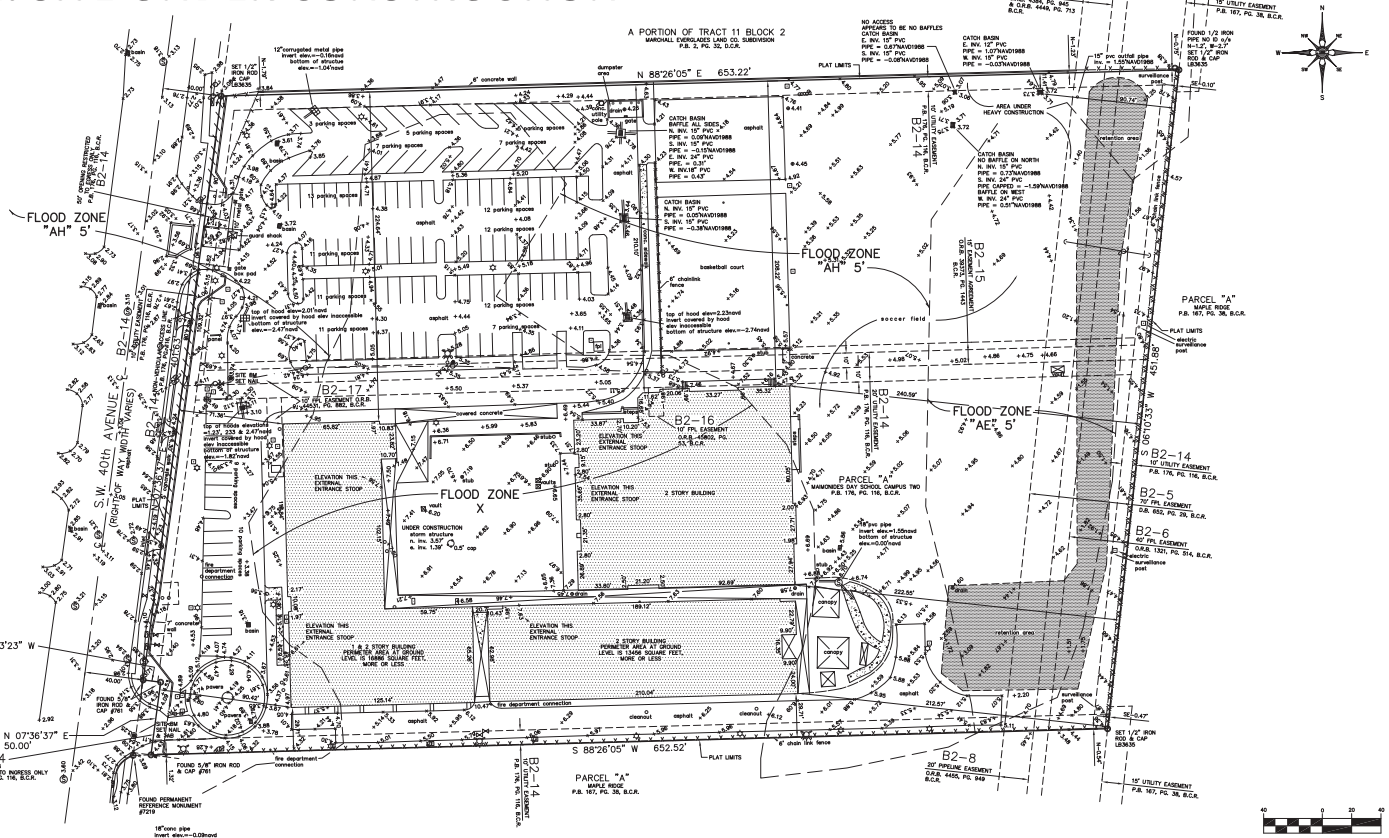


THIS INSTRUMENT PREPARED BY:
DAVIS & PURMORT, INC.
LB #0007219
843 SOUTHEAST 8th AVENUE
DEERFIELD BEACH, FLORIDA 33441
TEL. (954) 698–9101
FAX (954) 421–5201

D & P JOB NO. 03–1020

003–MP–06

NOTE: SITE UNDER CONSTRUCTION

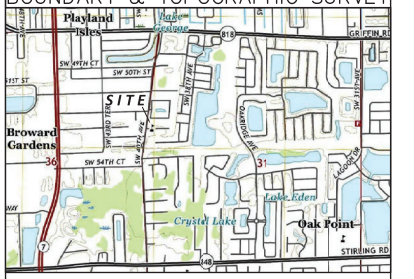


ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1600 S. FEDERAL HIGHWAY
SUITE 600
POMPANO BEACH, FLORIDA 33062

TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND OF ABBREVIATIONS:

STREET ADDRESS:
5300 S.W. 40th Avenue, Dania Beach, Florida 33314

LEGAL DESCRIPTION:
Parcel A, MAIMONIDES DAY SCHOOL CAMPUS TWO, according to the Plat thereof, as recorded in Plat Book 176, Page 116, of the Public Records of Broward County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of North 07°36'37" East along the centerline of S.W. 40th Avenue, Plat Book 176, Page 116, of the Public Records of Broward County, Florida.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment Number: 1165667 A1, effective October 29, 2021 at 11:00P.M.
8. Perimeter area of the subject property is 294,447 square feet, or 6.7596 acres, more or less.
9. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
10. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
11. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
12. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
13. There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
14. Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021.
15. Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
16. PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:
Community name and number: Dania Beach 120034
Map and panel number: 12011C0562H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "AE" & "AH"
Base flood elevation: 5'NAVD1988

DATE OF FIELD SURVEY: 05-09-18	DRAWN BY: MLW
FIELD BOOK: ALS-SU-18-1396	CHECKED BY: MLW

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
CHECK FOR BAFFLES & GET OUTFALL ELEVATION	03-17-2025	MLW
ADDITIONAL INVERT ON NORTHEAST BASIN 24-1636	01-07-2025	MLW
REVISE ADJACENT EASEMENT LOCATION (NO FIELD VISIT)	06-25-2024	MLW
LOCATE UNCOVERED CATCH BASIN N.E. CORNER OF PROPERTY	05-16-2024	MLW
UPDATE SURVEY SU-24-0077	02-07-2024	MLW
UPDATE SURVEY SU-22-0610	05-10-2022	AL/RLT
ALTA/NSPS LAND TITLE SURVEY 21-2725	11-12-2021	MLW

CERTIFY TO:
Maimondies-Shalom Academy, Inc.

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L Thompson
Digitally signed by Robert L Thompson
Date: 2025.03.19 14:03:07 -04'00'

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

SEAL
ROBERT L. THOMPSON LICENSE No. LS 3869 NO. 3869 STATE OF FLORIDA Professional Surveyor and Mapper

FLOOD INFORMATION:
Community name and number: Dania Beach 120034
Map and panel number: 12011C0562H
Panel date: 08-18-14
Index date: 08-18-14
Flood zone: "AE" & "AH"
Base flood elevation: 5'NAVD1988

BENCHMARK INFORMATION:
Broward County Benchmark #3361
Elevation = 3.62'NAVD1988

SHEET 1 OF 1 | SCALE 1"=40' | SKETCH NUMBER SU-18-1396

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	x"00'	=	ELEVATIONS BASED ON N.A.V.D.	N.T.S.	=	NOT TO SCALE	o		inground utility
N	=	NORTH	SQ. FT.	=	SQUARE FEET	B.C.R.	=	BROWARD COUNTY RECORDS			utility box
S	=	SOUTH	P.C.P.	=	PERMANENT CONTROL POINT	D.C.R.	=	DADE COUNTY RECORDS			manhole
E	=	EAST	P.B.C.R.	=	PALM BEACH COUNTY RECORDS	P.B.	=	PLAT BOOK			flag pole
W	=	WEST	P	=	PLAT	O.R.B.	=	OFFICIAL RECORDS BOOK			valve
D.B.	=	DEED BOOK	N&D	=	NAIL & DISC	F.F.	=	FINISHED FLOOR			hydrant
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	P.O.C.	=	POINT OF COMMENCEMENT	GAR.	=	GARAGE			basin
ELEV.	=	ELEVATION	P.O.B.	=	POINT OF BEGINNING	C/L	=	CENTERLINE			light
B.M.	=	BENCHMARK	A/C	=	AIR CONDITIONER	MH	=	MANHOLE			
+1315	=	TREE	FND.	=	FOUND	(M)	=	MEASURED			
			CHATT.	=	CHATTAHOOCHEE	LP	=	LIGHT POLE			
			F.P.L.	=	FLORIDA POWER & LIGHT						

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. ***(This item is not a matter of survey.)***

2. a. General or special taxes and assessments required to be paid in the year 2021 and subsequent years. ***(This item is not a matter of survey.)***

b. Rights or claims of parties in possession not recorded in the Public Records. ***(This item is not a matter of survey.)***

c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. ***(After upon review of survey to be determined by title examiner.)***

d. Easements or claims of easements not recorded in the Public Records. ***(This item is not certifiable.)***

e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. ***(This item is not a matter of survey.)***

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. ***(As of date of survey the subject property was not submerged.)***

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. ***(This item is not a matter of survey.)***

5. Right of Way Agreement in favor of Florida Power and Light Company as contained in easement recorded February 10, 1949 in Deed Book 652, Page 29, Public Records of Broward County, Florida. ***(This item affects the subject property and is shown hereon.)***

6. Right of Way Agreement in favor of Florida Power and Light Company as contained in Right of Way recorded
September 22, 1958 in Official Records Book 1321. Page 514, Public Records of Broward County, Florida. ***(This item affects the subject property and is shown hereon.)***

7. Restrictions, covenants, and conditions as contained in Warranty Deed recorded May 11, 1965 in Official Records Book 3013, Page 355, Public Records of Broward County, Florida. ***(This item is not a matter of survey.)***

8. Pipeline easement in favor of Florida Power and Light Company contained in instrument recorded March 25, 1971 in Official Records Book 4455, Page 949, Public Records of Broward County, Florida. ***(This item affects the subject property and is shown hereon.)***

9. Easement granted to Broward County for utility purposes recorded in Official Records Book 25733, Page 791, Public Records of Broward County, Florida. ***(This item affects the subject property and is shown hereon.)***

10. Resolution recorded in Official Records Book 24997, Page 344, Public Records of Broward County, Florida. ***(This item is not a matter of survey.)***

11. Pipeline Easement in favor of Florida Power and Light Company recorded December 30, 1970 in Official Records Book 4384, Page 945 and recorded March 1971 in Official Records Book 4449, Page 713, Public Records of Broward County, Florida. ***(This item affects the subject property and is shown hereon.)***

12. Agent of Record For Notice of Expiration of Findings Of Adequacy recorded in Official Records Book 39167, Page 391, Public Records of Broward County, Florida. ***(This item is not a matter of survey.)***

13. Agent of Record For Notice of Expiration of Findings Of Adequacy recorded in Official Records Book 4313 I , Page 1390, Public Records of Broward County, Florida. ***(This item is not a matter of survey.)***

14. Restrictions, dedications, and easement as shown on the Plat of MAIMONIDES DAY SCHOOL CAMPUS TWO, recorded in Plat Book 176, Page 116, as affected by Amendment to Notation on Plat recorded in Instrument Number 117642778, Public Records of Broward County, Florida. ***(All right of ways and easements are dedicated to the public. See plat restrictions note on page 2 of plat. All other plottable matters of survey are shown hereon.)***

15. Easement in favor of Oak Hills Condominium, Inc. recorded April 5, 2005 in Official Records Book 39373, Page 1443, Public Records of Broward County, Florida. ***(This item affects the subject property and is shown hereon.)***

16. Easement in favor of Florida Power and Light Company recorded November 10, 2008 in Official Records Book 45802 Page 53, Public Records of Broward County, Florida. ***(This item affects the subject property and is shown hereon.)***

17. Easement in favor of Florida Power and Light Company recorded August 24, 2007 in Official Records Book 44531 Page 882, Public Records of Broward County, Florida. ***(This item affects the subject property and is shown hereon.)***

18. Rights of the lessees under unrecorded leases. ***(This item is not a matter of survey.)***

19. Intentionally Deleted - AI ***(This item is not a matter of survey.)***

20. [ADDED - AI] Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Accurate Land Surveyors, Inc., dated May 9, 2018, bearing Sketch # SU-18-1396: (a) Asphalt and shelter encroach onto 10' Utility Easement on the North side of subject property; (b) retention area encroaches on 20' Pipeline Easement, 40' FPL Easement, 15' Easement Agreement, 20' Utility Easement and 70' FPL Easement along the East side of subject property; (c) fence encroaches onto 70' FPL Easement & 40' FPL Easement on the East side of subject property; (d) sidewalk and fence encroach onto 10' Utility Easement on the South side of subject property; (e) driveways encroach onto road right of way and 10' Utility Easement on the West side of subject property; (f) asphalt, parking, sidewalk and basketball court encroach onto 20' Utility Easement through center of property. ***(All as shown hereon.)***

BRAUSER MAIMONIDES ACADEMY

NEW PARKING LOT

5300 SW 40TH AVE. DANIA BEACH, FL 33314
PARCEL ID: 5042 31 26 0010

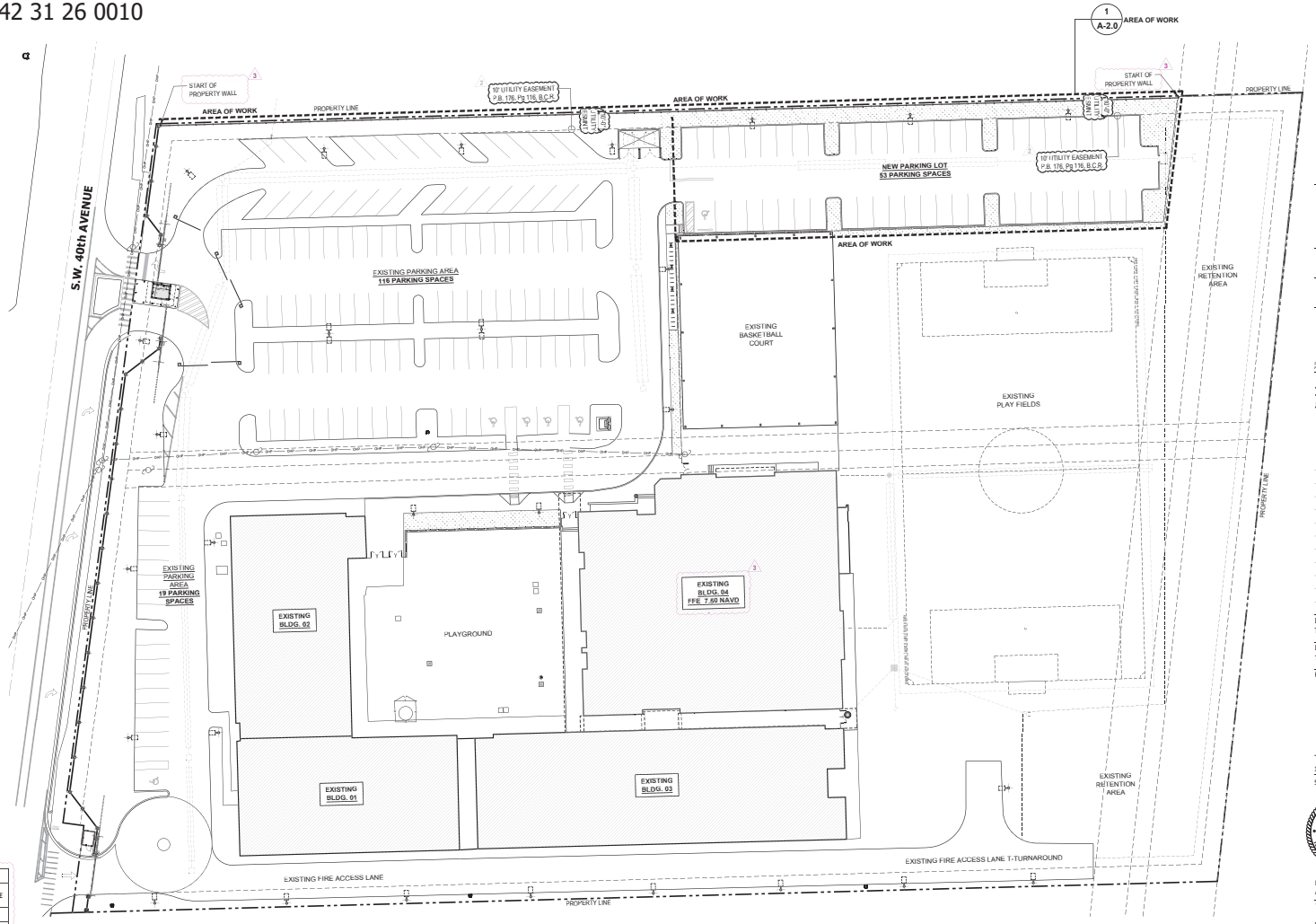
APPLICANT:
MAIMONIDES SHALOM ACADEMY INC.
5300 SW 40th AVE.
DANIA BEACH, FL 33314

DATE: 12/06/2023
ISSUED FOR: PERMIT SET
CIVICA PROJECT #: 200206B

INDEX OF DRAWINGS	
	ARCHITECTURAL
A-1.0	OVERALL SITE PLAN (AS REFERENCE)
A-2.0	NEW PARKING LOT, NEW WALL & DETAILS
	ELECTRICAL
E-100	NEW PARKING LOT - SITE LIGHTING PHOTOMETRICS
	CIVIL
C-0	COVER SHEET
C-1	GENERAL NOTES
C-2	CIVIL ENGINEERING & DEMOLITION PLAN
C-3	CONSTRUCTION DETAILS & SECTIONS
C-4	EROSION & SEDIMENT CONTROL PLAN
C-5	STORMWATER POLLUTION NOTES & DETAILS
C-6	STORMWATER POLLUTION NOTES & DETAILS
	LANDSCAPING
LP-1	PLANTING PLAN
LP-2	PLANTING CALCULATIONS, PLANT LIST AND DETAILS
TD-1	TREE DISPOSITION PLAN
TD-2	TREE DISPOSITION LIST
LI-1	IRRIGATION HEAD LAYOUT PLAN
LI-2	IRRIGATION LEGEND & DETAILS
LI-3	IRRIGATION PUMP SPECIFICATION

SCOPE OF WORK

- NEW PARKING LOT **53 SPACES**
- 3 NEW LIGHT POLES (SEE PHOTOMETRICS)
- REPLACE EXISTING 6FT NORTH PROPERTY WALL WITH NEW 8FT PRE-CAST WALL @ NORTH PROPERTY LINE)
- SEE CIVIL PLANS (NEW PARKING AREA OF WORK)
- SEE LANDSCAPING PLANS (NEW PARKING AREA OF WORK)



OVERALL SITE DATA				
	EXISTING AREA (SF)	PROPOSED AREA (SF)	AREA (ACRES)	PERCENTAGE
OPEN SPACE (PERVIOUS/IMPERVIOUS)	175,306	160,043	3.67	54.35%
PAVED AREA - VEHICULAR USE	69,771	85,034	1.95	28.88%
BUILDING ROOFED AREA	49,370	49,370	1.13	16.77%
TOTAL AREA	294, 447	294, 447	6.76	100.00%

PERVIOUS CALCULATIONS				
	EXISTING AREA (SF)	PROPOSED AREA (SF)	AREA (ACRES)	PERCENTAGE
PERVIOUS	145,108	145,694	3.34	49.48%
IMPERVIOUS	149,339	148,753	3.41	50.52%
TOTAL	294,447	294,447	6.76	100%

PARKING DATA			
REQUIRED PARKING SPACES FOR 950** STUDENTS, GRADES Pre-School to 8th GRADE			
Type	Required	EXISTING	NEW/ PROPOSED
SCHOOL	1 per 9 students of design capacity (950/9 = 106)	106	**106**
SURPLUS	-	29	**82** (53 NEW)
TOTALS		*135 SPACES*	**188 SPACES***
5 EXIST. HANDICAPPED SPACES PROVIDED + **1 NEW (6 TOTAL PROVIDED)*			
PARKING CALCULATION NOTES:			
**School is limiting their enrollment total to 950 students (Zoning Resolution No. 2021-060)			

REFER TO CIVIL & LANDSCAPING DWGs PREPARED BY **GBB Engineering, Inc. & DS Boca (design studio boca)** (ARCH. SITE PLAN SHOWN HERE FOR GENERAL LOCATION & CROSS REFERENCE PURPOSES ONLY.

SITE PLAN (OVERALL) 1 A-1.0
120' 60' 30' 0
SCALE: 1" = 30'

CIVICA ARCHITECTURE
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
AA #26001093
www.civicagroup.com
info@civicagroup.com

PROJECT:
BRAUSER MAIMONIDES ACADEMY
PARKING LOT

5300 SW 40th AVE.
DANIA BEACH, FL 33314
PARCEL ID:
5042 31 26 0010

APPLICANT:
MAIMONIDES SHALOM ACADEMY INC.
5300 SW 40th AVE.
DANIA BEACH, FL 33314

ISSUED FOR:
PERMIT SET

CIVICA PROJECT No :
200206**B** - ADD. SERVICE

CONSULTANTS:

GGB Engineering, Inc.
CIVIL AND STRUCTURAL ENGINEERING + SURVEYING + CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION No. 8178

MEP MECHANICAL ELECTRICAL PLUMBING
MEP ENGINEERING INC.
ANTONIO SCLESANI PE 55024
[4E2BCKCK6115] TEL (305) 471-0160
16590 N.W. 27 ST. SUITE 101 MIAMI FL. 33172

No.	DATE	ISSUED FOR	BY
1	12/27/23	ZONING COMMENTS	TM
2	09/16/25	ZONING COMMENTS	TM
3	09/16/25	ZONING COMMENTS	JG

DRAWN BY TM | APPROVED BY JG/RL
DATE 12/06/2023 | SCALE: AS SHOWN

KEY PLAN

1st FL FFE: 7.50' NAVD

SEAL/SIGNATURE

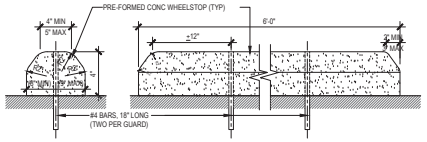
STATE OF FLORIDA ROLANDO LLANES AR0013160 REGISTERED ARCHITECT
Digitally signed by Rolando Llanes
Date: 2025.09.17 19:56:37-04'00'

ROLANDO LLANES
AR - 0013160

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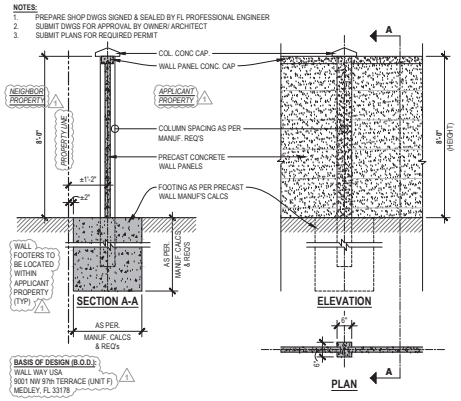
SHEET TITLE
OVERALL SITE PLAN (AS REFERENCE)

SHEET NUMBER
A-1.0



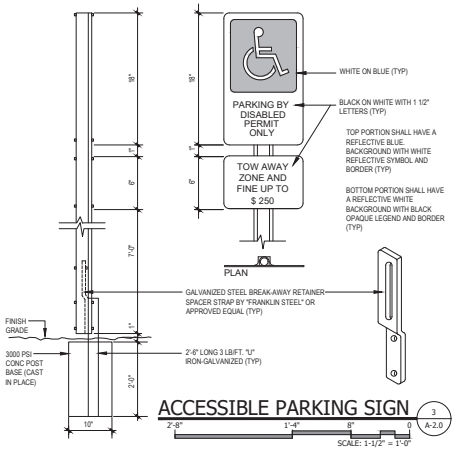
PRECAST CONC WHEELSTOP 6 A-2.0

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



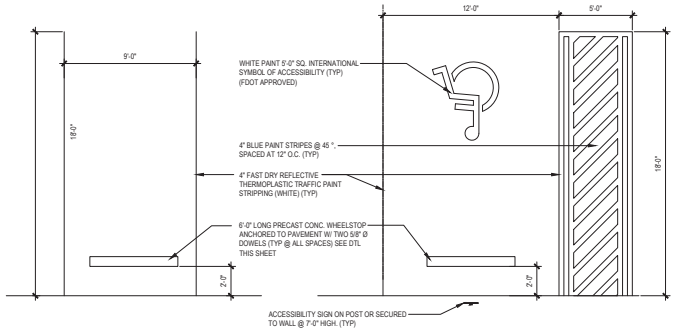
8FT (H) PRE-CAST CONC. WALL SYSTEM 5 A-2.0

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



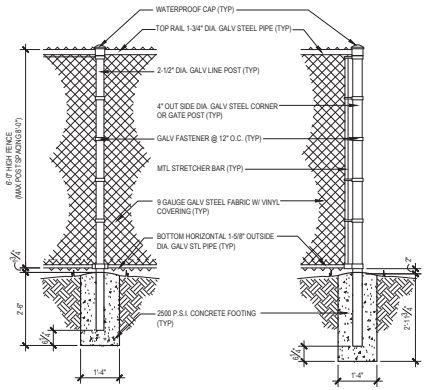
ACCESSIBLE PARKING SIGN 3 A-2.0

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



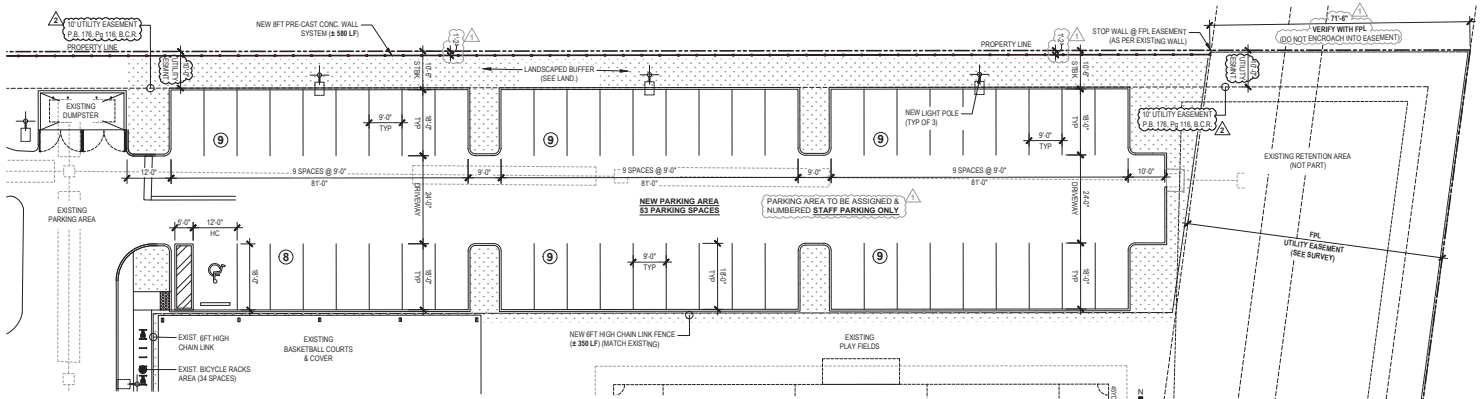
TYPICAL STANDARD AND ACCESSIBLE PARKING STALL 4 A-2.0

SCALE: 1/4" = 1'-0"



TYPICAL FENCE DETAIL 2 A-2.0

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



NEW PARKING LOT 1 A-2.0

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

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info@civicagroup.com

PROJECT:
BRAUSER MAIMONIDES ACADEMY
PARKING LOT

5300 SW 40th AVE.
DANIA BEACH, FL 33314
PARCEL ID:
5042 31 26 0010

APPLICANT:
MAIMONIDES SHALOM ACADEMY INC.
5300 SW 40th AVE.
DANIA BEACH, FL 33314

ISSUED FOR:
PERMIT SET

CIVICA PROJECT No :
200206**B** - ADD. SERVICE

CONSULTANTS:

GGB Engineering, Inc.
CIVIL AND STRUCTURAL ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8116
2699 Sterling Road, Suite C-202 Phone: (954) 880-0909
Fort Lauderdale, Florida 33312 Fax: (954) 880-0955
MEP MECHANICAL ELECTRICAL PLUMBING
MEP ENGINEERING INC.
ANTONIO CASANAS PE 68824
(482ECCCC6115) TEL:(305)471-0160
10590 N.W. 27 ST. SUITE 101 MIAMI FL. 33172

No.	DATE	ISSUED FOR	BY
1	12/27/23	ZONING COMMENTS	TM
2	06/13/25	ZONING COMMENTS	TM

DRAWN BY: TM
APPROVED BY: JG/RL
DATE: 12/06/2023
SCALE: AS SHOWN

KEY PLAN

1st FL FFE: 7.50' NAVD

SEAL/SIGNATURE

Digitally signed by Rolando Llanes
Date: 2025.06.17 11:44:49-04'00'

ROLANDO LLANES
AR - 0013160

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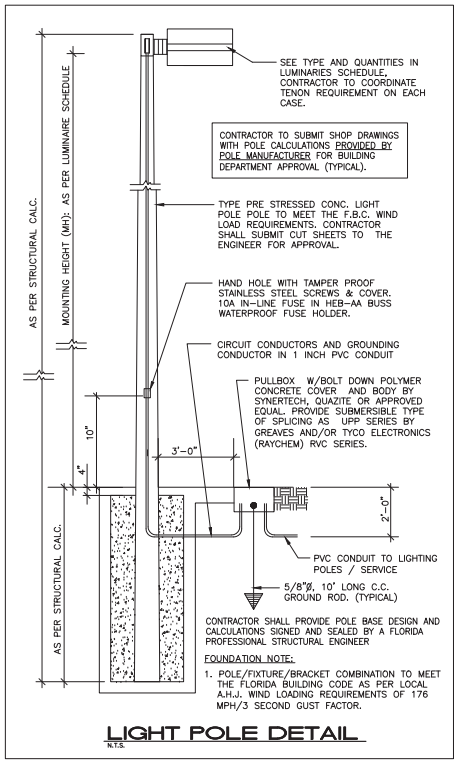
SHEET TITLE

NEW PARKING LOT, WALL & DETAILS

SHEET NUMBER

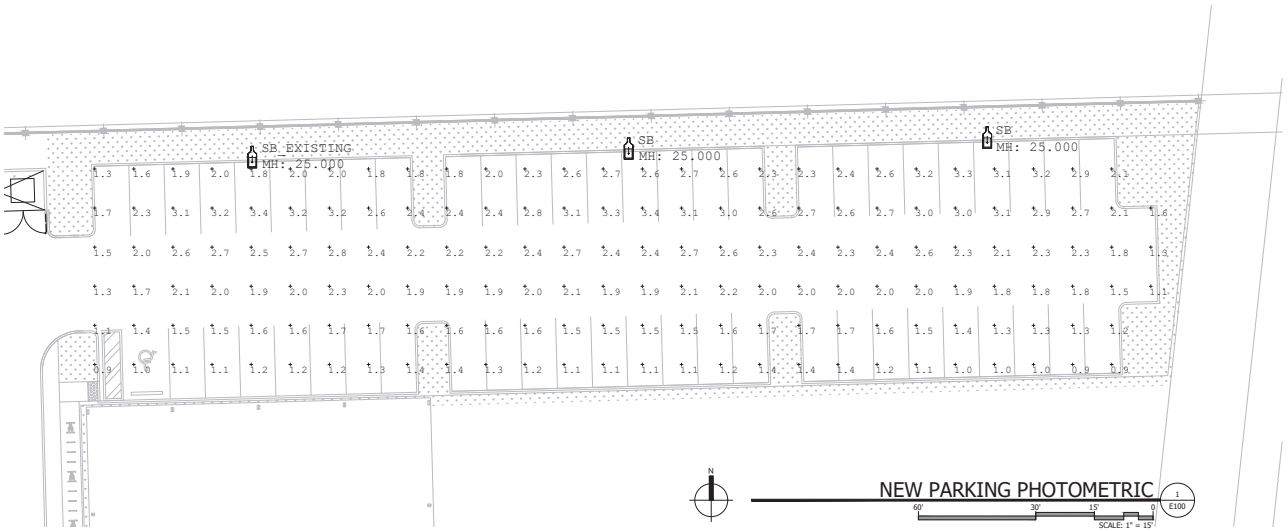
A-2.0

Jun 17, 2025 - 11:03am LOGIN: lrodolfo PATH: L:\2023\200206\BIM\C4D\01 Arch\200206_A-2.0.dwg



LIGHT POLE DETAIL

N.T.S.



NEW PARKING PHOTOMETRIC

1 E100

Calculation Summary						
Scene: New Parking						
Label	CalcType	Units	Avg	Max	Min	Max/Min
CalcPts	Illuminance	Fc	2.00	3.4	0.9	3.78
Spill	Illuminance	Fc	0.00	0.0	0.0	N.A.

Luminaire Schedule								
Scene: New Parking								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	[MANUFAC]	Description	Lum. Watts
	1	SB_EXISTING	SINGLE	N.A.	0.850	U.S. ARCHITECTURAL LIGHTING	VLL-LED-PLED-80LED-IV-FT-1050mA-NW-HS-PLED/T490 (MTD ON EXISTING POLE AT 25')	280.8
	2	SB	SINGLE	N.A.	0.850	U.S. ARCHITECTURAL LIGHTING	VLL-LED-PLED-80LED-IV-FT-1050mA-NW-HS-PLED/T490 (MTD ON NEW POLE AT 25')	280.8

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PARKING LOT

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5300 SW 40th AVE.
DANIA BEACH, FL 33314

ISSUED FOR:
PERMIT SET

CIVICA PROJECT No :
200206**B** - ADD. SERVICE

CONSULTANTS:

GGB Engineering, Inc.
CIVIL AND HYDROLOGIC ENGINEERING • LAND PLANNING + CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION No. 8116
2699 Sterling Road, Suite C-202 Phone: (954) 588-5900
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MEP MECHANICAL ELECTRICAL PLUMBING
MEP ENGINEERING INC.
ANTONIO NARANJO PE35664
[ME]ECOCH[115] TEL: (305) 474-6000
10590 N.W. 27 ST. SUITE 101 MIAMI FL. 33172

No.	DATE	ISSUED FOR	BY

DRAWN BY: Y.P./M.G./J.E.
APPROVED BY: T.N.
DATE: 12/06/2023
SCALE: AS SHOWN

KEY PLAN

N
1st FL FFE: 7.50' NAVD

SEAL/SIGNATURE

Antonio F Naranjo

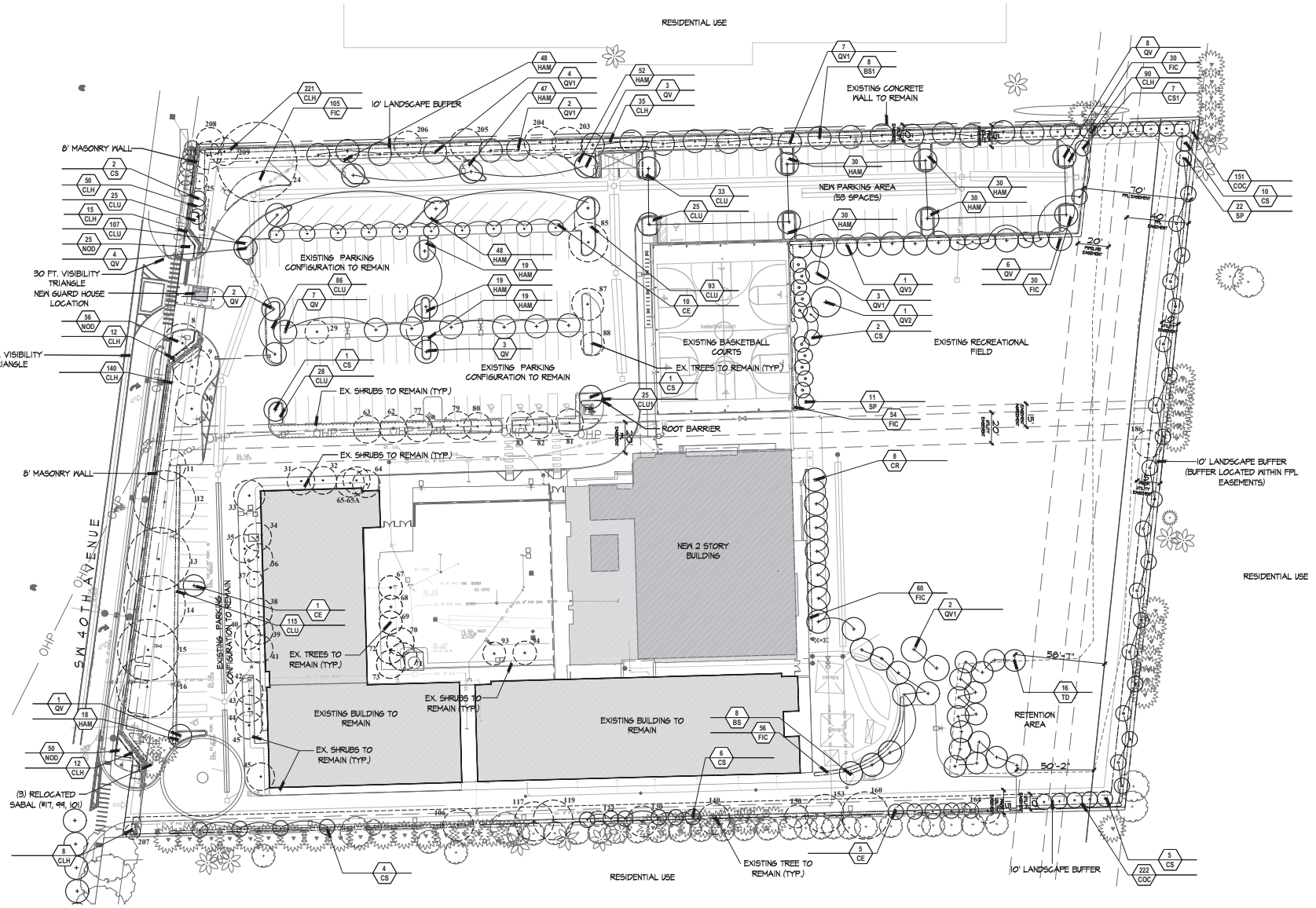
ANTONIO NARANJO
PE - 35664

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SHEET TITLE
NEW PARKING AREA PHOTOMETRIC

SHEET NUMBER
E100

Dec 06, 2023 - 3:51pm LOGIN: mlle FILE LOCATION: M:\DWG\PROJECTS\BRAUSER MAIMONIDES ACADEMY #200206\PARKING\E-100.dwg



DSBoca
design studio boca
landscape architects and planners
LC - 0000396
2300 Corporate Blvd, NW. Suite 214
Boca Raton, Florida 33431
Ph. 561.955.8623
Fax: 561.362.4749
email: landscapearchitects@dsboca.com

BRAUSER MAIMONIDES ACADEMY
5300 SW 40th Ave, Fort Lauderdale
PLANTING PLAN

REVISIONS:	
	APRIL 17, 2022
2	SITE PLAN MINOR MOD. 3.22.23
3	SITE PLAN MINOR MOD. 4.04.23
4	NEW PARKING AREA 12.06.23
5	STAFF COMMENTS 01.10.24
	NORTH WALL 02.14.24

FEBRUARY 18, 2022
DATE

I.A.
DRAWN BY:

J.G.
APPROVED BY:

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SHEET

LP-1

CONSTRUCTION DOCUMENTS

City of Dania Standard Landscape Plan Notes

1. A pre-construction meeting with the Dania Beach city Arborist is required prior to landscaping activities including removal of trees and/or installation of plan material. Call 954-643-0423 or 305- 235-5098 a minimum of five (5) days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be separate from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-643-0423 or 305-235-5098 to obtain permit information.
5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-423-4770 a minimum of two (2) full business days prior to digging. Landscape Contractor is responsible for avoiding damage to utilities from plant installation.
6. Tree relocations:
   a. Existing trees to be relocated shall be root pruned a minimum of one hundred twenty (120) days prior to relocation
   b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

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

   Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
   c. A temporary irrigation system shall be provided during and for the first forty (40) days after root pruning.
7. All planting must follow planting specifications and details shown on the plan.
8. Substitutions of plant species or specification must be approved in writing by the Dana Beach City Arborist prior to use.
9. All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
10. All sizes shown for plant material are to be considered minimums.
11. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
12. All new plant material shall begin after acceptance of the plants by the City Arborist.
13. Plant beds to be treated with pre-emergent herbicide prior to planting.
14. All tree and palm staking and support shall be removed one year after installation.
15. No fertilizer shall be applied to newly planted trees and palms.
16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
17. Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
18. All wire guys and/or fabric straps shall be flagged with florescent colored tape.
19. Mulching:
   a. All landscape areas not covered by sod shall be covered by a minimum three (3) inch layer of mulch.
   b. A mulch ring with a minimum radius of twenty four (24) inches (48 inch diameter), is required around all newly installed trees and palms.
   c. Cypress mulch shall not be used.
   d. No mulch shall be placed touching or within six (6) inches of the trunk or palm.
20. All newly landscaped areas shall be excavated down to a depth of twenty four (24) inches below final grade and back filled with clean debris-free soil. Existing soil may be re-used for backfilling if debris is removed and organic content is sufficient or soil is augmented with topsoil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
21. All landscape areas shall be finish graded such that they are a minimum of three point five (3.5) inches below surrounding paved surfaces as not to impede the flow of drainage into landscaped areas and to allow for a three (3) inch mulch layer.

LANDSCAPE REQUIREMENTS

OVERALL SITE AREA: 244,447 S.F.

IMPERVIOUS AREA: 154,383 S.F.
PERVIOUS AREA: 189,064 S.F.

RETENTION AREA: 16,984 S.F.
NEW PARKING AREA: 9,254 S.F.

CODE REQUIREMENTS		REQUIRED	PROVIDED
27S-100(B)	OVERALL VUA INTERIOR LANDSCAPE 20% OF TOTAL VUA (70,531 X 20% = 14,107 S.F.)	14,107 SF	14,305 SF
27S-100(C)	INTERMEDIATE LANDSCAPE PENINSULAS MIN. 8' WIDE PENINSULA WITH (2) CATEGORY 2 OR 3 TREES; OR 10' WIDE PENINSULA WITH (1) CATEGORY 1 TREE (EXISTING PARKING LOT AND ISLANDS TO REMAIN UNCHANGED)	9 EXISTING ISLANDS + 4 NEW ISLANDS 18 TREES	18 TREES
27S-100(D)	TERMINAL LANDSCAPE PENINSULA MIN. 10' WIDE TERMINAL PENINSULA WITH (2) CATEGORY 1 TREES (EXISTING PARKING LOT AND ISLANDS TO REMAIN UNCHANGED)	15 EXISTING ISLANDS + 4 NEW ISLANDS 17 TREES	17 TREES
27S-100(E)	VUA LANDSCAPE ABUTTING BUILDING 10' LANDSCAPE AREA WIDTH OR EQUIVALENT S.F. ADJACENT TO BUILDING (2 STORY BUILDING - NORTH SIDE (228 L.F.); WEST SIDE (143.5 L.F.) - TOTAL 421.5 L.F. X 10' WIDTH)	4,215 SF	4,255 SF
27S-100(F)	OTHER VEHICULAR USE LANDSCAPE AREAS MINIMUM 5' WIDE AND (100) SQUARE FEET IN AREA. NO LESS THAN (1) TREE FOR EACH (200) SQUARE FEET OR FRACTION THEREOF IN VEHICULAR USE LANDSCAPE AREAS OTHER THAN PARKING LANDSCAPE PENINSULAS. (2,880 S.F. / 200 S.F. = 15 TREES	15 TREES	15 TREES
27S-110(D)	NON-VUA PERIMETER LANDSCAPE BUFFER 10' BUFFER WITH 6' MASONRY WALL, FIVE FEET FROM PROP. LINE. DOUBLE ROW OF TREES - EACH ROW 40' OFF CENTER (1 TREE PER 40 L.F.) AND 1 SHRUB PER 3 L.F. ON RESIDENTIAL SIDE OF WALL NORTH SIDE - 659.22' / 40' = 16.33 TREES PER ROW = 33 TREES TOTAL 659.22' / 3' = 218 SHRUBS * EAST SIDE - 451.88' / 40' = 11.30 TREES PER ROW = 23 TREES TOTAL 451.88' / 3' = 151 SHRUBS SOUTH SIDE - 664.52' / 40' = 16.62 TREES PER ROW = 34 TREES TOTAL 664.52' / 3' = 222 SHRUBS	33 TREES 218 SHRUBS 23 TREES 151 SHRUBS 34 TREES 222 SHRUBS	33 TREES 218 SHRUBS 23 TREES 151 SHRUBS 34 TREES 222 SHRUBS
27S-120	PERIMETER LANDSCAPE BUFFER 1 TREE (16' HT.) PER 40 L.F. AND CONTINOUS HEDGE WEST SIDE - 340.63' / 40' = 10 TREES - 340.63' / 2' = 146 SHRUBS**	10 TREES 146 SHRUBS	10 TREES 220 SHRUBS
27S-140	NON-VUA INTERIOR LANDSCAPING 1 TREE AND 10 SHRUBS PER 2,000 SF (LESS THAN 30% N.V.O.S.) (72,226 SF OF NON-VUA AREA / 2,000 SF = 37 TREES AND 370 SHRUBS)**	37 TREES 370 SHRUBS	67 TREES 428 SHRUBS
	TREE CANOPY MITIGATION REQUIREMENTS (SEE TD-1 FOR CALCULATION DETAILS) TOTAL NUMBER OF MITIGATION TREES PROVIDED ON SITE:	26 TREES	26 TREES
	SPECIMEN TREE MITIGATION (SEE TD-1 FOR CALCULATION DETAILS) TOTAL NUMBER OF SPECIMEN MITIGATION TREES PROVIDED ON SITE:	2 TREES	2 TREES

TREES - TOTAL SITE REQUIREMENTS SHRUBS - TOTAL SITE REQUIREMENTS	210 TREES 1,357 SHRUBS	240 TREES 1,200+ SHRUBS
50% OF REQUIRED TREES SHALL BE NATIVE (210 X 50% = 105) 50% OF REQUIRED SHRUBS SHALL BE NATIVE (1,357 X 50% = 574)	105 TREES 574 SHRUBS	110+ TREES 800+ SHRUBS

* EAST BUFFER LOCATED WITHIN MULTIPLE FPL EASEMENTS RESTRICTING HEIGHT AND SPECIES SELECTION.
** SHRUBS PLANTED 24" O.C.

PLANT MATERIAL REQUIREMENTS (210 TREES REQ.)

CODE REQUIREMENTS	REQUIRED	PROVIDED**
SHADE / CANOPY TREES	MIN. 40% (84TREES)	44% (107 TREES)
INTERMEDIATE TREES	MAX. 30% (63 TREES)	26%* (64 TREES)
SMALL TREES	MAX. 10% (21 TREES)	10% (23 TREES)
PALMS	MAX. 20% (42 PALMS)	20% (46 PALMS)
TOTAL	210	240

* MOST OF THE EXISTING TREES ON SITE FALL UNDER THE "INTERMEDIATE TREES" CATEGORY.

** PERCENTAGE CALCULATIONS FOR THE PROVIDED TREES / PALMS ARE BASED ON THE TOTAL PROVIDED (NOT REQUIRED).

NOTE:

ALL MITIGATION TO BE PROVIDED ON-SITE.
CONCURRENT APPROVAL OF THE TREE REMOVAL PERMIT FOR THE (28) PROPOSED REMOVALS AND THE (3) PROPOSED RELOCATIONS.

PLANT LIST 12.06.23

KEY	QTY.	BOTANICAL NAME/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPACING	REMARKS
TREES AND PALMS							
BS*	8	Bursera simaruba Gumbo Limbo	14'	7'			3" Cal. min., full canopy
BS1*	8	Bursera simaruba Gumbo Limbo	16'	7-8'			5" Cal. min., full canopy
CE*	16	Conocarpus erectus Green Buttonwood	14'	6'			3" Cal. min., full canopy
CR*	8	Clusia rosea Pitch Apple	14'	7'	5'		3" Cal. min., Matched
CS*	31	Conocarpus e. 'Sericeus' Silver Buttonwood	12-14'	6'	5-6'		2.5" Cal. min., full canopy
CS1*	7	Conocarpus e. 'Sericeus' Silver Buttonwood	10'	4'	3'		1.5" Cal. min., full canopy
QV*	35	Quercus virginiana Live Oak	14'	7'			3" Cal. Min., 100 gallon
QV1*	18	Quercus virginiana Live Oak	16'	8-10'			4" Cal. Min., full canopy
QV2*	1	Quercus virginiana Live Oak	15-17'	10-12'			5-6" Cal. Min., full canopy 200 gallon
QV3*	1	Quercus virginiana Live Oak	10-12'	5'			1.5-2" Cal., full canopy 30 gallon
SP*	33	Sabal palmetto Cabbage Palm			6' G.W.		Staggered grouping Full canopy
TD*	16	Taxodium distichum Bald Cypress	12'	4'			2.5" Cal. min., full canopy
SHRUBS & GROUNDCOVERS							
CLH*	585	Clusia guttifera 'hedge' Small Leaf Clusia	36"	24"		3' o.c.	7 gallon, full to base
CLU*	512	Clusia guttifera Small Leaf Clusia	24"	20-22"		2' o.c.	3 gallon, full to base
CLU1*	25	Clusia guttifera Small Leaf Clusia	36"	24"		30" o.c.	7 gallon, full to base
COC*	373	Coccoloba uvifera 'Shrub' Seagrape Shrub	36"	24"		3' o.c.	7 gallon, full cont.
FIC	336	Ficus microcarpa 'Green Island' Green Island Ficus	18-20"	18-20"		2' o.c.	3 gallon, full cont.
HAM	390	Hamelia nodosa Dwarf Firebush	18-20"	18-20"		2' o.c.	3 gallon, full cont.
NOD	125	Nerium Oleander 'dwarf' Dwarf Oleander	18-20"	18-20"		2' o.c.	3 gallon, full cont.
TRI*	0	Tripsacum dactyloides Fakahatchee Grass	30-36"	30-36"		3' o.c.	full clump

* Indicates plant material native to Florida

MISCELLANEOUS

237 cy Planting Soil - 1/2 cu. Yd. per tree and 4" depth at all hedges and mass planting beds. Quantity includes a 10% overage (215 cy. + 10% overage)

19 cy Sand - 1/2 cu. Yd. per palms. Quantity includes a 10% overage (17 cy. + 10% overage)

118 cy Mulch - 2" depth of "dark brown hybrid" mulch at all hedges and mass planting beds. Quantity includes a 10% overage
NOTE: Quantities for planting soil, drainage gravel and filter fabric for raised planters not included.

GENERAL NOTES

All sod to be St. Augustine 'Floratam'.
Palm additonal maintenance - Coconut and Chinese Fan Palms are to receive an additional maintenance to insure that the palms are free of coconuts and loose fronds which could become projectiles in the event of a storm

FT of clear wood indicates feet of clear wood, not overall palm height
Landscape contractor is responsible for his own quantity take-offs
All plant materials shall conform to the standards for Florida No.1 or better as given in "Grades and Standards for
All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
In case of discrepancies, planting plan takes precedence over plant list.

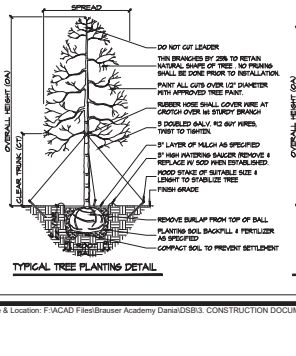
NOTE:

NO TREE REMOVAL ACTIVITIES WILL TAKE PLACE PRIOR TO OBTAINING A TREE REMOVAL PERMIT.

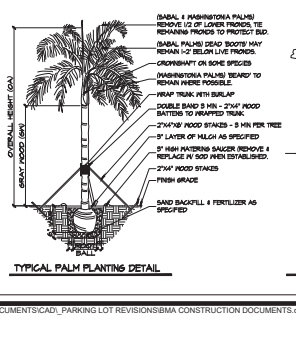
ROOT BARRIER TO BE INSTALLED FOR ALL TREES AND PALMS PLANTED WITHIN 10 FEET OF ANY SIDEWALK, HARDSCAPE, OR PARKING AREA.

EXISTING OR PROPOSED FIRE HYDRANTS SHOULD NOT BE OBSTRUCTED WITH VEGETATION

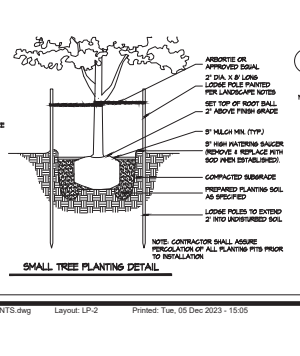
NOTE: OVERHEAD POWERLINES - PALMS ARE PROPOSED AT LEAST 5' PLUS THE LENGTH OF THE FROND FROM THE LINES, MEDIUM SIZE TREES WILL BE PLACED AT LEAST 30' FROM THE LINES, AND LARGE TREES WILL BE PLACED AT LEAST 50' FROM OVERHEAD LINES.



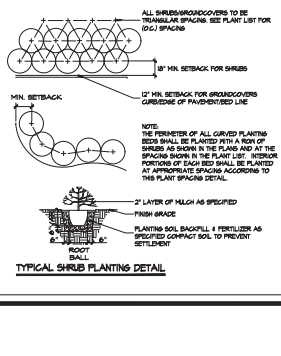
TYPICAL TREE PLANTING DETAIL



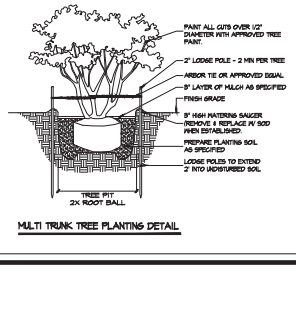
TYPICAL PALM PLANTING DETAIL



SMALL TREE PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



MULTI TRUNK TREE PLANTING DETAIL

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BRAUSER MAIMONIDES ACADEMY
5300 SW 40th Ave, Fort Lauderdale
PLANTING CALCULATIONS, PLANT LIST AND DETAILS

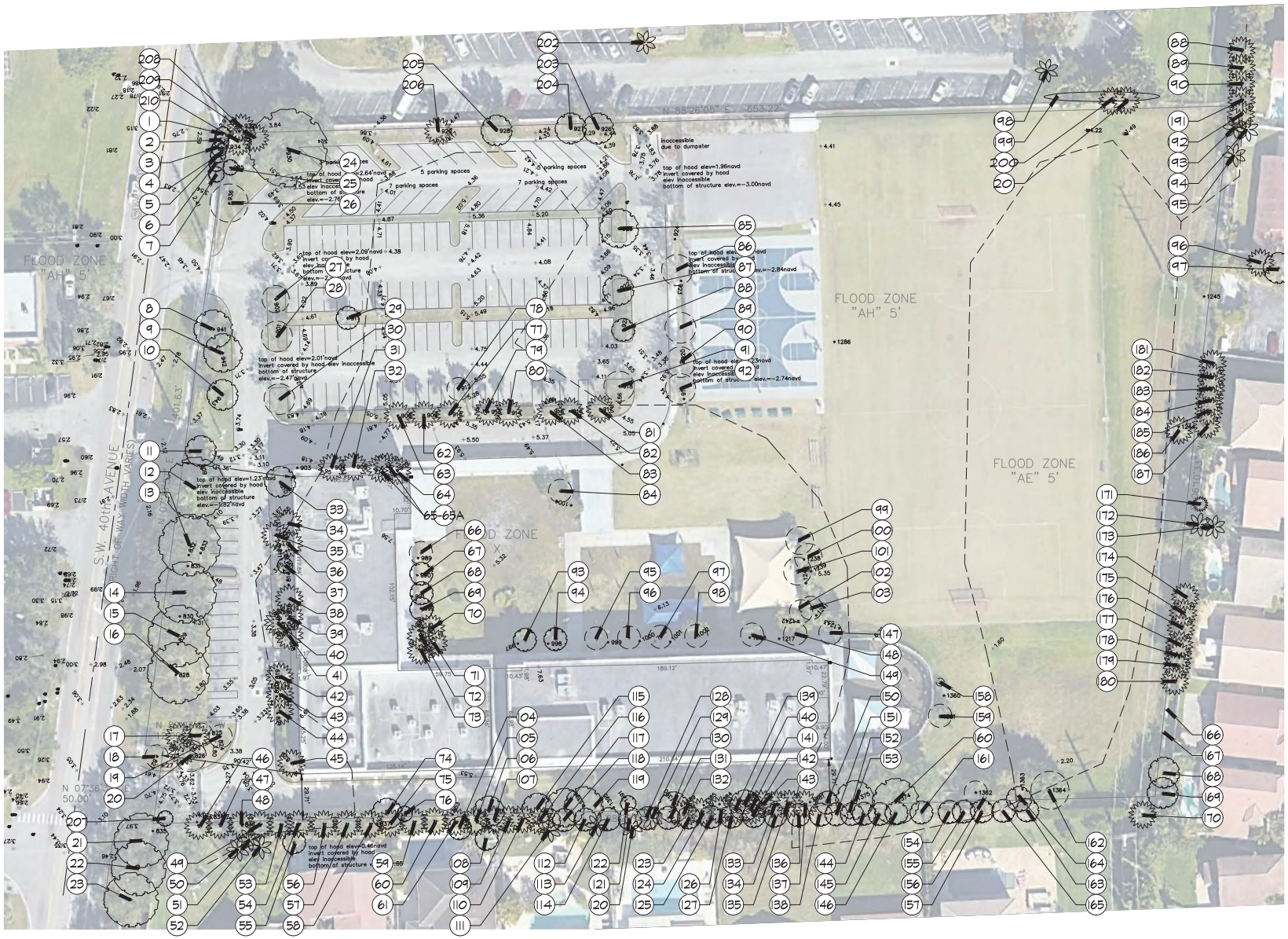
REVISIONS:	
1	APRIL 17, 2022
	SITE PLAN MINOR MOD. 3.22.23
3	SITE PLAN MINOR MOD. 4.04.23
4	NEW PARKING AREA 12.06.23

FEBRUARY 18, 2022
DATE
I.A.
DRAWN BY:
J.G.
APPROVED BY:

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SHEET
LP-2

CONSTRUCTION DOCUMENTS



SCALE: 1" = 30'

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BRAUSER MAIMONIDES ACADEMY

5300 SW 40th Ave, Fort Lauderdale

TREE DISPOSITION PLAN

REVISIONS:	
SITE PLAN MINOR MOD.	3.22.23
SITE PLAN MINOR MOD.	4.04.23
NEW PARKING AREA	12.06.23

FEBRUARY 18, 2022
DATE

M.S.
DRAWN BY:

J.G.
APPROVED BY:

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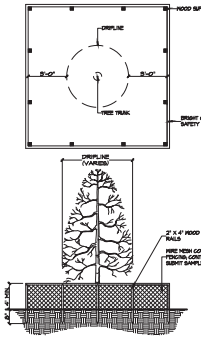
SHEET

TD-1

CONSTRUCTION DOCUMENTS

TREE DISPOSITION PLAN

TREE NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FEET)	WIDTH (FEET)	CLEAR TRUNK	DBH (INCH)	CONDITION	DISPOSITION	CANOPY (SQ. FT.)	APPRAISAL	OBSERVATIONS
1	DAHOON HOLLY	ILEX CASSINE						OFFSITE			
2	DAHOON HOLLY	ILEX CASSINE						OFFSITE			
3	DAHOON HOLLY	ILEX CASSINE						OFFSITE			
4	SABAL PALM	SABAL PALMETTO						OFFSITE			
5	DAHOON HOLLY	ILEX CASSINE						OFFSITE			
6	DAHOON HOLLY	ILEX CASSINE						OFFSITE			
7	DAHOON HOLLY	ILEX CASSINE						OFFSITE			
8	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	27.5	11	n/a	18.00	FAIR	REMAIN		$2,733.75	Located beneath overhead utility lines, poor structure, unbalanced canopy, flush cuts
9	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	34	22	n/a	22.00	FAIR	REMAIN		$2,733.75	Poor structure, flush cuts, root zone damage
10	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	24.5	18	n/a	17.50	FAIR	REMAIN			Poor structure, flush cuts, deadwood
11	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	27	10	n/a	16.50	FAIR	REMAIN			Crowded canopy, visual evidence of decay, poor structure and fair ranking
12	WEEPING FIG	FICUS BENJAMINA	33.5	28	n/a	96.00	FAIR	REMAIN		$3,240	Poor structure, visual evidence of decay, stub cuts, Royal Palm being entombed
13	WEEPING FIG	FICUS BENJAMINA	36.5	32	n/a	115.00	FAIR	REMAIN		$3,240	Upl fted root zone, poor structure, visual evidence of decay, stub cuts
14	WEEPING FIG	FICUS BENJAMINA	37	20	n/a	43.00	FAIR	REMAIN		$3,240	Poor structure, stub cuts, visual evidence of decay
15	WEEPING FIG	FICUS BENJAMINA	43	30	n/a	93.00	FAIR	REMAIN		$3,240	Poor structure, over-lifted, vertical crack in scaffold limb, stub cuts
16	WEEPING FIG	FICUS BENJAMINA	43	40	n/a	42.50	FAIR	REMAIN		$3,240	Poor structure, deadwood, unbalanced canopy, visual evidence of decay
17	SABAL PALM	SABAL PALMETTO	24.5	8	15	11.50	GOOD	RELOCATED			Good vigor
18	LIVE OAK	QUERCUS VIRGINIANA						OFFSITE			
19	LIVE OAK	QUERCUS VIRGINIANA	29.5	15	n/a	10.25	FAIR	REMOVED	177		Over lifted, crowded canopy
20	LIVE OAK	QUERCUS VIRGINIANA	31	14	n/a	10.50	FAIR	REMOVED	154		Over lifted canopy, poor structure, flush cuts
21	LIVE OAK	QUERCUS VIRGINIANA						OFFSITE			
22	LIVE OAK	QUERCUS VIRGINIANA						OFFSITE			
23	LIVE OAK	QUERCUS VIRGINIANA						OFFSITE			
24	STRANGLER FIG	FICUS AUREA	43	46	n/a	89.50	FAIR	REMAIN		$6,075	Poor structure, minor deadwood, visual evidence of decay
25	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	30.5	10	n/a	9.00	FAIR	REMAIN			Adjacent to overhead utilities, poor structure, topped
26	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	36	16	n/a	18.50	FAIR	REMOVED	201	$2,733.75	Poor structure, girdling roots, unbalanced canopy, adjacent to overhead utility lines
27	LIVE OAK	QUERCUS VIRGINIANA	23	16.5	n/a	9.75	FAIR	REMOVED	214		Over lifted canopy, poor structure, fronts tailed
28	LIVE OAK	QUERCUS VIRGINIANA	24.5	18.5	n/a	11.00	FAIR	REMOVED	269		Poor structure, Over-lifted canopy, flush cuts
29	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	17.5	12	n/a	8.50	FAIR	REMAIN			South trunk lean, poor structure, visual evidence of decay
30	LIVE OAK	QUERCUS VIRGINIANA	25	20.5	n/a	12.50	FAIR	REMOVED	330		Poor structure, over-lifted canopy, flush cuts, adjacent to overhead utility lines (trash side)
31	SABAL PALM	SABAL PALMETTO	25	7.5	15	11.25	FAIR	REMAIN			Trunk wound (west side)
32	SABAL PALM	SABAL PALMETTO	22	7.5	12.5	8.25	GOOD	REMAIN			Good vigor
33	LIVE OAK	QUERCUS VIRGINIANA	25.5	16.5	n/a	8.50	FAIR	REMAIN			West trunk lean, poor structure, over-lifted canopy and stub cuts
34	SABAL PALM	SABAL PALMETTO	20.5	8	13.5	11.75	FAIR	REMAIN			Trunk wounds (south side)
35	SABAL PALM	SABAL PALMETTO	21.5	8	12	10.00	FAIR	REMAIN			Trunk wounds (west side)
36	SABAL PALM	SABAL PALMETTO	23	8	13.5	10.25	GOOD	REMAIN			Good vigor
37	CASSIA	CASSIA BICAPSULARIS	17	10	n/a	5.50	POOR	REMAIN			North trunk lean, girdling roots, large trunk wound
38	SABAL PALM	SABAL PALMETTO	26	8	15	12.50	FAIR	REMAIN			Trunk wound (west side)
39	SABAL PALM	SABAL PALMETTO	24.5	8	14.5	9.50	GOOD	REMAIN			Good vigor (small wound north side)
40	SABAL PALM	SABAL PALMETTO	23.5	8	13.5	13.00	FAIR	REMAIN			Trunk wound north side
41	SABAL PALM	SABAL PALMETTO	18	8	11	10.50	GOOD	REMAIN			Good vigor
42	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	18.5	8.5	10	9.25	FAIR	REMAIN			Nutrient deficiency
43	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	18	8	10	6.50	FAIR	REMAIN			Nutrient deficiency
44	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	16.5	6.5	10.5	5.00	FAIR	REMAIN			Nutrient deficiency
45	SABAL PALM	SABAL PALMETTO	19.5	8	13	10.25	GOOD	REMAIN			Good vigor
46	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
47	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
48	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
49	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
50	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
51	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
52	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
53	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
54	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
55	MANGO TREE	MANGIFERA INDICA						OFFSITE			
56	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
57	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
58	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
59	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
60	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
61	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
62	SABAL PALM	SABAL PALMETTO	22	7	14.5	10.25	GOOD	REMAIN			Good vigor, Overhead Utility Lines
63	SABAL PALM	SABAL PALMETTO	22.5	7	12.5	10.75	GOOD	REMAIN			Good vigor, Overhead Utility Lines
64	SABAL PALM	SABAL PALMETTO	23.5	6.5	13.5	9.75	GOOD	REMAIN			Good vigor
65	SABAL PALM	SABAL PALMETTO	22	7	13	12.50	GOOD	REMAIN			Good vigor
65A	SABAL PALM	SABAL PALMETTO	21.5	6.5	13	9.75	GOOD	REMAIN			Good vigor
66	CRAPE MYRTLE	LAGERSTROEMIA INDICA	22.5	10	n/a	13.50	GOOD	REMOVED	79		Good vigor, minor cross branching
67	CRAPE MYRTLE	LAGERSTROEMIA INDICA	22.5	8	n/a	15.50	GOOD	REMAIN			Minor stub cuts
68	CRAPE MYRTLE	LAGERSTROEMIA INDICA	22.5	8.5	n/a	13.00	GOOD	REMAIN			Minor stub cuts
69	CRAPE MYRTLE	LAGERSTROEMIA INDICA	22.5	8.5	n/a	15.00	GOOD	REMAIN			Minor cross branching and stub cuts
70	SABAL PALM	SABAL PALMETTO	21	8	10	10.50	GOOD	REMAIN			Good vigor
71	SABAL PALM	SABAL PALMETTO	21	8	13	11.00	GOOD	REMAIN			Good vigor
72	SABAL PALM	SABAL PALMETTO	27.5	8	15	12.00	GOOD	REMAIN			Good vigor
73	SABAL PALM	SABAL PALMETTO	17.5	7	10	12.00	GOOD	REMAIN			Good vigor
74	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA						OFFSITE			
75	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
76	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA						OFFSITE			
77	SABAL PALM	SABAL PALMETTO	23.5	8	14.5	9.25	FAIR	REMAIN			Trunk wounds on north and south side, overhead power lines, and sign attached to south side of trunk
78	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	16.5	12	n/a	7.25	FAIR	REMOVED	113		Poor structure, dieglogs, visual evidence of decay
79	SABAL PALM	SABAL PALMETTO	20.5	8	13	10.00	FAIR	REMAIN			Trunk wound south side, overhead utility lines, sign attached to south side of trunk
80	SABAL PALM	SABAL PALMETTO	23.5	8	13.5	10.50	GOOD	REMAIN			Good vigor, Overhead Utility Lines
81	SABAL PALM	SABAL PALMETTO	22	8	14.5	11.00	FAIR	REMAIN			Minor pencilling, sign nailed to south side of trunk
82	SABAL PALM	SABAL PALMETTO	22	8	13.5	11.00	GOOD	REMAIN			Good vigor, Overhead Utility Lines
83	SABAL PALM	SABAL PALMETTO	24	8	17.5	11.00	GOOD	REMAIN			Good vigor, Overhead Utility Lines
84	MAHOGANY	SWIETENIA MAHAGONI	27.5	18	n/a	15.50	POOR	REMOVED	254		Unbalanced canopy, poor structure, north trunk lean, dieglogs
85	LIVE OAK	QUERCUS VIRGINIANA	27.5	20.5	n/a	11.50	FAIR	REMAIN			Poor structure, dieglogs, over lifted canopy and flush cuts
86	LIVE OAK	QUERCUS VIRGINIANA	25	16.5	n/a	12.75	FAIR	REMOVED	214		Unbalanced canopy, poor structure, flush cuts, stub cuts and over lifted canopy
87	LIVE OAK	QUERCUS VIRGINIANA	21.5	16.5	n/a	10.00	FAIR	REMAIN			West trunk lean, poor structure and flush cuts
88	LIVE OAK	QUERCUS VIRGINIANA	21.5	14	n/a	11.00	FAIR	REMAIN			Stub cuts, poor structure, girdling roots
89	LIVE OAK	QUERCUS VIRGINIANA	29	18	n/a	15.75	FAIR	REMOVED	254		Girdling roots, next to light pole, unbalanced canopy, poor structure
90	LIVE OAK	QUERCUS VIRGINIANA	27	18	n/a	13.50	FAIR	REMOVED	254		Next to light pole, poor structure, unbalanced canopy
91	LIVE OAK	QUERCUS VIRGINIANA	28.5	20.5	n/a	13.50	FAIR	REMOVED	330		Overhead utility lines, over lifted canopy and poor structure
92	LIVE OAK	QUERCUS VIRGINIANA	30	16	n/a	15.00	FAIR	REMOVED	201		Overhead utility lines, adjacent to light pole, over lifted canopy and poor structure
93	FERN TREE	FILICIUM DECIPIENS	19	16.5	n/a	7.50	FAIR	REMAIN			Overlifted canopy, poor structure, flush cuts, visual evidence of decay
94	FERN TREE	FILICIUM DECIPIENS	18	12	n/a	9.75	FAIR	REMAIN			Horizontal scaffold limb crack, root zone damage, poor structure and overlifted canopy
95	FERN TREE	FILICIUM DECIPIENS	17.5	16	n/a	7.50	FAIR	REMOVED	201		Large trunk wound west side, poor structure, over lifted canopy
96	FERN TREE	FILICIUM DECIPIENS	17.5	16	n/a	5.75	FAIR	REMOVED	201		North trunk lean, trunk wound west side, over lifted canopy and poor structure
97	FERN TREE	FILICIUM DECIPIENS	15	10.5	n/a	6.00	POOR	REMOVED	87		Large trunk wound, east trunk lean, over lifted canopy, poor structure
98	FERN TREE	FILICIUM DECIPIENS	12.5	10	n/a	7.75	POOR	REMOVED	79		Significant north trunk lean, large trunk wound south side, poor structure and over lifted canopy.
99	SABAL PALM	SABAL PALMETTO	25.5	8	18	11.75	GOOD	RELOCATED			Good vigor
100	SABAL PALM	SABAL PALMETTO	22	8	15	10.50	POOR	REMOVED	50		Large trunk wounds west side.
101	SABAL PALM	SABAL PALMETTO	27	8	16.5	10.50	GOOD	RELOCATED			Good vigor
102	PONGAM	PONGAMIA PINNATA	19	18	n/a	10.00	FAIR	REMOVED	254		Poor structure, leaf chlorosis
103	COCONUT PALM	COCOS NUCIFERA	29.5	13	16	7.50	GOOD	REMOVED	133		Good vigor
104	LIVE OAK	QUERCUS VIRGINIANA						OFFSITE			
105	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
106	LIVE OAK	QUERCUS VIRGINIANA	31.5	18	n/a	10.50	FAIR	REMAIN			Poor structure, stub cuts, deadwood
107	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
108	LIVE OAK	QUERCUS VIRGINIANA						OFFSITE			
109	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
110	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
111	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
112	MAPLE SPP.							OFFSITE			
113	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
114	MAPLE SPP.							OFFSITE			
115	SCHEFFLERA	SCHEFFLERA ACTINOPHYLLA	21	13	n/a	15.00	FAIR	REMOVED	115		EPPC List Category 1 invasive
116	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
117	LIVE OAK	QUERCUS VIRGINIANA	31.5	22	n/a	12.00	FAIR	REMAIN			Poor structure, deadwood
118	MAPLE SPP.							OFFSITE			
119	LIVE OAK	QUERCUS VIRGINIANA	33	20	n/a	12.00	POOR	REMAIN			Poor vigor, poor structure, deadwood
120	MAPLE SPP.							OFFSITE			
121	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
122	WEEPING FIG	FICUS BENJAMINA	12	6	n/a	3.50	FAIR	REMAIN			Poor structure, stub cuts
123	MAPLE SPP.							OFFSITE			
124	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
125	MAPLE SPP.							OFFSITE			
126	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
127	MAPLE SPP.							OFFSITE			
128	MAPLE SPP.							OFFSITE			
129	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
130	LIVE OAK	QUERCUS VIRGINIANA	38.5	24	n/a	18.00	FAIR	REMAIN		$677.36	Poor structure, deadwood
131	MAPLE SPP.							OFFSITE			
132	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
133	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
134	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
135	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
136	MAPLE SPP.							OFFSITE			
137	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
138	MAPLE SPP.							OFFSITE			
139	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
140	LIVE OAK	QUERCUS VIRGINIANA	30	22	n/a	12.00	FAIR	REMAIN			Stub cuts, poor structure, deadwood
141	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
142	MAPLE SPP.							OFFSITE			
143	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
144	MAPLE SPP.							OFFSITE			
145	MAPLE SPP.							OFFSITE			
146	MAPLE SPP.							OFFSITE			
147	CALOPHYLLUM	CALOPHYLLUM BRASILIENSE	19	13	n/a	7.50	FAIR	REMOVED	133		Poor structure, girdling roots
148	FERN TREE	FILICIUM DECIPIENS	14.5	10	n/a	3.75	FAIR	REMOVED	79		Girdling roots, poor structure
149	FERN TREE	FILICIUM DECIPIENS	15.5	14	n/a	6	FAIR	REMOVED	154		NE trunk lean, over lifted canopy, vertical trunk crack west side
150	LIVE OAK	QUERCUS VIRGINIANA	35	14	n/a	12.50	POOR	REMAIN			Poor structure, poor vigor, stub cuts
151	MAPLE SPP.							OFFSITE			
152	MAPLE SPP.							OFFSITE			
153	LIVE OAK	QUERCUS VIRGINIANA	38	24	n/a	17.50	FAIR	REMAIN			Poor structure, stub cuts, deadwood
154	MAPLE SPP.							OFFSITE			
155	MAPLE SPP.							OFFSITE			
156	LIVE OAK	QUERCUS VIRGINIANA	17.5	14	n/a	8	FAIR	REMOVED	154		Girdled trunk, poor structure, stub cuts
157	MAPLE SPP.							OFFSITE			
158	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	12	8	n/a	3	FAIR	REMOVED	50		North trunk lean, deadwood
159	LIVE OAK	QUERCUS VIRGINIANA	21	15	n/a	15	FAIR	REMOVED	177		Poor structure, flush cuts
160	STRANGLER FIG	FICUS AUREA	33	34	n/a	60	FAIR	REMAIN		$1,012.50	Poor structure, deadwood, engulfed fence south side
161	MAPLE SPP.							OFFSITE			
162	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIUS	25.5	20	n/a	30	FAIR	REMOVED	314		EPPC List Category 1 invasive
163	MAPLE SPP.							OFFSITE			
164	LIVE OAK	QUERCUS VIRGINIANA	34.5	18	n/a	16	FAIR	REMAIN			Severe west trunk lean, poor structure
165	MAPLE SPP.							OFFSITE			
166	UNKNOWN				n/a			TREE TRUNK			Exempt Stump
167	UNKNOWN				n/a			TREE TRUNK			Exempt Stump
168	TREE							OFFSITE			
169	TREE							OFFSITE			
170	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
171	BOTTLE PALM	HYDPHORBE LAGENICAULIS						OFFSITE			
172	ROYAL PALM	ROYSTONEA REGIA						OFFSITE			
173	ROYAL PALM	ROYSTONEA REGIA						OFFSITE			
174	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
175	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
176	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
177	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
178	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
179	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
180	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
181	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
182	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
183	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
184	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
185	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
186	SABAL PALM	SABAL PALMETTO	13.5	10	15	5.50	GOOD	REMAIN			Good vigor
187	MACARTHUR PALM	PTYCHOSPERMA MACARTHURII						OFFSITE			
188	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
189	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
190	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
191	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
192	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
193	FOXTAIL PALM	WODYETIA BIFURCATA						OFFSITE			
194	FOXTAIL PALM	WODYETIA BIFURCATA						OFFSITE			
195	FOXTAIL PALM	WODYETIA BIFURCATA						OFFSITE			
196	SABAL PALM	SABAL PALMETTO						OFFSITE			
197	LIVE OAK	QUERCUS VIRGINIANA						OFFSITE			
198	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
199	BIRD OF PARADISE	STRELITZIA REGINAE						OFFSITE			
200	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
201	ARECA PALM	DYPSIS LUTESCENS						OFFSITE			
202	COCONUT PALM	COCOS NUCIFERA						OFFSITE			
203	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	25.5	16.5	n/a	15	FAIR	REMAIN			Poor structure, vines, flush cuts, confined root space north side
204	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	31.5	13	n/a	17	FAIR	REMAIN			Poor structure, vines, flush cuts, stub cuts, confined root space north side
205	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	29	20	n/a	18	FAIR	REMAIN		$2,733.75	Root damage, flush cuts, poor structure, over lifted canopy
206	SABAL PALM	SABAL PALMETTO	21.5	10	15	12	GOOD	REMAIN			Good vigor, ficus parasite south side
207	LIVE OAK	QUERCUS VIRGINIANA						REMAIN			
208	SABAL PALM	SABAL PALMETTO						REMAIN			
209	SABAL PALM	SABAL PALMETTO						REMAIN			
210	SABAL PALM	SABAL PALMETTO						REMAIN			



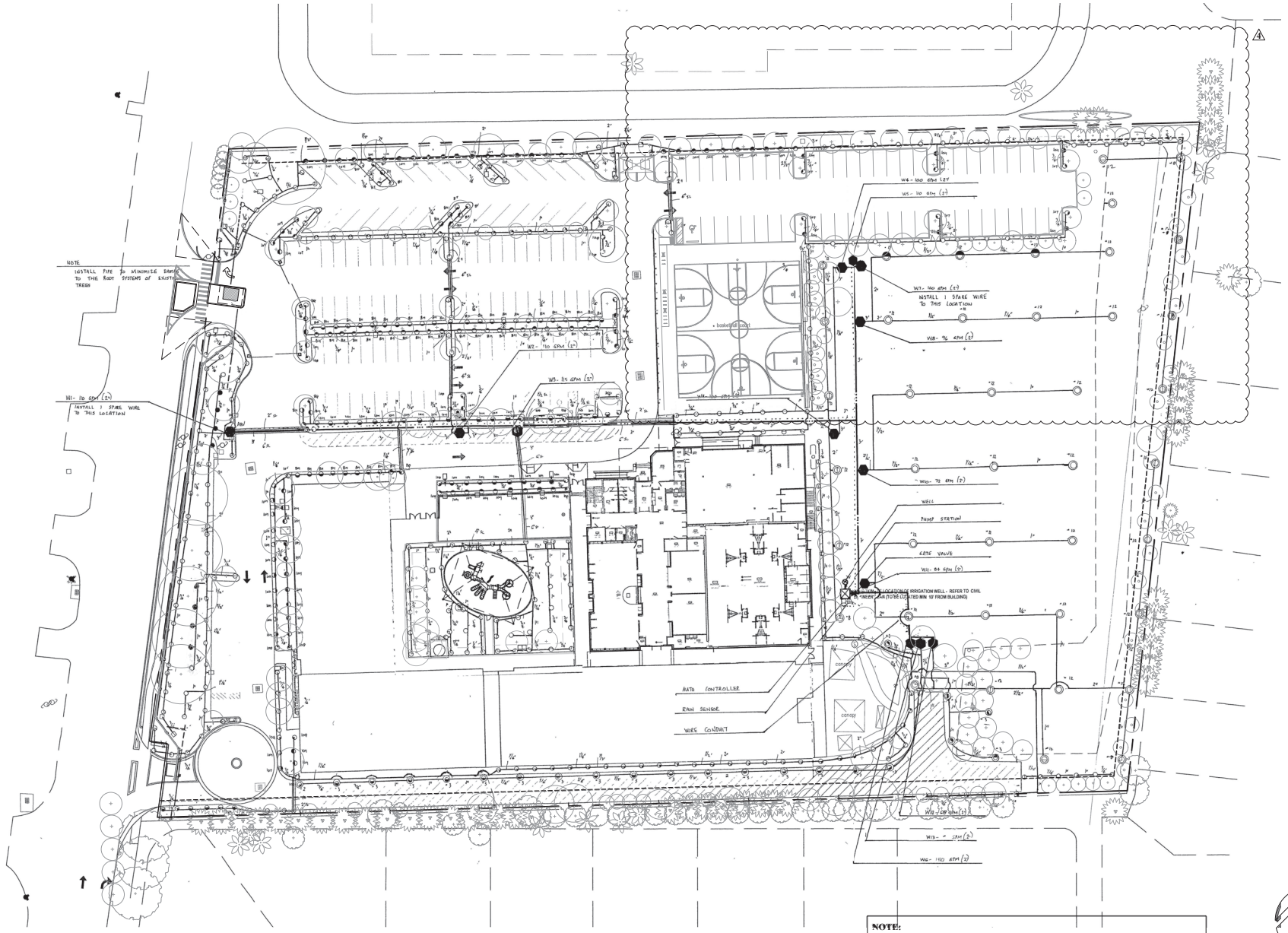
NOTES:
1. FENCING TO EXTEND FULL WIDTH OF TREES DRIPLINE.
2. CONTRACTOR TO NOTIFY AND COORDINATE WITH LA. IF SITE LIMITS LOCATION OF TREE PROTECTION.
3. ALL EFFORTS SHALL PROTECT THE ROOT SYSTEM OF PLANTS THAT ARE NOTED AS "RELOCATE" OR "REMAIN".
4. PLANTS THAT ARE NOTED AS "REMAIN" SHALL BE ROOT PRUNED IF NECESSARY AND STAKED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
5. PLANTS TO BE "RELOCATED" SHALL BE ROOT PRUNED AND, IF POSSIBLE, RELOCATED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
6. AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS, UNLESS OTHERWISE NOTED.

TREE PROTECTIVE BARRIER DETAIL

TREE PROTECTION AND LANDSCAPE NOTES:

1. FENCING TO EXTEND FULL WIDTH OF TREES DRIP LINE AND IS NO CASE LESS THAN SIX FEET FROM THE TRUNK OF TREE. TREE CLUSTER OR PRESERVATION AREA.
2. IN SITUATIONS WHERE TREES HAVE BEEN TRANSPLANTED TO THE PROJECT SITE, THE PROTECTIVE FENCING SHALL BE NO CLOSER THESE FEET TO THE DRIP LINE.
3. FENCE TREE PROTECTION ZONES SHALL BE EXTENDED AS NEEDED TO PROTECT THE TREE'S CRITICAL ROOTS.
4. ROOT PRUNING LOCATION SHALL BE IDENTIFIED AND APPROVED BY A CONSULTING ARBORIST, AND TO BE INSTALLED TWO FEET BEYOND THE EDGE OF THE ROOT BALL OF TREES. FENCING INSTALLATION SHALL BE COORDINATED WITH PRUNED ROOT PRUNING.
5. TREE MAINTENANCE MEASURES MUST BE IN PLACE PRIOR TO ANY ROOT PRUNING OR TRANSPLANTING.
6. CONTRACTOR TO NOTIFY AND COORDINATE WITH L.A. IF SITE CONDITIONS LIMITS TREE PROTECTION.
7. ALL EFFORTS SHALL PROTECT THE ROOT SYSTEM OF PLANTS THAT ARE NOTED AS "RELOCATE" OR "REMAIN".
8. PLANTS THAT ARE NOTED AS "PRESERVE" SHALL BE ROOT PRUNED IF NECESSARY AND STAKED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. FENCING SHALL BE INSTALLED TWO FEET BEYOND THE EDGE OF CRITICAL ROOT ZONE. THE INSTALLATION OF THE FENCING SHALL BE COORDINATED WITH ANY PRUNED ROOT PRUNING THAT MAY OCCUR. CONTRACTOR SHALL SUBMIT MAINTENANCE MEASURES FOR APPROVAL PRIOR TO ANY PRUNING.
9. PLANTS TO BE "RELOCATED" SHALL BE ROOT PRUNED AND RELOCATED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
10. AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS, UNLESS OTHERWISE NOTED.
11. ALL TREE PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION OR SITE DEVELOPMENT, INCLUDING TREE REMOVAL. DEMOLITION OR CLEARING OF TREES THAT ARE TO REMAIN IN PLACE SHALL OCCUR ONLY AFTER IT IS COMPLETED AND SHALL NOT BE REMOVED UNTIL LANDSCAPE INSPECTS THE SITE AND AUTHORIZES THEIR REMOVAL.
12. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP INSTRUMENT, SUCH AS A SAW OR LOPPERS, AND NOT TORN BY EQUIPMENT. WITHIN 24 HOURS, IN ACCORDANCE WITH THE ANSI A-300(1) STANDARDS, CUT ROOTS SHALL BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHALL NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT. AND TO BE ENFORCED. TRAMPED OR BROKEN ROOTS ENDS SHOULD BE LEFT. THE COUNTY URBAN FORESTER SHALL BE NOTIFIED 24 HRS PRIOR AND ON GOING AS TREE ROOT PRUNING TAKES PLACE.
13. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT, COUNTY URBAN FORESTER AND/OR COUNTY PLANNING DEPARTMENT STAFF.
14. COUNTY URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ALL NON TREES, PALMS AND PLANT MATERIAL BEFORE THEY ARE PLANTED TO ENSURE FLORIDA GRADE N1 STATUS. FAILURE TO SCHEDULE AN APPROVAL INSPECTION COULD RESULT IN REJECTION OF ALL THE PROPOSED PLANT MATERIAL.
15. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE TO REMAIN ON SITE OR BE RELOCATED ON SITE.
16. ALL GUYING AND STAKING SHALL BE REMOVED FROM ALL TREES AND PALMS WITHIN TWELVE MONTHS AFTER PLANTING. EXCEPTIONS REQUIRE WRITTEN AUTHORIZATION FROM THE COUNTY URBAN FORESTER. BRACING TO BE IN PLACE FOR ONE FULL HURRICANE SEASON AFTER PLANTING.
17. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING OR ROOT ZONE PRUNING BE NECESSARY FOR TREES ONSITE, DUE TO CLEARANCE, SAFETY OR TREE HEALTH ISSUES, IT SHALL BE PERFORMED BY AN ISA TREE PROFESSIONAL AND/OR A CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE COUNTY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
18. TREE PROTECTION BARRIERS MAY NOT BE ADJUSTED OR REMOVED WITHOUT WRITTEN APPROVAL OF THE COUNTY URBAN FORESTER.

TREE CANOPY MITIGATION/REPLACEMENT CALCULAT



NOTE:
EXISTING IRRIGATION PIPES SHALL BE EXAMINED AND EVALUATED FOR REUSE WHERE EXISTING TREES AND SHRUBS BEDS REMAIN. REUSING PIPES WILL REDUCE IMPACT ON EXISTING TREES AND SHRUBS. IRRIGATION HEADS TO BE REPLACED.

SCALE: 1"=30'

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BRAUSER MAIMONIDES ACADEMY
5300 SW 40th Ave, Fort Lauderdale
IRRIGATION HEAD LAYOUT PLAN

REVISIONS:	
1	APRIL 17, 2022
	SITE PLAN MINOR MOD. 3.22.23
3	SITE PLAN MINOR MOD. 4.04.23
4	NEW PARKING AREA 12.06.23

FEBRUARY 18, 2022
DATE

K.D.
DRAWN BY:

J.G.
APPROVED BY:

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SHEET

LI-1

CONSTRUCTION DOCUMENTS

LEGEND

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
△	P4BS-PRS-SQ-HLF	RAIN BIRD SPRAY BUBBLER	12
BQ	P4BS-PRS-BQ	RAIN BIRD SPRAY SPRINKLER	00
BH	P4BS-PRS-BH	RAIN BIRD SPRAY SPRINKLER	00
15ST	P4BS-PRS-15SST	RAIN BIRD SPRAY SPRINKLER	08
15V	P4BS-PRS-15V	RAIN BIRD SPRAY SPRINKLER	01
15T	P4BS-PRS-15T	RAIN BIRD SPRAY SPRINKLER	02
BQ	1806-PRS-BQ	RAIN BIRD 6" POP-UP SPRAY	11
BH	1806-PRS-BH	RAIN BIRD 6" POP-UP SPRAY	66
10V	1806-PRS-10V	RAIN BIRD 6" POP-UP SPRAY	02
10Q	1806-PRS-10Q	RAIN BIRD 6" POP-UP SPRAY	12
10T	1806-PRS-10T	RAIN BIRD 6" POP-UP SPRAY	01
10H	1806-PRS-10H	RAIN BIRD 6" POP-UP SPRAY	20
12Q	1806-PRS-12Q	RAIN BIRD 6" POP-UP SPRAY	01
12H	1806-PRS-12H	RAIN BIRD 6" POP-UP SPRAY	07
12F	1806-PRS-12F	RAIN BIRD 6" POP-UP SPRAY	08
15RCS	1806-PRS-15RCS	RAIN BIRD 6" POP-UP SPRAY	04
15LCS	1806-PRS-15LCS	RAIN BIRD 6" POP-UP SPRAY	04
15SST	1806-PRS-15SST	RAIN BIRD 6" POP-UP SPRAY	42
15V	1806-PRS-15V	RAIN BIRD 6" POP-UP SPRAY	05
15Q	1806-PRS-15Q	RAIN BIRD 6" POP-UP SPRAY	23
15T	1806-PRS-15T	RAIN BIRD 6" POP-UP SPRAY	02
15H	1806-PRS-15H	RAIN BIRD 6" POP-UP SPRAY	96
15TT	1806-PRS-15TT	RAIN BIRD 6" POP-UP SPRAY	06
15TQ	1806-PRS-15TQ	RAIN BIRD 6" POP-UP SPRAY	02
15F	1806-PRS-15F	RAIN BIRD 6" POP-UP SPRAY	42
8V	1812-PRS-8V	RAIN BIRD 12" POP-UP SPRAY	03
8Q	1812-PRS-8Q	RAIN BIRD 12" POP-UP SPRAY	06
8T	1812-PRS-8T	RAIN BIRD 12" POP-UP SPRAY	03
8H	1812-PRS-8H	RAIN BIRD 12" POP-UP SPRAY	05
10Q	1812-PRS-10Q	RAIN BIRD 12" POP-UP SPRAY	09
10T	1812-PRS-10T	RAIN BIRD 12" POP-UP SPRAY	02
10H	1812-PRS-10H	RAIN BIRD 12" POP-UP SPRAY	23
12V	1812-PRS-12V	RAIN BIRD 12" POP-UP SPRAY	02
12H	1812-PRS-12H	RAIN BIRD 12" POP-UP SPRAY	01
15RCS	1812-PRS-15RCS	RAIN BIRD 12" POP-UP SPRAY	06
15LCS	1812-PRS-15LCS	RAIN BIRD 12" POP-UP SPRAY	05
15SST	1812-PRS-15SST	RAIN BIRD 12" POP-UP SPRAY	04
15V	1812-PRS-15V	RAIN BIRD 12" POP-UP SPRAY	09
15Q	1812-PRS-15Q	RAIN BIRD 12" POP-UP SPRAY	02
15H	1812-PRS-15H	RAIN BIRD 12" POP-UP SPRAY	02
2	5004-PL-PC-2.0	RAIN BIRD 4" POP-UP ROTOR	01
3	5004-PL-PC-3.0	RAIN BIRD 4" POP-UP ROTOR	21
8	F4-PC-8	RAIN BIRD 4" POP-UP ROTOR	05
12	F4-PC-12	RAIN BIRD 4" POP-UP ROTOR	19
12	F4-FC-12	RAIN BIRD 4" POP-UP ROTOR	15
	200-PEB	RAIN BIRD 2" SOLENOID VALVE	13
M	ESPBLXME	RAIN BIRD AUTO. CONTROLLER	01
NOT SHOWN	ESPLXMSM8	RAIN BIRD EXPANSION MODULE	01
RS	RSD-BEX	RAIN BIRD RAIN SENSOR	01
NOT SHOWN		PAIGE THHN WIRE	
		#12 AWG COMMON	800 LF
		#14 AWG CONTROL	3,800 LF
NOT SHOWN		SCH 40 GALVANIZED STEEL	AS REQUIRED
		SCH 40 PVC	
— x —		SUCTION LINE	AS REQUIRED
		SLEEVES	AS REQUIRED
NOT SHOWN		SPRINKLER RISERS	AS REQUIRED
NOT SHOWN		PVC FITTINGS	AS REQUIRED
• • • • •		WIRE CONDUIT	800 LF
		SDR 21, CLASS 200 PVC	
		MAIN LINE	800 LF
NOT SHOWN		LATERALS (3/4")	AS REQUIRED
		SDR 21, CLASS 160 PVC LATERALS (1"+LARGER)	AS REQUIRED
		GATE VALVE	01
ARV		AIR RELIEF VALVE	01
ARV		VALVE BOX	15
		GROUNDING LOCATION	01
W		WELL	01
PS		PUMP STATION	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

ZONE SUMMARY CHART

VALVE NUMBER	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND*	RUN TIME*	WEEKLY USAGE
W1	SPRAY	2"	105 GPM	40 MIN/WK	4,200 GAL/WK
W2	SPRAY	2"	110 GPM	40 MIN/WK	4,400 GAL/WK
W3	SPRAY	2"	115 GPM	40 MIN/WK	4,600 GAL/WK
W4	SPRAY	2"	111 GPM	40 MIN/WK	4,440 GAL/WK
W5	SPRAY	2"	100 GPM	40 MIN/WK	4,000 GAL/WK
W6	SPRAY	2"	100 GPM	40 MIN/WK	4,000 GAL/WK
W7	PC ROTOR	2"	92 GPM	80 MIN/WK	7,360 GAL/WK
W8	FC ROTOR	2"	96 GPM	160 MIN/WK	15,360 GAL/WK
W9	PC ROTOR	2"	76 GPM	80 MIN/WK	6,080 GAL/WK
W10	FC ROTOR	2"	72 GPM	160 MIN/WK	11,520 GAL/WK
W11	FC ROTOR	2"	84 GPM	160 MIN/WK	13,440 GAL/WK
W12	ROTOR	2"	65 GPM	120 MIN/WK	7,800 GAL/WK
W13	PC ROTOR	2"	88 GPM	80 MIN/WK	7,040 GAL/WK
W14-16	SPARE				
				1,080 MIN/WK	94,240 GAL/WK

*APPROXIMATELY RUN TIME TO APPLY 1.0 IN/WK.

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM

WATER DEMAND / ZONE	REFER TO PLAN
WATER SOURCES	WELL
PRESSURE REQUIRED	60 PSI
PUMPING CAPACITY	100 GPM @ 150 FT.HD

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "LANDSCAPE PLAN" DATED JANUARY 16, 2020. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 30'.

THE WATER SOURCE IS A PUMP DRAWING WATER FROM A WELL.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING RAIN BIRD SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO BUILDINGS, PAVEMENT AND SIDEWALKS.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO ENSURE PROPER OPERATION, PUMPING CAPACITY, WELL CAPACITY, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, AND INSTALLATION NOTE AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. PIPE SHALL BE INSTALLED TO MINIMIZE DAMAGE TO THE ROOT SYSTEMS OF EXISTING TREES.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24". (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT THE PUMP STATION SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200. LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. MAIN LINE FITTINGS SHALL BE DUCTILE IRON AND LATERAL PIPE FITTINGS SHALL BE SCH 40 PVC.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAILS FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

AN AIR RELIEF VALVE SHALL BE INSTALLED TO PROTECT THE PIPING NETWORK FROM EXCESSIVE PRESSURES THAT RESULT WHEN COMPRESSING ENTRAPPED AIR. THIS UNIT SHALL BE INSTALLED IN A VALVE BOX.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

SPRAY HEADS SHALL BE RAIN BIRD 1800 SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS. SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED IN NARROW LANDSCAPED AREAS.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE MPR SPRAY NOZZLE AND SHALL BE PRESSURE REGULATED TO 30 PSI.

ROTOR HEADS SHALL BE RAIN BIRD 6504 AND 5000 SERIES WHICH SHALL BE INSTALLED ON RAIN BIRD PRE-FABRICATED PVC SWING JOINTS.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12", AND ROTOR HEADS SHALL BE INSTALLED IN 6".

CONTROL SYSTEM

CONTROL SYSTEM SHALL BE A RAIN BIRD ESP SERIES ELECTRIC TYPE. ONE 16 STATION CONTROLLER SHALL ACTIVATE 13 IN-LINE VALVES. A RAIN SENSOR SHALL BE INSTALLED SYSTEM TO CONSERVE WATER.

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THHN TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THIS RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE A COMPONENT OF THE PUMP STATION.

PUMP STATION

LOCATION OF PUMP STATION AND WELL SHALL BE VERIFIED ON SITE.

PUMP STATION SHALL BE A PRE-FABRICATED TYPE WITH A CAPACITY OF 150 GPM @ 162 FT.HD. BASIC COMPONENTS SHALL INCLUDE:

(1) A CENTRIFUGAL PUMP WITH THE CAPACITY NOTED
(2) A 10 HP MOTOR TO MATCH ON SITE ELECTRIC
(3) FIBERGLASS ENCLOSURE
(4) GATE AND CHECK VALVES
(5) RUST INHIBITOR SYSTEM
(6) FLOW METER
(7) VFD

STATION SHALL BE MANUFACTURED BY HOOVER PUMPING SYSTEMS OR APPROVED EQUAL.

STATION SHALL BE MOUNTED ON A 6" THICK CONCRETE SLAB SIZED TO ACCOMMODATE THE STATION AND ASSOCIATE EQUIPMENT.

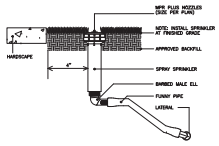
THE WELL SHALL BE DEVELOPED FOR A MINIMUM FLOW OF 150 GPM AND TO THE DEPTH REQUIRED TO ACCESS WATER WITH MINIMAL RUST STAINING PROPERTIES. A RUST INHIBITOR SYSTEM SHALL BE INSTALLED.

PROGRAMMING

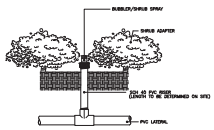
THE SYSTEM SHALL BE PROGRAMMED TO OPERATE UNDER THE WATER RESTRICTION GUIDELINES ESTABLISHED BY LOCAL AUTHORITIES.

TIMING AND PRECIPITATION

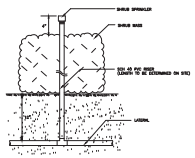
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCH/WEEK.



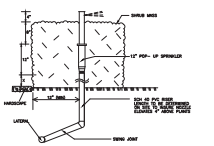
SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



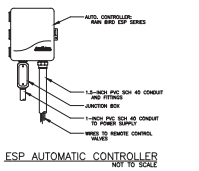
SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



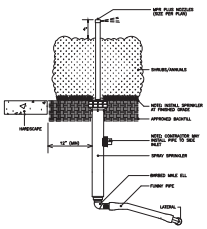
SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



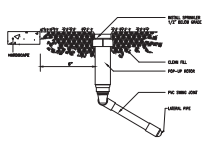
SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



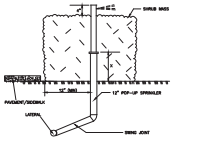
ESP AUTOMATIC CONTROLLER
NOT TO SCALE



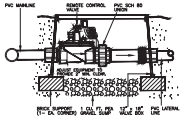
SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



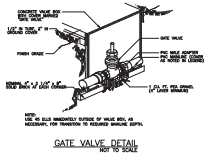
SPRINKLER DETAIL (NTS)
POP-UP ROTOR ON PVC SWING JOINT LOCATED IN SOD OR MULCH



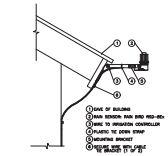
SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



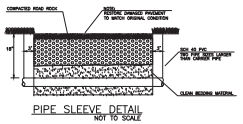
REMOTE CONTROL VALVE DETAIL
NOT TO SCALE



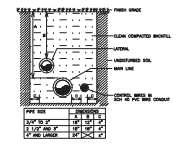
GATE VALVE DETAIL
NOT TO SCALE



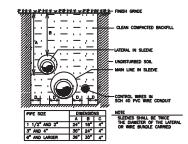
RAIN SENSOR RSD-BEX
NOT TO SCALE



PIPE SLEEVE DETAIL
NOT TO SCALE



TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS



TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

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Ph. 561.955.8623
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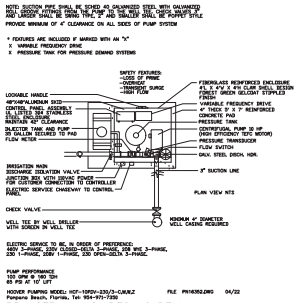
BRAUSER MAIMONIDES ACADEMY
5300 SW 40th Ave, Fort Lauderdale
IRRIGATION LEGEND & DETAILS

REVISIONS:	
1	APRIL 17, 2022
	SITE PLAN MINOR MOD. 3.22.23
	SITE PLAN MINOR MOD. 4.04.23
2	NEW PARKING AREA 12.06.23

FEBRUARY 18, 2022
DATE
K.D.
DRAWN BY:
J.G.
APPROVED BY:

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SHEET
LI-2
CONSTRUCTION DOCUMENTS



BRAUSER MAIMONIDES ACADEMY

SPECIFICATIONS

SINGLE CENTRIFUGAL PUMP SYSTEM
PRESSURE DEMAND VFD

PURPOSE:
To provide a complete prefabricated variable frequency drive skid mounted pressure demand centrifugal pump system from a sole source company, herein after referred to as the "manufacturer", whose primary business is the manufacture of prefabricated pump systems. The manufacturer will manufacture, flow test, install and warrant the system to meet all specified operating requirements described below and in the system detail. The system shall be a Model HCF-10PDV-230/3-C,M,W,Z as manufactured by Hoover Pumping Systems of Pompano Beach, Florida USA 954-971-7350 specified below and shown on the plan details. This specification describes the general components and minimal operating requirements and shall not be construed as a manufacturing guide or complete list of required system components and appurtenances.

The contractor shall submit seven (7) complete copies of the shop drawings to the designer for approval, prior to system order placement. The submittal shall contain cut sheets for all system components. To be considered an equal, the contractor must submit the following 12 days prior to bid opening: manufacturer brochure showing prefabricated pump systems manufacturing is the primary business of the manufacturer or division proposed to manufacture the system, written specifications, dimensioned layout detail, electrical schematic, product sheets for all main components, Underwriters Laboratory electrical control panel and "Packaged Pumping System" manufacturer's file numbers, list of 6 projects with similar operating systems with current name and phone number of person responsible for system operation, manufacturer's insurance certificate for general liability showing minimum coverage of $1 million, and written certification from the manufacturer stating the proposed system meets all requirements described in this specification, the detail and the bid documents.

If the data submitted is determined to be an equal by the designer the bidder will be notified prior to the bid date.

FIBERGLASS ENCLOSURE: The pump station shall be protected by a fiberglass enclosure with chemical and ultraviolet resistant open mold resin with exterior finish that is uniform in color and texture, reinforced with fiberglass and stiffeners for rigidity. The enclosure shall open clear of the equipment for ease of service with the aid of gas filled struts, a stainless steel hinge and latching lockable handle. The enclosure shall be of dimensions adequate to contain the pump system mounted on the skid as shown on the system detail.

MOUNTING ASSEMBLY:
The pump station shall be mounted on a prefabricated aluminum or hot dipped galvanized skid. Pedestals shall be provided to mount the pump motor and control panel assemblies. The entire station shall be installed on a reinforced concrete slab sized as noted on the system detail.

PUMP AND MOTOR:
The pump shall be a single-stage end-suction centrifugal type, with the liquid end mounted directly to the motor enclosure to allow rear pull out of the entire motor. A pressure sensor for loss of prime protection and thermal sensor for pump overheat protection shall be mounted into the pump volute.

The system will be designed for operation at 3,450 RPM. The pump driving motor shall be of the squirrel cage induction type. The motor shall be suitable for full voltage starting at 60 Hz. The motor enclosure shall be open drip proof (ODP), configured to allow direct mounting of the pump's liquid end.

The main motor shall be rated at 10 HP at 60 Hz.

PUMP STATION PERFORMANCE:
The required pump performance noted on the pump system detail.

IRRIGATION PUMP CONTROL PANEL:
The control panel assembly shall be Underwriters Laboratories listed in accordance with section 508A for "enclosed industrial control panels." All control devices and electronic auto-sensory circuitry shall be housed in a self-contained weather-resistant stainless steel control cabinet. The control cabinet shall contain the following protection and control equipment:

Operation
This station operates as a Variable Frequency Drive (VFD) pressure demand start, reduced-flow retirement system. The station automatically maintains a constant discharge pressure from a pressure transducer input regardless of varying flow demands within the station operating range. The operator interface allows for viewing of system setup parameters.

Software features include flow, diagnostic information, Phase Loss protection, Phase Unbalance protection, Voltage monitoring and protection, Hoover Drive control.

Pressure Demand
The main pump starts when the mainline pressure drops below the setting of the start pressure sw

No-flow Retirement
The pump shuts off if water stops flowing.

Loss of Prime Protection
If the system pressure remains below the start pressure, and there is no flow of water through the system during pump operation, the pump will shut off. The system will remain off until 'Reset'.

Thermal Protection
If the temperature at the pump volute exceeds 43C after at least 3 minutes of pump operation, the pump will shut off, and the 'Pump Overheat' light will turn on. The system will remain off until 'Reset'.

Drive Fault
In case of a drive fault, including under or over voltage, over current, heat sink thermal, and ground fault, the affected pump will shut off, the operator interface will display 'Drive Fault'. The pump will remain off until the system is 'Reset'.

PROTECTION EQUIPMENT
- Front operated main power disconnect
- Motor fuses for motor and drive short circuit and ground fault protection
- Metal oxide varistors (MOV) for transient voltage suppression per phase
- Fused control circuitry with blown fuse lighted indicator for each circuit

Specification
Electric service to be, in order of preference:
460V 3-Phase (A, B, C, Ground)
230V Closed-Delta 3-Phase (A, B, C, Neutral, Ground)
208V Wye 3-Phase (A, B, C, Neutral, Ground)
230V 1-Phase (A, B, Neutral, Ground)
208V 1-Phase (A, B, Neutral, Ground)
230V Open-Delta 3-Phase (A, B, C, Neutral, Ground).
Selection of 230V Open-Delta 3-Phase may require an increase in electrical equipment size to meet desired performance criteria.

PENETRATION STANDARD REQUIREMENTS:
All control panel penetrations shall be performed by a licensed electrician to minimum NEMA 4X requirements, and compliant with International Electrotechnical Commissions (IEC) IP56 rating under its IP code, to protect against dust ingression and against any harmful effects from water projected in powerful jets from any direction and protection against corrosion.

VARIABLE FREQUENCY DRIVES (VFD):
Variable Frequency Drive with the following characteristics shall be provided for the pump motor: 32-bit microprocessor controlled Pulse Width Modulated output, IGBT transistors, line reactors, built-in adjustable PID control, and acceleration ramp up and down, single pump VFD systems 25 hp or less NEMA 4 VFD with forced-air cooling. All other VFD system cooling is by industrial air conditioner. Variable torque control, 32 character alphanumeric English full text parameter display, single function keys, block parameter access, dual analog outputs, automatic and manual reset, opto-isolated outputs, log of last 30 events retained in memory.

PRESSURE TRANSMITTER:
A 4-20mA-pressure transmitter shall provide a feedback signal to drive PID loops and for system pressure control. The transmitter shall be CE & UL recognized and built with an all stainless steel housing and pressure port, rated to NEMA 4, and able to withstand shock and vibration levels to MIL-STD-810E. The transmitter sensor element will provide a signal over 0-150 PSIG range while rated for 600-PSI overpressure minimum. Conformity error will be less than or equal to 0.50% and the transmitter shall be capable of operation from -40 to +120C.

DISCHARGE PIPE MANIFOLD:
The pipe discharge manifold shall be constructed of galvanized steel pipe with galvanized roll groove fittings. A flow-switch, pressure gauge and hose bib will be provided on the station discharge. A water type butterfly valve will be provided at pump station discharge. A hydropneumatic tank with air/water separation bladder will be connected to the discharge header as shown on the system detail to supply replacement water when the pump is not operating.

FLOWMETER INLINE TURBINE:
The flowmeter shall provide total and rate display with plus or minus 2% accuracy within its rated flow range at 14 to 228 psi. Reed switch provides pulse output. Body is constructed of cast iron with baked powder coating.

SUCTION LINE:
The minimum size suction line shall be 3" diameter or larger as required for a maximum of 5 feet per second velocity flow. If a reducing fitting is required at the pump suction, an eccentric reducer shall be installed. Any above ground pipe at the pump system exposed to sunlight shall be schedule 40 galvanized steel with galvanized roll groove fittings. Suction pipe and fittings shall be HDPE heat fused.

Well Source: The pump suction line shall run from the pump to the customer supplied well tee with hot dipped galvanized or high density polyethylene HDPE piping. Swing check valve placed at the well tee.

INJECTION SYSTEM:
An adjustable rate positive displacement pump shall be located outside the pump enclosure on or adjacent to the chemical tank connected to the pump system control panel and discharge pipe. The pump will have a pumping capacity of 6 to 30 gallons per day at up to 80 psi. The pump motor will be thermally protected and will stop pumping if the system backpressure exceeds the pump capacity. The tank will be made of polypropylene and have a capacity as noted on the pump system detail and shall include a refill hatch.

WARRANTIES:
Prior to shipping, the manufacturer shall flow test the system and submit a certified report to the designer stating the system is within 1% + or – of the specified flow rate and pressure and meets the operational requirements.

The manufacturer of the pumping station shall warrant all components for a period of one (1) year from date of manufacture.

PN16352

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Fax: 561.362.4749
email: landscapearchitects@dsboca.com

BRAUSER MAIMONIDES ACADEMY
5300 SW 40th Ave, Fort Lauderdale
IRRIGATION PUMP SPECIFICATIONS

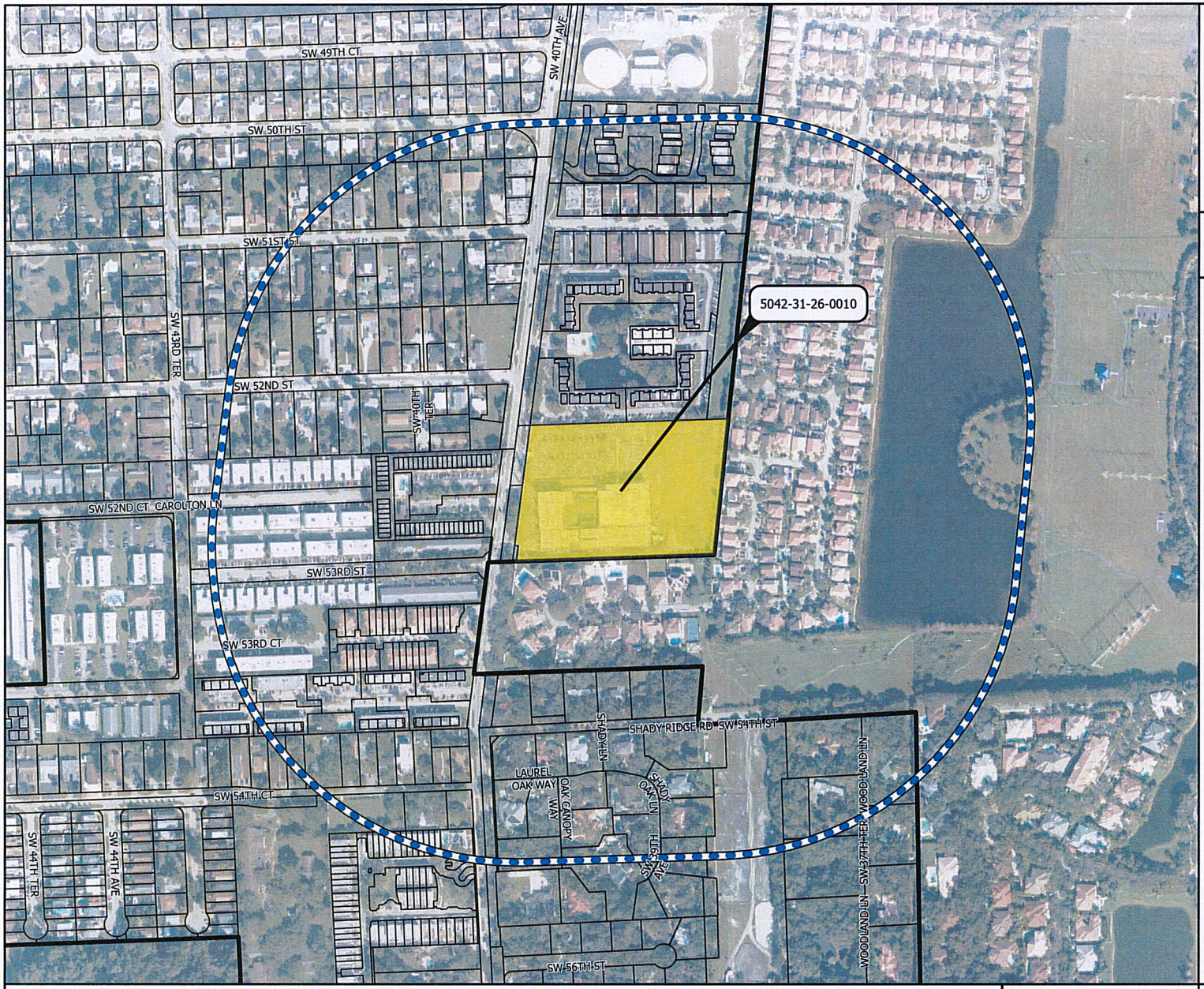
REVISIONS:	
SITE PLAN MINOR MOD.	3.22.23
SITE PLAN MINOR MOD.	4.04.23
NEW PARKING AREA	12.06.23

APRIL 17, 2022
DATE
K.D.
DRAWN BY:
J.G.
APPROVED BY:

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LI-3

CONSTRUCTION DOCUMENTS



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
SP-038-03MOD4

PROJECT NAME:
Brauser Maimonides Academy

ADDRESS:
5300 SW 40 Ave

FOLIO:
5042-31-26-0010

REQUEST:
Site Plan modification and two variances

Legend

- Dania Beach Boundary
- Proposed Parcel
- Parcels
- 1,000 ft Buffer

N

Date: 2/12/2026

When Printed on 8 1/2" x 11"
1 inch equals 500 feet

0 250 500 750 Feet

Florida Technical Consultants

Bldg 4

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

Standard Development Application

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

RECEIVED DEC 06 2023

Date Rec'd: _____

Petition No.: SP-038-03MOD4

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: 5300 SW 40 AVE, DANIA BEACH, FL 33314

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

Recorded Plat Name: MAIMONIDES DAY SCHOOL CAMPUS TWO (Plat Book 176, Page 116)

Folio Number(s): 5042-31-26-0010 Legal Description: Please see attached.

Applicant/Consultant/(Legal Representative) **(circle one)** Greenspoon Marder LLP (Dennis D. Mele, Esq.)

Address of Applicant: 200 E. Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-6209 Home: N/A Fax: N/A

E-mail address: dennis.mele@gmlaw.com cc: cynthia.pasch@gmlaw.com

Name of Property Owner: MAIMONIDES-SHALOM ACADEMY, INC.

Address of Property Owner: 5300 SOUTHWEST 40 AVE., DANIA BEACH, FL 33314

Business Telephone: (954) 989-6886 Home: N/A Fax: N/A

Explanation of Request: Site Plan Amendment and Variance (Please see attached for further information.)
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: ~6.76ac Gross Acreage: ~7.2ac Prop. Square Footage: Existing: 52,646 sf Pending Expansion: 30,504 sf

Existing Use: Academic School Proposed Use: Academic School (Revisions to Parking Area)

Is property owned individually, by a corporation, association, or a joint venture? MAIMONIDES-SHALOM ACADEMY, INC., a Florida Not For Profit Corporation

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: Eli Haglor
(Owner / Agent signature*)

BEFORE ME THIS 9 **DAY OF** November, **20**23

By:
Eli Haglen
(Print name of person acknowledging)

(Joint owner signature if applicable)

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

NOTARY PUBLIC STATE OF FLORIDA

LISA LEVITT
Commission # HH 379186
Expires July 27, 2027

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.

CFN # 102839255, OR BK 34982 Page 464, Page 1 of 1, Recorded 04/18/2003 at 02:50 PM, Broward County Commission, Doc. D $7000.00 Deputy Clerk 3120

THIS INSTRUMENT PREPARED BY:
ANTHONY T. LEPORE, ESQ.
P.O. Box 823662
South Florida, FL 33082-3662

STATUTORY WARRANTY DEED (F.S. §689.02)

THIS DEED, made on this 7 day of MARCH, 2003, by SamJaz Holdings, Inc. a Florida corporation, ***Grantor***, and MAIMONIDES SHALOM ACADEMY, INC. a Florida not for profit corporation, whose post office address is 5300 SW 40 Ave, Davie FL 33314, ***grantee****,

WITNESSETH, That said grantor, for and in consideration of the sum of TEN ($10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, conveys to the said grantee, the grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD County, Florida, to wit:

The South 196.77 Feet of Tract 11, Block 2 of the Marshall Everglades Land Co. Subdivision of Section 31 Township 50 South, Range 42 East as recorded in Plat Book 1, Page 98, of the Public Records of Dade County, Florida, Less the West 40 feet for Road Right of Way, said land situate, lying and being in Broward County, Florida.

Parcel ID: 102310102900

SUBJECT TO:

1. Taxes for 2003 and subsequent years.
2. Conditions, easements and restrictions of record, if any, but this reference thereto shall not operate to reimpose the same.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, TO HAVE AND TO HOLD the same in fee simple forever.

And said grantor hereby fully warrants the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

***"Grantor" and "grantee" are used for singular or plural as context requires.**

Signed in our presence:

Witness
Printed name Anthony Lepore

Witness
Printed name DAVID WINGARD

SAMJAZ HOLDINGS, INC.

By: Sam Jazayri, President
3121 W. Hallandale Beach Blvd.
#102, Pembroke Park, FL 33009

STATE OF FLORIDA)
)ss:
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF MARCH, 2003 BY Sam Jazayri, President of SAMJAZ HOLDINGS, INC. who is personally known to me or produced a valid driver's license as identification and who did take an oath.

NOTARY PUBLIC
Printed Name: Sonia E. DeAllie
My Commission expires:

SONIA E. DE-ALLIE
MY COMMISSION # DD 159360
EXPIRES: November 9, 2006
Bonded Thru Notary Public Underwriters

GreenspoonMarder LLP

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

December 6, 2023

Eleanor Norena, CFM
Community Development Director
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: Maimonides-Shalom Academy, Inc. – Site Plan Amendment

Dear Eleanor:

Maimonides-Shalom Academy, Inc. (the "Applicant") owns the property of approximately 6.75 acres at 5300 SW 40th Avenue and generally located on the east side of SW 40th Avenue between SW 51st Street and SW 53rd Street in the City of Dania Beach (the "City"). The property can be further identified by Broward County Property Appraiser folio number 5042-31-26-0010 (the "Subject Property"). The Applicant currently operates a private religious day school known as the Brauser Maimonides Shalom Academy at the Subject Property.

The northern portion of the Subject Property is zoned as RM-1 and is developed with surface parking, a sports field, and outdoor basketball courts. The southern portion is zoned as RS-6000 and has site plan approval for three (3) existing buildings that total 34,094 square feet and an 18,997 square foot gymnasium/classroom building (Resolution 2021-060). The uses include administrative offices, a variety of classrooms serving students in Pre-K, elementary, and secondary school.

The Applicant is proposing a modification to the site plan to expand the parking lot along the northeast portion of their campus and increase the height of the wall along the northern property line. The Applicant is proposing to expand the parking lot along the northeast side of their campus to add thirty-six (36) more parking spaces to the Subject Property. This section of the existing lot currently contains seventeen (17) spaces. The additional thirty-six (36) spaces would bring the total amount in the proposed expanded drive aisle to fifty-three (53) spaces. The proposed parking aisle expansion will include the required landscape buffer and tree islands which will enhance the view of the northeast portion of the Subject Property. The proposed expanded parking aisle will provide the minimum number of spaces needed to safely accommodate the existing use and needs of the campus. The northeast section of the campus is the only area where

additional parking can be added in a safe and efficient matter compatible with the existing parking layout on the Subject Property without affecting the existing basketball court and soccer field amenities available to students. A variance application for the parking aisle expansion and northern wall height is being submitted concurrently with the proposed site plan amendment.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch, AICP

Shane Zalonis

From: Jelaso, Megan <mjelaso@daniabeachfl.gov>
Sent: Wednesday, February 4, 2026 10:10 AM
To: Shane Zalonis
Subject: City of Dania Beach - Lien Search

[External Sender]

Good Morning,

Please find the below the results for the address: 5300 SW 40 AVE (folio – 5042-31-26-0010)

1. Water & Sewer – Not Serviced by Dania Beach
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

Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Megan Jelaso, Revenue Accountant
mjelaso@daniabeachfl.gov | daniabeachfl.gov [daniabeachfl.gov]
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6800, x3672

DANIA BEACH
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[facebook.com] [instagram.com] [twitter.com] [nextdoor.com] [youtube.com] [linkedin.com] [f

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclos

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

Standard Development Application

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

RECEIVED
DEC 06 2023
BY:

Date Rec'd: _____

Petition No.: VA-092-23

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: 5300 SW 40 AVE, DANIA BEACH, FL 33314

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

Recorded Plat Name: MAIMONIDES DAY SCHOOL CAMPUS TWO (Plat Book 176, Page 116)

Folio Number(s): 5042-31-26-0010 Legal Description: Please see attached.

Applicant/Consultant/Legal Representative **(circle one)** Greenspoon Marder LLP (Dennis D. Mele, Esq.)

Address of Applicant: 200 E. Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-6209 Home: N/A Fax: N/A

E-mail address: dennis.mele@gmlaw.com cc: cynthia.pasch@gmlaw.com

Name of Property Owner: MAIMONIDES-SHALOM ACADEMY, INC.

Address of Property Owner: 5300 SOUTHWEST 40 AVE., DANIA BEACH, FL 33314

Business Telephone: (954) 989-6886 Home: N/A Fax: N/A

Explanation of Request: Site Plan Amendment and Variance (Please see attached for further information.)
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: ~6.76ac Gross Acreage: ~7.2ac Prop. Square Footage: Existing: 52,646 sf Pending Expansion: 30,504 sf

Existing Use: Academic School Proposed Use: Academic School (Revisions to Parking Area)

Is property owned individually, by a corporation, association, or a joint venture? MAIMONIDES-SHALOM ACADEMY, INC., a Florida Not For Profit Corporation

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 9 **DAY OF** NOV **, 20** 23

By:

Eli Hagler
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

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

NOTARY PUBLIC STATE OF FLORIDA

LISA LEVITT
Commission # HH 379186
Expires July 27, 2027

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.

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
DEC 13 2023
BY:

Standard Development Application

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

Date Rec'd: 12/12/23

Petition No.: VA-094-23

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.

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

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Business Telephone: (954) 527-6209 Home: N/A Fax: N/A

E-mail address: dennis.mele@gmlaw.com cc: cynthia.pasch@gmlaw.com

Name of Property Owner: MAIMONIDES-SHALOM ACADEMY, INC.

Address of Property Owner: 5300 SOUTHWEST 40 AVE., DANIA BEACH, FL 33314

Business Telephone: (954) 989-6886 Home: N/A Fax: N/A

Explanation of Request: Variance for northern wall height (Code Sec. 235-30(B)) associated SP-038-03MOD4 Site Plan modification application (Please see narrative for further information)

*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: ~6.76ac Gross Acreage: ~7.2ac Prop. Square Footage: Existing: 52,646 sf Pending Expansion: 30,504 sf

Existing Use: Academic School Proposed Use: Academic School (Revisions to Parking Area) and northern wall height

Is property owned individually, by a corporation, association, or a joint venture? MAIMONIDES-SHALOM ACADEMY, INC., a Florida Not For Profit Corporation

AUTHORIZED REPRESENTATIVE

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 12th **DAY OF** December **20** 23

By:

Eli Hagler
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

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

NOTARY PUBLIC STATE OF FLORIDA
LISA LEVITT
Commission # HH 379186
Expires July 27, 2027

Personally known ✓ **or Produced Identification** _____

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

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GreenspoonMarder LLP

Matthew H. Scott, Partner
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Phone: 954.491.1120 ext. 3472
Direct: 954.333.4372
Fax: 954.771.9264
Email: matthew.scott@gmlaw.com

December 1, 2023

Brauser Maimonides Academy
Parking Aisle and Wall Height Variance Justification Statement

A. Property Information Summary

Property Owner/Applicant	Maimonides-Shalom Academy, Inc. ("Applicant")
Address	5200 SW 40th Avenue, Dania Beach, FL 33314 ("Property")
General Location	East side of SW 40th Avenue between SW 51st Street and SW 52rd Street
Folio Number	5042-31-26-0010
Zoning District	RM-1 (northern portion) & RS-6000 (southern portion)
Future Land Use	Medium (16) Residential
Size	6.75 acres
Existing Use	Private religious day school known as Brauser Maimonides Shalom Academy • Surface parking, sports field, and outdoor basketball courts on northern portion of Property • Two-story structure with building footprint of 34,093 sq. ft., comprised of administrative offices and a variety of classrooms serving students in Pre-K, elementary, and secondary school
Recent Expansion Approval	• An expansion to the school was approved via Resolution 2021-060 (SP-38-08MOD2)

B. Tabular Summary of Requests

Variance Request	Proposed	Requirement	LDR Code Section
32 parking spaces in a row in excess of maximum allowed in dead-end aisle	Proposed expansion of drive aisle with 17 existing spaces to add 36 additional spaces for a total of fifty-three (53)	Dead-end parking aisles are prohibited, except where a double-loaded dead-end aisle serves fewer than twenty-one (21) parking spaces and a turnaround area is provided that will accommodate a three-point turnaround, or where the number of parking spaces in the	265-110(C)(7)

	spaces	double-loaded dead-end aisle is ten (10) or fewer (AASHTO "P" Design Vehicle).	
2’ of wall height above the maximum 6’ permitted by Code	8’ wall along northern Property boundary	*Side and rear yards.* Walls, fences and hedges located in side and rear yards, including corner street side yards and the rear yards of through lots, shall not exceed six (6) feet in height in all residential and CRA form-based zoning districts, and eight (8) feet in height in all other districts. For any property abutting a waterway or canal, no hedge, wall or opaque fence located within ten (10) feet of the edge of the waterway, measured from the outer face of the seawall or top of bank in the absence of a seawall, shall be permitted to exceed five (5) feet in height measured from the height of the adjacent seawall or top of bank; provided, however, a nonopaque fence shall be permitted to be erected up to six (6) feet in height.	235-30(B)

C. Justification Statement

The Applicant is proposing modifications to the site plan to add a parking lot along the northeast side of their campus and a new masonry wall on the north property line.

In accordance with Section 265-110(C)(7) of the City Land Development Code (the “Code”), dead-end parking aisles are prohibited, except where a double-loaded dead-end aisle serves fewer than twenty-one (21) parking spaces and a turnaround area is provided that will accommodate a three-point turnaround, or where the number of parking spaces in the double-loaded dead-end aisle is ten (10) or fewer. This section of the existing lot currently contains seventeen (17) spaces. The Applicant is proposing to expand the parking lot along the northeast side of their campus to add thirty-six (36) additional parking spaces to the Property. The additional thirty-six (36) spaces would bring the total amount of spaces in the proposed expanded drive aisle to fifty-three (53) spaces. As such, the Applicant is requesting relief to permit fifty-three (53) parking spaces in the dead-end parking aisle where fewer than twenty-one (21) are permitted.

The Applicant provided the proposed plan to the City’s Fire Department for review. Per

correspondence dated September 21, 2023 from Richard Brown, Lieutenant of Fire Prevention with Broward Sheriff Fire Rescue, "After a thorough review and careful consideration of the proposed location, layout, use, and current geographic restrictions, the Fire Marshal has approved the request to proceed with the vehicle parking lot as presented. This approval will not be binding should there be a modification or a change of use other than the proposed parking lot of unoccupied vehicles. As approved, the proposed parking lot cannot be used for storage trailers or to park vehicles that will be occupied such as motor homes, RVs, mobile homes or office trailers. Any modification or change of use will require a permit application." A copy of this correspondence is included with the submittal of the application.

With regard to the new wall, the Applicant is proposing to add a masonry wall eight (8) feet in height along the northern Property boundary. In accordance with Section 235-30(B) of the Code, "Walls, fences and hedges located in side and rear yards, including corner street side yards and the rear yards of through lots, shall not exceed six (6) feet in height in all residential and CRA form-based zoning districts…" As such, the Applicant is requesting relief to permit an eight (8) foot high masonry wall along the length of the northern Property line, where a maximum side yard wall height of six (6) feet is permitted. The proposed wall height is consistent with the wall height that was previously approved for the western (front) Property line via Resolution 2021-060 and is particularly important due to heightened safety and security concerns for the School.

The City Commission has the authority to review and approve variance applications that satisfy the review criteria provided in Section 625-40 of the Code. Each of the criteria are listed below in **bold** with Applicant's justification below each 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;**

Parking Aisle

The requested variance will maintain the basic intent of the parking design and construction standards of the City Code as stated in Section 265-110. The proposed parking lot does not constitute a Fire Access Road and does not require a T-turnaround for fire-related vehicles. The proposed layout is intended to meet all required and necessary fire code standards. The requested variance and proposed parking aisle expansion will work to maintain and enhance the stability and appearance of the City by improving the appearance and functionality of an established civic use.

Wall Height

Section 235-30(B) of the City Code restricts the maximum height of walls, fences, and hedges located in a side yard to a height of six (6) feet for residential zoning districts, including the RM-1 district. Pursuant to Section 235-40(B), the wall may be constructed of masonry materials, wood, chain link, P.V.C., or other materials approved by the building code. The Applicant is proposing to construct a masonry wall of eight (8) feet in height along the northern (side) Property boundary. This proposed masonry wall meets the general intent of

Section 235-40(B), as the wall will be constructed from masonry materials. Further, the requested wall will only be two (2) feet higher than is allowed by Section 235-30(B) of the Code.

2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Parking Aisle

The requested variance is compatible with the surrounding land uses and would not be detrimental to the community in any way. The proposed parking expansion will add additional parking in a configuration that compliments the existing layout of the Property without affecting adjacent uses. The placement of the proposed parking aisle towards the northeast side of the Property also allows for the existing soccer field to remain available to students of the campus. The proposed parking aisle expansion will include the required landscape buffer and tree islands which will enhance the view of the northeast portion of the Property.

Wall Height

The requested variance is compatible with the surrounding land uses and would not be detrimental to the community in any way. The proposed masonry wall will work to provide a visual buffer for residential development adjacent to the north. A portion of the residential development adjacent to the north is immediately facing the school; the implementation of the proposed masonry wall would allow for visual buffering from the school site as well as auditory buffering. Further, the proposed masonry wall will increase the security of the site and enhance the protection of the schoolchildren on the Property. This allows the proposed masonry wall to not just be a benefit for the schoolchildren but also for the Dania Beach community at large.

3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Parking Aisle

The requested variance is consistent with the following goals, objectives, and policies of the City's Comprehensive Plan:

Policy 3.11 - Dania Beach shall incorporate provisions in the Land Development Code which provided for safe pedestrian and bicycle access to schools.

Policy 8.3 – Safe and convenient on site traffic flow shall be provided in accordance with the Comprehensive Plan and the land development regulations.

Policy 9.2 – All proposed development and future land uses shall be compatible with adjacent

land uses.

The requested variance will allow for additional parking to a compatible use that is consistent with a variety of goals, objectives, and policies within the City Comprehensive Plan.

Wall Height

The requested variance is consistent with the following goals, objectives, and policies of the City's Future Land Use Element of the Comprehensive Plan:

Policy 3.10 - Dania Beach shall incorporate provisions in the Land Development Code requiring new nonresidential, located adjacent to an existing or planned public school site, to incorporate features such as walls, solid hedges or increased setbacks where such use would be incompatible with the public school.

Policy 3.11 - Dania Beach shall incorporate provisions in the Land Development Code which provided for safe pedestrian and bicycle access to schools.

Policy 9.2 – All proposed development and future land uses shall be compatible with adjacent land uses.

The requested variance will enhance the safety of a compatible use that is consistent with a variety of goals, objectives, and policies within the City Comprehensive Plan. While Policy 3.10 references the incorporation of walls between new nonresidential development located to existing school sites, the policy is consistent with the intent of the proposed variance which would provide an enhanced wall to buffer the existing school site from the property to the north.

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

Parking Aisle

The Applicant is proposing an expanded parking aisle to provide the minimum number of spaces needed to safely accommodate the existing use and needs of the campus. The northeast section of the campus is the only area where additional parking can be added in a safe and efficient matter compatible with the existing parking layout on the Property without affecting the existing basketball court and soccer field amenities available to students. Strict adherence to the requirements of the dead-end parking aisle regulations would be unnecessarily burdensome considering the efforts taken to design a functional, compact, and compatible expansion to the existing structures on the Property.

Wall Height

The School in question is in a very unique situation of being a private religious day

school that serves the Jewish community. This makes the plight of the petitioner especially unique as not only a school, but as an entity that has faced increased discrimination over the years. In fact, anti-Semitic attacks and activity have increased exponentially within the United States, causing discriminatory incidents to occur not just at synagogues but also at Jewish schools. The proposed masonry wall would provide an added security measure on the site allowing the schoolchildren and their parents to feel safer about access on and off of the school premises. It would also act as a safeguard from passers-by on the residential community to the north from looking in to the school premises—this is a particularly important security goal for the Applicant as they fear any possible harm that could befall the schoolchildren from an act of anti-Semitism.

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.**

Parking Aisle

As mentioned above, the Applicant is requesting to expand the parking lot along the northeast side of their campus to add thirty-six (36) parking spaces to the Property. This request exceeds the dead-end condition in the City's Code by thirty-three (33) spaces, as the existing parking aisle in this area currently contains seventeen (17) spaces, and the additional thirty-six (36) spaces would bring the total amount in the drive aisle to fifty-three (53) spaces. Dead-end parking aisles are prohibited except where a double-loaded dead-end aisle serves fewer than twenty-one (21) spaces.

The design and construction standards for parking aisles in Section 265-110 are specifically crafted to ensure that there is adequate width to serve a particular design arrangement for parking spaces. Further, the Applicant has worked with Broward Sheriff Fire Rescue to ensure that the proposed layout meets all required and necessary fire code standards. The northeast section of the campus is the only area where additional parking can be added in a safe and efficient matter compatible with the existing parking layout on the Property without affecting the existing basketball court and soccer field amenities available to students.

Wall Height

The variance requested is the minimum variance that is necessary to afford relief to the petitioner while preserving the character, health, safety, and welfare of the community. The proposed masonry wall consists of only a two (2) foot deviation from the requirements of the Code while providing the Applicant and the children attending the school the safety measures that they need. The proposed masonry wall will be constructed using materials approved in the Code and will be an added feature to the existing school site. The height of the wall is necessary to buffer the school from the community adjacent to the north and any general passers-by that may enter that community, which is not gated.

For these reasons, the Applicant's requests for relief are the minimum variances necessary to enable the effective design of the proposed parking expansion and wall along the

northern boundary while preserving the character, health, safety, and welfare of the students and surrounding community.

Respectfully submitted,

GREENSPOON MARDER LLP



By: Matthew H. Scott, Partner

Virtual Community Meeting Invitation

We are inviting you to attend a virtual community meeting to discuss applications submitted to the City of Dania Beach. The applications include a site plan amendment and variances associated with proposed modifications to the parking area and a new wall along the north of the property known as Brauser Maimonides Academy, identified in the location map below. All interested parties are encouraged to participate in this meeting. Representatives of the applicant and the project team will be available during the meeting to present the proposed plan and address questions. More than one elected official may appear at the community meeting and should disclose their attendance at said meeting once the City Commission is to hear the quasi-judicial item.



COMMUNITY MEETING DETAILS

Meeting Date & Time: **Wednesday, February 11, 2026 at 6:00 P.M.**

Meeting Location: **Virtual Via Zoom**

Meeting Link: **https://greenspoonmarder.zoom.us/j/84965315250?pwd=WCQQ87YmOwnP5N03dONg6FoWAXfD63.1**

Zoom Meeting ID: **849 6531 5250**

Zoom Passcode: **623046**

Zoom Dial-In Options: **+1 305-224-1968 or +1 646-876-9923**

If you have specific questions regarding the proposed development that you would like answered during the community meeting, we request that you send them to Shane Zalonis via e-mail to shane.zalonis@gmlaw.com in advance of the meeting.

In order to see and hear our presentation you will need a computer, laptop or tablet and speakers. Download Zoom on your device using https://zoom.us/support/download. If you do not have the equipment listed above, you can also call into the meeting to hear the presentation and ask questions. Use either of the phone numbers above and you will be prompted to enter the meeting ID followed by the passcode. Please note that these numbers are not toll-free.

name	add	city	state	zip	zip 4
2920 NW 55 AVENUE #2D LLC	20201 E COUNTRY CLUB DR #605 #9	AVENTURA	FL	33180	
2920 NW 55TH AVENUE 2D LLC	20201 E COUNTRY CLUB DR #605	AVENTURA	FL	33180	
3755 SW LLC	5209 SW 40 AVE #51	DANIA BEACH	FL	33314	
3802 SW 49TH COURT LLC	2811 EVANS ST	HOLLYWOOD	FL	33020	
4121 SW 54TH LLC%MID TOWN	7522 ST LOUIS AVE	SKOKIE	IL	60076	
4133 TAW LLC	4041 THOMAS ST	HOLLYWOOD	FL	33021	
4850 LLC	6220 SW 56 ST	DAVIE	FL	33314	
5240 SW 40TH TERRACE LLC	5910 SW 58 CT	DAVIE	FL	33314	
5309 SW 40TH AVE LLC	5309 SW 40 AVE #2	FORT LAUDEF	FL	33314	
5361 SW 40TH AVENUE TRHENRIQUEZ,ISABEL & ORUE,J TRSTEE	4947 SW 32 WAY	FORT LAUDEF	FL	33312	
5377 SW 40 AVE #204 LLC	3315 OAK DR	HOLLYWOOD	FL	33021	
ABRAMOV,LUIZA	5202 SW 38 AVE	FORT LAUDEF	FL	33312	
ABRAMOV,MAYAN	5265 SW 40 AVE #23	DANIA BEACH	FL	33314	
ABRAMOV,NELLY	5359 SW 40 AVE	DANIA BEACH	FL	33314	
ABRAMOV,OFIR H/EABRAMOV,RAHAMIM	5377 SW 40 AVE #201	DANIA BEACH	FL	33314	
ABRAMOV,OREN	5387 SW 40 AVE #202	DANIA BEACH	FL	33314	6518
ABRAMOV,OSHERABRAMOV,SIGALIT	5371 SW 40 AVE UNIT 102	DANIA BEACH	FL	33314	
ABRAMOV,PAVEL H/ERUBINOV,REGINA ETAL	3700 SHADY RIDGE LN	FORT LAUDEF	FL	33312	6210
ABRAMOV,RAHAMIM	3708 SW 50 CT	FORT LAUDEF	FL	33312	
ABRAMOV,SIGALITABRAMOV,OSHER	5160 SW 40 AVE UNIT 29D	FORT LAUDEF	FL	33314	5752
ADI GAL PA	10232 CAYMAN ST	HOLLYWOOD	FL	33026	4664
AHINE LLC	5331 SW 38 WAY	FORT LAUDEF	FL	33312	
ALEXANDROVA,SVETLANA PETROVA	5379 SW 40 AVE UNIT 204	DANIA BEACH	FL	33314	6526
ALISHAYEV,ALIZA	4991 SW 37 AVE	FORT LAUDEF	FL	33312	
ALKOBY,DAVIDSEREIX,ODA	4232 SW 51 ST	DAVIE	FL	33314	
ALLENBAUGH,TRACY	5283 SW 40 AVE #14	DANIA BEACH	FL	33314	6501
ALOUSH 1777 LLC	8737 NW 39 ST	HOLLYWOOD	FL	33024	8740
ANDRADE,JENNY P	5349 SW 40 AVE	DANIA BEACH	FL	33314	
ANDRULES,ANGELA &TOMPKINS,MARK	5243 SW 40 AVE # 34	DANIA BEACH	FL	33314	6501
ANDUJAR,NICOLE ALEXANDRA	5381 SW 40 AVENUE #104	DANIA BEACH	FL	33314	
ANSELME,EZEKIELISHA	2619 PLUNKETT ST	HOLLYWOOD	FL	33020	
ARCILA,LUZ	5038 SW 40 AVE	DANIA BEACH	FL	33314	5702
ASAF,YOSSI	5130 SW 40 AVE #7B	DANIA BEACH	FL	33314	
ASSAF,YOSI	3 FOXFIRE RD	HOLLYWOOD	FL	33021	
ATTIAS 5 LLC	5273 SW 38 WAY	FORT LAUDEF	FL	33312	

AUGUSTIN,MARIE V	5170 SW 40 AVE #21E	DANIA BEACH	FL	33314	5754
AUTO ONE OF SOUTH FLORIDA LLC	205 NE 3 AVE	DANIA BEACH	FL	33004	
AVI GAL LLC	5650 STIRLING RD #4	HOLLYWOOD	FL	33021	
AXXON RENT REV LAND TRAXXON RENT LLC TRSTEE	PO BOX 1816	DANIA BEACH	FL	33004	
BAR-DAVID,HILA	238 THORNHILL WOOD DR	*THORNHILL	CA	L4J 8	V5
BAREDES,PABLORUBINSCHIK,ELIZABETH	4031 SW 54 CT	DANIA BEACH	FL	33314	4914
BARO-SUAREZ,JORGE E & CHRISTIE	4112 SW 50 ST	DANIA BEACH	FL	33314	5708
BCD DANIA OAKS LLC	20900 NE 30 AVE #200	AVENTURA	FL	33180	
BECKER,DAVID & THERESA AROMEO,MICHAEL & REGINA	3874 SHERIDAN ST	HOLLYWOOD	FL	33021	3634
BEL-AIRE INCHOMEOWNERS	PO BOX 823401	PEMBROKE P	FL	33082	
BELFOND,EDSON	5010 SW 40 AVE	FORT LAUDEF	FL	33314	5702
BENSIMON,HAIMBENSIMON,ETTI	1864 SW 101 AVE	DAVIE	FL	33324	7438
BENSON,ROBERT E & DALE G	5255 SW 40 AVE APT 28	DANIA BEACH	FL	33314	6501
BIAMONTE,ROBERTA	5387 SW 40 AVE APT 103	FORT LAUDEF	FL	33314	
BIASUCCI REV TRBIASUCCI,RICHARD TRSTEE	1490 SHERIDAN ST #6-A	HOLLYWOOD	FL	33020	
BITON,DAVID	7659 SIERRA TERRACE WEST	BOCA RATON	FL	33433	
BITON,OREN	6670 DOUGLAS ST	HOLLYWOOD	FL	33024	2937
BLAKE,RICHARD &CINTRON,BELINDA	5385 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314	
BLANCO,MARIA E	5373 SW 40 AVE # 103	DANIA BEACH	FL	33314	
BLANK,ROSEMARY	5377 SW 40 AVE #105	DANIA BEACH	FL	33314	
BLOSTEIN,LOLITA S	5140 SW 40 AVE APT 6C	DANIA BEACH	FL	33314	5749
BOGOMOLOV,VLADIMIRKOZLOVA,NATALIA	5170 SW 40 AVE APT 5E	FORT LAUDEF	FL	33314	5753
BONILLA,CARLOS & ELSA	5373 SW 40 AVE #205	DANIA BEACH	FL	33314	
BOSCA,DANIELA H/EBOSCA,DANIEL V & FANICA	5385 SW 40 AVE #203	FORT LAUDEF	FL	33314	
BOUZA,MILAGROS	5371 SW 40 AVE UNIT 105	DANIA BEACH	FL	33314	6543
BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDEF	FL	33301	1801
BROWN,ANTHONY ROBERT	5375 SW 40 AVE APT 202	FORT LAUDEF	FL	33314	
BROWN,ASHLEE	5375 SW 40 AVENUE #202	DANIA BEACH	FL	33314	
BROWN,SHAWN	5319 SW 40 AVE	DANIA BEACH	FL	33314	
BRYANT,JUSTIN E	6004 MAGNOLIA CIR	TAMARAC	FL	33319	
BUENANO,DAVID J	5383 SW 40 AVE APT 203	FORT LAUDEF	FL	33314	6550
BURGOS,EULISES &BURGOS,NORMA	2930 OSLO AVE	HOLLYWOOD	FL	33026	4702
BURROUGHS,MINERVA ABANTE	3871 SW 54 ST	FORT LAUDEF	FL	33312	
BUTLER,KEITH H/EBUTLER,DEAN	4216 SW 52 ST	FORT LAUDEF	FL	33314	
C & Y INVESTMENT GROUP LLC	PO BOX 260181	PEMBROKE P	FL	33026	7181
CABRERA,CARLOS	1426 S 61 CT	CICERO	IL	60804	1048
CABRERA,MICHAELSCHILLE,DAVID	5259 SW 40 AVE #26	DANIA BEACH	FL	33314	6501

CACERES,ALAN ORLANDO H/EPEDRO & MARIA LUISA ETAL	5387 SW 40 AVE #105	DANIA BEACH	FL	33314	
CAISAPANTA,MARTHA	5385 SW 40 AVE #201	FORT LAUDEF	FL	33314	
CALIXTE,BERLIUS	3901 SW 51 ST #1-2	FORT LAUDEF	FL	33312	
CAMISA,HILEL NETANELKOHN,REBECCA	3991 SW 54 ST	FORT LAUDEF	FL	33312	
CAPIRO LOPEZ,YOANYSHAPIRO,RUT	4132 SW 52 ST	DANIA BEACH	FL	33314	
CARPIO,JUANA ELIZABETH	5387 SW 40 AVE #102	FORT LAUDEF	FL	33314	
CARRERO,LOURDES	1438 NW 129 WAY	SUNRISE	FL	33323	2982
CASSEL,MICHAEL ALAN & HILLARY B	5430 SW 39 WAY	FORT LAUDEF	FL	33312	
CASSELMAN,ANDREW	5016 SW 40 AVE	FORT LAUDEF	FL	33314	
CASTILLO,INGREY VCASTILLO FAM LAND TR	5377 SW 40 AVE APT 104	FORT LAUDEF	FL	33314	6583
CHAI,HORTENSE	4217 SW 52 ST	DANIA BEACH	FL	33314	5721
CHAMBERLIN,SARAH LYNNBRICKHENGE REV LIV TR ETAL	3901 SW 54 ST	DAVIE	FL	33312	
CHAVES,BEATRIZ	5160 SW 40 AVE UNIT 5-D	DANIA BEACH	FL	33314	5751
CHENG YANG,VICKY	5525 SW 40 AVE #4165	FORT LAUDEF	FL	33314	
CHERFRERE,SANDRA	3260 SW 175 AVE	MIRAMAR	FL	33029	5585
CHING,CARL K	5379 SW 40 AVE # 103	DANIA BEACH	FL	33314	6584
CINOR,JOCENEL	3930 SW 51 ST #3	FORT LAUDEF	FL	33312	
COLBERT,ROBERT & JANET	4172 SW 52 ST	DANIA BEACH	FL	33314	
COLEMAN,JENNY L H/EBLOSTEIN,LOLITA S	5160 SW 40 AVE #7D	DANIA BEACH	FL	33314	
COLLAZO,JULISSA	5120 SW 40 AVE #22A	DANIA BEACH	FL	33314	
COLON,CONSUELO MONSANTO	5263 SW 40 AVE #24	DANIA BEACH	FL	33314	
D D B PROPERTIES 2024 LLC	2120 QUAIL ROOST DR	WESTON	FL	33327	
DAHAN,YAIR	2275 SW 105 TER	DAVIE	FL	33324	
DANIA 4125 LLC	4125 N OAK PL	DANIA BEACH	FL	33314	
DANIA OAKS 54 PO LP	2860 WEST STATE ROAD 84 #118	FORT LAUDEF	FL	33314	
DAVID SCOTT SILVA REV TRM DECORTE-SILVA REV TR ETAL	2400 NE 48 CT	LIGHTHOUSE	FL	33064	7928
DEEN,OMAR SOMAR S DEEN REV TR	5383 SW 40 AVENUE #104	DANIA BEACH	FL	33314	
DEVILLE,ILANA	8562 N COMPANELLI BLVD	PLANTATION	FL	33322	
DI LORENZO,MELISA	5333 SW 40 AVE	DANIA BEACH	FL	33314	
DIAZ,INOVA JOSEFINA	5371 SW 40 AVE UNIT 205	DANIA BEACH	FL	33314	6524
DIAZ,MICHAEL	5387 SW 40 AVE #203	DANIA BEACH	FL	33314	
DIXON,MELANIE J	5379 SW 40 AVE APT 102	DANIA BEACH	FL	33314	6584
DOUGLAS,PETER J	5335 SW 40 AVE	FORT LAUDEF	FL	33314	6728
DRUSKIN PROPERTIES 3 LLC	2920 SW 46 CT	FORT LAUDEF	FL	33312	
E & S MAYROSE INC	4000 N 49 AVE	HOLLYWOOD	FL	33021	
EDRI,BOAZ	2311 N 57 WAY	HOLLYWOOD	FL	33021	3219
EKRE OF FL LLC	PO BOX 818081	CLEVELAND	OH	44181	8081

ELISHAYEV,MASANIEL	5120 SW 40 AVE #28A	DANIA BEACH	FL	33314	5746
ELISHAYEV,STELLA	5170 SW 40 AVE #26E	DANIA BEACH	FL	33314	
EMANOIL,GUY V	5160 SW 40 AVE APT 24D	DANIA BEACH	FL	33314	5752
EMERALD PALMS VENTURE LP	2711 N SEPULVEDA BLVD #526	MANHATTAN	CA	90266	
EMERGUI,ESTHER	5042 SW 40 AVE	FORT LAUDEF	FL	33314	
FAGAN,KAYLEEFAGAN,CHASE	2680 N ORANGE AVE #1420	ORLANDO	FL	32804	
FARKAS,JOZSEF & FLORICA	5140 SW 40 AVE UNIT 22-C	DANIA BEACH	FL	33314	5750
FARQUHARSON,BIJORNA	5006 SW 40 AVE	FORT LAUDEF	FL	33314	
FERRARI,KAREN L	5383 SW 40 AVE APT 105	DANIA BEACH	FL	33314	6581
FIGUEROA,MELVIN	5130 SW 40 AVE APT 25B	DANIA BEACH	FL	33314	5748
FILINDIA INCC/O MOHAMMED SULAIMAN	14800 16TH AVE	MIAMI	FL	33161	
FITUSSI,TALI BACHAR	5219 SW 40 AVE #46	DANIA BEACH	FL	33314	6501
FLAHERTY,MADELEINE I	5130 SW 40 AVE APT 26B	DANIA BEACH	FL	33314	5748
FLORES,LUZ	5379 SW 40 AVE APT 104	FORT LAUDEF	FL	33314	6584
FLORIDA POWER & LIGHT COATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH	FL	33408	
FOZAILOW,ARI	5387 SW 40 AVE	DANIA BEACH	FL	33314	
FRANETA,ANKICA ANA	5160 SW 40 AVE #21-D	DANIA BEACH	FL	33314	
FUNEUS,JEAN RAYMOND &FUNEUS,JEANNINE	PO BOX 26217	FORT LAUDEF	FL	33320	6217
GALBUT,DANIEL EGALBUT,JILLIAN N	5400 WOODLAND LN	FORT LAUDEF	FL	33312	6253
GALLARDAY,HECTORGALLARDAY,ALBERT PAUL	2410 N 59 AV	HOLLYWOOD	FL	33021	
GAMARRA,ORLANDO JR & ADALID	5430 SHADY OAK LN	FORT LAUDEF	FL	33312	6224
GARCIA,BARBARA H/EGARCIA,DAISY	5345 SW 40 AVE	DANIA BEACH	FL	33314	
GARCIA,JOSE ARIEL	5379 SW 40 AVE UNIT 101	DANIA BEACH	FL	33314	
GARCIA,MARIA SOLEDAD	5383 SW 40 AVE UNIT 101	DANIA BEACH	FL	33314	6581
GARLAND,ANNETTE A	5160 SW 40 AVE #9-D	DANIA BEACH	FL	33314	
GARNIER,SARAHGARNIER,KRISTEL	5367 SW 40 AVE	DANIA BEACH	FL	33314	
GENAO,GIOVANNI	5217 SW 40 AVE APT 47	DANIA BEACH	FL	33314	6501
GEORGE JONES REV TR% JONES,SHARON L	3232 COVE ROAD	JUPITER	FL	33469	
GOITIANDIA,JULEN H/EGOITIANDIA,INAKI ETAL	5170 SW 40 AVE #28E	DANIA BEACH	FL	33314	
GOLAN,ADVA	5358 SW 32 TER	FORT LAUDEF	FL	33312	
GOLDBERG,STEVEN	4010 SW 54 CT	DANIA BEACH	FL	33314	6722
GOLDRING,CLARA DIANAGOLDRING,MAURICIO	5341 SW 40 AVE	DANIA BEACH	FL	33314	
GOLSON,STEVEN & GRETTEL	535 OGREETA RD	MURPHY	NC	28906	5810
GOMEZ,CAROLINA	5311 SW 40 AVE	FORT LAUDEF	FL	33314	6523
GOMEZ,MARIA C H/ENAZARI,CLAUDIA	5371 SW 40 AVE #201	DANIA BEACH	FL	33314	
GONGORA,EDUAR DE LA CRUZGARAY,ROSEMARY D	5373 SW 40 AVE #104	DANIA BEACH	FL	33314	
GONZALEZ,MICHAEL	5371 SW 40 AVE #104	DANIA BEACH	FL	33314	

GONZALEZ,PEDRO & DAISY	5373 SW 40 AVE UNIT 201	DANIA BEACH	FL	33314	7515
GONZALEZ,YENISSETVERA,FREDY	5111 SW 40 AVE	DANIA BEACH	FL	33314	
GRANIE,DELLA FAY	5046 SW 40 AVE	DANIA BEACH	FL	33314	5702
GRANT,DENNIS	5241 SW 40 AVE #35	DANIA BEACH	FL	33314	
HAFIZOV,ASHER	5385 SW 40 AVE APT 103	DANIA BEACH	FL	33314	
HAFIZOV,REFEAL	5170 SW 40 AVE #3E	DANIA BEACH	FL	33314	
HAIDAROV,DANIEL	5379 SW 40 AVE #202	DANIA BEACH	FL	33314	
HAIM,EYAL	1721 NW 6 AVE	FORT LAUDER	FL	33311	
HAMO,GAL	4920 WHISPERING WAY	FORT LAUDER	FL	33312	
HANLON,WILLIAM F & MAJORIE	820 EVELYNTON LOOP	THE VILLAGES	FL	32162	
HARDEE,STEVE D	5500 WOODLAND LN	FORT LAUDER	FL	33312	6250
HASHINOVSKY,ABRAHAM I	42 MORNINGSIDE AVE	CRESSKILL	NJ	07626	
HAYOUT,CARMIT	5120 SW 40 AVE #9A	DANIA BEACH	FL	33314	5745
HEATH-CLAYTON,MERCIA S	5130 SW 40 AVE #6B	DANIA BEACH	FL	33314	5747
HECTOR INVESTMENTS LLC	3902 NE 171 ST #1008	NORTH MIAM	FL	33160	
HENDERSON,GORDON WAYNEADAN,ELIZABETH LYNN ETAL	1381 SW 56 AVE	PLANTATION	FL	33317	
HERMES LAND HOLDINGS LLC	4120 N 42 TER	HOLLYWOOD	FL	33021	
HERNANDEZ,KENNIEL	4264 SW 52 ST	DANIA BEACH	FL	33314	
HERNANDEZ,LINDA J H/EHERNANDEZ,MODESTO R	4005 SW 54 CT	DANIA BEACH	FL	33314	
HHCS INVESTMENT LLC	4801 THOMAS ST	HOLLYWOOD	FL	33021	
HIZKIYA,ASSAF	10091 SW 17 CT	DAVIE	FL	33324	
HOLLYWOOD 218 LLC	200 SUNNY ISLES BLVD #503	SUNNY ISLES	FL	33160	
HYATT,DENTON	5383 SW 40 AVE #103	DANIA BEACH	FL	33314	
IGUANAS 4E LLC	306 SE 3 ST	DANIA BEACH	FL	33004	
IORDANOV FAM REV TR	635 NE 3 ST	DANIA BEACH	FL	33004	
IPL PROPERTIES LLC	4750 SW 57 AVE	DAVIE	FL	33314	
ISHAY,SARAHWAIDE,JACOB Z	2124 E 17 ST	BROOKLYN	NY	11229	
ITZHAKOV,MICHEL & ZARINA	5120 SW 40 AVE #25A	FORT LAUDER	FL	33314	
ITZHAKOV,MICHELITZHAKOV,ZARINA	5160 SW 40 AVE #27D	DANIA BEACH	FL	33314	
ITZHAKOV,ZARINA & MICHEL	5140 SW 40 AVE #5C	DANIA BEACH	FL	33314	
IUNISOVA,SVETLANA RAVISOVNADOLGONOS,ARTUR ELOVICH	16051 COLLINS AVE #1604	SUNNY ISLES	FL	33160	
IZHAKOV,SHARON	5160 SW 40 AVE #1D	FORT LAUDER	FL	33314	
JACKSON,BERNARD	4239 SW 52 ST	DANIA BEACH	FL	33314	5721
JACOBS,JILL G	5247 SW 40 AVE #32	DANIA BEACH	FL	33314	
JEAN-PHILLIPE,YOLETTE	5383 SW 40 AVE #201	DANIA BEACH	FL	33314	6550
JEANTY-CLAUDE,LISSA MARIEJEANTY,SHAWN ROBERT	5017 BETHPAGE DR	SUWANEE	GA	30024	

JEFFERSON & NAOMI VALENCIA TRVALENCIA,JEFFERSON					
TRSTEE ETAL	3509 S LONGFELLOW CIR	HOLLYWOOD	FL	33021	
JIMENEZ,BRENDAMAR A	5170 SW 40 AVE #29E	DANIA BEACH	FL	33314	
JLG REALTY LLC	3222 SW 51 ST	FORT LAUDEF	FL	33312	
JORDAN,DORAARENAS,RICARDO DOMINGO	4164 SW 51 ST	DANIA BEACH	FL	33314	5714
JOSEPH,DARLENE	5299 SW 40 AVE #6	DANIA BEACH	FL	33314	
JULIAN,JUDITH EVALYN	5421 SW 39 WAY	FORT LAUDEF	FL	33312	
KALAMBAY,ANGELINA	5383 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314	
KALENTZIS,REBECCA SUE	5207 SW 40 AVE #52	DANIA BEACH	FL	33314	6501
KARP,EYAL ALAN	PO BOX 5944	LIGHTHOUSE	FL	33074	5944
KARPMAN,ALON & VICTORIA S	5411 SW 39 AVE	DAVIE	FL	33312	
KAZAR,SERGIO & ELENAKAZAR FAM REV LIV TR	5369 SW 40 AVE	DANIA BEACH	FL	33314	
KHASHPER,YEVGENIY	5351 SW 40 AVE	DANIA BEACH	FL	33314	
KILEY,LEAH C	5036 SW 40 AVE	DANIA BEACH	FL	33314	
KINGS LLC	4800 PINE LAKE DR	MYRTLE BEAC	SC	29577	
KLIMIANKOU,SIARHEI	5160 SW 40 AVE #2D	FORT LAUDEF	FL	33314	5751
KO,KA KEELI,CHI CHEONG	5385 SW 40 AVE #204	DANIA BEACH	FL	33314	
KOHAVI,YARON	5170 SW 40 AVE APT 24E	FORT LAUDEF	FL	33314	5754
KOOPER,STELLA	5371 SW 40 AVE APT 203	FORT LAUDEF	FL	33314	6524
KUCHINSKAYA,ANNA	5237 SW 40 AVE #37	DANIA BEACH	FL	33314	
KUSATAKE,TADASHI	5385 SW 40 AVE #104	DANIA BEACH	FL	33314	
KUSHNER,ARLYNE H	5223 SW 40 AVE	DANIA BEACH	FL	33314	6501
L'CHAIM FARM LLC	2450 HOLLYWOOD BLVD STE 503	HOLLYWOOD	FL	33020	
LAHAV,MALKA	ALEKSANDER ZAID 11	*K. HAIM	IL	26300	
LALOY,ABDIAS	5130 SW 40 AVE #8-B	DANIA BEACH	FL	33314	5747
LANIADO,JEANNINE & MORDEHAY	4890 SW 37 TER	FORT LAUDEF	FL	33312	
LAWRENCE,SADIKI H/EWILLIAMS,YVONNE	5285 SW 40 AVE #13	DANIA BEACH	FL	33314	6501
LEE,JAISONKIM,CHRISTINA	5421 SHADY OAK LN	FORT LAUDEF	FL	33312	
LEROY,MAXWELL	3891 SW 51 ST	FORT LAUDEF	FL	33312	
LEVI,ARIE	5221 SW 40 AVE #45	DANIA BEACH	FL	33314	6501
LEVI,HAVAZELETH HANA	5377 SW 40 AVE #205	DANIA BEACH	FL	33314	
LEVIAV,SHAHAR	7339 173RD ST	FRESH MEAD	NY	11366	1429
LEVITT-SHEALY,CYNTHIASHEALY,CARL T ETAL	5101 SW 40 AVE	DANIA BEACH	FL	33314	5703
LEWENTAL,ZOFIALEWENTAL,EMIL	PO BOX 2365	HALLANDALE	FL	33008	
LIMONTAS,GERLYNNELIMONTAS,JOLYNNE	10 TIFFANY DR	RANDOLPH	MA	02368	
LIPAZ INVESTMENT LLC	3835 SW 50 ST	FORT LAUDEF	FL	33312	
LOMONICO,MICHAEL	4154 SW 50 ST	DANIA BEACH	FL	33314	5708

LOSIEWICZ,DONNA MARIE	4233 SW 52 ST	DANIA BEACH	FL	33314	5721
LOVE,MARGARET	6720 SW 56 CT	DAVIE	FL	33314	7017
LOWINGER,EMMANUEL MORDEHAI H/ELOWINGER,JONATHAN SIMON	3911-3913 SW 51 ST #1-2	FORT LAUDER	FL	33312	
LUBELL,MARGALIT	5365 SW 40 AVE	DANIA BEACH	FL	33314	
LUCKY COHEN LLC	150-66 77 AVE	FLUSHING	NY	11367	
LUCKY STREET 4131 LLC	2907 SW 195 TER	MIRAMAR	FL	33029	
LUGO,ALEXANDER &SOLIS,MARIA	5211 SW 40 AVE	DANIA BEACH	FL	33314	6501
LUSZOWIAK,SOFIA & GREGORYLUSZOWIAK FAM TR	5418 SW 39 WAY	FORT LAUDER	FL	33312	6255
LUTWAK,DOROTHY A AZAGOURYBESPALKO,ALEJANDRO	3991 SW 54 CT	FORT LAUDER	FL	33312	6265
LYON,SUSAN L	5160 SW 40 AVE #8D	DANIA BEACH	FL	33314	
M SFL INVESTMENTS LLC	PO BOX 292534	FORT LAUDER	FL	33329	
M&N ADONIS INVESTMENT LLC	10854 RICHMOND PL	COOPER CITY	FL	33026	
MACK,MICHELLE	3234 ARTHUR ST	HOLLYWOOD	FL	33021	
MAIMONIDES SHALOM ACADEMY INC	5300 SW 40 AVE	DANIA BEACH	FL	33314	
MAIOLO,JOAN	115 HUNTER ST	LODI	NJ	07644	2952
MAITLEN,RACHAEL &WALKER,JANET SHARON	4140 SW 50 ST	DANIA BEACH	FL	33314	
MALDONADO,MARIA DEL CARMEN DIAB	5014 SW 40 AVE	DANIA BEACH	FL	33314	
MANZI,THOMAS JAMES JR	5160 SW 40 AVE #25D	DANIA BEACH	FL	33314	5752
MAOR,OMER BENLEVY,LORRINE	4072 SW 52 ST	FORT LAUDER	FL	33314	
MARGO PROPERTY MANAGEMENTFLORIDA LLC	2875 NE 191 ST STE 601	AVENTURA	FL	33180	
MARY ANN MCKAY REV TRMCKAY,MARY ANN TRSTEE	84 DOVER CIR	MCMINNVILL	TN	37110	
MASTAY,MICHAEL EDWARDTODARO,CHRISTINA MARIE	5225 SW 40 AVE #43	DANIA BEACH	FL	33314	6501
MATOS,LUIS G	5375 SW 40 AVE #103	DANIA BEACH	FL	33314	6545
MATOUSEK,STEPHEN T	5130 SW 40 AVE #21B	DANIA BEACH	FL	33314	5748
MAWARDI,JOSEPH	5420 SW 39 WAY	FORT LAUDER	FL	33312	
MCCRAW,JOAN	5377 SW 40 AVE APT 103	DANIA BEACH	FL	33314	6583
MCIVER,LAUREL	5251 SW 40 AVE	DANIA BEACH	FL	33314	6501
MEDINA,ALFA	5048 DAWN PIPER DR	RALEIGH	NC	27613	
MENDEZ,PABLO M & SUSANA E	4031 SW 51 ST	DANIA BEACH	FL	33314	
MEROS,ELIAHUMEROZ,SHOSHANA	4000 NE 49 AVE	HOLLYWOOD	FL	33021	
MERRAN,ELISHAMERRAN,MAYA	5160 SW 40 AVE #23D	DANIA BEACH	FL	33314	5752
MERRAN,MICHAEL H/EMERRAN,MAYA & MERRAN,ELISHA	5120 SW 40 AVE #20A	DANIA BEACH	FL	33314	
MESA,RUBEN	11213 SW 129 PL	MIAMI	FL	33186	
MESA,RUBEN	8730 NW 36 AVE	MIAMI	FL	33147	
MESHULAM LLC	21179 PONTE VISTA CIR	BOCA RATON	FL	33428	
MONELLA,PETER & ELAINE	5451 WOODLAND LN	FORT LAUDER	FL	33312	

MOORE,CAROL	5120 SW 40 AVE #3-A	DANIA BEACH	FL	33314	
MORTON,MICHELLE J	273 ORVIN LANCE DR UNIT 2792	BLUE RIDGE	GA	30513	1131
MOSER-GOLDBERG,DELLADELLA MOSER-GOLDBERG REV TR	5420 SHADY OAK LN	FORT LAUDER	FL	33312	
MOSTERT,ALBERT WUNDA DE MOSTERT,MARIA A ETAL	21 BOONE LN	MAGGIE VALL	NC	28751	8408
MR VEGA PROPERTIES LLC	5386 SW 33 WAY	FORT LAUDER	FL	33312	
MUJIB,ABDULSULTANA,SHERIN	4232 SW 52 ST	DANIA BEACH	FL	33314	5722
NAON,HAROLD I	5410 SHADY OAK LN	FORT LAUDER	FL	33312	
NARGISO,DANIEL A & PATRICIA	5303 SW 40 AVE UNIT 5	DANIA BEACH	FL	33314	6523
NG,JANET	2597 SW 102 DR	DAVIE	FL	33324	
NIGRO,JOHNHENDREN,MARILYN	3921 SW 54 CT	FORT LAUDER	FL	33312	
NOBLE,ROBERT	5289 SW 40 AVE APT 11	DANIA BEACH	FL	33314	6501
NOTIS,ORLY H/EMADAR,ROMY REBECCA	5381 SW 40 AVE #102	DANIA BEACH	FL	33314	6586
OAK HILLS CONDOMINIUM INC	4350 SW 59 AVE BLDG A	DAVIE	FL	33314	
OEH INVESTMENTS LLC%OSNAT HAY	195 S MIDDLE NECK RD #2H	GREAT NECK	NY	11021	
OH,JOSEPH	4157 N OAK PL	DANIA BEACH	FL	33314	
OHANA,HADASSAH H/EOHANA,SHAI	5160 SW 40 AVE #26D	DANIA BEACH	FL	33314	
OHANA,SHAITAHORI,MORDECHAI	1014 AVE J #5F	BROOKLYN	NY	11230	
ONE STEP INVESTMENTS LLC	PO BOX 551651	DAVIE	FL	33355	
OR PINHAS INC	4185 SW 49 CT	FORT LAUDER	FL	33314	
ORANGE LEMON VENTURES LLC	8180 NW 36 ST STE 406	MIAMI	FL	33166	
ORL EQUITIES LLC	3589 GULFSTREAM WAY	DAVIE	FL	33328	
ORMENO,PATRICIA	78 CONCORD AVE	OCEANSIDE	NY	11572	
OSORIO,MADELINE	5044 SW 40 AVE	DANIA BEACH	FL	33314	
OZUNA,MINERVA	5323 SW 40 AVE	DANIA BEACH	FL	33314	
PAIK,SANDRA RIDDLE H/EPAIK,KATELYN L	5381 SW 40 ST #204	DANIA BEACH	FL	33314	6587
PEARSON,DIANEDUNPHY,MARJORIE ETAL	5381 SW 40 AVE #202	FORT LAUDER	FL	33314	6587
PEEVER,ADRIAN	5213 SW 40TH AVE	FORT LAUDER	FL	33314	
PELE,PAUL I	5383 SW 40 AVE UNIT 204	DANIA BEACH	FL	33314	
PERETZ,YOSSI	4963 WHISPERING WAY	FORT LAUDER	FL	33312	
PHILIPPE,EVELYNE LISAPHILIPPE,GHISLAIN JACQUES ANNE	5329 SW 40 AVE	DANIA BEACH	FL	33314	
PIERRE,LOURDIE	5040 SW 40 AVENUE	FORT LAUDER	FL	33312	
PODGOROWICZ,ROBERT	5140 SW 40 AVE UNIT 7-C	DANIA BEACH	FL	33314	5749
PODGORSKI,CINDY J	2461 SW 50 ST	FORT LAUDER	FL	33312	7455
POSTIGO,MAGNA	5381 SW 40 AVE APT 103	DANIA BEACH	FL	33314	
POULOS,ANTHONY M	5355 SW 40 AVE	DANIA BEACH	FL	33314	
CITY OF DANIA BEACH - COMMUNITY DEVELOPMENT DEPT	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	
RAMIREZ,AMANDA LYN	5170 SW 40 AVE #2E	DANIA BEACH	FL	33314	

RAMOS,ORLANDO JR	5381 SW 40 AVE #101	DANIA BEACH	FL	33314	
RANDY BAILEY IRATRENDY LLC ETAL	4983 SW WINCHESTER DR	STUART	FL	34997	
RED ROOF APARTMENTS INC	3651 SW 58 TER	DAVIE	FL	33314	
REYES,RAFAEL & PAMELA	5216 SW 93 AVE	COOPER CITY	FL	33328	4225
RICKETTS,JOSETH C	5339 SW 40 AVE	DANIA BEACH	FL	33314	
RIFAT LLC	251 LITTLE FALLS DR	WILMINGTON	DE	19808	
RISING ROSE ACQUISITIONS LLC	15800 PINES BLVD #3056	PEMBROKE P	FL	33027	
RIVERA,ANGEL L	4040 SW 50 ST	DANIA BEACH	FL	33314	
ROBERT D KEDDY REV TRKEDDY,ROBERT D TRSTEE	42 SCENIC DR	NASHUA	NH	03062	1324
ROBERTS,ANJANETTE PATRICIA	5275 SW 40 AVE #18	FORT LAUDEF	FL	33314	6501
RODRIGUEZ-ARROYO,HAROLDCASTRO,JOSE R	5130 SW 40 AVE UNIT 28-B	DANIA BEACH	FL	33314	5748
RODRIGUEZ,HECTOR &RODRIGUEZ,TINA	12009 FLICKER WAY	COOPER CITY	FL	33026	
RODRIGUEZ,REYNALDO J	5120 SW 40 AVE #1A	DANIA BEACH	FL	33314	
RODRIGUEZ,ROIDIS DOMINGUEZ	4068 SW 50 ST	DANIA BEACH	FL	33314	
ROSENSTEIN,DANIEL	5170 SW 40 AVE UNIT 22E	DANIA BEACH	FL	33314	5754
ROUSSEAU,JOEL & LYNN ELLIS	5373 SW 40 AVE APT 105	DANIA BEACH	FL	33314	6544
RUBIO,MELISSA	5170 SW 40 AVE #27E	DANIA BEACH	FL	33314	
S O T HOUSING LLC	5650 STIRLING RD STE 4	HOLLYWOOD	FL	33021	
SAAVEDRA,FABIOLA	5387 SW 40 AVE #205	DANIA BEACH	FL	33314	6518
SABBAG,DAVIDTAMAM,ZEHARYA BARAK	349 COBALT WAY STE 303	SUNNYVALE	CA	94085	
SAD HOLDINGS GROUP LLC	3241 SW 44 ST	FORT LAUDEF	FL	33312	
SAIG,EZRA E &SAIG,YOSEF	5020 SW 40 AVE	FORT LAUDEF	FL	33314	5702
SAIG,EZRADANIEL,RONIT	3032 NE 210 ST	MIAMI	FL	33180	3630
SAMUEL,SHEEBA & SANTHOSH H/EMUDIYOORKUNNEL,CHANDY C ETAL	4149 SW 52 ST	DANIA BEACH	FL	33314	
SANCHEZ-APONTE,GERARDOCAMACHO-MEJIA,RUTH	5343 SW 40 AVE	DANIA BEACH	FL	33314	
SANCHEZ,CHARLES V H/ESANCHEZ,ANABELLA L & SANCHEZ,G	4210 SW 51 ST	DANIA BEACH	FL	33314	
SANON,MARIE	5371 SW 40 AVE #101	DANIA BEACH	FL	33314	
SELAYA,ANTONIO	5130 SW 40 AVE #27B	DANIA BEACH	FL	33314	
SEMANA,SHUKI	5160 SW 40 AVE #3D	DANIA BEACH	FL	33314	
SG FLORIDA GROUP LLC	8523 NW 62 PL	PARKLAND	FL	33067	
SHAPKIN,ADAM M & KERRY MAE	1489 SW 99 TER	DAVIE	FL	33324	6431
SHAW,CARLOSSHAW,ANALIA	4165 SW 52 ST	DANIA BEACH	FL	33314	
SHAW,PETER A & SUZANNE	3911 SW 54 ST	FORT LAUDEF	FL	33312	
SHEMESH,ROTEM H/ESHEMESH,YOSEF	5130 SW 40 AVE # 2-B	DANIA BEACH	FL	33314	
SHITRIT,SAHAR BEN	18800 NE 29 AVE PH 20	AVENTURA	FL	33180	

SHIVA TABIBI-MISSAGHI FAM TRTABIBI-MASSAGHI,SHIVA TRSTEE	3715 STARBOARD AVE	COOPER CITY	FL	33026	
SHOELSON,MITCHELL &SHOELSON,NINA	15130 SW 164 TER	MIAMI	FL	33187	1456
SHY,SU HWA	11001 NW 15 ST	PEMBROKE P	FL	33026	
SIBONY,SHLOMO	3909 SW 54 CT	FORT LAUDEF	FL	33312	
SILIDKER,LENORE	9340 SUNRISE LKS BLVD #101	SUNRISE	FL	33322	
SILVA FAM REV TRSILVA,ARTURO TRSTEE	7790 SW 134 ST	PINECREST	FL	33156	
SILVEY,JENNIFER	5307 SW 40 AVE #3	DANIA BEACH	FL	33314	6503
SINGER,KEVIN & LORI	3901 SW 54 CT	FORT LAUDEF	FL	33312	
SMART,MARGARET	5373 SW 40 AVE #203	DANIA BEACH	FL	33314	7515
SMITH,MEGAN	5381 SW 40 AVE #201	DANIA BEACH	FL	33314	
SOLOMON,OMANA R	11480 NW 79 MNR	PARKLAND	FL	33076	
STA CLARA,LOUIE C & CAROLE J C	5026 SW 40 AVE	DANIA BEACH	FL	33314	
STALKOL,GUY	5257 SW 40 AVE UNIT 27	DANIA BEACH	FL	33314	6501
STARK,NELSON &STARK,SHEILA	5130 SW 40 AVE UNIT 3-B	DANIA BEACH	FL	33314	5747
STARVISH,MARIKA	3881 SW 54 ST	FORT LAUDEF	FL	33312	
STERNBERG,RAYMOND C & MARY B	5377 SW 40 AVE UNIT 202	DANIA BEACH	FL	33314	6525
STRAUCH,JANNES L	3931 SW 54 ST	FORT LAUDEF	FL	33312	6205
SUAREZ BETANCOR,NANCYSUAREZ,YANISLEY CARNERO	5140 SW 40 AVE #8C	DANIA BEACH	FL	33314	
SWEENEY,CARMELA	PO BOX 722	DANIA BEACH	FL	33004	0722
TACHER,ARIEL	4165 SW 51 ST	DANIA BEACH	FL	33314	
TAM,MICHAEL & CINDY H/ETAM,HERMAN	5385 SW 40 AVE #101	DANIA BEACH	FL	33314	
TAMAYO,KELVIN W	2302 VALDEZ ST APT 246	OAKLAND	CA	94612	3193
TEANEY,CHRISTOPHER RYAN H/ETEANEY,PATRICIA	3920 SW 54 CT	FORT LAUDEF	FL	33312	
THOMAS,HUBERT & PATRICIA ANN	4131 SW 51 ST	DANIA BEACH	FL	33314	
THOMAS,PAULTHOMAS,CHARMAINE	5030 SW 40 AVE	DANIA BEACH	FL	33314	5702
TINI HUI REV TRHUI,TINI TRSTEE	PO BOX 268271	WESTON	FL	33326	
TKTS INVESTMENT LLC	5511 SW 97 AVE	COOPER CITY	FL	33328	
TOMKO,PATRICIA	5375 SW 40 AVE APT 201	DANIA BEACH	FL	33314	6545
TORRES,MARIA D	5385 SW 40 AVE APT 205	DANIA BEACH	FL	33314	6517
TREPANIER,PATRICK	5601 SW 67 TER	DAVIE	FL	33314	7016
TRUNK BAY PROPERTIES LLC	1101 NE 109 ST	MIAMI	FL	33161	
TUCKER,DEBBIE	4126 SW 50 ST	DANIA BEACH	FL	33314	5708
TUCKER,ISABEL	5379 SW 40 AVE #203	DANIA BEACH	FL	33314	6525
TUMPEK,PATRICIA	4048 SW 51 ST	DANIA BEACH	FL	33314	5712
TURNKEY UNIT HOUSING LLC	7034 NW 115 CT	DORAL	FL	33178	
TWIN OAKS OF BROWARD CO	5000 SW 40 AVE	FORT LAUDEF	FL	33314	5702

TYRELL,CARMEN C	5373 SW 40 AVE #101	DANIA BEACH	FL	33314
VALLE,ROBERT	5375 SW 40 AVE #204	DANIA BEACH	FL	33314
VAUGHAN,GAIL	5004 SW 40 AVE	DANIA BEACH	FL	33314 5702
VEDAEE,RAHIM	4132 SW 51 ST	DANIA BEACH	FL	33314 5714
VEGA,RAFAEL ANTONIO & CATHERINE	5331 SW 40 AVE	DANIA BEACH	FL	33314
VERLINSKY,MARIA	6370 EMERALD DUNES DR APT 201	WEST PALM B	FL	33411 2760
VERSANNE,GENA	5008 SW 40 AVE	DANIA BEACH	FL	33314
VILLAGE TOWNHOUSES CONDOASSOCIATION INC	2500 HOLLYWOOD BLVD STE 314	HOLLYWOOD	FL	33020 6615
VILLAS AT OAK HAMMOCKHOMEOWNERS ASSN INC	5315 SW 40 AVE	DANIA BEACH	FL	33314
VON ACHEN,THOMAS E	5130 SW 40 AVE UNIT 22-B	DANIA BEACH	FL	33314 5748
WALDRON,GARY	5317 SW 40 AVE	DANIA BEACH	FL	33314
WARNER,TODD S	5140 SW 40 AVE #4-C	DANIA BEACH	FL	33314
WARREN,DAWN A	2460 HAMPTONS PSGE	ALPHARETTA	GA	30005
WEEKS,CHRISTOPHER RAY	4248 SW 52 ST	DANIA BEACH	FL	33314
WERTZ,BARRY E & PATRICIA A	2260 SW 15 CT	FORT LAUDEF	FL	33312
WHITLOCK,TED WILLIAMBERKE-WHITLOCK,MARIA	5323 SW 38 AVE	FORT LAUDEF	FL	33312
WILLIAMS,LARAN D	5377 SW 40 AVE #101	DANIA BEACH	FL	33314 6583
WYANT,JANICE M	5387 SW 40 AVE UNIT 201	DANIA BEACH	FL	33314 6518
YEHEZKEL,MIZRAHI	5140 SW 40 AVE #25C	DANIA BEACH	FL	33314
YEHUDA,BANIN BEN	5375 SW 40 AVE #102	FORT LAUDEF	FL	33314
ZADA,IDO Y	3930 SW 54 CT	FORT LAUDEF	FL	33312 6263
ZAPPI,JAMES	5383 SW 40 AVE #102	DANIA BEACH	FL	33314
ZICKAR,BRANDON	5024 SW 40 AVE	FORT LAUDEF	FL	33314 5702
ZION,JOSEF	3800 SW 53 TER	FORT LAUDEF	FL	33312
ZOHAN 18 LLC	3007 W COMMERCIAL BLVD STE 105	FORT LAUDEF	FL	33309

Greenspoon Marder LLP

Matthew H. Scott, Partner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.333.4372
Email: matthew.scott@gmlaw.com

February 12, 2026

VIA EMAIL: cbatista@daniabeachfl.gov

City of Dania Beach
Claudia Viviana Batista, Planning & Zoning Manager
Planning and Zoning Division
100 W Dania Beach Blvd.
Dania Beach, FL 33004

Re: Community Meeting Summary – Brauser Maimonides Academy - Applications for Site Plan Modification (SP-038-03MOD4) and Variances (VA-092-23 & VA-094-23)

Dear Claudia:

On behalf of Maimonides-Shalom Academy, Inc., (the "Applicant"), please consider this letter as a summary of community outreach efforts undertaken in relation to applications filed for a site plan modification and associated variances for the ~6.75-acre property located at 5300 SW 40 Avenue, Dania Beach, FL 33314 (the "Property").

At 6:00 p.m. on February 11, 2026, we held a virtual community meeting. Other than members of the development team, approximately twenty-one (21) people attended the meeting.

During the meeting, I, Matthew Scott, Partner with Greenspoon Marder LLP, presented the proposed applications using a PowerPoint presentation. The presentation materials are attached as **Exhibit A** and a list of the participants is attached as **Exhibit B**. The president of the Oak Hills Condominium Association (the "OHCA") was in attendance at the meeting, and they indicated that there is an executed agreement with the Applicant in place with their association relative to the proposed improvements to the northern wall that borders the OHCA's property. The OHCA president advised of concerns related to the work that will be required to demolish the existing wall and construct the proposed new wall, that they would receive notice of the work in advance, as well as concerns regarding temporary fencing, the security of the area during the time of construction, and requested confirmation that they would have control over the color of paint utilized on their side of the wall. Mr. Eli Hagler, the executive director of the Brauser Maimonides Academy, was present on the meeting and advised that they will have control over their side of the wall relative to maintenance and color. It was discussed that there is a notice period required in the agreement with the OHCA. The OHCA president advised that since the time of the agreement, they've had new pavement, curbing, and painting completed and was concerned that they could be damaged during the proposed improvements to the wall. Mr. Hagler advised we can re-visit the agreement in

place with the OHCA to go through any questions and outstanding issues that have changed since the agreement was executed. A resident of the Oak Hills Condominiums, identified as Susan, indicated they have concerns with the proposed construction, and advised that during construction associated with prior improvements to the Property, they experienced a significant amount of shaking to their unit and building, and that their parking lot experienced cracking. It was explained that their concerns have been noted, and that the Applicant would discuss their concerns regarding the shaking and asphalt cracking with the General Contractors for the project to see what can be done to avoid those issues and address their concerns, and that we would report back to the association with updates regarding the plans and timing, as well as what will be done for construction staging. The OHCA president indicated they would like to be kept aware of the timing and commencement of construction for the project. It was explained that we do not yet have permits, and that we must go to a public hearing at the city for approval prior to the submittal for building permits. We advised that the timeline would be provided once we have more information of when construction would begin, and that when that occurs, the construction fencing plans would also be provided. It was explained that construction fencing would be in place during the necessary time to prevent and restrict access to the area so that children in their community and students of the Property would not be able to wander into the construction site. Mr. Hagler indicated that residents near the school are aware of how serious they take safety and security, and that it would be no different for the proposed improvements. It was explained that the Applicant would be paying for the cost for the proposed new wall, and that there would not be an expense to the OHCA community. Contact information was exchanged with the OHCA president for future communication regarding the proposed improvements.

The meeting concluded at approximately 6:24 p.m. Please contact me at (954) 333-4372 if there are any questions or comments regarding this summary letter or the community meeting.

Sincerely,

GREENSPOON MARDER LLP

Matthew H. Scott, Partner
For the Firm

MHS/sz

Enclosures

EXHIBIT A
POWERPOINT PRESENTATION

Brauser Maimonides Academy 5300 SW 40 Avenue

Public Outreach Meeting

City of Dania Beach

Aerial Location Map



Aerial



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Brauser Maimonides Academy

- **Applicant currently operates a private religious school known as Brauser Maimonides Academy ("BMA") at the subject property**
- **April 27, 2021 – BMA received approval of a site plan amendment, variances, and special exception associated with the expansion of the private school and the installation of an 8-foot wall along the length of the front (west) of the property**
- **The 2021 expansion included a new 2-story structure with a kitchen, multipurpose lunchroom, gymnasium, and additional classrooms**

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Site Plan Amendment

- **Proposed amendment is to expand the parking lot along the northeast portion of the campus, and to include an 8-foot wall along the north property line**
- **Parking aisle expansion will contain 53 parking spaces**
- **A new 8-foot wall will be constructed to replace the existing wall to the north, consistent with the wall height and previous variance that was approved for the western wall**
- **School enrollment remains limited to 950 students, and is not changing with this amendment**

PARKING DATA			
REQUIRED PARKING SPACES FOR 950** STUDENTS, GRADES Pre-School to 8th GRADE			
Type	Required	EXISTING	NEW/ PROPOSED
SCHOOL	1 per 9 students of design capacity (950/9 = 106)	106	**106**
SURPLUS	-	29	**82** (53 NEW)
TOTALS		*135 SPACES*	**188 SPACES***
*5 EXIST. HANDICAPPED SPACES PROVIDED + **1 NEW (6 TOTAL PROVIDED)**			
PARKING CALCULATION NOTES:			
**School is limiting their enrollment total to 950 students (Zoning Resolution No. 2021-060)			

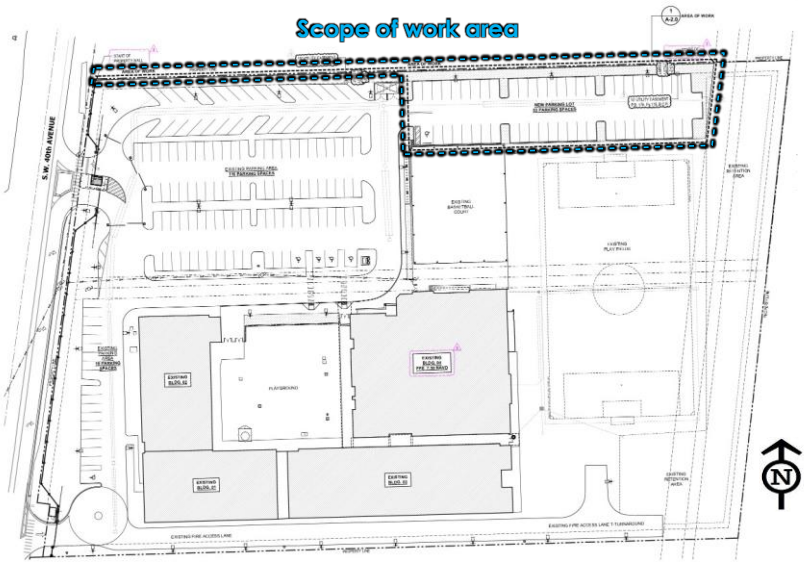


EXHIBIT B
MEETING PARTICIPANTS LIST

Name (original name)	Email	Join time	Leave time	Duration (minutes)	Guest
Shane Zalonis	shane.zalonis@gmlaw.com	2/11/2026 17:30	2/11/2026 18:24	55	No
Melvin Figueroa-Mateo		2/11/2026 17:32	2/11/2026 18:00	29	Yes
Siarhei Klimiankou		2/11/2026 17:33	2/11/2026 17:33	1	Yes
Mark Aronin		2/11/2026 17:48	2/11/2026 18:00	12	Yes
shmizrahi		2/11/2026 17:55	2/11/2026 18:00	6	Yes
Susan's iPad		2/11/2026 17:56	2/11/2026 18:00	5	Yes
Eli Hagler		2/11/2026 17:56	2/11/2026 17:56	1	Yes
Eli Hagler		2/11/2026 17:56	2/11/2026 18:24	29	Yes
iPhone		2/11/2026 17:57	2/11/2026 18:00	3	Yes
Anat's iPhone		2/11/2026 17:57	2/11/2026 17:58	2	Yes
Yafit		2/11/2026 17:59	2/11/2026 18:00	2	Yes
Siarhei Klimiankou		2/11/2026 17:59	2/11/2026 18:00	1	Yes
Matthew Scott		2/11/2026 17:59	2/11/2026 18:00	1	Yes
Matthew Scott		2/11/2026 18:00	2/11/2026 18:24	25	Yes
Anat Agam		2/11/2026 18:00	2/11/2026 18:00	1	Yes
Milda Biton		2/11/2026 18:00	2/11/2026 18:00	1	Yes
Susan's iPad		2/11/2026 18:00	2/11/2026 18:24	25	Yes
Yafit		2/11/2026 18:00	2/11/2026 18:24	25	Yes
iPhone		2/11/2026 18:00	2/11/2026 18:24	25	Yes
Siarhei Klimiankou		2/11/2026 18:00	2/11/2026 18:24	25	Yes
Mark Aronin		2/11/2026 18:00	2/11/2026 18:24	25	Yes
Anat Agam		2/11/2026 18:00	2/11/2026 18:24	25	Yes
Melvin Figueroa-Mateo		2/11/2026 18:00	2/11/2026 18:24	25	Yes
Milda Biton		2/11/2026 18:00	2/11/2026 18:24	25	Yes
shmizrahi		2/11/2026 18:00	2/11/2026 18:24	25	Yes
Leann		2/11/2026 18:01	2/11/2026 18:24	24	Yes
JL iPhone		2/11/2026 18:02	2/11/2026 18:24	22	Yes
Yael's iPhone (2)		2/11/2026 18:02	2/11/2026 18:24	22	Yes
Littal		2/11/2026 18:03	2/11/2026 18:09	7	Yes
Odaya Peretz		2/11/2026 18:04	2/11/2026 18:24	20	Yes
Esther Felberbaum		2/11/2026 18:04	2/11/2026 18:24	20	Yes
Miriam Ungar		2/11/2026 18:08	2/11/2026 18:24	17	Yes
viktoria ovaknin		2/11/2026 18:14	2/11/2026 18:24	11	Yes
17863388974		2/11/2026 18:23	2/11/2026 18:24	2	Yes

Highlighted = Member of Project Team

SunSentinel
MEDIA GROUP

Campaign No.	38724
Today's Date	4 Mar 2026
P.O. Number	
Sales Rep	Walters, Dustin

bill-to

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

advertiser

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

Campaign Summary

Description	SP-038-03MOD4 Maimonides - Ad
Start Date	3/9/2026
End Date	3/10/2026
Currency	

Cost Summary

Gross Amount	$275.03
Agency Commission	$0.00
Net Amount	$275.03
Estimated Tax	$0.00
Total	**$275.03**

Package Details

Description	Start Date	Price
Notice of Public Meeting	3/9/2026	275.03

Package Component Detail	Start Date
Public Notices	3/9/2026
Affidavit	3/9/2026
Sun Sentinel Classified	3/9/2026

Preview - Content may appear in color online but may be printed in black and white.

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, March 24, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE : City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: VA-092-23/VA-094-23/SP-038-03MOD4: The applicant, Maimonides Shalom Academy Inc., is requesting Variances and Site Plan Modification approval to add a parking lot to the northeast side of the campus and a new masonry wall to the north boundary of the property at 5300 SW 40 Avenue.

The following is the proposed Resolution of the matter:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVED THE FOLLOWING REQUESTS FOR A SITE PLAN MODIFICATION (SP-038-03MOD4) AND TWO VARIANCES (VA-92-23 & VA-94-23), AS SUBMITTED BY APPLICANT, MAIMONIDES SHALOM ACADEMY INC., FOR THE PROPERTY LOCATED AT 5300 SW 40 AVENUE, WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information
Project: Site Plan Modification
Application Site: 5300 SW 40 Avenue
Property Owner: Maimonides Shalom Academy Inc
Request: To request variance and site plan modification to add a parking lot to the northeast side of the campus and new masonry wall to the north boundary.
Hearing Date & Time: March 24, 2026 at 7:00 PM
Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd
Contact Information: Claudia Viviana Batista, Planning & Zoning Manager, 954-

Contact Information: Claudia Viviana Batista, Planning & Zoning Manager , 954-924-6805 Ext. 3654

3/9/2026 38724

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at https://www.tribpub.com/central-terms-of-service/) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.

City of Dania Beach
Community Development Memorandum

DATE: 3/24/2026

TO: 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, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager
Jessica Mackey, E.I.,Planner

SUBJECT: **SP-022-20MOD3**: The applicants, 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP, are requesting Site Plan Modification approval to allow for the construction of a community pool, clubhouse and other amenities for the two properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace.

Request:
The applicant is requesting a Site Plan Modification to permit the construction of a community pool, clubhouse, dog park, and barbecue area as an amenity to the Griffin Living mixed-use development at 2750 Griffin Road.

Property Information

	4880 SW 28 Avenue	**4901 SW 27 Terrace**	**2750 Griffin Road**
CURRENT ZONING:	Two-Family Residential District (RD-8000)	Single-Family 6000 Residential District (RS-6000)	Planned Residential District (PRD-1)
LAND USE DESIGNATION:	Low-Medium (10) Residential (LM-10)	Low-Medium (10) Residential (LM-10)	Commercial (C) Low-Medium (10) Residential (LM-10)
SITE ACREAGE:	0.26 Net Acres (11,422 SF)	0.33 Net Acres (14,190 SF)	1.79 Net Acres (77,767 SF)
EXISTING USE:	Vacant	Single-Family Home	Mixed-Use Building
VIOLATIONS ON PROPERTY	One open code violation case	Two open code violation cases	None

Background:
The three (3) subject properties together encompass 2.38 net acres located south of Griffin Road between SW 27th Terrace and SW 28th Avenue. The parcels are abutting one-story multifamily developments to the north, and an established single-family neighborhood to the south.

The applicant initially proposed a community pool and other amenities on the subject properties as accessory uses to the Griffin Living mixed-use development. However, these amenities are not permitted as principal uses under the current zoning, necessitating a rezoning of the subject properties and a corresponding site plan modification.

The property located at 4880 SW 28 Avenue is currently vacant and zoned residential (RD-8000). A permit for the demolition of the existing single-family home was completed in 2023 (Permit # 2021-0621). The property has one open code violation (Case#2026-0065) for work without a building permit (installing a new PVC fence). There is an open permit for a PVC fence (Permit #2025-1562).

The property located at 4901 SW 27 Terrace has a single-family home and is zoned residential (RS-6000). The property has two open code violations (operating a commercial business from a residential home; installing a new driveway, PVC fence, and A/C unit) (Cases #2026-0224 and #2025-0873). An after-the-fact building permit for the concrete driveway/courtyard was canceled on September 5, 2025 (Permit #2025-1077). The building permit for the PVC fence expired on January 17, 2026 (Permit #2025-1075).

The currently developed Griffin Living site at 2750 Griffin Road received approval by City Commission on August 25, 2020, for a Rezoning, Plat Note Amendment, Site Plan, Variance and allocation of seventy-five (75) flex units that were approved under R-2020-093; O-2020-012; and R-2020-092. This approval allowed the development of a mixed-use building with 79 residential units and 16,670 square feet of commercial use. The Rezoning application was to allow for the property to be rezoned from Community Business District (C-2) and Two-Family Residential District (RD-8000) to Planned Residential Development District (PRD-1). The Variance request was to allow a five-foot (5') side setback adjacent to the residential property when the code required a fifteen-foot (15') setback per Land Development Code (LDC) Section 250-10 (B). The seventy-five (75) flex units increased the project's density from four (4) dwelling units to seventy-nine (79). The site also had two Site Plan Modifications that were administratively approved with conditions. The second modification was initiated to allow for the access driveway to comply with the Fire Department access requirements.

Site Plan Modification

The applicant is requesting to modify the previously approved Site Plan Modification for Griffin Living to unify the properties at 4880 SW 28 Avenue and 4901 SW 27 Terrace, and allow for the construction of a pool, clubhouse, dog park, and barbecue area to serve as an amenity to the Griffin Living mixed-use development. The existing single-family home at 4901 SW 27 Terrace would be repurposed as the clubhouse with a concrete courtyard in the frontage.

RESILIENCY

The City's Code of Ordinance requires a Storm Water Management Plan to be submitted and approved prior to issuance of a building permit. A stormwater management plan is mandatory for all projects that change the surface to be impervious or alter pervious areas, regardless of City Commission approval. Post-development runoff must not exceed pre-development runoff rates for a 25-year storm event. The City's current drainage level of service is to retain the first inch of rainfall on-site and maintain predevelopment runoff rates for a 25-year storm event. The City enforces a "General Requirements" stormwater management plan, including an "interim design standard" specifying groundwater and surface water levels before a design event.

The applicant provided a Stormwater Management Report. According to the report, development of the subject parcels would result in fifty percent (50%) pervious area. The subject parcel meets the ten percent (10%) pervious requirement for mixed-use developments in the PRD-1 district per Code Section 205-10.

Five Green Building Design Practices were required due to the renovation of the single-family home

to a clubhouse per LDC Section 206-30. The applicant is proposing the following practices: installation of Energy Star appliances, a low-flow shower head, a dual flush toilet, recycling bins in a dedicated area for recycle bins, and three additional bicycle spaces.

DEVELOPMENT REVIEW COMMITTEE (DRC)
The site plan was reviewed by the DRC on July 24, 2024, November 27, 2024, and August 28, 2025; the committee includes personnel from the BSO Fire, Public Services, the City's landscape consultant, the City's engineering consultant, the City's traffic engineering consultant, and the 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 are provided below:

1. Civil Site Plan – Include setback dimension from pool equipment from adjacent property. Revise the site plan accordingly. (Planning and Zoning).
2. Signage for parking should be provided in front of the clubhouse to direct residents and guests to designated parking areas. Provide signage for off-site parking at the Dollar Tree plaza (2600 Griffin Road) per the parking easement agreement. Provide sign details. (Planning and Zoning).
3. Per Code Section 275-110 (B), must provide at least ten (10) feet of landscape area when separated by a street, canal, or other public open space from every residential use or zoned area. This area must contain one (1) tree and ten (10) shrubs for two thousand (2,000) square feet. Provide 10 feet of landscaping east of the concrete courtyard area. Provide dimensions of the landscape buffer demonstrating that these requirements have been met. Revise plans accordingly or request a variance. (Planning and Zoning)
4. Correct the Landscape plans to indicate that the east side of the property is a Right-of-Way easement, not a dedication. (Planning and Zoning)

5. Sheet C109 - Site Development Data Table

- Lines 12 and 14 – The existing gross property area is the same as the existing net property area (2.52 acres). The gross area should include half of the adjacent roadway area from the centerline, including half of Griffin Road and SW 28 Ave. Provide the correct gross property area in the table and revise calculations in the table. (Planning and Zoning)
- Line 13 – The applicant's request to provide a Right-of-Way easement in lieu of dedication was approved. Correct the table to indicate Right-of-Way Easement Area instead of Right-of-Way Dedication Area. (Planning and Zoning)
- Rows 27 a-d. Revise the required building setbacks in the site plan table per Code Sec 205-10. Revise the drawn setbacks in Sheet 108 accordingly. West property lines are front setbacks and should both be 10'. Clarify where the 10.1' and 15.6' setback dimensions come from. The table should be similar to the one produced for you below. Note that the bottom of the table appears to be cut off and requires a cleanup. Revise plans accordingly. (Planning and Zoning)

Line	*Building Setbacks*	*Required*	*Proposed*
27b	East – Front	10'	78.5'
27c	West – Front	10'	175.4
27d	South (Interior Side	20'	7.6 (Ex. Nonconforming)

6. Per LDC Code Section 8-7. Commercial properties under construction are required to provide

security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with the next submittal. (Planning and Zoning)

7. Per Article 206, five green design practices are required for the renovation of the existing structure. It was proposed that the shower head for the single bathroom will be replaced with a low-flow shower head to meet one of the practices; however, the floor plan of the clubhouse does not include a shower. Must provide one additional green design practice. Revise plans accordingly or request a variance. (Planning and Zoning)
8. The pre-development stage-storage for the 5-year 1-day storm event and the 100-year 3-day storm event in the CASCADE models varies from the pre-development stage-storage table in the narrative. Please revise the CASCADE models in the drainage report for the city's site permitting submittal. (Engineering)
9. Please revise the pre-post peak stages table on page 6 of 38 in the drainage report to be consistent with the updated CASCADE model results using the corrected stage-storage information for the 5-year 1-day storm event and the 100-year 3-day storm event if the peak stages change from what is stated in the table for the city's site permitting submittal. (Engineering)
10. Additional comments may apply and will need to be addressed at the time of the city's site permitting process. (Engineering)
11. The Broward County Stormwater Management License is due prior to issuance of the city's Site Permit. (Engineering)
12. A Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida is required at the time of permitting, as applicable. (Engineering)
13. In the event that the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the development to address the concerns of the neighbors and provide a solution at the owner's expense. (Engineering)
14. "No parking allowed" signs shall be included in the plans. Please provide details in the plans. (Traffic Engineering)
15. Parking shall not be allowed inside the property. Please remove R1-1 STOP and R3-5R signs from the plans.(Traffic Engineering)
16. If applicable, please provide Broward County (BC) standard details for all pavement markings and signage. All signs shall conform to BCTED and MUTCD standards. Sign faces shall use Type XI retroreflective sheeting, except for school zone and pedestrian signs, which shall be fluorescent yellow-green Type IV. (Traffic Engineering)
17. If applicable, all pavement markings (excluding parking stall striping) shall be alkyd-based thermoplastic, fully retroreflectorized, per BCTED specifications. (Traffic Engineering)
18. Please provide an MOT plan prepared by a Florida-licensed Professional Engineer or General Contractor, according to FDOT and local agency requirements. The MOT shall address pedestrian, bicycle, and vehicular traffic in a safe and efficient manner. (Traffic Engineering)
19. Any site changes that may affect trip generation or the approved traffic impact analysis must be documented in a traffic memorandum and submitted to the City for review.
20. BCTED and FDOT approval documentation shall be provided as part of the final submittal (as applicable). (Traffic Engineering)
21. Additional comments may be issued and must be addressed before permit approval. (Traffic Engineering)

Community Outreach

A community meeting was held on January 12, 2026, at PJ Meli Park Aquatic Complex. The meeting

began at 6:00 PM and included fourteen (14) residents and three (3) representatives from the project. An updated site plan that included a ten-foot (10') landscape buffer in the front yard with no curb cuts was presented. The project representative clarified that no additional residential units are being proposed and that the existing building would function as a clubhouse. Residents expressed frustration about the building's current use as a synagogue/community center/event space, increased traffic on SW 27th Terrace, and questions about who may access amenities. At the meeting, residents raised concerns related to parking spillover, lane blockages from delivery trucks, speeding, trash, flooding, noise and allowed redevelopment of the site in the long term. One resident requested the return of speed bumps. The developer noted that the new site plan includes an exfiltration trench to address flooding. The applicants explained that the rezoning is solely to permit a pool as an accessory use and emphasized that no additional density is being sought. A summary of the meeting provided by the applicant is included in the backup.

A second and third community meeting was held on March 17, 2026 and March 18, 2026 at PJ Meli Aquatic Complex and Puya Cantina Restaurant, respectively. The results of the meetings will be presented at the March 24, 2026 City Commission meeting.

The City also received calls from few residents concerned about the expansion of this development, specifically related to parking and traffic.

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

Comprehensive Plan

This application supports the City's Comprehensive Plan by advancing the following goals, objectives and policies:

Future Land Use Element

- **Objective 1.1.1** Maintain land development regulations to promote orderly growth, redevelopment and placement of land uses, to encourage a mix of residential types and provide good quality of life for residents. Coordinate all future land use land use decisions with the appropriate topography and soil conditions, and availability of facilities and services, considering flood risk and land use designations as per the Future Land Use Map.
- **Objective 1.1.5** Maintain land development regulations, zoning ordinances and other administrative rules to implement the comprehensive plan.
- **Policy 1.1.9.2** All proposed development and future land uses shall be compatible with adjacent land uses.
- **Policy 1.1.5.4** Residential land permitted uses and densities will be in accordance with the Future Land Use Element of the Comprehensive Plan

Housing and Neighborhoods Element

- **Goal 2.1** Achieve a supply of housing that offers a variety of residential unit types and prices for current and future homeowners and renters at all household income levels by the creation and/or preservation of a full range of quality housing units
- **Objective 2.1.1** Upgrade the quality of existing housing and assure that new construction is of the highest possible quality, and resilient, while supporting the position that the City's housing supply with be principally provided by the private sector.

Rezoning Discussion
A second hearing for the Rezoning (RZ-034-24) is scheduled alongside this Site Plan Modification application at the same City Commission meeting.

Staff Analysis
The applicant is proposing a community pool and other amenities as accessory uses to the Griffin Living mixed-use project, but these uses are not permitted under current zoning, thereby requiring Rezoning and a Site Plan Modification to unify the properties.

The Rezoning and Site Plan Modification of these two (2) properties will allow for the applicant to convert the existing single-family home into a clubhouse and add a pool and dog park amenities to the previously developed Griffin Living mixed-use development; such accessory uses are permitted within the PRD-1 district.

The proposed use for the courtyard is to allow space for events like birthday parties of residents. The multi-use clubhouse has the potential to generate parking demand, e.g., the guests of residents. Parking shall not be allowed inside the property, nor is parking intended in the courtyard. To mitigate potential parking impacts, the applicant is required to install signage for parking in front of the clubhouse to direct residents and guests to designated parking areas such as the off-site parking lot at the Dollar Tree plaza (2600 Griffin Road) per the parking easement agreement as well as "No Parking" signs. Residents and their guests would access the site using the sidewalk on the west side of the property near the proposed dog park.

A six-foot (6') masonry wall, along with a row of areca palm trees, is proposed along the south side of the properties to provide the required buffer from adjacent residential homes. The proposed areca palms offer a practical and effective buffering solution while protecting existing mature tree resources. A ten-foot (10') landscape buffer in front of the property at 4901 SW 27 Terrace is also required as a buffer from the adjacent residential lots.

The Site Plan Modification is consistent with the Goals, Objectives and Policies of the City's Comprehensive Plan.

Budgetary Impact
Approval of the Site Plan Modification will have no budgetary impact on the City.

Recommendation
The Community Development Department is recommending approval of the resolution for the Site Plan providing that the remaining DRC comments are made as a condition of approval and must be addressed prior to the issuance of a building permit.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-022-20MOD3), SUBMITTED 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 2750 GRIFFIN ROAD, 4901 SW 27 TERRACE AND 4880 SE 28 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; 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, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" ("LDC") of Part 6, entitled 'Development Review Procedures and Requirements' of Article 635, entitled "Site Plans" of Section 635-80, provides that site plan modifications or deviations are required prior to commencement of construction; and

WHEREAS, 2750 Griffin Holdings, LLLP, a Florida limited liability limited partnership and 2700 Griffin Holdings, LLLP, a Florida limited liability limited partnership (collectively referred to herein as the "Applicant"), has requested approval for a Site Plan Modification (SP-022-20MOD3) to add accessory uses and development to the already approved Griffin Living development on the property legally described in Exhibit "A", which is made a part of and incorporated into this Resolution by this reference, and

WHEREAS, the Applicant applied to the City of Dania Beach (the "City") for approval of a Site Plan Modification (SP-022-20MOD3) to add a clubhouse, pool, dog park, and other amenities as shown in Exhibit "B", a copy of which is made a part of and incorporated into this Resolution by this reference; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the Code; and

WHEREAS, the City's Staff Report analyzes the applicant's request based on the criteria and supports the Applicant's request, and is incorporated by reference herein as the City's findings

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the Site Plan Modification (SP-022-20MOD3) is consistent with the City's Land Development Code and Comprehensive Plan;

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

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

Section 2. That pursuant to Chapter 28 "Land Development Regulations," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plans," the following Site Plan Modification (SP-022-20MOD3), attached as Exhibit "B," which is made a part of and incorporated into this Resolution by this reference, is approved.

Section 4. That the approvals granted by this Resolution are subject to the Applicants' compliance with the following conditions:

1) Civil Site Plan – Include setback dimension from pool equipment from adjacent property. Revise the site plan accordingly. (Planning and Zoning).
2) Signage for parking should be provided in front of the clubhouse to direct residents and guests to designated parking areas. Provide signage for off-site parking at the Dollar Tree plaza (2600 Griffin Road) per the recorded parking easement agreement (Exhibit C). Provide sign details. (Planning and Zoning).
3) Per Code Section 275-110 (B), must provide at least ten (10) feet of landscape area when separated by a street, canal, or other public open space from every residential use or zoned area. This area must contain one (1) tree and ten (10) shrubs for two thousand (2,000) square feet. Provide 10 feet of landscaping east of the concrete courtyard area. Provide dimensions of the landscape buffer demonstrating that these requirements have been met. Revise plans accordingly or request a variance. (Planning and Zoning)
4) Correct the Landscape plans to indicate that the east side of the property is a Right-of-Way easement, not a dedication. (Planning and Zoning)
5) Sheet C109 - Site Development Data Table
    - Lines 12 and 14 – The existing gross property area is the same as the existing net property area (2.52 acres). The gross area should include half of the adjacent roadway area from the centerline, including half of Griffin Road and SW 28 Ave. Provide the correct gross property area in the table and revise calculations in the table. (Planning and Zoning)
    - Line 13 – The applicant's request to provide a Right-of-Way easement in lieu of dedication was approved. Correct the table to indicate Right-of-Way Easement Area instead of Right-of-Way Dedication Area. (Planning and Zoning)

- Rows 27 a-d. Revise the required building setbacks in the site plan table per Code Sec 205-10. Revise the drawn setbacks in Sheet 108 accordingly. West property lines are front setbacks and should both be 10'. Clarify where the 10.1' and 15.6' setback dimensions come from. The table should be similar to the one produced for you below. Note that the bottom of the table appears to be cut off and requires a cleanup. Revise plans accordingly. (Planning and Zoning)

Line	*Building Setbacks*	*Required*	*Proposed*
27b	East – Front	10'	78.5'
27c	West – Front	10'	175.4
27d	South (Interior Side	20'	7.6 (Ex. Nonconforming)

6) Per LDC Code Section 8-7. Commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with the next submittal. (Planning and Zoning)

7) Per Article 206, five green design practices are required for the renovation of the existing structure. It was proposed that the shower head for the single bathroom will be replaced with low flow shower head to meet one of the practices, however, the floor plan of the clubhouse does not include a shower. Must provide one additional green design practice. Revise plans accordingly or request a variance. (Planning and Zoning)

8) The pre-development stage-storage for the 5-year 1-day storm event and the 100-year 3-day storm event in the CASCADE models varies from the pre-development stage-storage table in the narrative. Please revise the CASCADE models in the drainage report for the city's site permitting submittal. (Engineering)

9) Please revise the pre-post peak stages table on page 6 of 38 in the drainage report to be consistent with the updated CASCADE model results using the corrected stage-storage information for the 5-year 1-day storm event and the 100-year 3-day storm event if the peak stages change from what is stated in the table for the city's site permitting submittal. (Engineering)

10) Additional comments may apply and will need to be addressed at the time of the city's site permitting process. (Engineering)

11) The Broward County Stormwater Management License is due prior to issuance of the city's Site Permit. (Engineering)

12) A Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida is required at the time of permitting, as applicable. (Engineering)

13) In the event that the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the development to address

the concerns of the neighbors and provide a solution at the owner's expense. (Engineering)

14) "No parking allowed" signs shall be included in the plans. Please provide details in the plans. (Traffic Engineering)

15) Parking shall not be allowed inside the property. Please remove R1-1 STOP and R3-5R signs from the plans.(Traffic Engineering)

16) If applicable, please provide Broward County (BC) standard details for all pavement markings and signage. All signs shall conform to BCTED and MUTCD standards. Sign faces shall use Type XI retroreflective sheeting, except for school zone and pedestrian signs, which shall be fluorescent yellow-green Type IV. (Traffic Engineering)

17) If applicable, all pavement markings (excluding parking stall striping) shall be alkyd-based thermoplastic, fully retroreflectorized, per BCTED specifications. (Traffic Engineering)

18) Please provide an MOT plan prepared by a Florida-licensed Professional Engineer or General Contractor, according to FDOT and local agency requirements. The MOT shall address pedestrian, bicycle, and vehicular traffic in a safe and efficient manner. (Traffic Engineering)

19) Any site changes that may affect trip generation or the approved traffic impact analysis must be documented in a traffic memorandum and submitted to the City for review.

20) BCTED and FDOT approval documentation shall be provided as part of the final submittal (as applicable). (Traffic Engineering)

21) Additional comments may be issued and must be addressed before permit approval. (Traffic Engineering)

Section 5. That the associated Planning & Zoning Division Staff Report prepared for the above application(s) is incorporated into this resolution as findings of fact.

Section 6. That pursuant to Section 635-100 "Expiration of Site Plans" of the Land Development Code, Site Plan Modification (SP-022-20MOD3) 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 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 become effective 10 days after passage.

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION:	Unanimous ____	
	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
PARCEL 'A', "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 86 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET; THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.

EXHIBIT "B"

SITE PLAN MODIFICATION
(SP-022-20MOD3)

CIVIL CONSTRUCTION PLANS

FOR

GRIFFIN LIVING

2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312

811 Know what's below. Call before you dig.

LEGAL DESCRIPTION

PARCEL 'A', "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 88 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET; THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.



500 250 0 500 1000
SCALE: 1" = 500'

LOCATION MAP
SCALE: 1" = 500'



SERVICE PROVIDERS			
SERVICE	NAME	ADDRESS	PHONE
TELEPHONE	AT&T / DISTRIBUTION	FL-842 PLANTATION, FL 33324	DINO FARRUGGIO G27896@ATT.COM
TRAFFIC CONTROL	BROWARD COUNTY TRAFFIC ENGINEERING	2300 W. COMMERCIAL BOULEVARD FORT LAUDERDALE, FL 33309	ROBERT BLOUNT (954) 847-2745
SEWER, WATER	BROWARD COUNTY WATER AND WASTEWATER SERVICES	2555 W. COPANS ROAD POMPANO BEACH, FL 33069	SYLVIA FIGUEIREDO (954) 831-0917
SEWER, WATER	CITY OF HOLLYWOOD, PUBLIC UTILITIES DEPT	1621 N. 14TH AVENUE HOLLYWOOD, FL 33020	MIKE ZASKE
STREET LIGHTS	CITY OF HOLLYWOOD, PUBLIC WORKS DEPT	1600 SOUTH PARK ROAD HOLLYWOOD, FL 33020	HIGH TECH ENGINEERING (305) 412-0891
GAS	FLORIDA GAS TRANSMISSION	4131 SW 47TH AVENUE #1403 DAVIE, FL 33314	JOSEPH E. SANCHEZ (407) 838-7171
ELECTRIC	FLORIDA POWER & LIGHT - BROWARD	NW 44TH STREET FORT LAUDERDALE, FL 33323	JAMIE PURNELL (305) 596-6403
FIBER	LUMEN	1325 BLAIR STONE ROAD TALLAHASSEE, FL 32301	LUMEN CENTURYLINK (877) 366-8344 X2
COMMUNICATION LINES, FIBER	MCI	4592 N. HIATUS ROAD FORT LAUDERDALE, FL 33309	INVESTIGATION TEAM (800) 624-9675 X2
GAS	TECO PEOPLES GAS SOUTH FLORIDA	5101 NW 21ST AVENUE FORT LAUDERDALE, FL 33309	CHEYENNE THOMPSON (813) 743-7184

PROJECT TEAM					
NAME	CONTACT	DESCIPLINE	ADDRESS	PHONE	EMAIL
2750 GRIFFIN HOLDINGS, LLLP	SHARON SHARABY	OWNER / DEVELOPER	2750 STIRLING ROAD, SUITE 10 HOLLYWOOD, FL 33020	(954) 610-1633	thuy@turnerplanningsolutions.com
THOMPSON ENGINEERING & CONSULTING, INC	JUSTIN THOMPSON, PE	CIVIL ENGINEER	19304 NW 12TH STREET PEMBROKE PINES, FL 33029	(954) 232-2261	justin@thompson-ec.com
PULICE LAND SURVEYORS, INC.	JANE STORMS	SURVEYOR	5381 NOB HILL ROAD SUNRISE, FL 33351	(954) 572-1777	surveys@pulicelandsurveyors.com
TURNER PLANNING SOLUTIONS, LLC	THUY TURNER	PLANNER	62 WIMBLEDON LAKE DRIVE PLANTATION, FL 33324	(954) 610-1633	thuy@turnerplanningsolutions.com
KALLER ARCHITECTURE	JOSEPH S. KALLER	ARCHITECT	2417 HOLLYWOOD BOULEVARD HOLLYWOOD, FL 33020	(954) 920-5746	joseph@kallerarchitects.com
THE MIRROR OF PARADISE	GABRIELA FOJT	LANDSCAPE ARCHITECT	2700 E OAKLAND PARK BLVD, SUITE C FORT LAUDERDALE, FL 33306	(954) 479-3094	gabriela@themirrorofparadise.com

PREPARED BY

THOMPSON ENGINEERING
& CONSULTING, INC.
19304 NW 12TH STREET
PEMBROKE PINES, FL 33029

FLORIDA REGISTRY NO. 36359
(954) 232-2261
www.thompson-ec.com

PREPARED FOR

2750 GRIFFIN
HOLDINGS, LLLP
2750 STIRLING ROAD
HOLLYWOOD, FL 33020

(954) 610-1633

SHEET INDEX	
SHEET NO.	SHEET TITLE
C101	COVER SHEET
C102	GENERAL NOTES
C103	EXISTING CONDITIONS PLAN
C104	DEMOLITION PLAN
C105	STORMWATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS
C106	STORMWATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS
C107	STORMWATER POLLUTION PREVENTION PLAN NOTES & DETAILS
C108	SETBACKS, BUFFERS & EASEMENTS PLAN
C109	CIVIL SITE PLAN
C109.1	LARGE SCALE SITE PLAN
C110	CIVIL SITE PLAN NOTES & DETAILS
C111	PAVING & GRADING PLAN
C112	PAVING & GRADING DETAILS
C113	DRAINAGE PLAN
C114	SITE CROSS SECTIONS
C115	UTILITY PLAN
C116	UTILITY PLAN NOTES & DETAILS I
C117	UTILITY PLAN NOTES & DETAILS II
C118	UTILITY PLAN NOTES & DETAILS III
C119	FIRE EXHIBIT

Thompson Engineering & Consulting, Inc.
19304 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 36359
(954) 232-2261
thompson-ec.com

JUSTIN THOMPSON LICENSE No. 84515 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 02/05/2026

This item has been digitally signed and sealed by Justin Thompson, 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.

GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

COVER SHEET

Sheet Number: C101

Sheet 1 of 20

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF DANIA BEACH STANDARDS AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BOUNDARY SURVEY BY:

   PULICE LAND SURVEYORS, INC. (LB#3679)
   5381 NOB HILL ROAD
   SUNRISE, FL 33351
   (954) 572-1777
   surveys@pulicelandsurveyors.com
4. ELEVATIONS SHOWN HEREON RELATE TO THE CITY OF MIAMI DATUM
5. PROPOSED ELEVATIONS SHOWN ARE FINISHED GRADES.
6. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
7. EXISTING STRUCTURES, TREES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
9. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHICH DIRECTED BY THE OWNER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
10. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.
11. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
12. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), CITY OF STANDARDS CAPE CORAL AND SPECIFICATIONS, AND ALL OTHER APPLICABLE STANDARD AND/OR SPECIFICATIONS PERTAINING TO THE PROPOSED WORK AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. PRIOR TO THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SAWC OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
19. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK, AND FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE NOT TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
20. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION DETERMINES AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
23. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
24. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
25. ANY WELL TO REMAIN SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
27. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE MAINTENANCE OF TRAFFIC CIRCULATION FOR THE ADJACENT PROPERTY DURING CONSTRUCTION.
28. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. TWO (2) BUSINESS DAYS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 811 AND ANY OTHER UTILITY COMPANIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT.
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.
2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
   A. SANITARY SEWAGE COLLECTION SYSTEM:
      I. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE.
      II. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
      III. PRESSURE TEST AS REQUIRED BY FDEP
   B. STORM DRAINAGE—(EXFILTRATION TRENCH DEPTH)
      I. EXFILTRATION TRENCH DEPTH
      II. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
   C. DRAINAGE WELL SPECIFIC CAPACITY TEST.
   D. WATER SYSTEM—(PRESSURE TEST AND BACTERIOLOGICAL TEST)
   E. SUBGRADE — SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
   F. LIME ROCK BASE — SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT. (FLAT BOARDING ALSO REQUIRED.)
   G. ASPHALT PAVEMENT
   H. FINAL WALK-THROUGH INSPECTION — IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.
   I. CONCRETE FORMWORK AND ADA SLOPE VERIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
   A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH AND PIPE RUNS TO MEASURE DEPTH AND WIDTH, AS WELL AS DIRECTIONS RESPECTIVELY.
   B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
   C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
   D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
   E. AFTER 2ND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS
   F. INSTALLING CONNECTIONS TO EXISTING WATER AND SEWER MAINS/SERVICES AFTER SECOND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS.
   G. AT SUBSTANTIAL COMPLETION
   H. FINAL INSPECTION
4. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.
5. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS REQUIRED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY REQUIRED REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING APPLICABLE ITEMS:
   A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
   B. ALL DRAINAGE PIPES.
   C. TRENCH DRAINS.
   D. EXFILTRATION FILTER FABRIC
   E. ALL WATER AND SEWER SYSTEM COMPONENTS
   F. ASPHALT PAVEMENT MIX DESIGN
   G. LIMEROCK MATERIAL
   H. CONCRETE MIX FOR PAVEMENT
   I. MATERIAL SUBSTITUTION REQUESTS
   J. EROSION CONTROL MATERIALS
   K. FILL MATERIAL
2. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD PAVING REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.
3. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS AS REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY, DURING CONSTRUCTION.
   B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
   C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION
   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), FDOT AND CITY OF CAPE CORAL.
   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF CAPE CORAL PUBLIC WORKS DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.

VI. PROJECT CLOSE OUT

1. CLEANING UP
   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER AND THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN. UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL ON BRUSH, AND THE PAVED AREAS SHALL BE BROOMED AND PRESSURE CLEANED.
   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
   E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENVIRONMENTAL ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
   B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE EXTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH RAIL AND DISKS.

VII. STORM DRAINAGE

1. GENERAL
   A. CATCH BASIN GRATES AND MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES, AS REQUIRED.
   B. ALL ONSITE STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE CITY OF CAPE CORAL AND FDOT SPECIFICATIONS.
2. ALL EXFILTRATION TRENCH SHALL BE AS PER FDOT STANDARD DETAIL, AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED IN THE DETAILS SHEET. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY UNFAVORABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.
4. ALL DRAINAGE CATCH BASIN FRAMES AND GRATES, AND STORM DRAINAGE MANHOLE RIMS SHALL BE AS MANUFACTURED BY U.S. FOUNDRY OR APPROVED EQUAL.
5. THE TRENCH FILTER FABRIC SHALL BE WOVEN FILTER FABRIC MIRAFI 404 (OR APPROVED EQUIVALENT) AND APPROVED BY THE CITY OF CAPE CORAL. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
6. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HP-PP SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE CITY OF CAPE CORAL. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
7. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD OR, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VIII. PAVING

1. GENERAL
   A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
   B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
   C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
   D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF MIAMI & FDOT STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
   E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MITERAN IS PROPOSED TO BE CONSTRUCTED.
   F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
2. MATERIALS AND INSTALLATION
   A. ALL ON SITE WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH DIVISION 2 OF THE FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

SECTION	TITLE
120	EXCAVATION AND EMBANKMENT
160	STABILIZATION
210	LIMEROCK BASE
300	PRIME AND TACK COATS
522	CONCRETE SIDEWALK SPECIFICATIONS

   B. SUBGRADE FOR DRIVEWAYS AND PARKING AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY PER AASHTO SPECIFICATION T-180-74. THE MINIMUM COMPACTED THICKNESS OF THE STABILIZED SUBGRADE SHALL BE 12".
   C. THE MINIMUM COMPACTED THICKNESS OF THE LIMEROCK BASE SHALL BE 8" AND PLACED IN TWO EQUAL LIFTS. LIMEROCK BASE SHALL BE PRIMED AND COMPACTED TO 98% PER A.A.S.H.T.O. T-180-74.
3. TESTING
   A. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE CITY OF CAPE CORAL INSPECTOR OR THE GEOTECHNICAL ENGINEER.

IX. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS
   A. INSTALLATION: ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001, WHERE SHOWN ON THE PLANS.
   B. MATERIALS:
      1. WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FOLLOWING. CONTRACTOR TO APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7½ MILS DRY FILM THICKNESS PER COAT WITH MINIMUM OF 20 DAYS BETWEEN APPLICATIONS. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS
      2. ALL PAVEMENT SYMBOLS AND MARKINGS TO BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STRIPING. WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
   C. PROTECTION:
      1. THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
2. TRAFFIC SIGNS
   A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE M.U.T.C.D. (LATEST EDITION) IN LOCATIONS SHOWN ON PLANS.
   B. MATERIALS: FOLLOW SECTION NO. 700 HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

X. STANDARD DETAILS

1. ALL CONSTRUCTION OF THE PROPOSED PAVING, GRADING AND DRAINAGE SYSTEM SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF CAPE CORAL PUBLIC WORKS SPECIFICATIONS AND STANDARD DETAILS.

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2701-2708 GRIFFIN ROAD
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CITY OF DANIA BEACH · BROWARD, FLORIDA

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Date	02/05/2026
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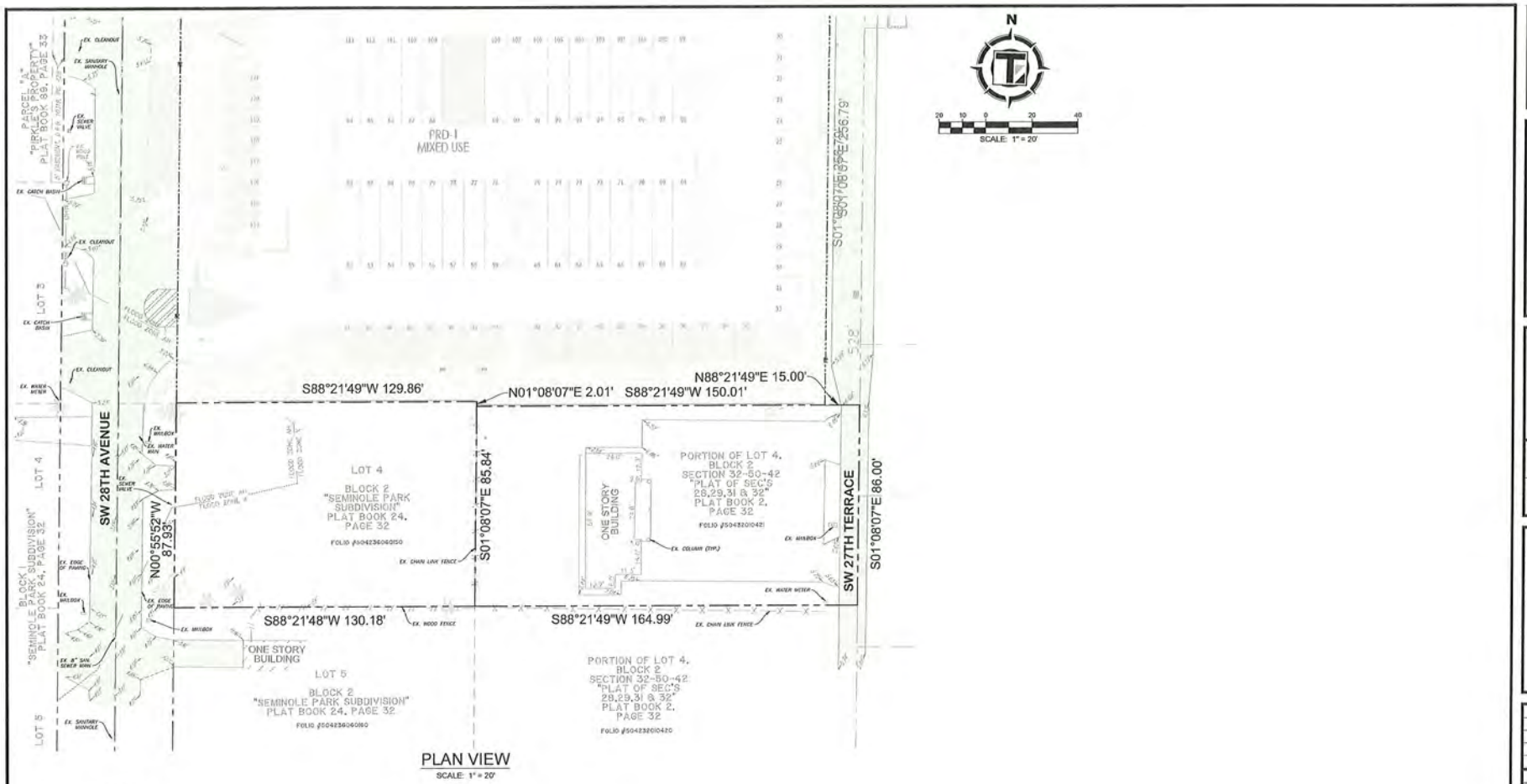
Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.25.25
3	STAFF COMMENTS	08.01.25

GENERAL NOTES

Sheet Number: C102

Sheet 2 of 28



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

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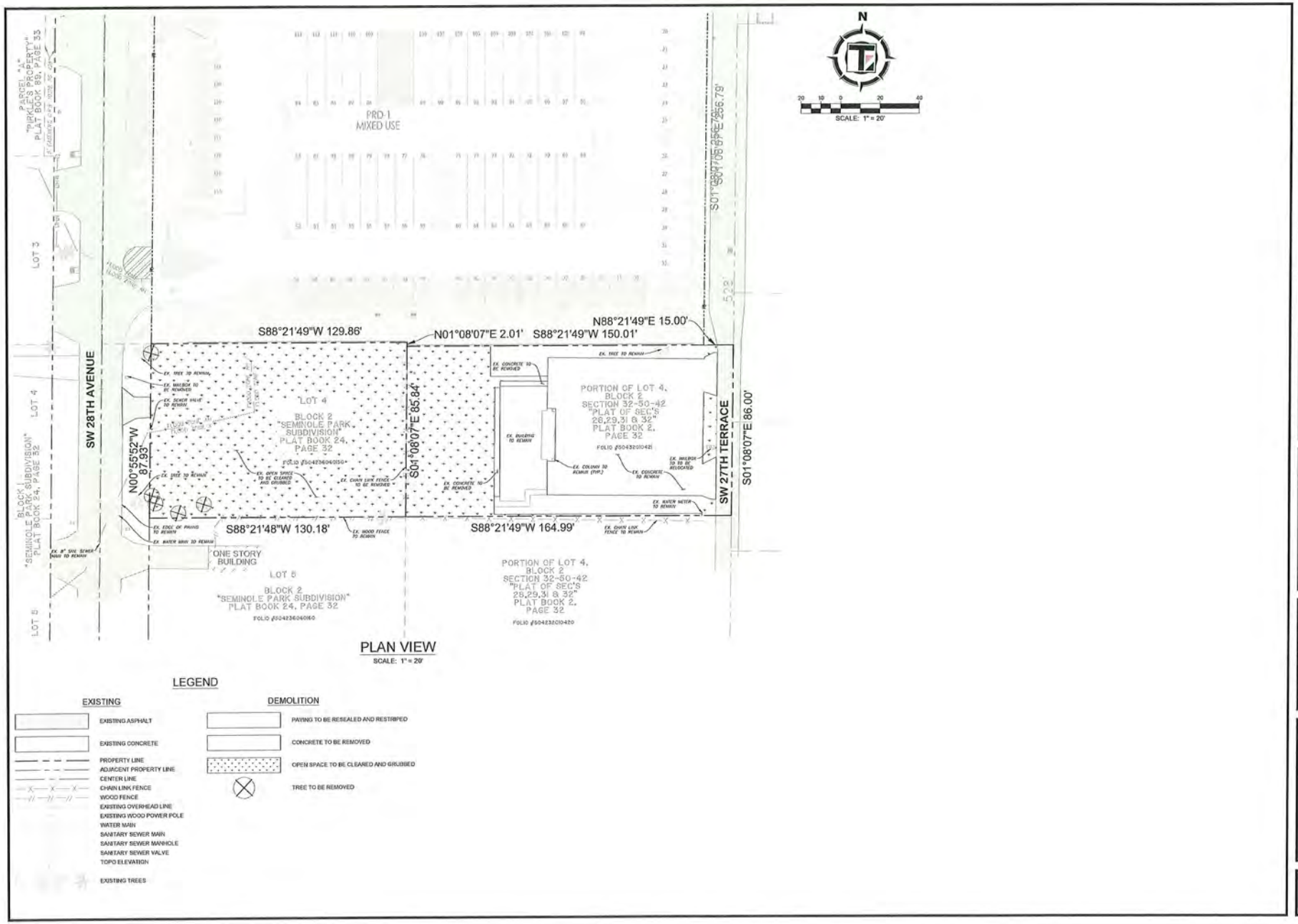
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Revisions

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2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

EXISTING CONDITIONS PLAN

Sheet Number:
C103
Sheet 3 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

DEMOLITION

- PAVING TO BE RESEALED AND RESTRIPED
- CONCRETE TO BE REMOVED
- OPEN SPACE TO BE CLEARED AND GRUBBED
- TREE TO BE REMOVED

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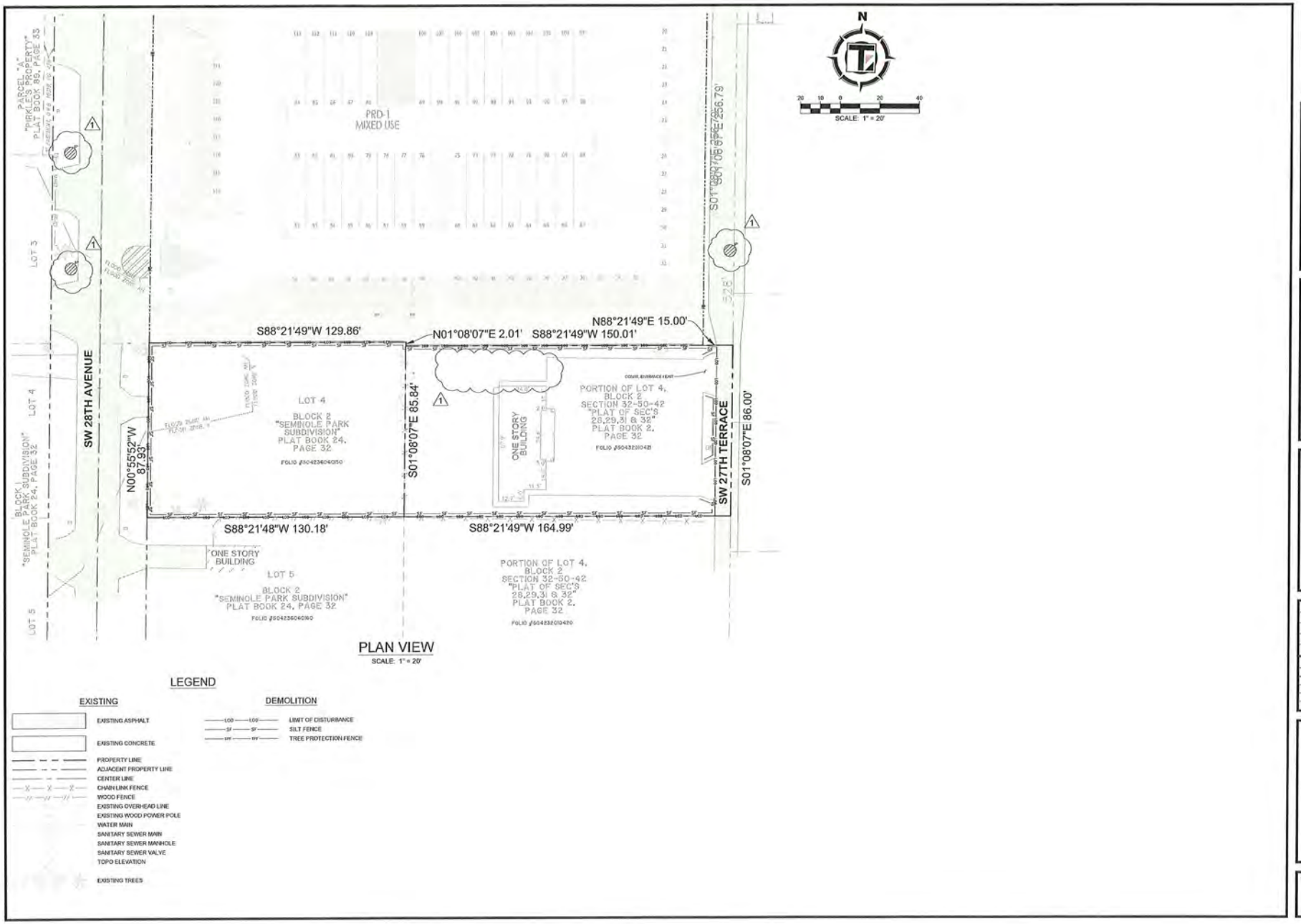
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No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	09.17.25

DEMOLITION PLAN

Sheet Number:
C104
Sheet 4 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

DEMOLITION

- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE
- TPF — TREE PROTECTION FENCE

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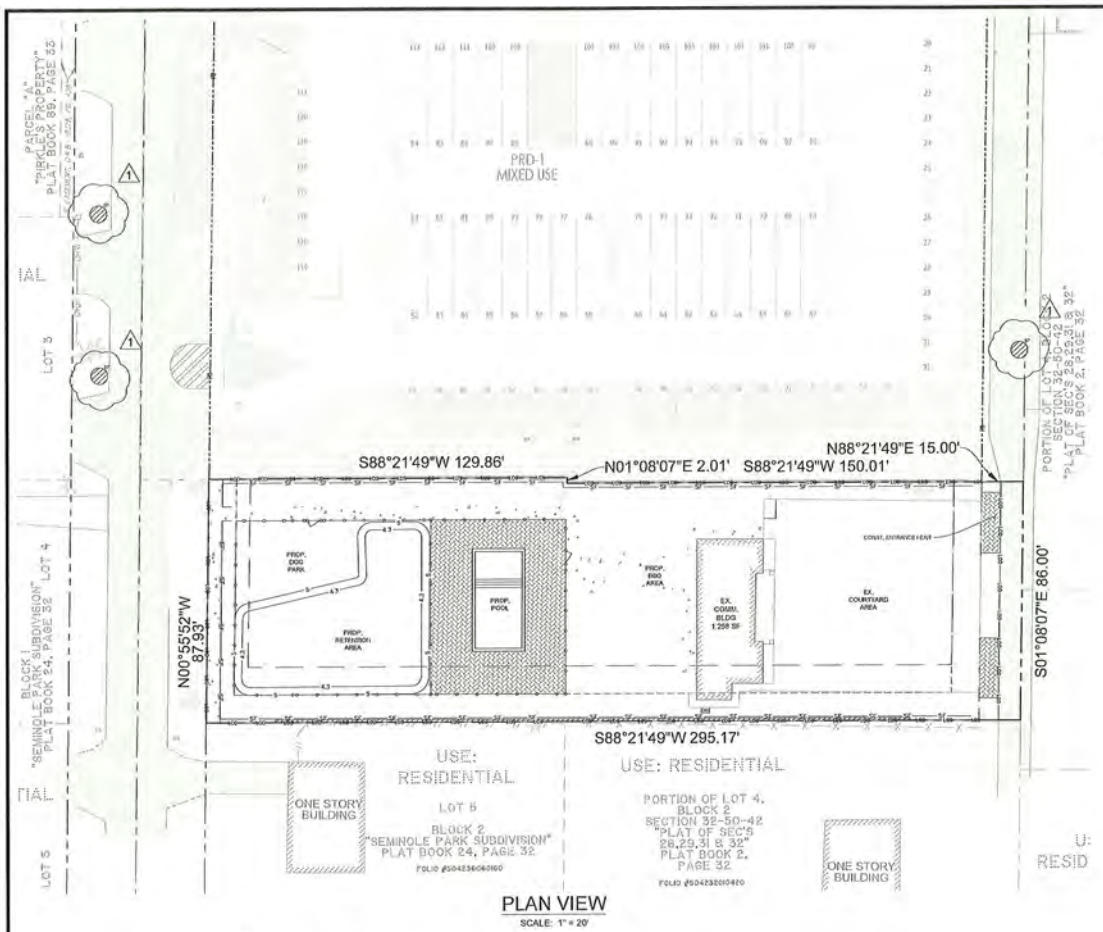
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Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	09.17.25

STORM WATER POLLUTION & PROTECTION PLAN- EXIST. CONDITIONS

Sheet Number:
C105
Sheet 5 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

PROPOSED

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED CHAIN LINK FENCE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

DEMOLITION

- LOD — LOD — LIMIT OF DISTURBANCE
- SF — SF — SILT FENCE
- TPF — TPF — TREE PROTECTION FENCE

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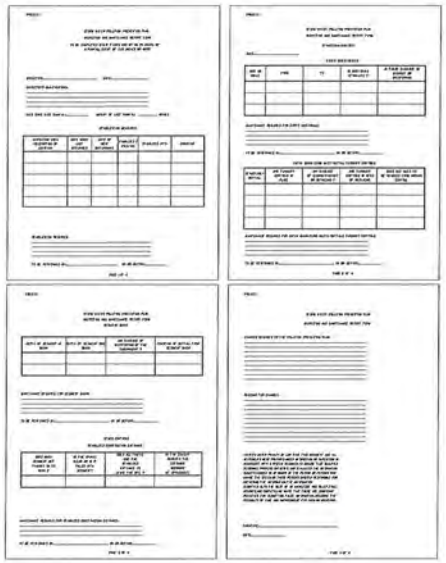
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3	STAFF COMMENTS	06.17.25

STORM WATER POLLUTION & PROTECTION PLAN-PROP. CONDITIONS

Sheet Number:
C106
Sheet 6 of 20

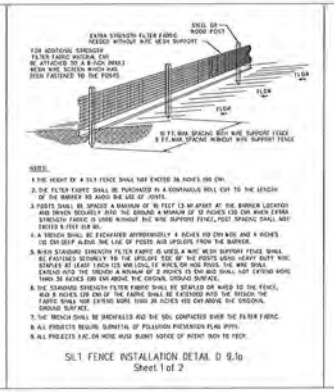


NOTE TO CONTRACTOR:

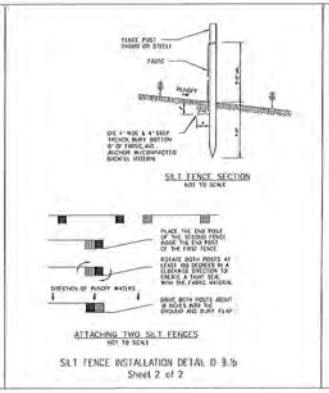
THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRE. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SETS AND DUPLICATED AS NEEDED BY THE CONTRACTOR



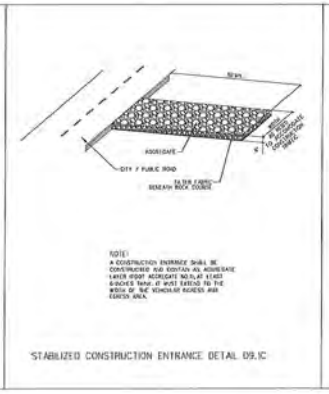
EROSION CONTROL NOTES DETAIL 09.1



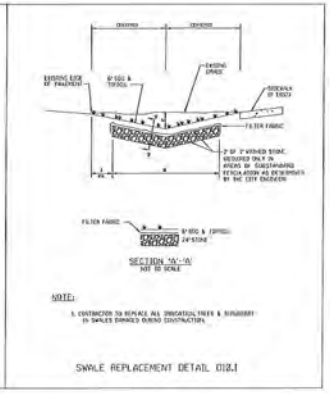
SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2



SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



STABILIZED CONSTRUCTION ENTRANCE DETAIL 09.1C



SWALE REPLACEMENT DETAIL 012.1

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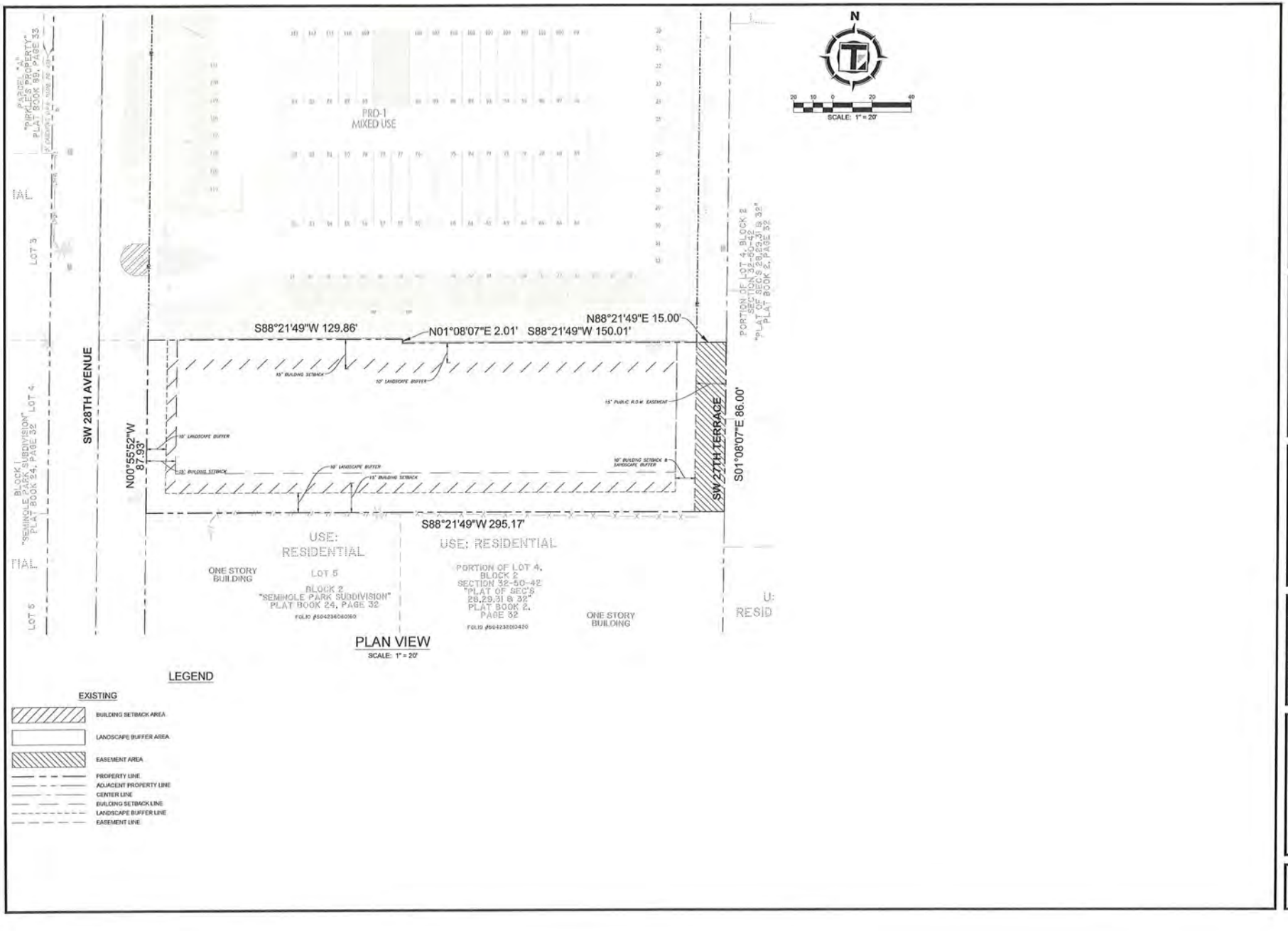
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3	STAFF COMMENTS	08.17.25

STORM WATER POLLUTION AND PROTECTION NOTES & DETAILS

Sheet Number:
C107
Sheet 7 of 20



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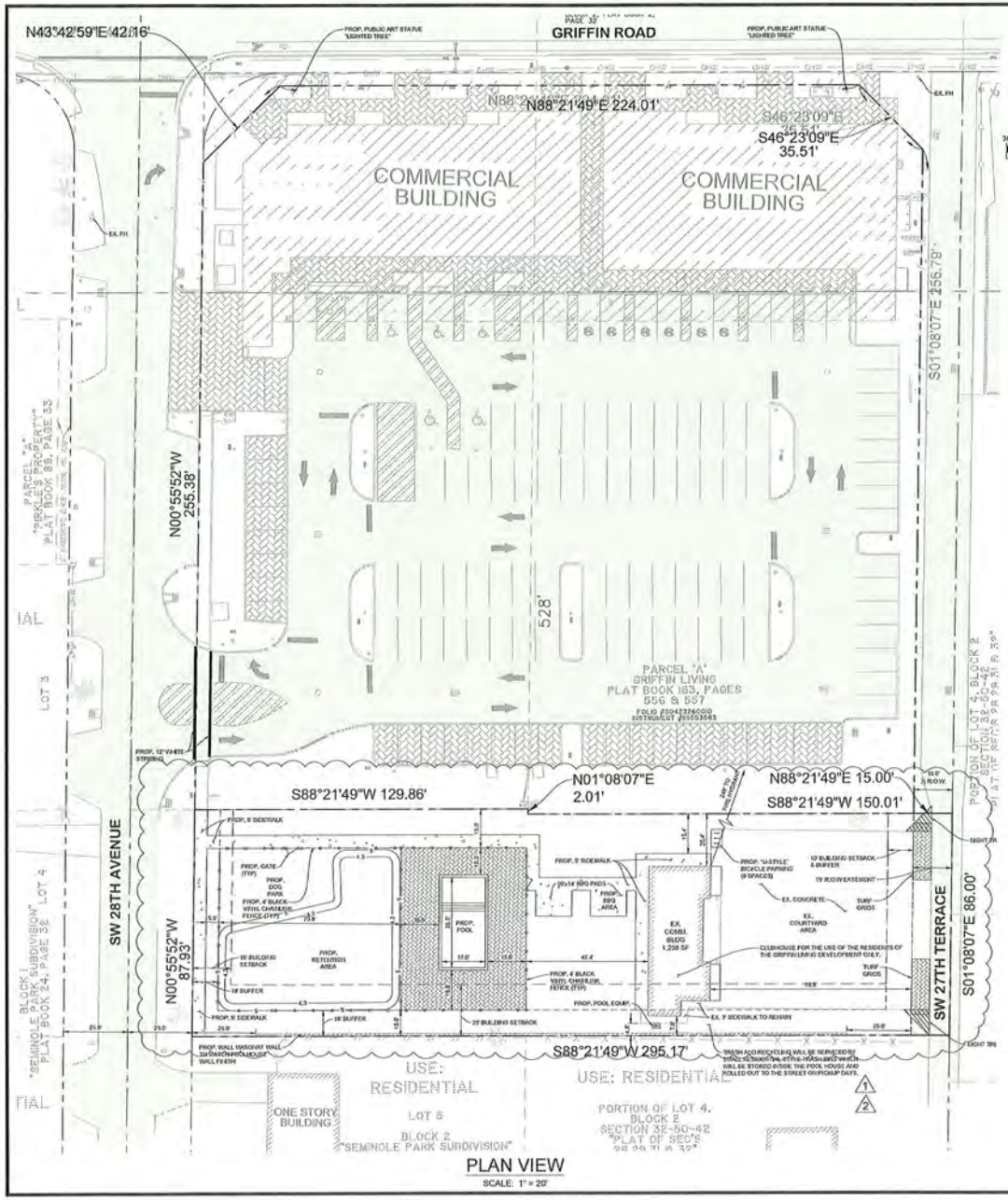
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No.	Description	Date
1	STAFF COMMENTS	11.07.25
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3	STAFF COMMENTS	06.11.25

SETBACKS, BUFFERS AND EASEMENTS PLAN

Sheet Number:
C108
Sheet 8 of 26



PLAN VIEW
SCALE: 1" = 20'

N

30 15 0 30 60
SCALE: 1" = 30'

SITE DEVELOPMENT DATA TABLE			
NO.	GENERAL	EXISTING	PROPOSED
1.	SITE IDENTIFICATION	STRAP 504232060150 & 504232019421	STRAP 504232060150 & 504232019421
2.	STREET ADDRESS	2730 & 2750 GRIFFIN ROAD	2730 & 2750 GRIFFIN ROAD
3.	JURISDICTION	CITY OF DANIA BEACH	CITY OF DANIA BEACH
4.	ZONING	RD-8000 & RS-6000 - RESIDENTIAL	PRD-1
5.	OVERLAY DISTRICT	NA	NA
6.	ADJACENT ZONING		
6a.	NORTH	PRD-1	PRD-1
6b.	SOUTH	RD-8000 & RS-6000	RD-8000 & RS-6000
6c.	EAST	RS-6000	RS-6000
6d.	WEST	RD-8000	RD-8000
7.	FUTURE LAND USE	MIXED-USE (MULTI-FAMILY RES./RETAIL)	MIXED-USE (MULTI-FAMILY RES./RETAIL)
8.	DEVELOPMENT TYPE	RESIDENTIAL	MIXED-USE
9.	FLOOD ZONE		
9a.	FEMA	ZONE AH/X (BFE 5.0 NAVD)	ZONE AH/X (BFE 5.0 NAVD)
9b.	CITY	ZONE AH/X (BFE 5.0 NAVD)	ZONE AH/X (BFE 5.0 NAVD)
10.	FINISHED FLOOR ELEVATION	7.5	7.5
11	SURVEY DATUM	NAVD 88	NAVD 88

NO.	AREA CALCULATIONS	EXISTING	% OF SITE**	PROPOSED	% OF SITE**
12.	GROSS PROPERTY AREA	109,839 SF (2.52 AC)	-	109,839 SF (2.52 AC)	-
13.	R.O.W. DED./EASEMENT AREA	0 SF (0.00 AC)	-	6,455 SF (0.15 AC)	-
14.	NET PROPERTY AREA	109,839 SF (2.52 AC)	-	103,383 SF (2.37 AC)	-
15.	PROJECT SITE AREA**	-	-	25,626 SF (0.59 AC)	100%
18.	BUILDING GROUND FLOOR AREA	15,302 SF (0.35 AC)	-	15,302 SF (0.35 AC)	5%
19.	FLOOR AREA RATIO	N/A	-	0.05	-
20.	IMPERVIOUS AREA				
20a.	PAVEMENT AREA	44,160 SF (1.01 AC)	-	44,160 SF (1.01 AC)	-
20b.	POOL AND POOL DECK	0 SF (0.00 AC)		3,085 SF (0.07 AC)	
20c.	SIDEWALK AREA	8,108 SF (0.19 AC)	-	10,599 SF (0.24 AC)	-
20d.	ROOF AREA	15,302 SF (0.35 AC)	-	15,302 SF (0.35 AC)	-
20e.	TOTAL IMPERVIOUS AREA	67,570 SF (1.55 AC)	65%	73,146 SF (1.68 AC)	71%
22.	PERVIOUS AREA				
22a.	OPEN SPACE/GREEN SPACE	30,768 SF (0.71 AC)	-	25,222 SF (0.57 AC)	-
22b.	PERVIOUS PAVERS	5,015 SF (0.12 AC)	-	5,015 SF (0.12 AC)	-
22c.	TOTAL PERVIOUS AREA	35,813 SF (0.66 AC)	35%	30,237 SF (0.69 AC)	29%

24.	AVG BUILDING LENGTH	-	N/A
25.	MAX BUILDING HEIGHT	-	N/A
26.	CONSTRUCTION TYPE	-	N/A
27.	BUILDING SETBACKS		
27a.	FRONT (NORTH)	N/A	N/A
27b.	SIDE INTERIOR (EAST)	10 FT	10.1 FT
27c.	SIDE INTERIOR (WEST)	15 FT	15.6 FT
27d.	REAR (SOUTH)	20 FT	7.5 FT (EX. NONCONFORMING)
28.	BUILDING SPACING	-	-

NO.	LANDSCAPING	REQUIRED	PROPOSED
29a.	NORTH	10 FT	10 FT
29b.	SOUTH	10 FT	10 FT
29c.	EAST	10 FT	10 FT
29d.	WEST	10 FT	10 FT

NO.	PARKING DIMENSIONS	8.5 FT X 18 FT	9 FT X 18 FT
32.	PARKING SPACES		
32a.	ON-SITE SPACES	N/A	N/A
32b.	ADA SPACES	N/A	N/A
32c.	OFF-SITE SPACES	N/A	N/A
32d.	GARAGE SPACES	N/A	N/A
32e.	TOTAL SPACES	N/A	N/A
34.	MAXIMUM SPACES PER ROW	-	-
35.	LOADING ZONE		
35a.	SIZE	N/A	N/A
35b.	NUMBER	N/A	N/A

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2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

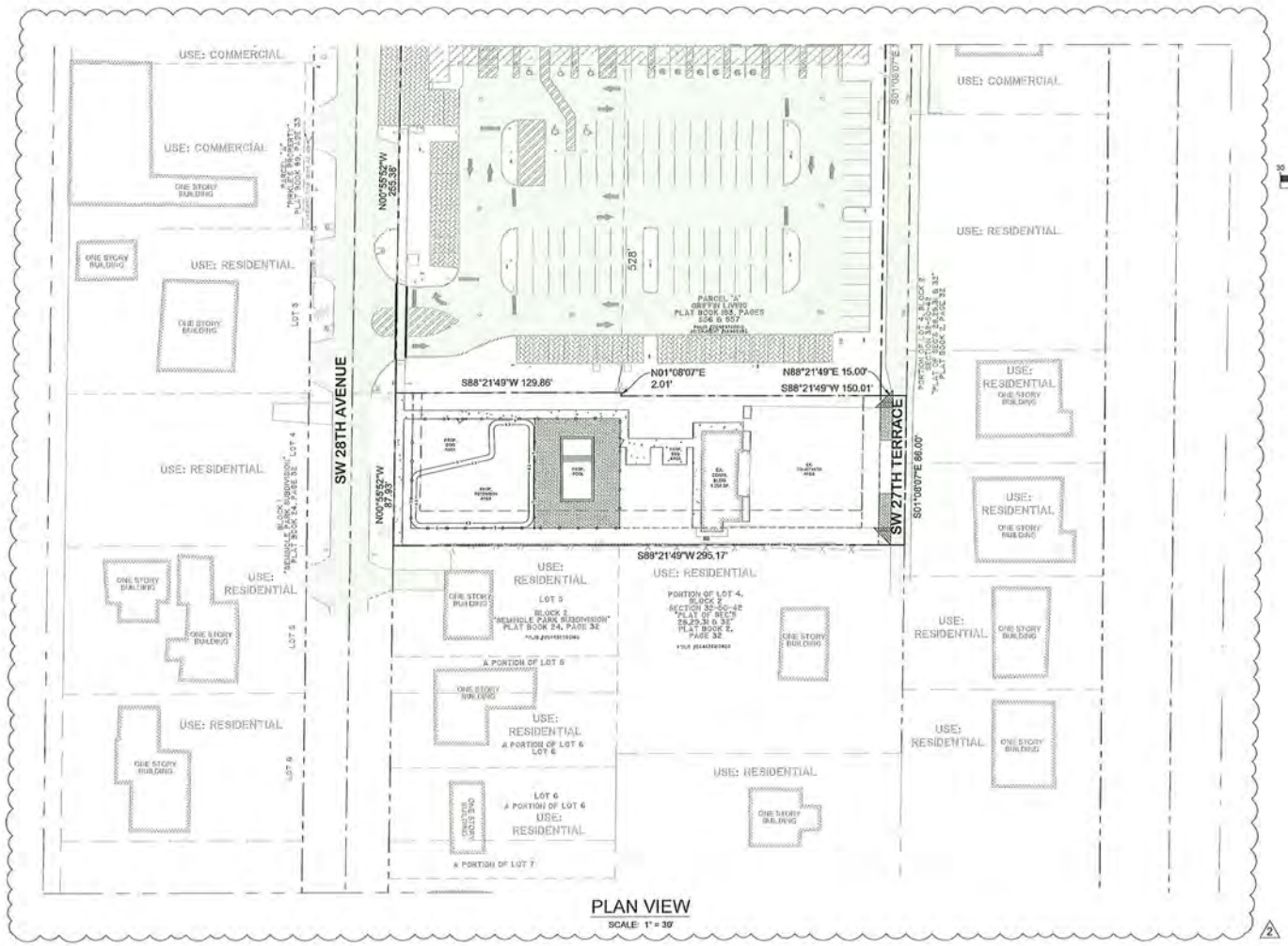
Project No.	24-011
Date	02/05/2026
Scale	As Shown
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Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	01.29.26
3	STAFF COMMENTS	05.17.26

CIVIL SITE PLAN

Sheet Number: C109
Sheet 9 of 20



PLAN VIEW
SCALE: 1" = 30'

2

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GRIFFIN LIVING
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CITY OF DANIA BEACH BROWARD, FLORIDA

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Revisions

No.	Description	Date
1	STAFF COMMENTS	11.02.22
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

LARGE SCALE SITE PLAN

Sheet Number
C109.1
Sheet 10 of 20

PAVEMENT SPECIFICATIONS:

PAVEMENT:
SURFACE: 2" A.C.S.C. S-3 (TWO (2) 1" LIFTS)
(3⅛" PAVERS, H20 RATED, IN LAKE PATHWAY)

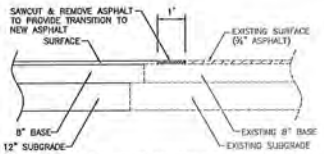
BASE: 8" SHELLROCK OR 6" LIMEROCK COMPACTED TO 98% PER A.A.S.H.T.O. T-180

SUBGRADE: 12" COMPACTED GRANULAR MATERIAL COMPACTED TO 98% PER A.A.S.H.T.O. T-180.

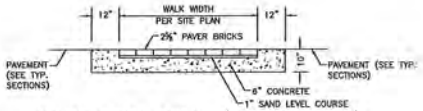
BRICK PAVERS:
SURFACE – 3⅛" PAVERS W/ 1" COARSE SAND BEDDING.

BASE – 8" BASEROCK, COMPACT TO 98% PER A.A.S.H.T.O. T-180.

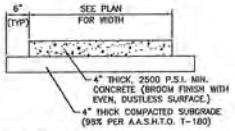
SUBGRADE – 12" STABILIZED SUBGRADE, COMPACT TO 98% PER A.A.S.H.T.O. T-180.



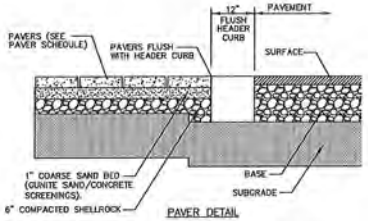
ASPHALT CONNECTION DETAIL
SEE SPECIFICATIONS-RESIDENTIAL LOCAL STREETS (50' R/W) FOR ADDITIONAL DETAILS



PAVER BRICK DETAIL (TRAFFIC AREAS)
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE

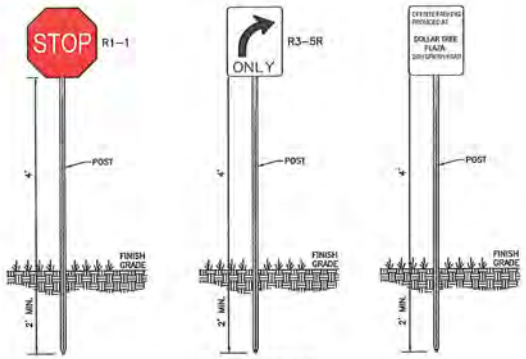


PAVER DETAIL

INTERLOCKING CONCRETE PAVER NOTES:

1. THE PAVERS TO BE PLACED ON A 1" LAYER OF COURSE SAND (GUNITE SAND/ CONCRETE SCREENINGS). THIS SAND MUST CONFORM TO A.S.T.M. C 33; MASON SAND IS UNACCEPTABLE.
2. INSTALL PAVER UNITS WITH JOINTS APPROXIMATELY 1/16 INCHES.
3. WHERE REQUIRED, CUT PAVING STONES WITH AN APPROVED CUTTER TO FIT ACCURATELY, NEATLY AND WITHOUT DAMAGED EDGES.
4. FILL VOIDS IN JOINTS BY SWEEPING IN DRY MASONRY SAND.
5. TAMP PAVING STONES WITH MECHANICAL VIBRATOR UNIFORMLY LEVEL, TRUE TO GRADE AND FREE OF MOVEMENT.
6. HANDICAP PARKING SPACES AND AISLES TO RECEIVE FLAT/SMOOTH PAVER (NOT TUMBLED EDGE) PROVIDING A SMOOTH A.D.A. SURFACE. STRIPING TO BE REFLECTIVE BLUE BRICK PAVERS.
7. ALL PARKING LOT STRIPING AND STOP BARS TO BE WITH REFLECTIVE WHITE BRICK PAVERS.
8. VEHICLE USE AREAS TO HAVE 3-1/8" PAVERS AND PEDESTRIAN AREAS TO HAVE 2-3/8" PAVERS.

TYPICAL INTERLOCKING CONCRETE PAVERS
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE

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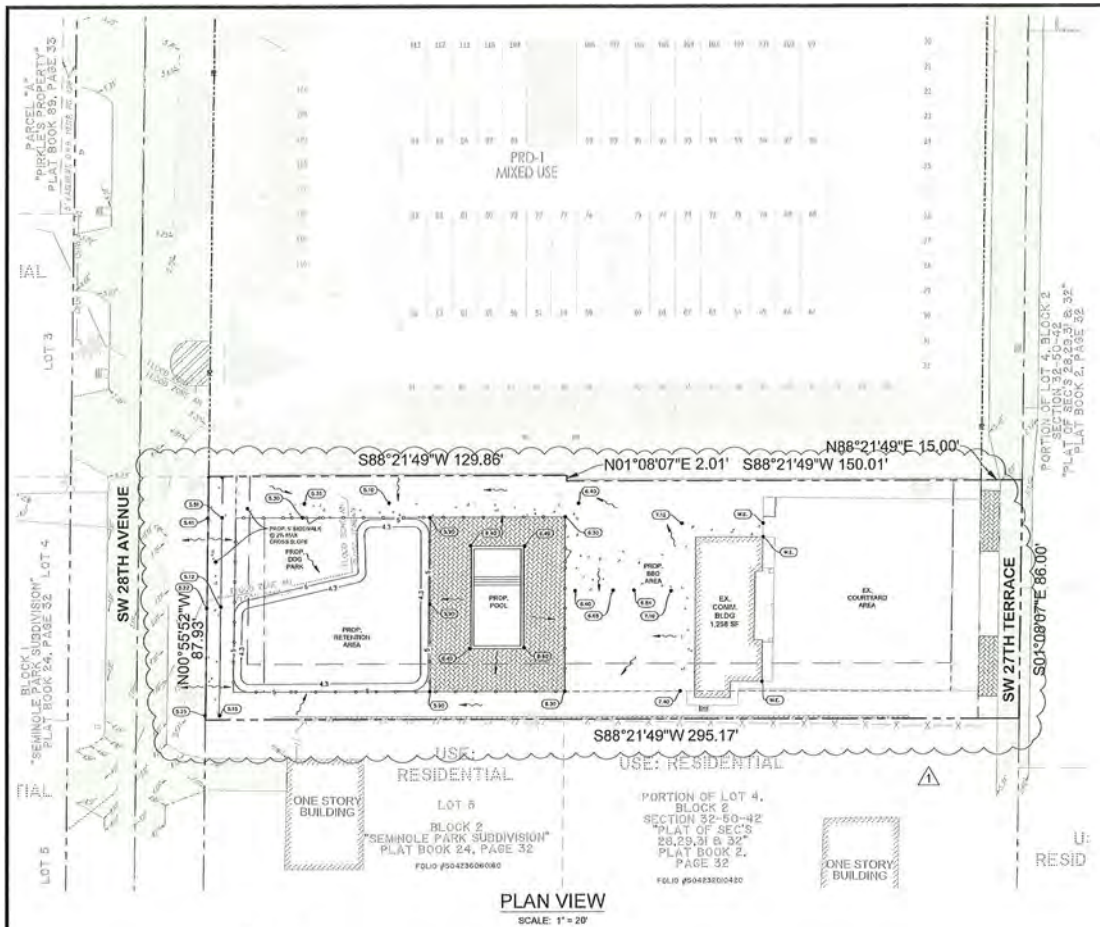
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Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.28.25
3	STAFF COMMENTS	06.12.25

CIVIL SITE PLAN NOTES & DETAILS

Sheet Number:
C110
Sheet 11 of 20



PLAN VIEW

SCALE: 1" = 20'

LEGEND

EXISTING		PROPOSED	
	EXISTING ASPHALT		PROPOSED CONCRETE
	EXISTING CONCRETE		PROPOSED PAVERS
	PROPERTY LINE		PROPOSED CHAIN LINK FENCE
	ADJACENT PROPERTY LINE		LANDSCAPE BUFFER LINE
	CENTER LINE		BUILDING SETBACK LINE
X X X	CHAIN LINK FENCE		PROPOSED EASEMENT LINE
	WOOD FENCE		
	EXISTING OVERHEAD LINE		
	EXISTING WOOD POWER POLE		
	WATER MAIN		
	SANITARY SEWER MAIN		
	SANITARY SEWER MANHOLE		
	SANITARY SEWER VALVE		
	TOPO ELEVATION		
	EXISTING TREES		

GRADING	
5.50	PROPOSED TOPO ELEVATION
5.52	MATCH EXISTING ELEVATION
	DRAINAGE FLOW ARROW

DATUM NOTE:

1. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM.

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Date	02/05/2026
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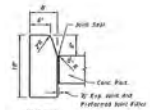
Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

PAVING AND GRADING PLAN

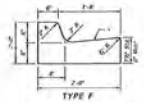
Sheet Number: C111

Sheet 12 of 20

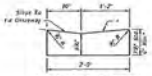


Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curb and concrete pavement only, see Sheet 2

TYPE "D" CURB
NOT TO SCALE

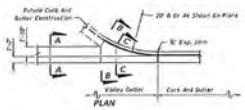


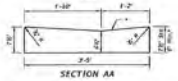
TYPE "F" CURB
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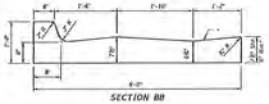


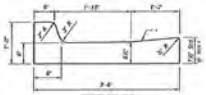
Note: To be paid for as perm curb.

DROP CURB
NOT TO SCALE









VALLEY GUTTER

* Blue used on high side of roadways, the curves shape of the gutter shall match the base slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter are concrete pavement only, see Sheet 2.

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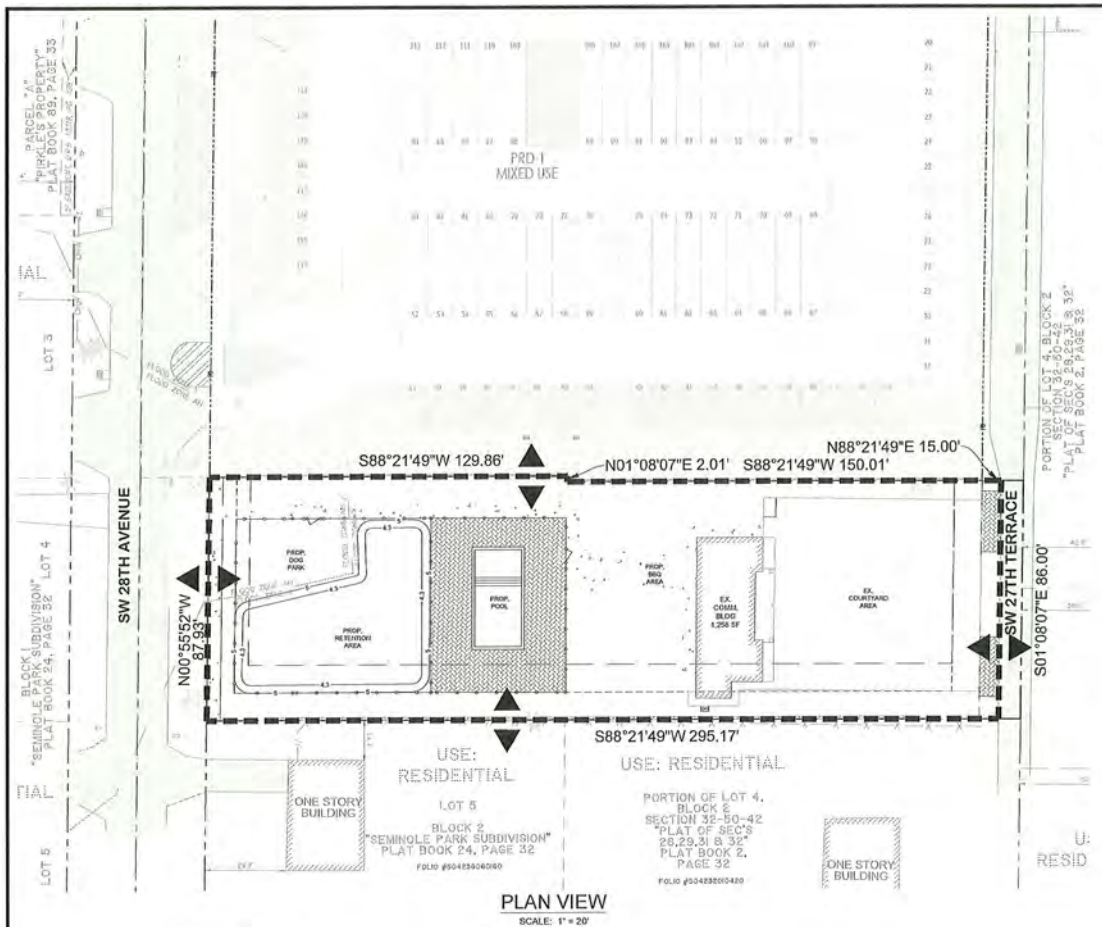
Project No.	24-011
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Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.28.23
3	STAFF COMMENTS	06.17.25

PAVING AND GRADING DETAILS

Sheet Number:
C112
Sheet 13 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING

- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- EXISTING OVERHEAD LINE
- EXISTING WOOD POWER POLE
- WATER MAIN
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TOPO ELEVATION
- EXISTING TREES

PROPOSED

- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED CHAIN LINK FENCE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE

DRAINAGE

- DRAINAGE DIVIDE LINE

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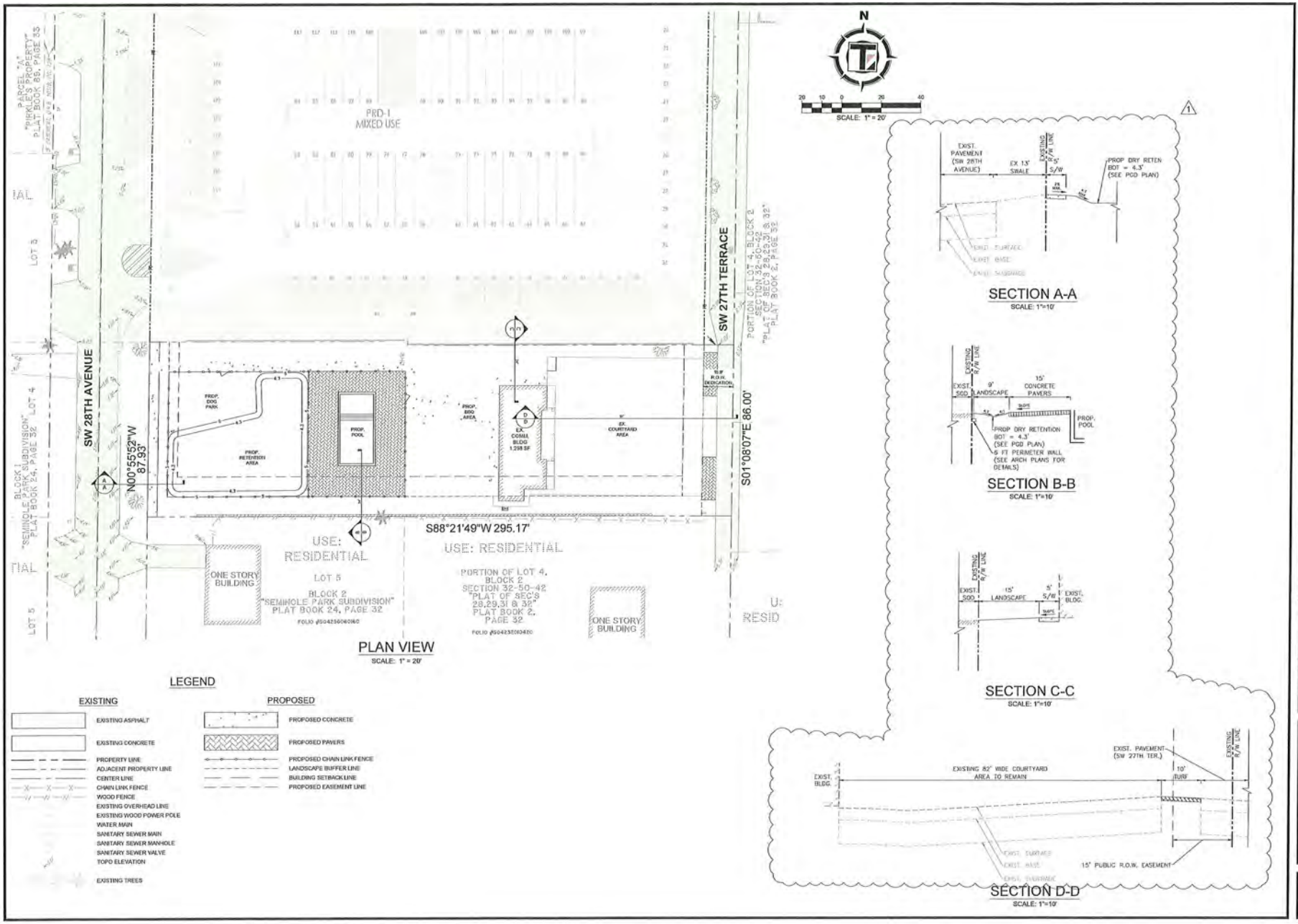
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
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Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.22
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	08.17.25

DRAINAGE PLAN

Sheet Number:
C113
Sheet 14 of 20



LEGEND

EXISTING	PROPOSED
EXISTING ASPHALT	PROPOSED CONCRETE
EXISTING CONCRETE	PROPOSED PAVERS
PROPERTY LINE	PROPOSED CHAIN LINK FENCE
ADJACENT PROPERTY LINE	LANDSCAPE BUFFER LINE
CENTER LINE	BUILDING SETBACK LINE
CHAIN LINK FENCE	PROPOSED EASEMENT LINE
WOOD FENCE	
EXISTING OVERHEAD LINE	
EXISTING WOOD POWER POLE	
WATER MAIN	
SANITARY SEWER MAIN	
SANITARY SEWER MANHOLE	
SANITARY SEWER VALVE	
TOPO ELEVATION	
EXISTING TREES	

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GRIFFIN LIVING

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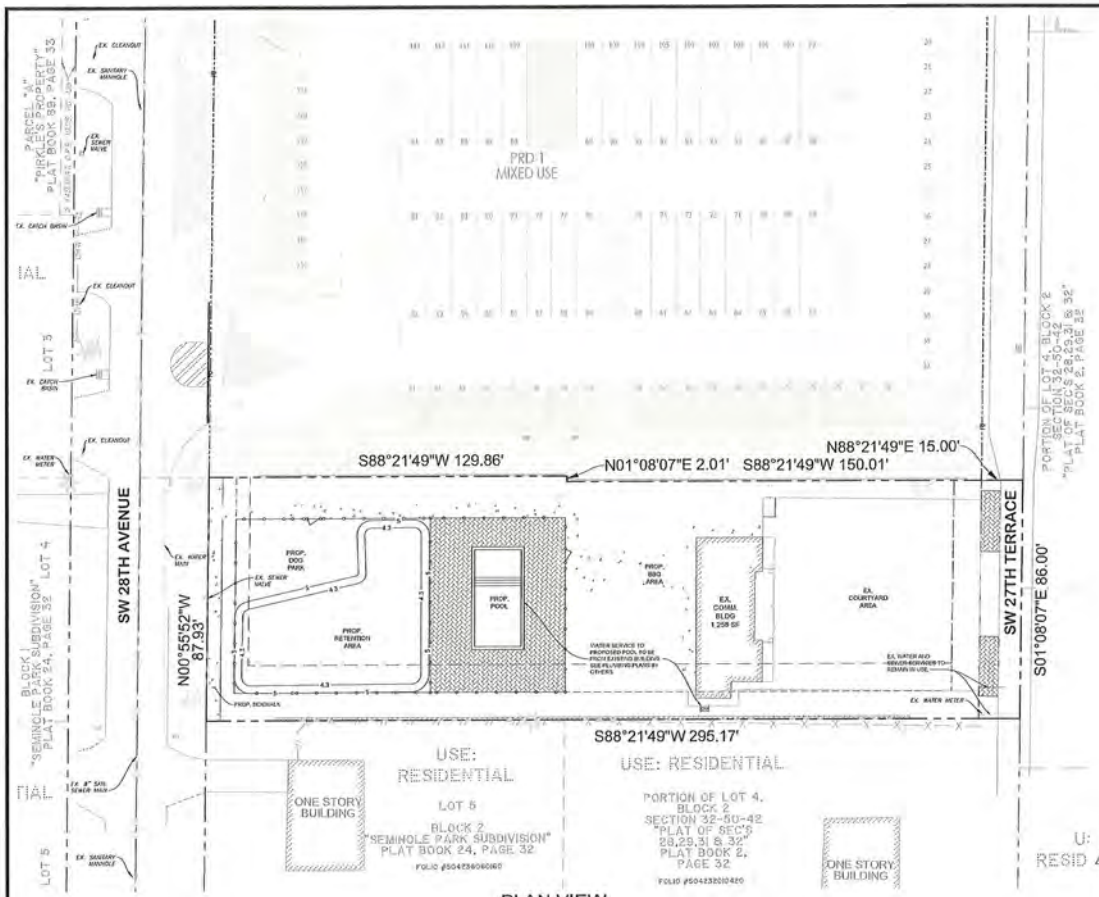
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

SITE CROSS SECTIONS

Sheet Number:
C114
Sheet 15 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING	PROPOSED
EXISTING CONCRETE	PROPOSED CONCRETE
PROPERTY LINE	PROPOSED PAVERS
ADJACENT PROPERTY LINE	PROPOSED CHAIN LINK FENCE
CENTER LINE	LANDSCAPE BUFFER LINE
CHAIN LINK FENCE	BUILDING SETBACK LINE
WOOD FENCE	PROPOSED EASEMENT LINE
EXISTING OVERHEAD LINE	
EXISTING WOOD POWER POLE	
WATER MAIN	
SANITARY SEWER MAIN	
SANITARY SEWER MANHOLE	
SANITARY SEWER VALVE	
TOPO ELEVATION	
EXISTING TREES	

U:
RESID 1 2

WATER AND WASTEWATER CALCULATIONS

EXISTING USE:

PER F.A.C. TABLE I:

RESIDENTIAL 3 BEDROOM WITH 1,251 SF

RATE = 300 GPD

TOTAL WATER DEMAND = 300 GPD

TOTAL WASTEWATER = 300 GPD X 0.90 = 270 GPD

PROPOSED USE:

PER F.A.C. TABLE I:

SWIMMING AND BATHING FACILITIES:

RATE = 10 GPD PER PERSON
MAX PEOPLE = 30

TOTAL WATER DEMAND = 10 GPD x 30 PEOPLE = 300 GPD

TOTAL WASTEWATER = 300 GPD X 0.90 = 270 GPD

2

SOLID WASTE CALCULATIONS

PROPOSED USE:

PER PALM BEACH COUNTY SOLID WASTE STUDY:

USE CODE 6900 CLUBHOUSE

ANNUAL RATE = 0.03 CY PER SF

1,251 SF X 0.03 CY = 38 CY ANNUALLY OR 3.2 CY MONTHLY

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JUSTIN THOMPSON
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NO. 84565
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PROFESSIONAL ENGINEER

Date: 02/05/2026

This item has been digitally signed and sealed by Justin Thompson, 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.

GRIFFIN LIVING
2720 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UC5
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

UTILITY PLAN

Sheet Number:
C115
Sheet 16 of 20

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0750
FAX: 954-831-3925

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
WATER MAIN	Adjacent 3 ft. min.	12 inches preferred 6 inches min	3 ft. preferred 3 ft. minimum
SEWER FORCE MAIN, RECLAIMED WATER (2)	Adjacent 3 ft. minimum	12 inches preferred 6 inches min	3 ft. preferred 3 ft. minimum
VACUUM SANITARY SEWER	Adjacent 3 ft. minimum	12 inches preferred 6 inches min	3 ft. preferred 3 ft. minimum
GRAVITY SANITARY SEWER (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	Adjacent 3 ft. minimum	12 inches preferred 6 inches min	3 ft. preferred 3 ft. minimum
ON-SITE SEWAGE TREATMENT DISPOSAL SYSTEM	—	—	10 ft. minimum

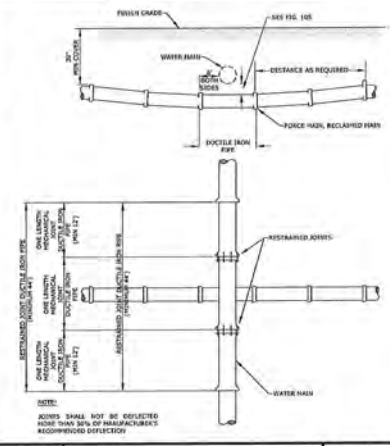
(1) WATER MAIN SHALL CROSS ABOVE OTHER PIPE, UNLESS WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SEWER.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE 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.

REVISED	WATER MAIN SEPARATION	FIGURE 105
7/7/2021		

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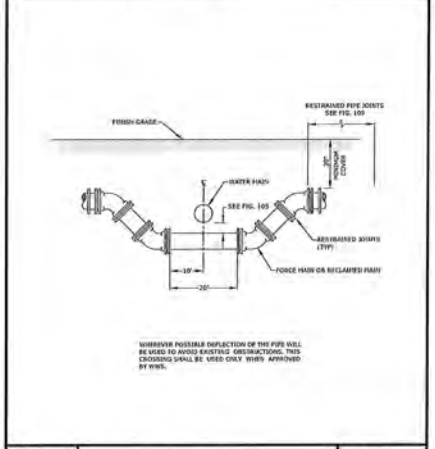


REVISED	STANDARD UTILITY CROSSING	FIGURE 106
7/7/2021		

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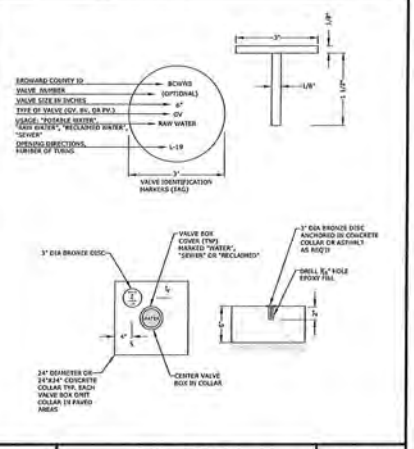


REVISED	SPECIAL UTILITY CROSSING	FIGURE 107
7/7/2021		

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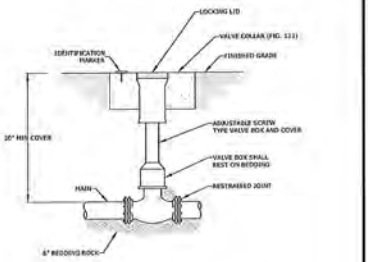


REVISED	VALVE COLLAR AND IDENTIFICATION MARKER	FIGURE 121
7/7/2021		

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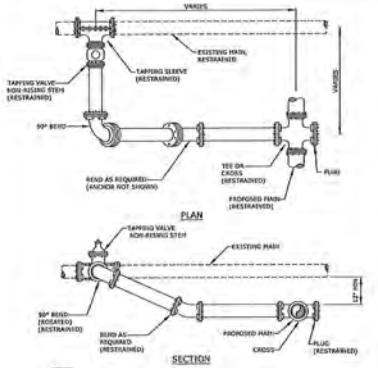
1. WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE REFLECTIVE RAISED PAVEMENT MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.
2. OPERATOR EXTENSION SHAFT SHALL BE PROVIDED WHEN OPERATING NUT IS MORE THAN 24" BELOW TOP OF VALVE BOX.
3. PVC PIPE OR DUCTILE IRON PIPE IS NOT ACCEPTABLE FOR VALVE BOX SIZES.

REVISED	VALVE BOX DETAIL	FIGURE 123
7/7/2021		

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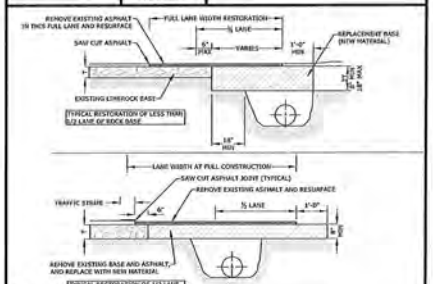
NOTES:
1. ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.
2. 90° CONNECTION IS PRIDE TO FDEP CLEARANCE THEN A SECOND VALVE WITH VENT IS REQUIRED.

REVISED	TYPICAL CONNECTION TO EXISTING MAIN	FIGURE 131
7/7/2021		

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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 SEALED 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 1½ INCH.
7. TRAFFIC STRIPES SHALL NOT BE PLACED DIRECTLY ON TOP OF THE JOINT
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

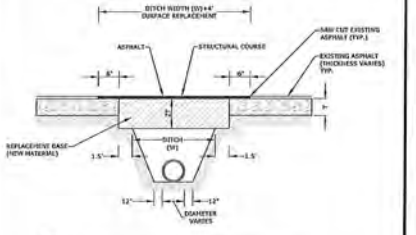
T = EXISTING LIMEROCK BASE THICKNESS.

REVISED	RESTORATION OF ROADWAY CUT FOR PARALLEL UTILITY INSTALLATION	FIGURE 182
7/7/2021		

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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.

REVISED	RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION	FIGURE 183
7/7/2021		

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CITY OF DANIA BEACH BROWARD, FLORIDA

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Revisions

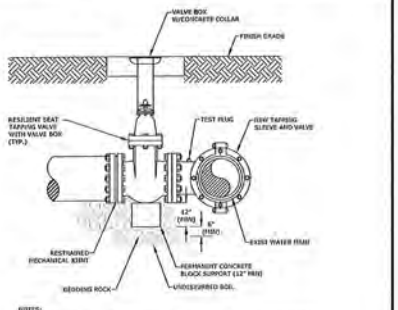
No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

UTILITY NOTES & DETAILS I

Sheet Number:
C116
Sheet 17 of 20

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



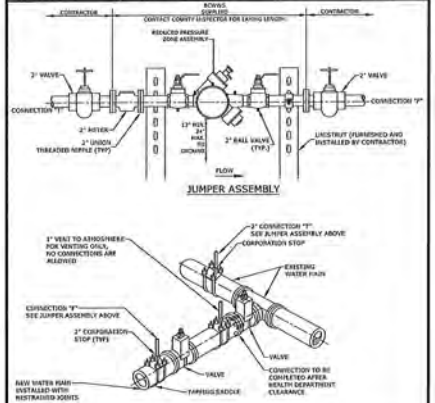
NOTES:

1. REFER TO BCWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS FOR MINIMUM REQUIREMENTS AND PRE-APPROVED MANUFACTURERS.
2. HOLE SHALL BE CLEANED BEFORE ATTACHING SLEEVE
3. SLEEVE AND VALVE SHALL BE PRESSURE TESTED BEFORE MAKING TAP. PRESSURE TEST AND TAP SHALL BE MADE IN PRESENCE OF AN AUTHORIZED COUNTY REPRESENTATIVE.
4. TAP SHALL BE MADE NO CLOSER THAN 18" FROM THE NEAREST JOINT.
5. CONCRETE BLOCK SHALL COMPLETELY SUPPORT TAPPING VALVE.
6. RESTRAINT JOINT REQUIREMENTS SHALL BE IN ACCORDANCE WITH WWS MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

REVISED	TAPPING SLEEVE AND VALVE INSTALLATION	FIGURE
7/7/2021		196

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

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 205B FOR ADDITIONAL REQUIREMENTS.

REVISED	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE
7/7/2021		205A

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

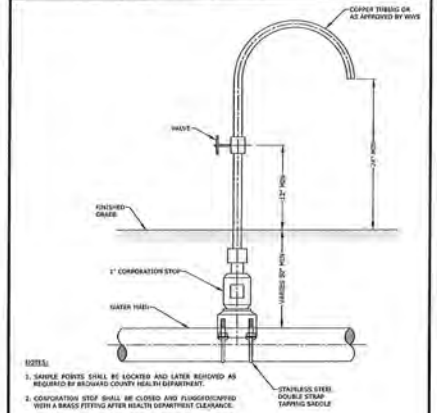
STANDARD DETAIL

1. A FILLING AND FLUSHING JUMPER ASSEMBLY CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE BCWWS WATER MAINS AND NEW WATER MAINS. THE PROCEDURES ARE APPLICABLE WHEN CONNECTING TO AN EXISTING BCWWS WATER MAIN, WHETHER BY TAPPING TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB-OUT WITH AN EXISTING GATE VALVE.
2. THE CONTRACTOR SHALL CONTACT BCWWS REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. BCWWS INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TIE-INS OR WET TAPS TO EXISTING WATER MAINS. JUMPER ASSEMBLY CONNECTION INSTALLATION, FLUSHING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW WATER MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH BCWWS STANDARDS.
3. THE JUMPER ASSEMBLY (2" DIAMETER FLANGE TO FLANGE) WILL BE SUPPLIED BY BCWWS AND INSTALLED AND TESTED BY THE CONTRACTOR, IN COORDINATION WITH THE ENGINEER OF RECORD (EOR) AND BCWWS. OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE BCWWS APPROVED PRODUCT SPECIFICATION SHEETS. THE JUMPER SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL IT IS REMOVED. JUMPER ASSEMBLIES 3" AND LARGER SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR IN COORDINATION WITH BCWWS.
4. ALL NEW WATER MAINS SHALL BE FLUSHED, PRESSURE TESTED AND DISINFECTED. NEW MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL THE BACTERIOLOGICAL TEST RESULTS ARE SATISFACTORY AND A WRITTEN APPROVAL HAS BEEN OBTAINED FROM BCWWS, AS WELL AS CERTIFICATION FROM THE FLORIDA DEPARTMENT OF HEALTH.
5. THE WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL NOT BE OPERATED. THE RESULTS OF PRESSURE TESTING AND BACTERIOLOGICAL TESTING ARE SATISFACTORY AND THE SYSTEM HAS BEEN ACCEPTED FOR OPERATION BY BCWWS, AND HAS RECEIVED CERTIFICATION FROM THE FLORIDA DEPARTMENT OF HEALTH.
6. DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 35 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION AT ALL TIMES.
7. PERMANENT CONNECTION TO EXISTING MAINS BY OPENING OF MAIN VALVES SHALL NOT BE MADE PRIOR TO BACTERIOLOGICAL CLEARANCE BY ENTITY APPROVED BY BCWWS AND CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH.
8. UPON BACTERIOLOGICAL CLEARANCE, THE SAMPLING POINTS SHALL BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A BCWWS INSPECTOR. THE PIPE AND FITTINGS FOR CONNECTION SHALL BE DISINFECTED BY SWABBING AND SWABBING WITH CHLORINE. THE JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE REMOVED BY THE CONTRACTOR IN COORDINATION WITH BCWWS. THE CONTRACTOR SHALL REMOVE THE REMAINDER OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.

REVISED	FILLING AND FLUSHING JUMPER CONNECTION	FIGURE
7/7/2021		205B

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



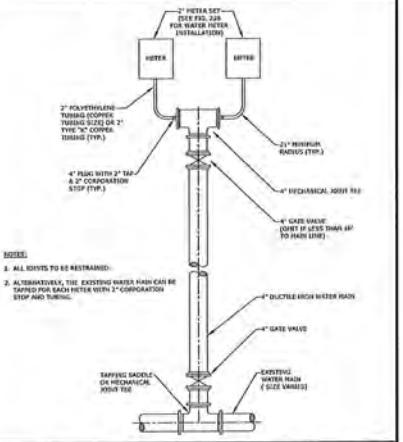
NOTES:

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.

REVISED	SAMPLING POINT	FIGURE
7/7/2021		206

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



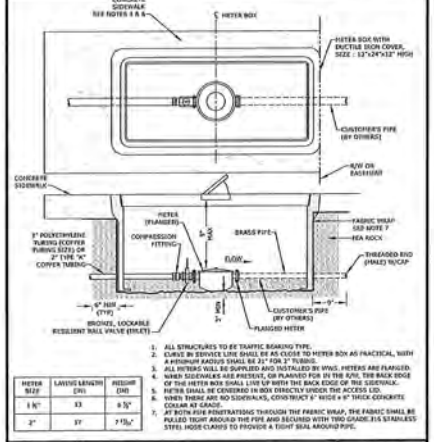
NOTES:

1. ALL JOINTS TO BE RESTRAINED.
2. ALTERNATIVELY, THE EXISTING WATER MAIN CAN BE TAPPED FOR EACH METER WITH 2" CORPORATION STOP AND TUBING.

REVISED	METER INSTALLATION FOR TWO 2" METERS	FIGURE
7/7/2021		224

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



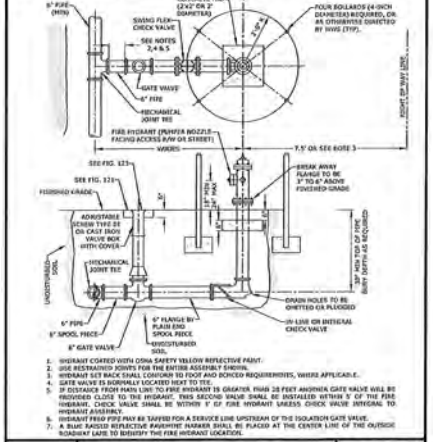
METER SIZE	LAYING LENGTH (IN)	HEIGHT (H)
1 ½"	33	6 ½"
2"	37	7 ½"

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 PRENIC 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.

REVISED	WATER METER INSTALLATION FOR 1 ½" OR 2" METERS	FIGURE
7/7/2021		228

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

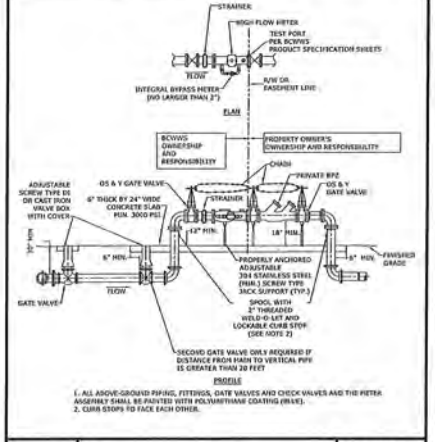


1. HYDRANT COATED WITH OSHA SAFETY YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCWWS REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER 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 5' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FIELD 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.

REVISED	FIRE HYDRANT INSTALLATION	FIGURE
7/7/2021		231

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



1. ALL ABOVE-GROUND PIPING, FITTINGS, GATE VALVES AND CHECK VALVES AND THE METER ASSEMBLY SHALL BE PAINTED WITH POLYURETHANE COATING (BLUE).
2. CURB STOPS TO FACE EACH OTHER.

REVISED	3" OR 4" DOMESTIC WATER SERVICE	FIGURE
7/7/2021		234

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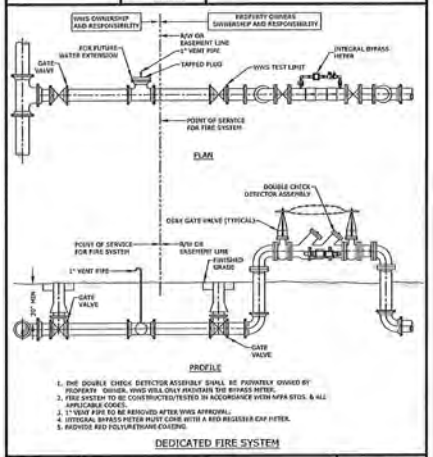
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UTILITY NOTES & DETAILS II

Sheet Number:
C117
Sheet 16 of 26

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



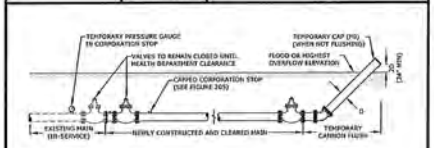
1. THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE PRIVATELY OWNED BY PROPERTY OWNER. WWS WILL ONLY MAINTAIN THE BYPASS METER.
2. FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STDS. & ALL APPLICABLE CODES.
3. 1" VENT PIPE TO BE REMOVED AFTER WWS APPROVAL.
4. INTEGRAL BYPASS METER MUST COME WITH A RED RECESSED CAP METER.
5. PAINTED RED POLYURETHANE COATING.

DEDICATED FIRE SYSTEM

REVISED		FIGURE
7/7/2021	TYPE 1 PRIVATE FIRE PROTECTION 4", 6" AND 8" DIAMETER CONNECTION	235

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



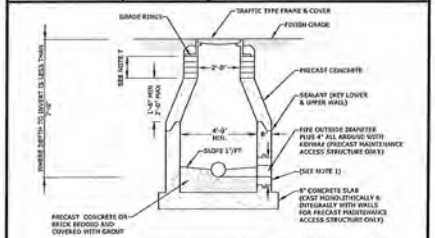
NOTES:

1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, ALL NEW WATER MAINS SHALL BE CANNON FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER.
2. CANNON FLUSHING OF NEW WATER MAINS SHALL PROCEED ONLY AFTER HEALTH DEPARTMENT CLEARANCE IS RECEIVED.
3. CONTRACTOR IS CAUTIONED THAT GOVERNING AGENCIES OR UTILITIES MAY HAVE REGULATIONS LIMITING OR PROHIBITING DISCHARGE INTO SEWERS, SURFACE WATERS, CANALS, DITCHES AND OTHER CONVEYANCES/RETENTION AREAS. ALL COMPLIANCE WITH GOVERNING AGENCY REQUIREMENTS (INCLUDING PERMITTING, IF REQUIRED) IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. INSTALL A TEMPORARY 45° BEND AND ASSOCIATED TEMPORARY PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED BY FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
5. CONTRACTOR SHALL INSTALL A TEMPORARY PRESSURE GAUGE AT OR NEAR THE FILL AND FLUSH LOCATION. CONTRACTOR SHALL PROVIDE AND MAINTAIN A MINIMUM PRESSURE OF 40 PSI AT ALL TIMES. THE FILL VALVE SHALL BE OPENED AND CLOSED SLOWLY TO AVOID RAPID PRESSURE CHANGES IN THE WATER SYSTEM.
6. BENDS AND PIPING SHALL BE THE SAME SIZE OR LARGER AS THE LINE BEING FLUSHED.
7. ALL PIPING SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH WWS STANDARDS.
8. FLUSHING LOCATIONS ARE TO BE PROPOSED BY CONTRACTOR AND APPROVED BY ENGINEER OF RECORD.
9. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION THE CONTRACTOR SHALL SCHEDULE INTENDED WATER USE WITH WWS.
10. NO EXISTING VALVES SHALL BE OPERATED, EXCEPT BY AUTHORIZED WWS PERSONNEL.
11. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE WWS INSPECTOR.
12. AFTER THE WATER MAIN UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FACILITIES AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED. CLOSE CORPORATION, STOPS AND PLUG/CAP WITH BRASS FITTINGS.

REVISED		FIGURE
7/7/2021	CANNON FLUSHING FOR NEWLY CONSTRUCTED WATER MAINS	255

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

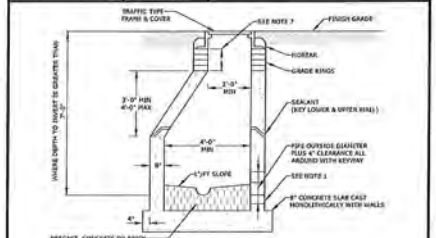


1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES ARE NOT ALLOWED.
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 BUTYL JOINT SEALANT STRIPS ON EACH SEALING FACE.
8. SET MAINTENANCE ACCESS STRUCTURE FRAME ON 2 STRIPS OF BUTYL JOINT SEALANT STRIPS PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. APPLY MORTAR ON INSIDE AND OUTSIDE BUTYL JOINT SEALANT.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME. (SEE NOTE 10 BELOW.)
10. IF CONSHIELD ANTI-MICROBIAL AGENT IS USED IN THE CONCRETE OR MORTAR MIX, INTERIOR COATINGS MAY BE ELIMINATED.

REVISED		FIGURE
7/7/2021	SHALLOW MAINTENANCE ACCESS STRUCTURE	311

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

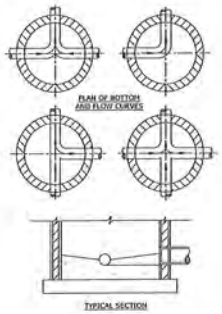


1. MAINTENANCE ACCESS STRUCTURE ADAPTOR COUPLING NEOPRENE BOOT OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY WWS.
2. MAINTENANCE ACCESS STRUCTURE WALLS TO BE SEAL COATED INSIDE AND OUTSIDE WITH 16 MIL. THICKNESS OF COAL TAR EPOXY. THE 1st COAT IS RED AND THE 2nd COAT IS BLACK.
3. LIFT HOLES ARE NOT ALLOWED.
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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 BUTYL JOINT SEALANT STRIPS ON EACH SEALING FACE.
8. SET MAINTENANCE ACCESS STRUCTURE FRAME ON 2 STRIPS OF BUTYL JOINT SEALANT STRIPS PLUS A BED OF PORTLAND CEMENT AND SILICA SAND. APPLY MORTAR ON INSIDE AND OUTSIDE BUTYL JOINT SEALANT.
9. APPLY MORTAR COATING TO INSIDE AND OUTSIDE OF CHIMNEY. BRING MORTAR UP AND OVER FRAME. (SEE NOTE 10 BELOW.)
10. IF CONSHIELD ANTI-MICROBIAL AGENT IS USED IN THE CONCRETE OR MORTAR MIX, INTERIOR COATINGS MAY BE ELIMINATED.

REVISED		FIGURE
7/7/2021	PRECAST MAINTENANCE ACCESS STRUCTURE	312

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

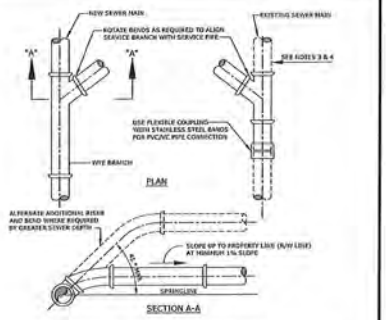


1. PROVIDE SPILLWAY FOR SMOOTH FLOW BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.
2. SLOPE MAINTENANCE ACCESS STRUCTURE SHELF 1"/FT FROM MAINTENANCE ACCESS STRUCTURE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL SHALL BE PRECAST CONCRETE OR FILLED WITH MORTAR COVERED WITH 1" OF MORTAR.

REVISED		FIGURE
7/7/2021	INVERT CHANNEL FLOW DIRECTIONS	318

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL

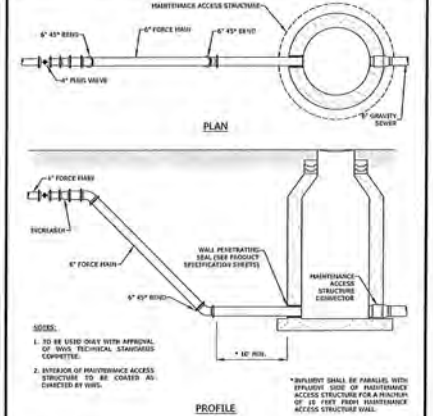


1. SINGLE SERVICE CONNECTIONS SHALL USE 6" SDR 26 PVC PIPE AND FITTINGS.
2. SINGLE SERVICE CONNECTIONS BELOW 12' DEPTH SHALL BE C-900 PVC UNTIL LESS THAN 12 FOOT DEPTH.
3. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
4. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
5. RIGID COUPLINGS MAY BE USED IN LIEU OF FLEXIBLE COUPLINGS.
6. MAINTAIN 36" MINIMUM COVER FROM TOP OF SERVICE TO FINISH GRADE; WHERE NOT TECHNICALLY FEASIBLE CONTACT WWS ENGINEERING.
7. PVC SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH HANDI-KAP STANDARDS OF THE UNI-BELL HANDBOOK OF PVC PIPE DESIGN AND CONSTRUCTION, LATEST EDITION.

REVISED		FIGURE
7/7/2021	WYE SEWER SERVICE CONNECTION	331

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

STANDARD DETAIL



NOTES:

1. TO BE USED ONLY WITH APPROVAL OF WWS TECHNICAL STANDARDS COMMITTEE.
2. INTERIOR OF MAINTENANCE ACCESS STRUCTURE TO BE COATED AS DIRECTED BY WWS.

*INFLUENT SHALL BE PARALLEL WITH EFFLUENT SIDE OF MAINTENANCE ACCESS STRUCTURE FOR A MINIMUM OF 10 FEET FROM MAINTENANCE ACCESS STRUCTURE WALL.

REVISED		FIGURE
7/7/2021	FORCE MAIN CONNECTION TO GRAVITY SEWER	411

Thompson Engineering & Consulting, Inc.
11804 NW 12th Street
Pembroke Pines, FL 33026
Florida Reg No. 28224
(954) 232-2981
thompson-inc.com

JUSTIN THOMPSON LICENSED No. 68565 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 02/05/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

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GRIFFIN LIVING
2730-2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

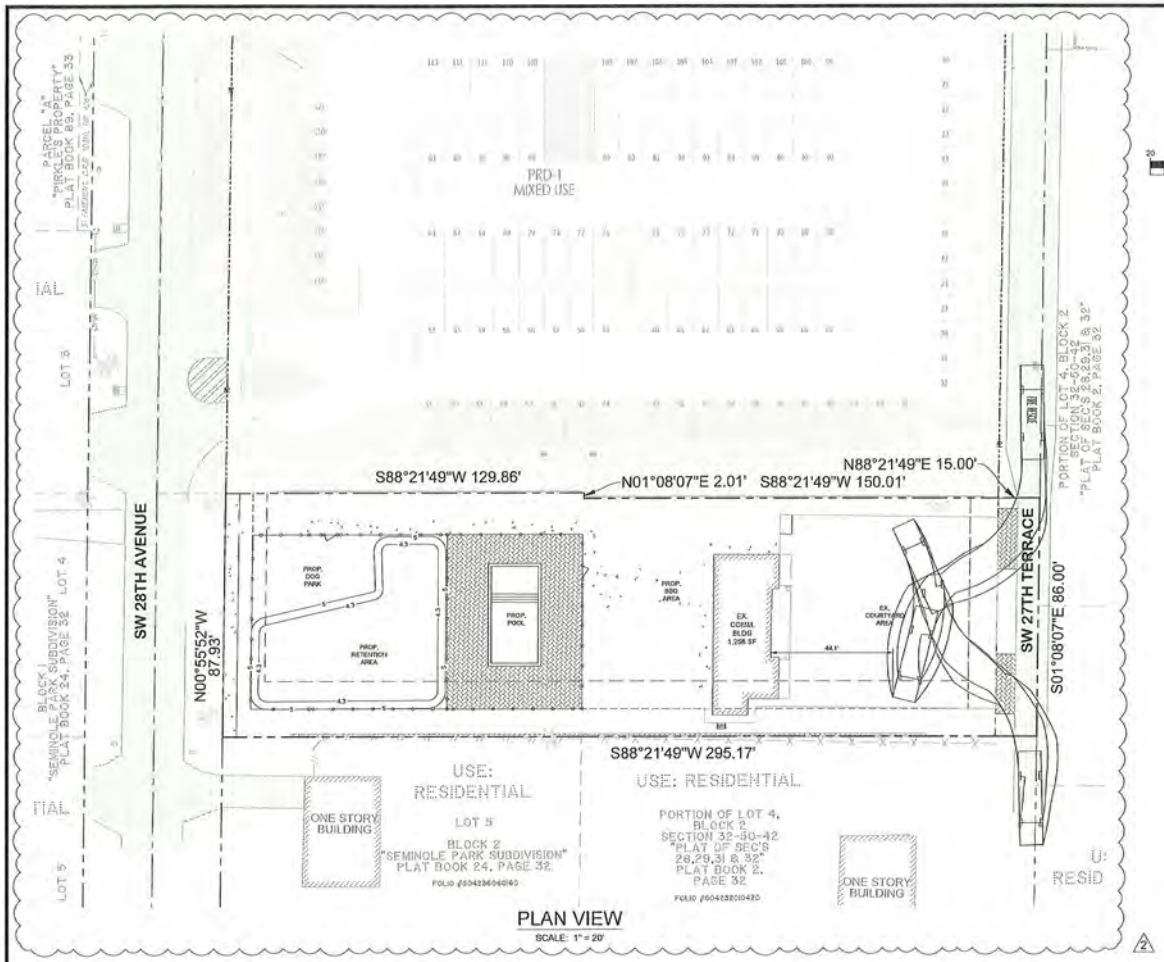
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

UTILITY NOTES & DETAILS III

Sheet Number:
C118
Sheet 19 of 20



PLAN VIEW
SCALE: 1" = 20'

LEGEND

EXISTING	PROPOSED
EXISTING ASPHALT	PROPOSED CONCRETE
EXISTING CONCRETE	PROPOSED PAVERS
PROPERTY LINE	PROPOSED CHAIN LINK FENCE
ADJACENT PROPERTY LINE	LANDSCAPE BUFFER LINE
CENTER LINE	BUILDING SETBACK LINE
CHAIN LINK FENCE	PROPOSED EASEMENT LINE
WOOD FENCE	
EXISTING OVERHEAD LINE	
EXISTING WOOD POWER POLE	
WATER MAIN	
SANITARY SEWER MAIN	
SANITARY SEWER MANHOLE	
SANITARY SEWER VALVE	
TOPO ELEVATION	
EXISTING TREES	

Thompson Engineering & Consulting, Inc.
19504 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 30239
(954) 239-2261
thompson-ec.com

JUSTIN THOMPSON LICENSE NO. 74505 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 02/05/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

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GRIFFIN LIVING
2720 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

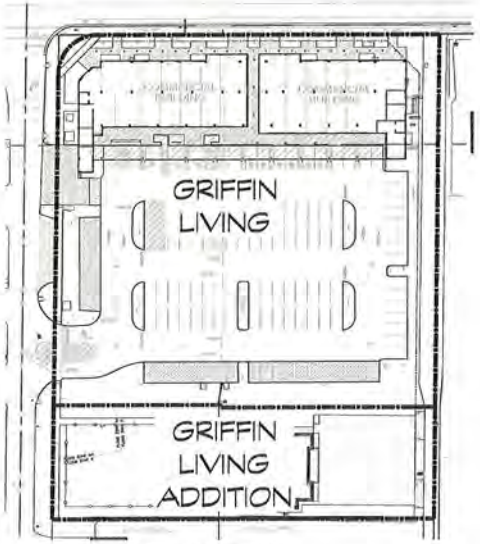
Project No.	24-011
Date	02/05/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

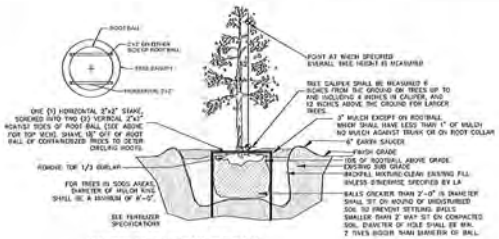
No.	Description	Date
1	STAFF COMMENTS	11.07.25
2	STAFF COMMENTS	04.29.25
3	STAFF COMMENTS	06.17.25

FIRE EXHIBIT

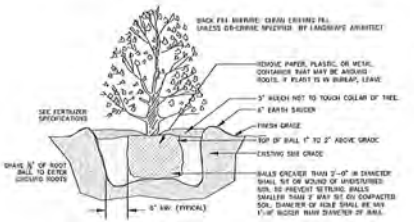
Sheet Number:
C119
Sheet 20 of 20



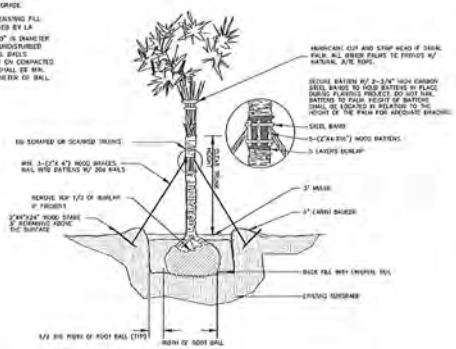
A LOCATION PLAN
not to scale



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PALM PLANTING DETAIL

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebula caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplaning trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.
No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.
Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.
Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health, NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.02.06 13:34:03 -05'00'

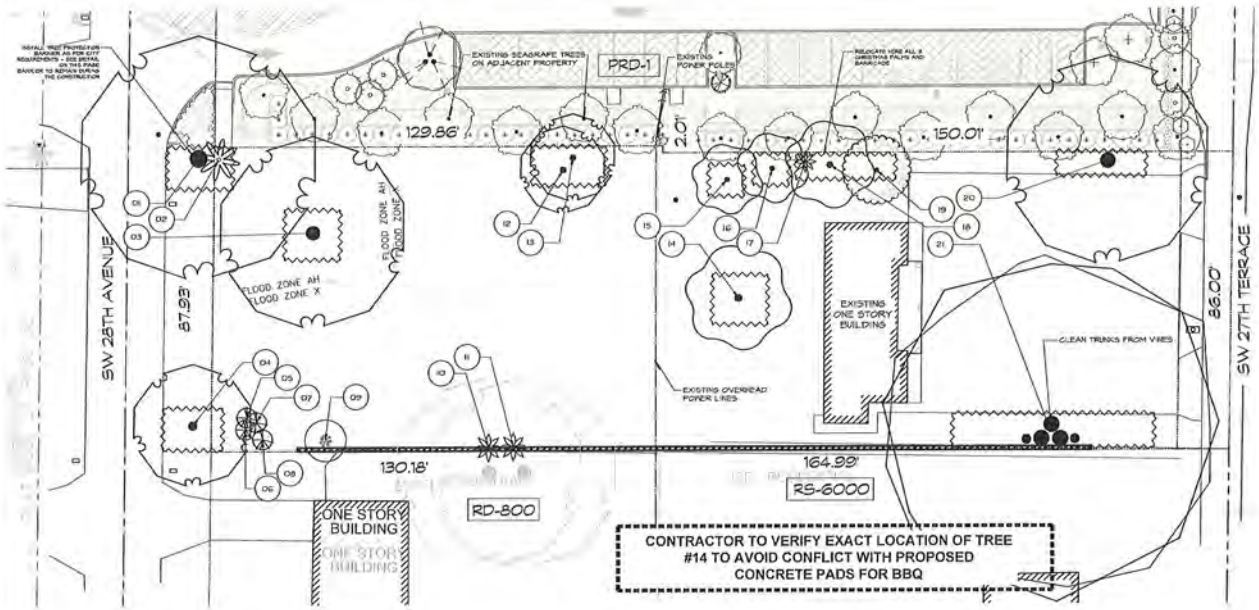
The Mirror of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3084
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	as noted
DESIGNED BY	GF
DRAWN BY	---
CHECKED BY	GF
DATE	07.29.2024
REVISIONS	
per City comments 1	11.05.2024
per City comments 2	05.28.2025
per City comments 3	11.12.2025
per City comments 4	01.26.2026

GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

NOTES & DETAILS



A GENERAL LAYOUT
scale 1/16"=1'-0"

0 16 32 48 feet
SCALE: 1/16" = 1'-0"

IF YOU DIG FLORIDA... "CALL US FIRST!" 1-800-432-4770 SUNSHINE STATE ONE-CALL OF FLORIDA, INC. IT'S THE LAW!

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

11 TREES & 1 PALM ARE BEING PRESERVED RELOCATED

A CITY OF DANIA BEACH TREE REMOVAL/RELOCATION PERMIT IS REQUIRED PRIOR REMOVAL OR RELOCATION OF ANY EXISTING VEGETATION

MITIGATION CALCULATIONS

Total mitigation cost for specimen trees: $0.00

Total canopy of non-specimen trees: 591.37 sq.ft/500 x1.18 Cat. 1A tree, 16'OA, 5.5"cal

Total mitigation cost for non-specimen trees: $2.019.9 (1.18 x $634 x 2.7)

TOTAL MITIGATION : $2.019.9

CREDIT FOR PRESERVED TREES (REMAINING AFTER CODE CREDIT)

25.27 Cat A trees 25.27 x $634 x 2.7 = $43,257.2

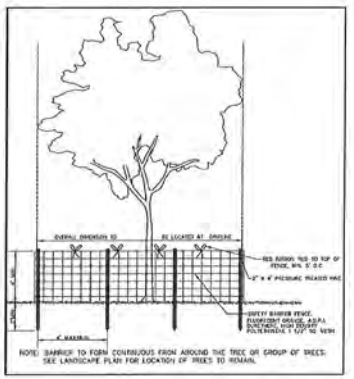
TOTAL MITIGATION : $2.019.9-$43,257.2= - $41,237.3

11 trees & 1 palm to preserve in place

NO MITIGATION TO BE PAID TO THE CITY

Plan Tree #	Species	Common Name	DBH (in.)	Height	Spread (Ft.)	Radius (Ft.)	Canopy (Sq.Ft.)	Condition	Specimen (Y/N)	Comments	Price of Replacement	Size Factor	Health/ Condition Score	Location Score	Specimen Score	Specimen Tree Appraisal	Mitigation by canopy SQ.FT
1	Quercus virginiana	Live Oak	52	35	70	35	3848.45	Fair	Y	TO REMAIN							
2	Roystonea spp.	Royal palm	10	30 CT	12	6	113.04	Fair	N	REMOVE							113.04
3	Quercus virginiana	Live Oak	25	30	55	27.5	2375.83	Fair	Y	TO REMAIN							
4	Quercus virginiana	Live Oak	19	30	35	17.5	962.11	Fair	Y	TO REMAIN							
5	Ficus benjamina	Wheeping Fig	2.5	22	8	4	50.27	Poor	N	REMOVED							50.27
6	Ficus benjamina	Wheeping Fig	3	22	8	4	50.27	Poor	N	REMOVED							50.27
7	Ficus benjamina	Wheeping Fig	4	22	8	4	50.27	Poor	N	REMOVED							50.27
8	Ficus benjamina	Wheeping Fig	4	22	8	4	50.27	Poor	N	REMOVED							50.27
9	Dypsis lutescence	Areca palm	N/A	18	15	7.5	176.71	Poor	N	REMOVED							176.71
10	Adonidia merrillii	Christmas palm	4	18 CT	8	4	50.27	Fair	N	REMOVED							50.27
11	Adonidia merrillii	Christmas palm	4	18 CT	8	4	50.27	Fair	N	REMOVED							50.27
12	Quercus virginiana	Live Oak	16	30	25	12.5	490.87	Poor	N	TO REMAIN							
13	Quercus virginiana	Live Oak	10	30	25	12.5	490.87	Poor	N	TO REMAIN							
14	Mangifera indica	Mango tree	40	30	30	15	706.86	Poor	N	TO REMAIN							
15	Mangifera indica	Mango tree	9	20	20	10	314.16	Poor	N	TO REMAIN							
16	Mangifera indica	Mango tree	12	20	20	10	314.16	Poor	N	TO REMAIN							
17	Adonidia merrillii	Christmas palm	4	8'CT	8	4	50.27	Fair	N	TO REMAIN							
18	Mangifera indica	Mango tree	6.5	25	25	12.5	490.87	Poor	N	TO REMAIN							
19	Persea americana	Avocado tree	12.5	20	20	10	314.16	Poor	N	TO REMAIN							
20	Quercus virginiana	Live Oak	39	48	60	30	2827.43	Fair	Y	TO REMAIN							
21	Ficus aurea	Strangler Ficus	(+)10'	45	100	50	7853.98	Fair	Y	TO REMAIN							
																TOTALS	$0.00	591.37

Tree Canopy/ Credit Equivalency Table				
Preserved trees	Canopy (sq.ft)	Single Tree Credit	Utilized credit	Remaining credit
Quercus virginiana #1	3,848.50	7.697	2	5.697
Quercus virginiana #3	2,375.83	4.75	4	0.75
Quercus virginiana #4	962.10	1.9242	2	-0.0758
Christmas palm #10	50.27	0.10054	0	0.10054
Christmas palm #11	50.27	0.10054	0	0.10054
Quercus virginiana #12	490.90	0.9818	0	0.9818
Quercus virginiana #13	490.90	0.9818	0	0.9818
Mango tree #14	706.90	1.4138	0	1.4138
Mango tree #15	314.16	0.62832	0	0.62832
Mango tree #16	314.16	0.62832	0	0.62832
Christmas palm #17	50.27	0.10054	0	0.10054
Mango tree #18	490.87	0.98174	0	0.98174
Avocado tree #19	314.16	0.62832	0	0.62832
Quercus virginiana #20	2,827.40	5.6548	0	5.6548
Ficus #21	7,854.00	15.708	10	5.708
TOTAL PRESERVED CANOPY	21,140.69	42.27972	18	24.27972



B TREE PROTECTION DETAIL
not to scale

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 0667277 STATE OF FLORIDA

Gabriela Fojt
Gabriela Fojt Digitally signed by Gabriela Fojt Date: 2026.02.05 13:34:34 -05'00'

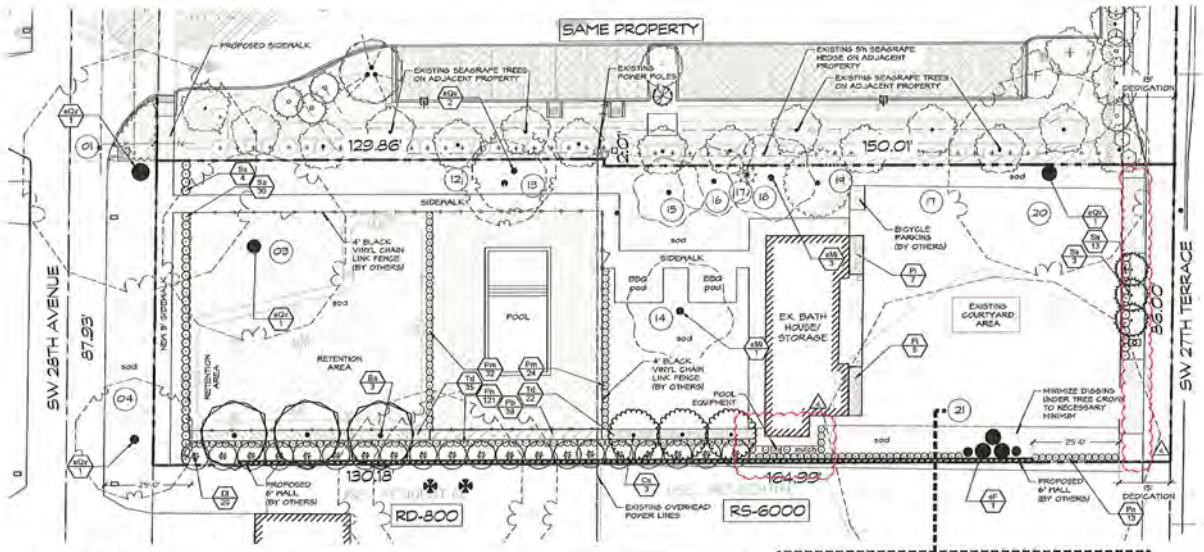
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DRAWN BY	---
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per City comments 1	11.05.2024
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GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

REMOVAL PLAN, TREE CHART & CALCULATIONS



A GENERAL LAYOUT

scale 1/16"=1'-0"

0 16 32 48 feet

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

IF YOU DIG FLORIDA... CALL US FIRST! 1-800-432-4770 SUNSHINE STATE ONE-CALL OF FLORIDA, INC. IT'S THE LAW!

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

HORIZONTAL CLEARANCE TO UTILITIES, A MINIMUM 5 FT IS REQUIRED FOR SMALL TREES AND 10 FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS. IF CLEARANCE LESS THAN REQUIRED, INSTALL ROOT BARRIERS (BY DEEPROOT OR EQUIVALENT) MIN.12" FROM UTILITY AS PER CITY REQUIREMENTS AND MANUFACTURER INSTRUCTIONS

SOD AS INDICATED.

MULCH ALL BEDS AS INDICATED ON DETAIL.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.

PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

EXISTING TREES NUMBER (SEE DT-1 FOR MORE INFORMATION)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Ba	3	Bulnesia arborea	Mauiauibo Lignum Vitae	min.12'OA, 2"dbh	AS SHOWN	NO	HIGH
	Co	3	Conocarpus erectus f. sericeus	Silver Buttonwood	min.12'OA, 2"dbh, matched	AS SHOWN	YES	HIGH
	Dl	22	Dypsis lutescens	Areca Palm	6'-8 OA, matched.	AS SHOWN	NO	HIGH
	Sa	3	Sabal palmetto	Cabbage Palmetto	8'CT, matched	AS SHOWN	YES	HIGH
EXISTING TREES								
	eF	1	Ficus spp	Ficus	see DT-1	EXISTING	NO	HIGH
	eM	4	Mangifera indica	Mango	see DT-1	EXISTING	NO	HIGH
	ePa	1	Persea Americana	Avocado	see DT-1	EXISTING	NO	HIGH
	eQv	6	Quercus virginiana	Southern Live Oak	see DT-1	EXISTING	YES	HIGH
SHRUBS								
	Pm	58	Podocarpus macrophyllus	Yew Podocarpus	min.4'-5'OA, fb	24"OC	NO	HIGH
	Pe	134	Psychotria nervosa	Wild Coffee	3 gal.	24"OC	YES	HIGH
	Sa	47	Schefflera actinophylla (green)	Green Schefflera	4'-5'OA, fb	39"OC	NO	HIGH
SHRUB AREAS								
	Ph	38	Philodendron x 'Burle Marx'	Burle Marx Philodendron	3 gal, full	24"OC	NO	MODERATE
	Pi	10	Plumbago auriculata 'Imperial Blue'	Imperial Blue Plumbago	3 gal, fb	30"OC	NO	HIGH
	Td	57	Trilepisium floridanum	Florida Damagrass	3 gal, full	39"OC	YES	HIGH
GROUND COVERS								
	Sp	11,283 sf	Stenotaphrum secundatum 'Palmetto'	Palmetto St. Augustine Grass	sod	see general notes	NO	HIGH

NOTES:
1. SOD AS INDICATED.
2. MULCH ALL BEDS AS INDICATED ON DETAIL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
4. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

City of Dania Beach Standard Landscape Plan Notes

1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
6. Tree relocations:
   a. Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation
   b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

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

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

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 6667277 STATE OF FLORIDA

Gabriela Fojt

Gabriela Fojt Digitally signed by Gabriela Fojt Date: 2026.02.06 13:35:00 -05'00'

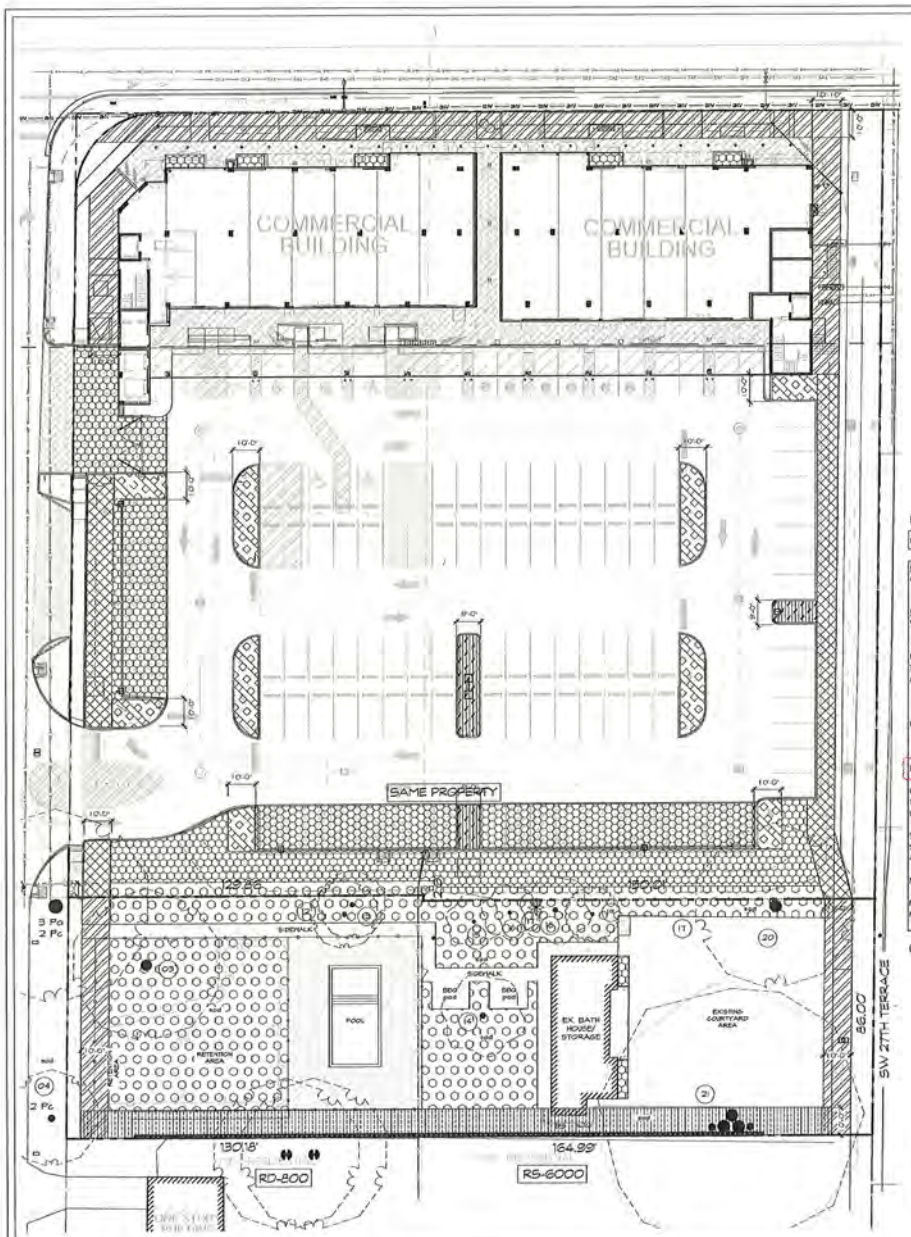
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GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

LANDSCAPE PLAN, PLANT SCHEDULE, DANIA BEACH NOTES



MIX USE BUILDING ABUTTING PUBLIC ROADS

VUA BUFFER ABUTTING RESIDENTIAL PROPERTY

VUA ABUTTING PUBLIC STREETS

VUA TERMINAL ISLAND

VUA INTERMEDIATE ISLAND

OVERALL VUA LANDSCAPE AREA

NON-VUA LANDSCAPE AREA

LANDSCAPE CODE REQUIREMENTS (MIX USE)

Code requirement	Required	Proposed	Provided
Perimeter buffer landscaping			
Abutting public street (10' wide buffer):			
1 tree/40 lf (291'N+201.93'W+183'E+638.93'/40=16.7)	17 trees	4 Royal palms, 2 Oaks, 1 Cypress, 4 Senna, 2 Polyalthia 2 credits from Oak #01 (*), 2 credits form Oak #20 (*)	17 provided
VUA landscaping			
VUA abutting public street (10' wide buffer)			
1 tree/30lf (171' (W)+190' (E)=361'/30lf=12 trees)	12 trees	10 Seagrapes, 2 Oaks	12 provided
row of hedge		hedge	hedge provided
Intermediate parking peninsula	8 cat.2 trees or 12 cat.3 trees	4 Pigeon plum, 1 Indian Mast tree	5 provided (conflict with light poles)
Terminal parking peninsula (1 cat.1 tree)	14 cat.1 trees	2 Golden rain, 6 Sabals=2 trees, 8 Gumbo, 2 Seagrapes	14 provided
Abutting another property - 10' wide	5' buffer		
10' landscape strip with dutie row of trees 1 tree/each 40 lf (280' after dedication/40=5x2)	10 trees	10 credits from Ficus #21 (*)	10 provided
wall+continuous hedge	wall+hedge	wall where possible + hedge	wall+hege provided
Landscape requirements for other non-vehicular open space (Sec. 275-140)			
30-35% of site - 1 tree/each 2,500 sf (10,033/2,500=4)	4 trees	4 credits from Oak #03 (*)	4 provided
8 shrubs/each 2,500 sf	32 shrubs	(+)32 mix shrubs	(+)32 provided
Properties separated by a public open space. 1 tree and 10 shrubs/each 2,000 sf (850/2,000=0.43)	**1 tree & 10 shrubs**	**3 Sabals, 13 shrubs**	**(+)300% provided**
Overall VUA landscape areas equal 20% of VUA			
Tot.VUA calculated 41,039 sf (of which 5,015 sf of pervious pavers)			
Landscaped area 41,039 sq.ft x 0.2 = 8,208 sq.ft to be landscaped	8,208 sq.ft	10,428 sq.ft.+ 1,253.7 sf (5,015 sf pervious pavers x .25) =11,681 sq.ft	11,681 provided
50% of req. trees to be native (trees) 57 required trees x.5=29 trees	29 native trees	44 native (=77% of the tot. required are native trees)	44 provided
50% of required shrubs to be native (284x.5=142)	142 native shrubs	255 shrubs are native (=90%) are native	(+) 142provided
40% of required trees to be shade trees (57x.4=23)	min. 23 shade trees	36 (=63%) of the tot. provided are shade trees (over 100% required)	36 provided
Max.30% of required trees to be intermediate trees (57x.3=17)	max. 17 intermediate trees	15 (4 Pigeon plum + 2 Jap Blueberry + 8 Polyalthia + 1 Cypress +2 Senna)	15 provided
Max.30% of required trees can be small trees (57x.1=6)	max.6 small trees	2 Indian Mast tree, 1 Italian Cypress	3 provided
Max. 20% to be palms (57x.2=11)	max.11	10 (6 Sabals counted 3:1 = 4 Royal palms)	11 provided

(*) Refer to Tree Canopy/Credit Equivalency Table on sheet DT-2

A CODE AREAS SCHEME
not to scale

REGISTERED LANDSCAPE ARCHITECT GABRIELA FOJT LA 6667277 STATE OF FLORIDA

Gabriela Fojt

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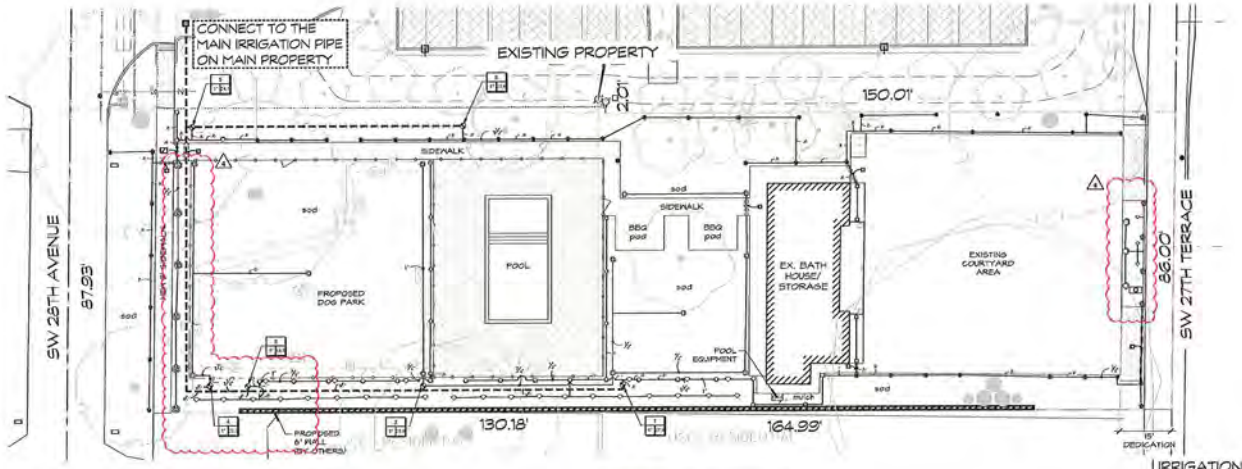
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SCALE	as noted
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DRAWN BY	—
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REVISIONS	
per City comments 1	11.05.2024
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GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

LANDSCAPE CODE WHOLE LOT



A GENERAL LAYOUT
scale 1/16"=1'-0"

0 16 32 48 feet
SCALE:1/16" = 1'-0"

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SPRAY PATTERNS MAY CHANGE, CONTRACTOR TO MAKE NECESSARY ADJUSTMENT IN FIELD TO PREVENT OVER SPRAY

DIRECT SPRAY INTO PLANTERS SYMBOLS DO NOT REPRESENT THE DIRECTION OF SPRAY

LATERAL AND MAIN PIPE LOCATION IS SHOWN FOR CLARITY PURPOSE ONLY. INSTALL PIPES WITHIN PLANTING BEDS.

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE.

THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH GENERAL CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.

WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPARATION TO ALLOW SOD TO GROW BETWEEN.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI		
	Hunter PROS-04 short radius nozzles	4	30		
	Hunter PROS-04 5' strip spray	15	30		
	Hunter PROS-04 8' radius	2	30		
	Hunter PROS-04 10' radius	9	30		
	Hunter PROS-04 15' radius	13	30		
	Hunter PROS-12 5' strip spray	4	30		
	Hunter PROS-12 15' radius	2	30		
	Hunter PROS-00 short radius nozzles	9	30		
	Hunter PROS-00 5' strip spray	10	30		
	Hunter PROS-00 10' radius	17	30		
	Hunter APB 10	2*	30		
SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS
	Hunter PSF-ADJ 01	5	30	0.5	28'
	Hunter PSF-ADJ 04	1	30	1.2	32'
	Hunter PSF-ADJ 08	2	30	3.2	37'
	Hunter PSP-ADJ 12	4	30	10.5	46'
SYMBOL	MANUFACTURER/MODEL	QTY			
	~~EXISTING ON MAIN PROPERTY~~ Hunter PGV-101G	6			
M	Water Meter 1"	1			
	Irrigation Lateral Line: PVC Class 200 SDR 21	1,629 lf			
	Irrigation Mainline: PVC Schedule 40	510 lf			
	Pipe Sleeve: PVC Class 200 SDR 21	50 lf			

CRITICAL ANALYSIS

Generated: 2025-11-12 16:20

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 55 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 53 PSI

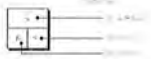
DESIGN ANALYSIS
Maximum Station Flow: 24.4 GPM
Flow Available at POC: 37.5 GPM
Residual Flow Available: 7.6 GPM

Critical Station: 1
Design Pressure: 30 PSI
Friction Loss: 5.45 PSI
Fittings Loss: 0.54 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5.51 PSI
Pressure Req. at Critical Station: 40.6 PSI
Loss for Fittings: 0.44 PSI
Loss for Main Line: 4.4 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Water Meter: 4.04 PSI
Critical Station Pressure at POC: 49.5 PSI
Pressure Available: 53 PSI
Residual Pressure Available: 3.5 PSI

CONTRACTOR TO VERIFY IF EXISTING CONTROLLER NEEDS TO BE UPGRADED TO ACCOMMODATE ADDITIONAL ZONES

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101G	1"	Shrub Spray	21.41		41.5		1.14 in/h
2	Hunter PGV-101G	1"	Turf Rotor	24.9		40.7		0.77 in/h
3	Hunter PGV-101G	1"	Shrub Spray	13.48		34.9		1.2 in/h
4	Hunter PGV-101G	1"	Turf Rotor	22.2		38.3		1.51 in/h
5	Hunter PGV-101G	1"	Shrub Spray	24.04		51.0		1.02 in/h
6	Hunter PGV-101G	1"	Turf Spray	28.54		41.3		1.17 in/h



Gabriela Fojt
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STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT

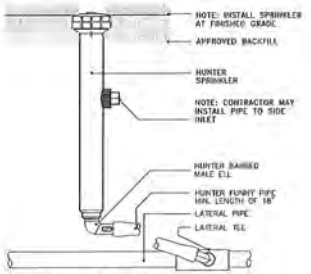
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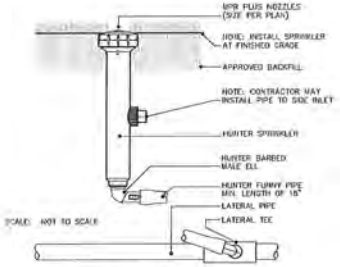
GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

IRRIGATION PLAN & SCHEDULES



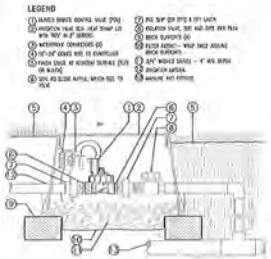
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HUNTER (NOT TO SCALE)



4" POP UP

HUNTER: (NOT TO SCALE)



IN-LINE VALVE (PGV-101JT-G)

WITH UNIONS AND ISOLATION VALVE (NOT TO SCALE)

IRRIGATION SPECIFICATIONS

A. EXTENT:

Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.

B. GENERAL:

1. Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence ion representative to show shall be furnished to the Tenant's construct that all work has been installed in accordance with the ordinances and code requirements.
2. Approval: Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction , representative in writing
3. Before any work is started, a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
4. Coordination. Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible
5. Inspection of Site.
   a. Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's as to further action. construction representative for instructions Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
   b. Contractor shall make necessary adjustments in the layout as may be required to connect to existing obstacle should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant's construction representative.
6. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, the Contractor shall repair the damage to its original condition at his own expense.
7. The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diem basis. material or work which does not conform
8. The Owner reserves the right to reject Rejected work shall be removed or corrected to the Contract Documents. time possible. at the earliest
9. Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
10. "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate of size, material and manufacturers name and show approved substitutions and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of
11. Final Acceptance: Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory work. completion of all work.
12. Guarantee: All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and 's construction representative. workmanship to the satisfactory of the Tenant Repairs, if required, shall be done promptly at no cost to the Owner.

C. MATERIALS:

1. General. All materials throughout the system shall be new and in perfect condition.
2. Plastic Piping. All main lines shall be Sch. 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63 All lateral piping shall be class 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63
3. Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals. as manufactured by Sloane, Lasco, or approved equal.
4. Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
5. Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three(3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
6. Automatic Controllers: See Legend
7. Remote Control Valves:
8. Control Wiring: 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 gauge.
9. Sleeves for Control Wiring: Under all roads and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe. See Legend
10. Sprinkler Heads.

D. WORKMANSHIP:

1. Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets, and all fittings are not shown.
2. The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.
3. Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.

E. INSTALLATION:

1. Excavation and Trenching.
   a. Perform all excavations as required for the installation of the work including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
   a. Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:
2) 18" minimum cover over main lines
2) 18" minimum cover over control wiring from controller to valves.
3) 12" minimum cover over lateral lines to heads.
   c. Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
2. Pipe Line Assembly
   a. Install remote control valves where shown and group together where practical, place no closer than 6 inches to walk edges, buildings and
   b. Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fittings shall be tougly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
   c. Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction
   d. Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
3. Sprinkler Heads:
   a. Do not scale plans for exact head location.
4. Flushing Lines:
   a. Thoroughly flush out all water lines before installing valves and sprinkler heads.
   b. Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, limiting unnecessary overspray.
5. Automatic Controllers:
   a. Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
6. Automatic Control Wiring.
   a. Install control wiring, sprinkler mains and laterals in common Tie wires in bundles branches wherever possible.
   b. Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires at intervals.
   c. Control wire splices will be allowed only runs over 500 ft.
   d. All wiring passing under existing or future paving, constructios, etc., shall be encased in plastic or galvanized steel conduit extending beyond edges of paving or construction, at least (2"
7. Backfill and Compacting:
   a. After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
   b. Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
   c. Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in these areas.
   d. Dress off all areas to finish grades.

F. CLEAN-UP: Remove from the site all debris resulting from work of this section.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.02.06 13:16:25 -05'00'

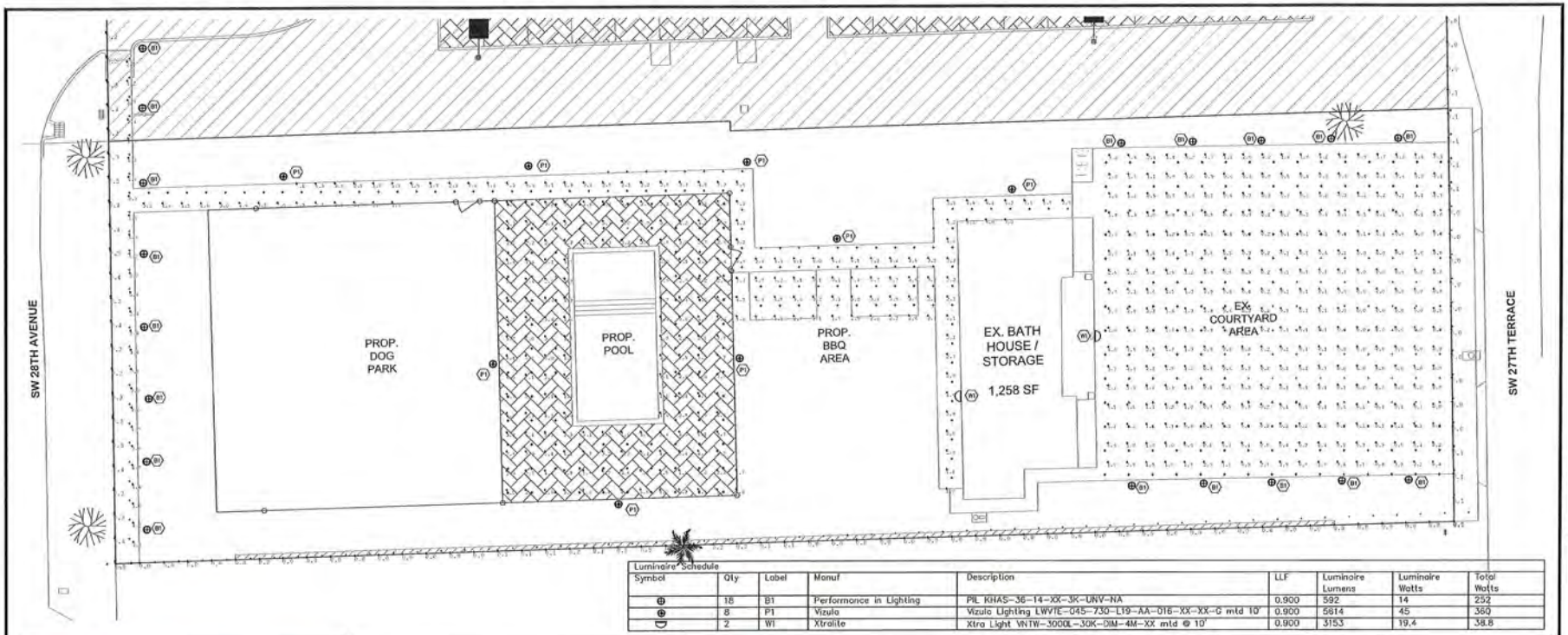
The Mirror of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	as noted
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
DATE	07.29.2024
REVISIONS	
per City comments 1	11.12.2025
per City comments 2	01.26.2026

GRIFFIN LIVING ADDITION
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA

DETAILS & NOTES



Luminaire Schedule								
Symbol	Qty	Label	Manuf	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	18	B1	Performance in Lighting	PIL KHAS-36-14-XX-3K-UNV-NA	0.900	592	14	252
⊕	8	P1	Vizulo	Vizulo Lighting LWVTE-045-730-L19-AA-016-XX-XX-G mtd 10'	0.900	5614	45	360
▭	2	W1	Xtralite	Xtra Light VNTW-3000L-30K-DIM-4M-XX mtd @ 10'	0.900	3153	19.4	38.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courtyard	Illuminance	Fc	0.84	7.4	0.0	N.A.	N.A.
Pool Deck and Pathways	Illuminance	Fc	3.93	8.7	1.0	3.93	8.70
Property Line	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	2.47	5.4	0.7	3.53	7.71







SITE PHOTOMETRIC PLAN

NORTH

Thompson Engineering & Consulting, Inc.
19504 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 34599
thompsonhvac.com
(954) 233-2251

Date: _____

This item has been digitally signed and sealed by Justin Thompson, 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.

GRIFFIN LIVING
2750 - 2760 GRIFFIN ROAD
DANA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	04/29/2025
Scale	As Shown
Drawn By	UCS
Checked By	JT

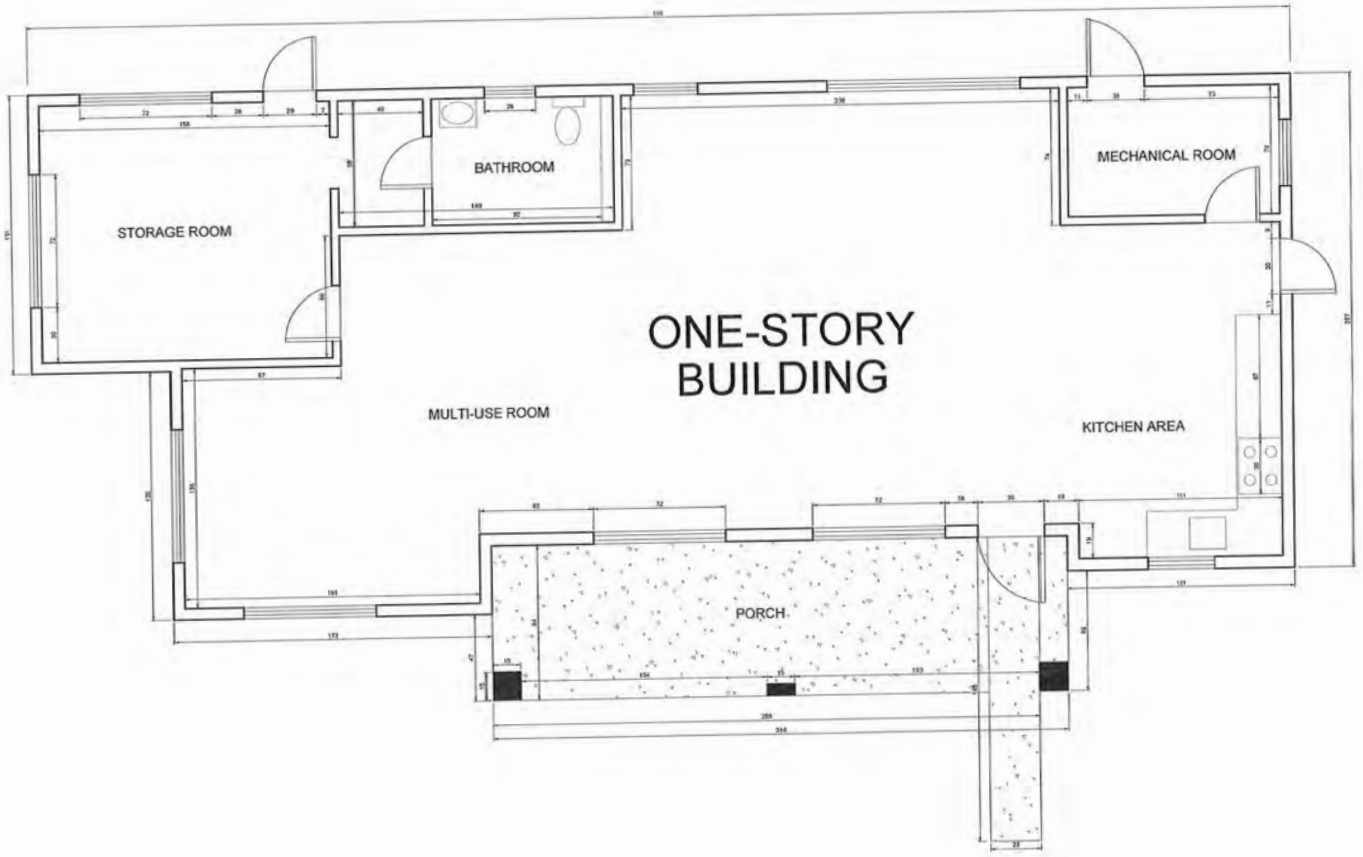
Revisions

No.	Description	Date
1	STAFF COMMENTS	11.07.23
2	STAFF COMMENTS	04.29.25

SITE PHOTOMETRIC PLAN

Sheet/Number: E1.1

KAMM Consulting
6812 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954.949.2299 Fax 954.949.2299
engineering@kammconsulting.com
Certification of Authorization 34300



Thompson Engineering & Consulting, Inc.
19504 NW 13th Street,
Pembroke Pines, FL 33029
Florida Registry No. 30709
(954) 232-2291
thompsonhvac.com

JUSTIN THOMPSON
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: 11/10/2025

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

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GRIFFIN LIVING
2730 - 2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
CITY OF DANIA BEACH BROWARD, FLORIDA

Project No.	24-011
Date	11/07/2025
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions

No.	Description	Date

FLOOR PLAN

Sheet Number:
EXH
Sheet 1 of 1

SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan MOD, 3rd Round Review

ZONING	JESSICA MACKEY	01/30/26

TIER I COMMENTS

1. The floorplan of the proposed clubhouse indicates that the building will undergo a major renovation that exceeds 50% of the total floor area. Per Code Section 206-30, the Green Building Design Practices "applies to construction of all new buildings, structures and sites, **major renovation** consisting of alterations, **modifications or additions that exceed fifty (50) percent of the total floor area of an existing building** or structure in the city." A minimum of five (5) green design practices must be achieved. Indicate which Green Design Practices will be pursued per Code Section 206-80. Failure to meet this requirement will require a variance application, variance criteria statement and $2,500 application fee. Please provide the narrative and details. **Fourth time requested**.

Response: The following are the five (5) green design practices that will be applied to the clubhouse.

1. All Energy Star appliances. All permanent appliances in each dwelling unit that can be Energy Star rated must be so rated to claim this item. (This includes refrigerator, stove, washing machine, dryer, etc. Items not covered are countertop appliances such as toasters, mixers, etc.) Energy Star appliances must be verified by a building inspector on site at final inspection.
   The existing appliances (refrigerator and stove) will be upgraded with Energy Star appliances.
2. Shower heads. Install low flow shower heads rated at a maximum flow of 1.75 gallons per minute at eighty (80) psi water pressure per compartment (compartment defined as a shower with a maximum area of two thousand five hundred (2,500) square inch). All showers shall have no more than one shower head per compartment (including rain shower heads and handheld shower heads) or shall install a point-of-use diverter so that a maximum flow rate per shower compartment is achieved. All shower heads must be shown on plumbing plans and verified by plumbing inspector on site at final inspection.
   The shower head for the single bathroom will be replaced with low flow shower head.
3. Dual flush toilet.
   The toilet will be replaced to provide a dual flush toilet.
4. *Non-residential uses:* A dedicated area for collecting recycled materials that is accessible to all occupants must be provided. This can be internal or external but must be shown on plans and verified by plans examiner at permit review and by the building inspector at final inspection.
   Recycle bins will be provided and maintenance staff will ensure materials are disposed of property in correct bins.

5. Short-term bicycle storage provided for a minimum of two and a half (2.5) percent of all peak visitors, students, and retail customers.
   16 bicycle spaces are provided at the main apartment building. We will provide an additional three (3) bicycle spaces.

TECHLIGHT
INNOVATION IN ILLUMINATION

NAV SERIES

Selectable-Interchangeable Bollard



Base, anchor bolts, and a mounting template come standard with each NAV bollard order.

SERIES	LENGTH HEIGHT & WIDTH
NAV	3" x 1.9" x 48.6"

Catalog Number	
Project	Type

FEATURES & SPECIFICATIONS

APPLICATION — The Techlight Navigator Interchangeable Bollard offers versatility across a wide range of applications. It can be used for small-area lighting, such as illuminating walkways, pathways, and driveways. In architectural and landscape settings, it can provide accent lighting, enhance driveways and entrances, and illuminate pathways. For commercial and municipal applications, it can be used for campus lighting, park lighting, illuminating plazas and squares, enhancing the ambiance of hospitality venues, and illuminating retail spaces. In safety and security applications, it can provide perimeter lighting, serve as emergency lighting, and illuminate security checkpoints.

CONSTRUCTION — The Techlight Navigator Interchangeable Bollard is meticulously crafted with a focus on durability and longevity. The housing is constructed from high-quality, corrosion-resistant extruded aluminum, ensuring long-lasting performance in various outdoor environments. The robust construction includes features designed to enhance heat dissipation, ensuring optimal operating temperatures and maintaining the bollard's performance over time.

FINISH — The Techlight Navigator Interchangeable Bollard is available in two elegant and durable finish options: Black (BK) and Bronze (BZ). These finishes are carefully selected to complement a variety of architectural styles and outdoor environments.

OPTICAL SYSTEM — The bollard incorporates Techlight Color Select technology, offering a choice of Color Temperatures (CCT): 3000K, 4000K, or 5000K. This allows for customization to suit specific lighting requirements and create the desired ambiance. The Navigator is available with multiple top configurations, including **Dome** and **Flat Top** options. Both configurations now offer an optional **Louvered Reflector Shape**, designed to reduce glare and enhance visual comfort while maintaining effective light distribution.

ELECTRICAL SYSTEM — The Techlight Navigator Interchangeable Bollard is designed for reliable and efficient operation. It operates from a standard 120-277V input voltage and incorporates advanced electrical components. The bollard features 4kV surge protection with a 10kV SPD added to safeguard against power surges, ensuring long-term performance and reliability. Engineered for diverse climates, the bollard operates within a temperature range of -40°C to +40°C (-40°F to 104°F) and maintains an impressive L70 lifetime exceeding 100,000 hours at 25°C (77°F) ambient fixture temperature. The bollard is designed to meet stringent FCC Part 15, Part B, Class A standards for conducted and radiated emissions.

MOUNTING — The **bollard base** is **included** with the Navigator Bollard assembly and provides a secure, stable foundation for the fixture. **Each base comes with anchor bolts and a mounting template,** simplifying installation. The system supports both in-ground and surface-mount options. For added flexibility, the Navigator is compatible with legacy 8" and 10" bollard bases when used with the optional retrofit plate.

WARRANTY — Techlight stands behind the quality and performance of the Navigator Interchangeable Bollard with a comprehensive 3-year warranty, providing customers with peace of mind and long-term value.

COMPLIANCE — The Techlight Navigator Interchangeable Bollard is designed and manufactured to meet rigorous industry standards. It is certified for wet locations, meeting the IP65 rating for protection against dust and water ingress. Additionally, it achieves an IK10 impact rating, demonstrating its ability to withstand impacts and maintain its integrity.

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:
NAV FCO SW SC BK



NAV		SW	SC	
SERIES	TOP/REFLECTOR	WATTAGE	CCT	FINISH
	DT = Dome Top/Cone **DT LVD** = Dome Top/**Louvered*** **FT** = Flat Top/Cone **FT LVD**= Flat Top/**Louvered*** **FCO**[2] = Full Cut Off/None	**SW**[1] = Field Selectable 14W, 19W, or 24W	**SC**[1] = Field Selectable 3000K, 4000K, or 5000K	**BK** = Black **BZ** = Bronze

*Louvered reflector heads are not eligible for DLC QPL listing.

NOTES

1 = Factory preset to 24W @ 5000K, with Photocell: ON
2 = Starlight Freindly only applies to Full Cut Off.
3 = An Anchor Bolt Kit is available as a separate accessory for replacement or retrofit applications where anchor bolts or templates are lost or damaged.

ACCESSORIES (Order as separate line items)

Base, anchor bolts, and a mounting template come standard with each NAV bollard order.

KABNAV[3] Anchor Bolt Kit (For replacements and advance shipments only)
Includes (3) bolts, hardware, and template.



KSBNAV Sleeve Bolt Kit (Used with bollard base in dry concrete)
Includes (3) bolts, hardware, and template



RNAVBZ Retrofit Plate Bronze - Includes adaptor and cover.
Used with legacy 8" and 10" bollards.



RNAVBK Retrofit Plate Black - Includes adaptor and cover.
Used with legacy 8" and 10" bollards.



S180NAVBZ
180° Shield Bronze
Used on Dome and Flat Top Bollard Heads.

S180NAVBK
180° Shield Black
Used on Dome and Flat Top Bollard Heads.



(NAV DT SW SC BZ) w/ S180NAVBZ (180° Shield)
(NAV FT SW SC BK) w/ S180NAVBK (180° Shield)

FIXTURE DIMENSIONS

Note: Louvered reflector heads are not eligible for DLC QPL listing.



LISTED · IP65 · RoHS · DLC PREMIUM

www.techlight.com

NAV Selectable-Interchangeable Bollard

LUMINAIRE CHARACTERISTICS

Input Voltage: 120-277V
Dimming: 0-10V
CRI: >80

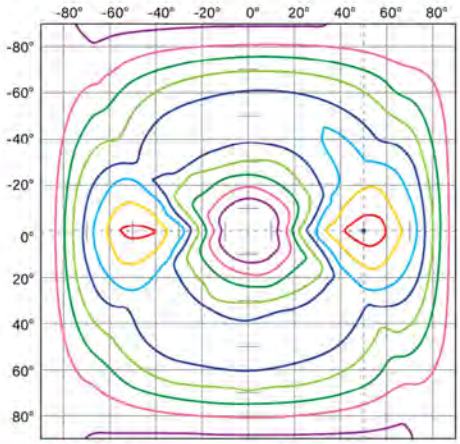
	14W			19W			24W		
	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
DT (Dome Top)	1900 Lm	1960 Lm	1960 Lm	2600 Lm	2690 Lm	2730 Lm	3230 Lm	3360 Lm	3360 Lm
DT LVD (Dome Top Louvered)	1020 Lm	1040 Lm	1030 Lm	1410 Lm	1440 Lm	1420 Lm	1750 Lm	1800 Lm	1800 Lm
FT (Flat Top)	1900 Lm	1960 Lm	1960 Lm	2600 Lm	2690 Lm	2730 Lm	3230 Lm	3360 Lm	3360 Lm
FT LVD (Flat Top Louvered)	1020 Lm	1040 Lm	1030 Lm	1410 Lm	1440 Lm	1420 Lm	1750 Lm	1800 Lm	1800 Lm
FCO (Full Cut Off)	1610 Lm	1640 Lm	1680 Lm	2300 Lm	2250 Lm	2230 Lm	2870 Lm	2900 Lm	2960 Lm

Factory preset to: 24W @ 5000K with Photocell: ON



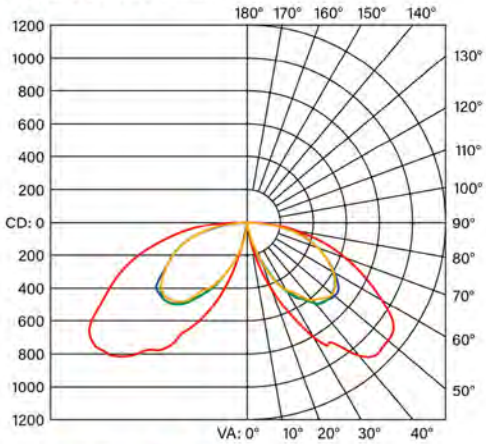
PHOTOMETRIC SPECIFICATIONS (CONE REFLECTOR)

ISOCANDELA PLOT



Cd: 1065, 90%
Cd: 888, 75%
Cd: 710, 60%
Cd: 592, 50%
Cd: 473, 40%
Cd: 355, 30%
Cd: 237, 20%
Cd: 118, 10%

POLAR CANDELA DISTRIBUTION



: 0° H
: 90° H
: 22.5° H
: 45° H

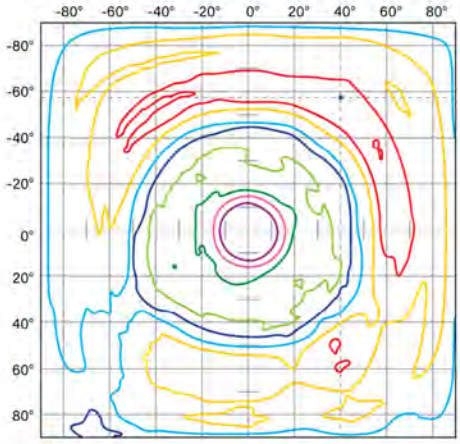
FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
0°-30°	115.5	3.6%
30°-60°	780.6	24.6%
60°-80°	494.2	15.6%
80°-90°	100.7	3.2%
0°-30°	117.2	3.7%
30°-60°	777.9	24.5%
60°-80°	482.3	15.2%
80°-90°	96.6	3.0%
90°-100°	91.2	2.9%
100°-180°	113.1	3.6%
Total	**3169.3**	**99.9%**

BUG Rating: B1-U3-G2

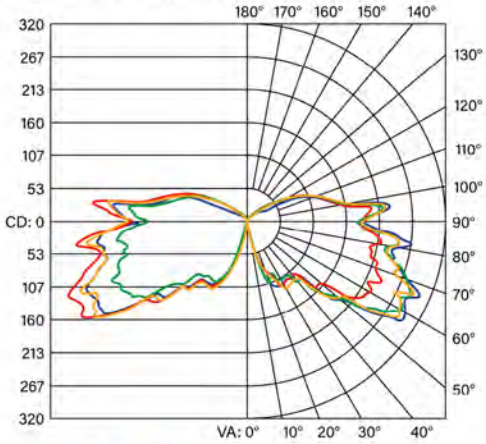
PHOTOMETRIC SPECIFICATIONS (LOUVERED REFLECTOR)

ISOCANDELA PLOT



Cd: 283, 90%
Cd: 236, 75%
Cd: 189, 60%
Cd: 157, 50%
Cd: 126, 40%
Cd: 94, 30%
Cd: 63, 20%
Cd: 31, 10%

POLAR CANDELA DISTRIBUTION



: 0° H
: 90° H
: 22.5° H
: 45° H

FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
0°-30°	30.5	2.0%
30°-60°	215.7	12.3%
60°-80°	274.1	15.6%
80°-90°	123.4	7.0%
0°-30°	33.5	1.9%
30°-60°	193.5	11.0%
60°-80°	240.5	13.7%
80°-90°	111.9	6.4%
90°-100°	217.4	12.4%
100°-180°	310.7	17.7%
Total	**1755.7**	**100.0%**

BUG Rating: B1-U3-G2

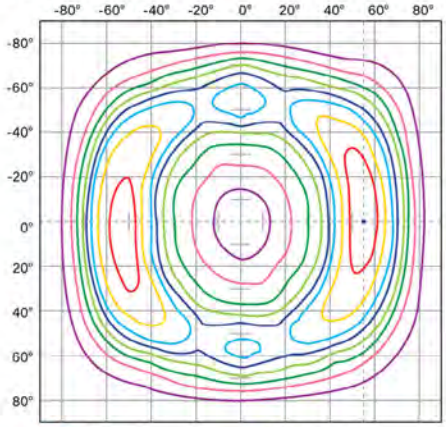
TECHLIGHT
GROUNDED IN ILLUMINATION
2707 SATSUMA I DR. DALLAS, TX 75229 I PH: 800.225.0727 I www.techlight.com

All dimensions and specifications are subject to change without notice.

NAV Selectable-Interchangeable Bollard

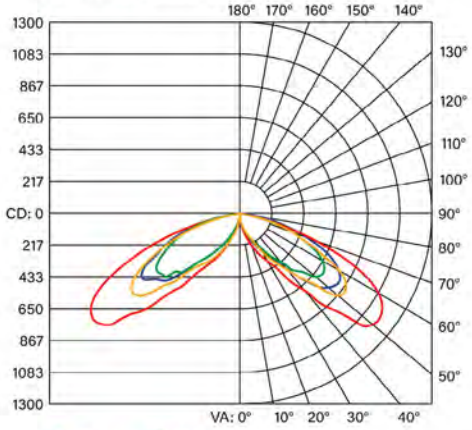
PHOTOMETRIC SPECIFICATIONS (DECORATIVE HEAD)

ISOCANDELA PLOT



Cd: 1101, 90%
Cd: 917, 75%
Cd: 734, 60%
Cd: 611, 50%
Cd: 489, 40%
Cd: 367, 30%
Cd: 245, 20%
Cd: 122, 10%

POLAR CANDELA DISTRIBUTION



: 0° H
: 90° H
: 22.5° H
: 45° H

FLUX DISTRIBUTION

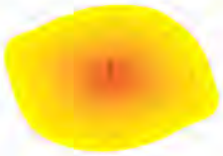
Zone	Lumens	% Luminaire
0°-30°	82.0	2.9%
30°-60°	816.2	28.9%
60°-80°	478.4	17.0%
80°-90°	28.1	1.0%
0°-30°	81.5	2.9%
30°-60°	809.1	28.7%
60°-80°	462.3	16.4%
80°-90°	27.0	1.0%
90°-100°	7.3	0.3%
100°-180°	28.6	1.0%
Total	**2820.5**	**100.0%**

BUG Rating: B1-U2-G1

PHOTOMETRIC LAYOUT

CONE REFLECTOR

Mounting Height: 3'
Each Square is 10' x 10'



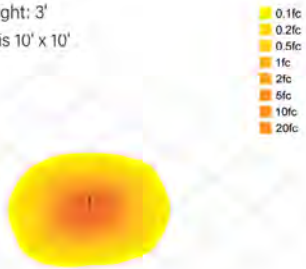
LOUVERED REFLECTOR

Mounting Height: 3'
Each Square is 10' x 10'



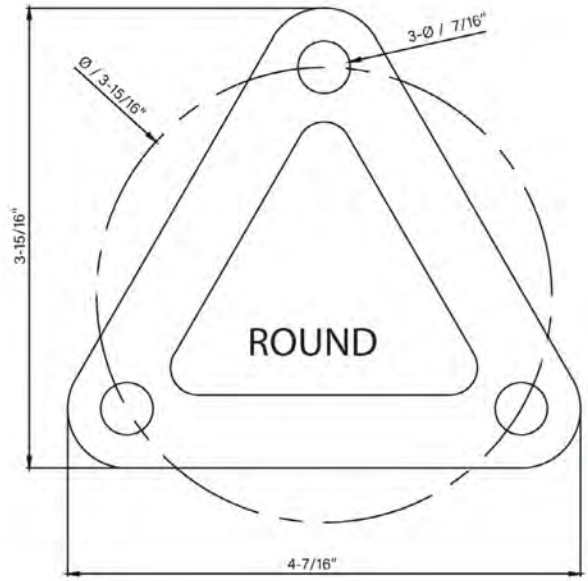
DECORATIVE HEAD

Mounting Height: 3'
Each Square is 10' x 10'



PHYSICAL SPECIFICATIONS (continued)

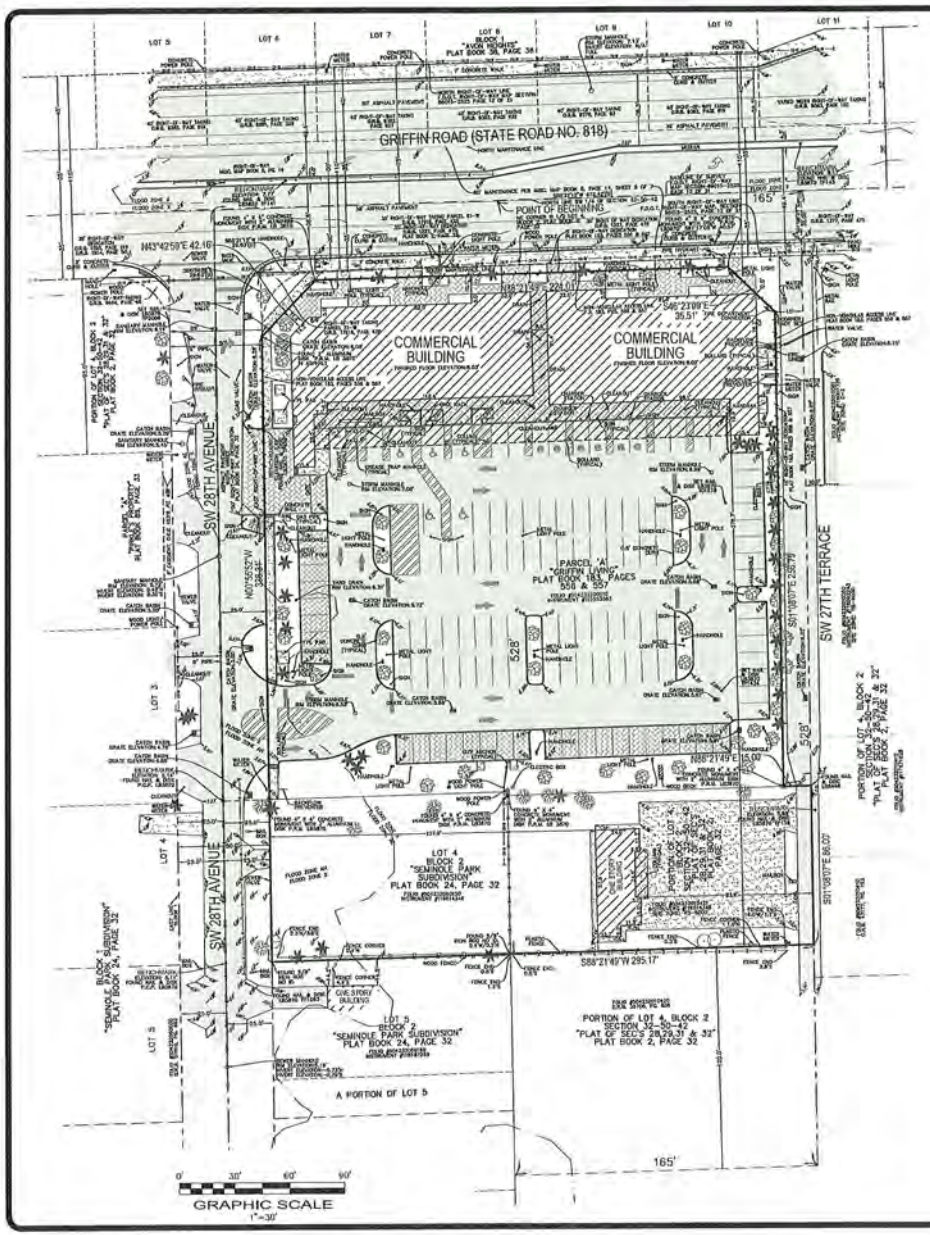
ANCHOR BOLT TEMPLATE



Base, anchor bolts, and a mounting template come **Standard** with each **NAV bollard order**.

TECHLIGHT
GROUNDED IN ILLUMINATION
2707 SATSUMA I DR. DALLAS, TX 75229 I PH: 800.225.0727 I www.techlight.com

All dimensions and specifications are subject to change without notice.



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BRICK PAVERS
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND GAS LINE
- CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- (D) DEED
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- LB LICENSED BUSINESS
- AC AIR CONDITIONER
- PALM TREE
- OAK TREE
- UNIDENTIFIED TREE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL "A", "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 85 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET, THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.

NOTES:
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2685; ELEVATION: 3.665 FEET.
3. FLOOD ZONE: AE/X; BASE FLOOD ELEVATION: 8 FEET/NONE; PANEL #12011C0566J COMMUNITY #120034; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD BEING N88°21'49"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: 2750 GRIFFIN HOLDINGS LLLP; COKER & FERNER; COMMONWEALTH LAND TITLE INSURANCE COMPANY; ISRAELI DISCOUNT BANK, ITS SUCCESSORS AND ASSIGNS.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SITE CONTAINS 120 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (109 REGULAR & 5 DISABLED, 6 ELECTRIC VEHICLE).
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
12. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.

NO.	REVISIONS	BY
A	LEGAL AND UNDER TITLE COMMITMENT NOTE	B.E.
B	ADDED SITE TO VICINITY MAP	B.E.
C	MORE OF PARK. 8/14/25	B.E.
D	9/22/25-SITE PARK. & 8/18/25	B.E.
E	9/23/25-SITE PARK. & 9/18/25	B.E.
F	MORE SPOT & ELE.'S ADDED TO EXIST. SURV.	B.E.
G	ADDED SURVEYOR'S NOTES & MORE SPOT ELE.'S	B.E.

NO.	REVISIONS	BY
10	PARCEL "A" PLAT 9/17/25	B.E.
9	9/26/25-LEGAL SURVEY 9/17/25	B.E.
8	9/29/25-ADDED SURVEY 9/17/25	B.E.
7	10/21-INV.#'S & NOTES 10/17/25	B.E.

GRIFFIN LIVING SITE
2730-2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33312
(CITY OF DANIA BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

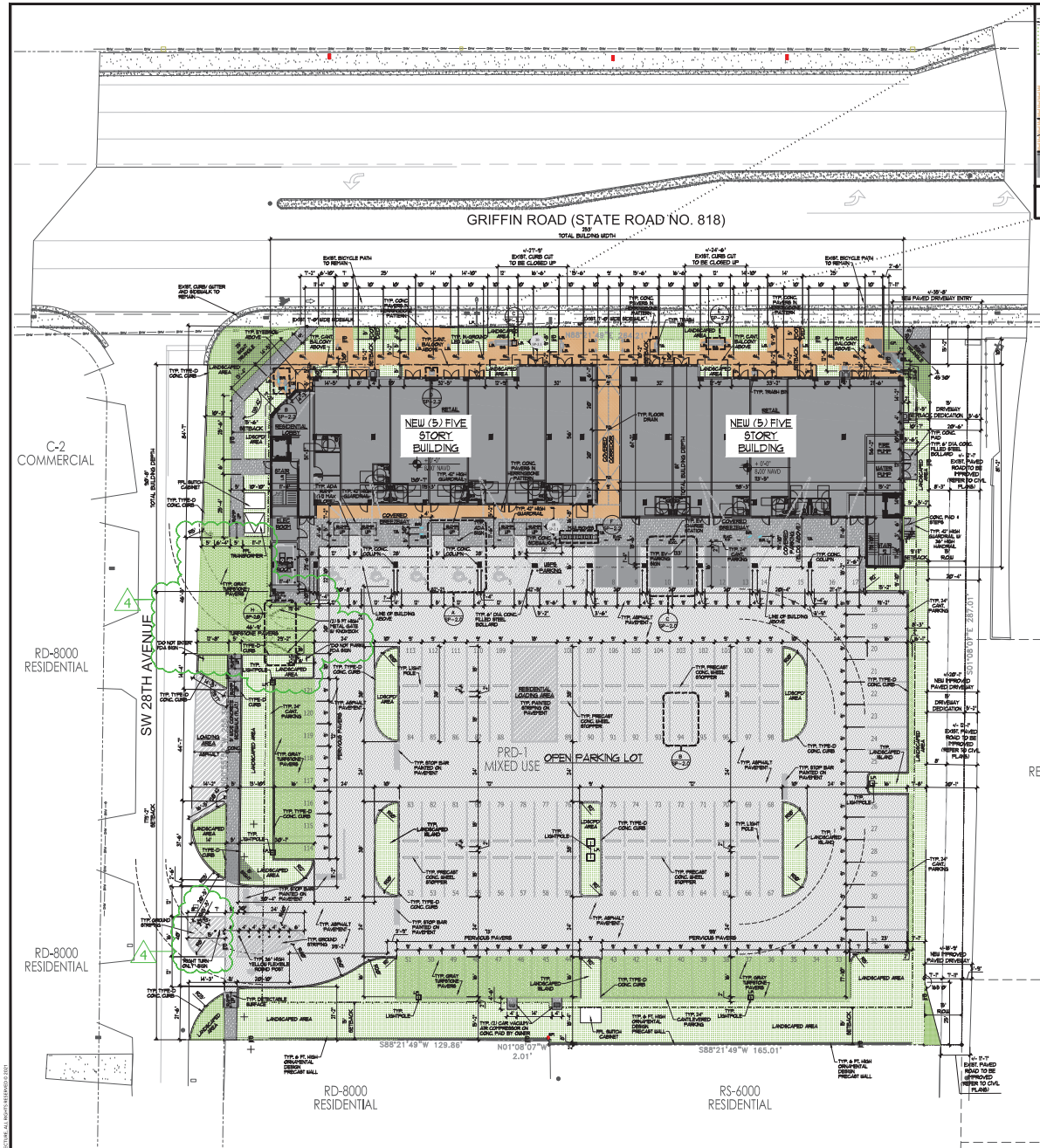
John F Pulice

Digitally signed by John F Pulice
Date: 2025.09.26 13:30:38 -04'00'

D JOHN F. PULICE, P.L.S. #5269 STATE OF FLORIDA
D VICTOR H. GUIBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
D MICHAEL M. MOTLEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5880
STATE OF FLORIDA

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 30'	CLIENT: 2750 GRIFFIN HOLDINGS LLLP
CHECKED BY: J.F.P.	SURVEY DATE: 9/20/25	ORDER NO.: 74862


GRIFFIN ROAD (STATE ROAD NO. 818)
TOTAL BUILDING WIDTH
NEW (5) FIVE STORY BUILDING
NEW (5) FIVE STORY BUILDING
C-2 COMMERCIAL
C-2 COMMERCIAL
SW 28TH AVENUE
RD-8000 RESIDENTIAL
RD-8000 RESIDENTIAL
RD-8000 RESIDENTIAL
RS-6000 RESIDENTIAL
RS-6000 RESIDENTIAL
PRD-1 MIXED USE
OPEN PARKING LOT
S88°21'49"W 129.86'
N01°08'07"W 2.01'
S88°21'49"W 165.01'
S01°08'07"E 287.01'
NEW PAVED DRIVEWAY ENTRY
NEW IMPROVED PAVED DRIVEWAY
EXIST. PAVED ROAD TO BE IMPROVED (REFER TO CIVIL PLANS)
PERVIOUS PAVERS
LOADING AREA
LANDSCAPED AREA
TYP. LANDSCAPED ISLAND
TYP. LIGHT POLE
TYP. LIGHTPOLE
TYP. 34' CANT PARKING
TYP. 24' CANT PARKING
TYP. GRAY TURFSTONE PAVERS
TYP. PRECAST CONC. BARRIER STOPPER
TYP. STOP BAR PAINTED ON PAVEMENT
TYP. ASPHALT PAVEMENT
TYP. CONC. CURB
TYP. TYPE-D CONC. CURB
TYP. 6' DIA CONC. BOLLARD
TYP. 42" HIGH ORNAMENTAL DESIGN PRECAST WALL
TYP. 6 FT. HIGH ORNAMENTAL DESIGN PRECAST WALL
TYP. 36" HIGH YELLOW FLEXIBLE ROAD POST
TYP. GROUND STRIPING
TYP. DETECTABLE SURFACE
TYP. CONC. PAVERS IN LANDSCAPED AREA
TYP. CONC. BALCONY ABOVE
TYP. CONC. BALCONY OVERHANG ABOVE
TYP. CONC. PAVERS IN LANDSCAPED AREA
TYP. CONC. PAVERS IN LANDSCAPED AREA
TYP. TRASH BIN
TYP. FLOOR DRAIN
TYP. GROUND LIGHT
TYP. LIGHT BOLLARD
TYP. BENCH SEAT
TYP. BICYCLE RACK
TYP. CONCRETE POLE
TYP. ELECTRIC VEHICLE CHARGER
TYP. WOOD POLE
EXIST. BICYCLE PATH TO REMAIN
EXIST. CURB CUT TO BE CLOSED UP
EXIST. CURB GUTTER AND ROADWAY TO REMAIN
EXIST. 7'-0" HIGH WROUGHT IRON FENCE
EXIST. 7'-0" HIGH MASONRY WALL
EXIST. 6'-0" HIGH CHAIN LINK FENCE
EXIST. 6'-0" HIGH MASONRY WALL
EXIST. 6'-0" HIGH WOOD FENCE
EXIST. 6'-0" HIGH CHAIN LINK FENCE
EXIST. 6'-0" HIGH WOOD FENCE
EXIST. 6'-0" HIGH MASONRY WALL
EXIST. 6'-0" HIGH CHAIN LINK

Instr# 119769809, Page 1 of 15, Recorded 08/29/2024 at 04:23 PM
Broward County Commission
Deed Doc Stamps: $0.00

Prepared by and return to:

Name: Rod A. Feiner, Esquire
Coker & Feiner
Address: 1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Broward County Folio Nos:
5042 3260 0010
5042 3258 0010

SHARED PARKING EASEMENT AGREEMENT

THIS SHARED PARKING EASEMENT AGREEMENT ("Agreement") is made as of this 29th day of August, 2024 ("Effective Date") by and between 2750 GRIFFIN LIVING, LLLP, a Florida limited liability limited partnership ("Griffin Living"), having an address at 2790 Stirling Road, Suite 10, Hollywood, FL 33020 and SDS DEVELOPMENT & TRUST, LLC, a Florida limited liability company ("SDS"), having an address at 5256 SW 38th Ave., Ft. Lauderdale, FL 33312.

WITNESSETH:

WHEREAS, Griffin Living is the owner of the parcel of real property legally described as follows:

> Parcel "A", GRIFFIN LIVING, according to the map or plat thereof recorded at Plat Book 183, Page 556 of the Public Records of Broward County, Florida

(hereinafter known as the "Griffin Living Property"), and

WHEREAS, SDS is the owner of the parcel of real property legally described as follows:

> Tract "A", KOOSH AT GRIFFIN, according to the map or plat thereof recorded at Plat Book 183, Page 7 of the Public Records of Broward County, Florida

(hereinafter known as the "SDS Property"), and

WHEREAS, Griffin Living has had a site plan approved by the City of Dania Beach ("Griffin Living Site Plan") for the Griffin Living Property, a copy of which is attached hereto as Exhibit "A": and

WHEREAS, the site plan for the Griffin Living Property indicates that one hundred twenty one (121) parking spaces are being provided, and

WHEREAS, the Griffin Living Site Plan shows both residential uses and commercial uses, and

WHEREAS, the Owner of the Griffin Living Property has amended the commercial uses to be provided on the Griffin Living Property to accommodate a restaurant use such that one hundred and thirty two (132) parking spaces are to be provided by the Dania Beach Zoning Code, and

WHEREAS, this means that the Griffin Living Site Plan is deficient by eleven (11) parking spaces due to the changes in the commercial uses being provided, and

WHEREAS, SDS has had a site plan approved by the City of Dania Beach ("SDS Site Plan") for a retail shopping center, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the SDS Property has been developed in accordance with the SDS Site Plan, and

WHEREAS, the SDS Site Plan shows that the SDS Property has been developed with sixty nine (69) parking spaces even though forty seven (47) parking spaces are required to be provided by the Dania Beach Zoning Code, which means that the SDS Property has an excess of twenty two (22) parking spaces ("Excess Parking Spaces"), and

WHEREAS, the SDS Property and the Griffin Living Property are within five hundred (500) feet of each other, measured as the shortest distance as traveled by a pedestrian of one property to another, and

WHEREAS, both the Griffin Living Property and the SDS Property have perimeter landscaping that is consistent with Section 275-110 of the Dania Beach Zoning Code, and

WHEREAS, the Owner of the SDS Property is willing to allow the Griffin Living Property to use the Excess Parking Spaces, and

WHEREAS, this Agreement is for the purpose of establishing compliance with Section 265-80 of the City of Dania Beach's Code of Ordinances relating to required off-street and off-site parking facilities while this Agreement furthermore establishes the private rights and

obligations between the Parties with respect to shared parking and access between the Griffin Living Property and the SDS Property; and

WHEREAS, the term "Permittees" shall mean the commercial tenant(s) or occupant(s) of the Griffin Living Property, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of the Griffin Living Property or (ii) such tenant(s) or occupant(s) or both: and

WHEREAS, Griffin Living and SDS or the future owners of the Griffin Living Property and the SDS Property are sometimes hereinafter referred to as "Owner" or "Owners."

NOW, THEREFORE, in consideration of good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Griffin Living and SDS hereby covenant and agree that the Griffin Living Property and the SDS Property and all present and future owners of the Griffin Living Property and SDS Property shall be and hereby are subject to the terms, covenants and easements hereinafter set forth in this Agreement, so that the Griffin Living Property and the SDS Property shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Easements. Subject to any express conditions, limitations and reservations contained herein, the Owners hereby grant, establish, covenant and agree that the SDS Property, and all Owners and Permittees of the SDS Property, shall be burdened and the Griffin Living Property and all Owners and Permittees of the Griffin Living Property, shall be benefitted by the following nonexclusive and perpetual easements which are hereby imposed upon the SDS Property and all present and future Owners and Permittees of the SDS Property:

2.1 A non-exclusive easement for vehicular and pedestrian ingress and egress on, over and across the paved areas of the SDS Property for purposes of providing ingress and egress to the Owner and invitees of the Griffin Living Property ("Access Easement").

2.2 A non-exclusive easement to use the Excess Parking Spaces on the SDS Property for vehicular parking on and across the paved and marked parking spaces which parking

spaces are in conformance with the approved site plan for the SDS Property. There shall be no limitation on the time that the parking spaces may be utilized and the Excess Parking Spaces shall not be specifically delineated, marked or otherwise annotated on the SDS Property.

2.3 The easements granted herein are not intended and shall not be construed as a dedication of any of the real property encumbered by the easements described herein for public use, and the Owner of any portion of the Properties may take whatever action is necessary to avoid such dedication.

3. Construction and Maintenance Requirements.

3.1 Owner of the SDS Property, its successors and assigns, shall be responsible for maintaining the Access Easement and Parking Easement on the SDS Property in good order and repair, in a reasonably safe condition and reasonably attractive manner including, without limitation, the maintenance of paving within the Easement Area. In the event the Easement Area is damaged or destroyed, in whole or in part, the Owner of the SDS Property shall repair and restore the same to the original condition.

3.2 Griffin Living, its successors and assigns, agrees to defend, indemnify and hold SDS, its successors and assigns, harmless from all loss or damage (including, without limitation, attorneys' fees and costs at all levels of proceedings) resulting or arising from the use of the easement rights as granted herein by the Owners and Permittees of the SDS Property, its successors and assigns. This provision shall survive termination of this Agreement.

3.3 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 of entering and investigating the accessibility of the Easement.

4. Covenant Running with the Land. This Easement shall be recorded, at the Owners expense, in the Public Records of Broward County, Florida. The terms, covenants and easements herein established for the benefit of the Owners and Permittees of the Griffin Living Property and shall run with, and be appurtenant to, title to the Griffin Living Property and the SDS Property and shall bind and benefit the Owners and Permittees of the Griffin Living Property and the SDS Property, their successors and assigns and shall remain in full force and effect until such time as the same is released in writing as hereinafter provided. However, this instrument is not intended

to be and shall not be construed to be a dedication to the public for public use of any easements created herein.

5. Reasonable Use of Easements. The easements hereinabove granted shall be used and enjoyed in such a manner as not to unreasonably interfere with, obstruct or delay the conduct and operations of the businesses conducted on the SDS Property, including, without limitation, public access to and from said business and the receipt and delivery of merchandise in connection therewith.

6. Insurance.

6.1 Throughout the term of this Agreement, each Owner shall procure and maintain commercial general and/or comprehensive general liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnity contained in this Agreement), bodily injury, death or property damage occurring upon such Owner's Property, and/or upon the easement areas which are subject to use and enjoyment by such Owner, with single limit coverage of not less than an aggregate of One Million ($1,000,000.00) Dollars including umbrella coverage, if any, or such greater amount as may from time to time be reasonable and prudent under the circumstances. Such insurance shall identify all other Owners as additional insureds, provided that the Owner obtaining such insurance has been supplied with the name of such other Owner in the event of a change thereof.

6.2 Mutual Waiver. Each of the Owners of the Griffin Living Property and the SDS Property, or any portion thereof, for itself and to the extent legally permissible, on behalf of its insurance carriers, hereby waives the right of recovery against any other Owner for (a) any loss or damage to the property of such Owner located upon or in the portion of the Property owned by such Owner, (b) any loss or damage to the building or other improvements in such Owner's Property or the contents thereof, and (c) any other direct or indirect loss or damage caused by fire or other risks. which loss or damage is covered by the insurance required to be carried pursuant to this Paragraph 6, but only to the extent of the proceeds thereof. Each Owner shall to the extent such insurance endorsement is available. obtain for the benefit of each other Owner a waiver of any right of subrogation which the insurance carrier(s) of the waiving Owner may acquire against

any other Owner by virtue of the payment of any such loss covered by such insurance. Each Owner shall provide the other Owner with evidence of such insurance coverage upon request.

7. Notices. All notices and statements provided for or permitted hereunder shall be in writing and shall be deemed to have been properly given or served when delivered personally or deposited in the United States Mail, or any official successor thereto, as registered or certified mail, return receipt requested, postage prepaid and addressed as hereinabove provided. Each such notice shall be effective upon receipt thereof by the party to which such notice is sent. Any party hereto may change its address for notice by giving the other parties hereto at least fifteen (15) days prior written notice of any such change of address.

8. Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, only by the written consent of all of the Owners of the Griffin Living Property and the SDS Property, evidenced by a document that has been fully executed and acknowledged by all such Owners and recorded in the Public Records of Broward County, Florida and the City Commission of the City of Dania Beach; provided, however, that amended or modifications to correct or amend Exhibit "B" of this Easement may be executed by the then Owner of the SDS Property and the City Manager of the City of Dania Beach without the necessitation of review and approval by the City Commission of the City of Dania Beach.

9. Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an Owner under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing.

10. Exercise of Rights. All rights and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate applicable law and shall be limited to the extent necessary to render this instrument valid and enforceable.

11. Remedies and Enforcement.

11.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees or both of this Agreement, the other Owner(s) shall be entitled to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including, without limitation, payment of any amounts due and/or specific performance. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

11.2 No Termination For Breach. Notwithstanding anything set forth in this Agreement to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any portion of the Properties made in good faith for value, but the terms, covenants and easements hereof shall be binding upon and effective against any Owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

12. Termination. This Agreement may only be terminated (i) if each use on the Griffin Living Property and the SDS Property, on its own, satisfies the off-street parking requirements independent of this Agreement, (ii) there is a change of use or intensity such that off-site parking provided by this Agreement is no longer necessitated or (iii) an alternative parking facility is secured via a replacement agreement. The termination of this Agreement may only be accomplished by a written termination being filed in the Public Records of Broward County, Florida by the then Owner(s) of the Griffin Living Property and the SDS Property which termination agreement shall contain the consent of the being of the City Manager, or his or her designee, of the City of Dania Beach.

13. Governing Law. This instrument shall be governed by and construed in accordance with the laws of the State of Florida. In the event of any dispute arising from the terms of this Agreement, the venue for said dispute shall be in Broward County, State of Florida.

14. Estoppel Certificate. Each Owner agrees, within ten (10) business days after written request by any other Owner, to execute, acknowledge and deliver to and in favor of the requesting Owner or any proposed or existing mortgagee or purchaser of any portion of the Properties, which is subject hereto, an estoppel certificate stating:

a. Whether or not this Agreement has been modified or amended, and if so, identifying and describing any said modification or amendment;

b. Whether such Owner has actual knowledge of any default hereunder by any Owner or has any claim hereunder against any other Owner and, if so, specify the nature of said default or claim.

15. Force Majeure. If any Owner shall be delayed or prevented from the performance of any act required hereunder by reasons of acts of God, strikes, lock-outs, labor troubles, plan approval delay, inability to procure materials, restrictive governmental laws or regulations, adverse weather, unusual delay in transportation, delay by any other Owner or other cause without fault and beyond control of the Owner obligated to perform (financial inability excepted), then upon written notice to the other Owners, the performance of said acts shall be excused for the period of the delay and the period for the performance of said act shall be extended for a period equivalent to the period of said delay; provided, however, that Owner(s) so delayed and prevented from performing shall exercise good faith efforts to remedy any such cause of delay or cause preventing performance, and nothing in this section shall excuse any Owner from the prompt payment of any sums or charges required of said Owner hereunder.

16. Fractionalized Interests. In the event any Owner shall acquire, transfer or convey its interest in its Property in such manner as to vest ownership of fractionalized interest in more than one person or entity, the several Owners of such fractionalized interest shall designate one of their number to act on behalf of all such Owners in the performance of the provisions of this Agreement, which designation shall be relied upon until notice of a new designation signed by all such Owners or an order of a court of competent jurisdiction is received to the contrary; provided, however, all such Owners shall be jointly and severally liable hereunder.

17. Transfer of Interest. Any Owner, upon conveyance of its respective Property, shall be deemed to assign its rights and obligations under this Agreement and such Owner shall be released from liability hereunder thereafter accruing and Owner's successors and assigns shall be deemed to assume such Owner's obligations contained herein. In the event any portion of the Property is subdivided, each successive Owner is deemed to be a party and subject to the terms

and conditions of this Agreement with rights and obligations arising upon acquiring fee simple ownership of such portion of the Property as if said Owner was an original party to this Agreement.

18. Severability. If any provisions contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared and each party shall pay for an equal portion of the cost of preparation of such legal description.

19. Term. This Agreement shall have an initial term of thirty (30) years, which term shall be automatically extended for successive ten-year periods, unless this Agreement is terminated in accordance with the terms of this Agreement.

20. Bankruptcy. In the event of any bankruptcy affecting any Owner, the Owners agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt Owner.

21. Attorneys' Fees. In the event an Owner institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing Owner or Owners after a final adjudication shall be entitled to recover from the non-prevailing Owner or Owners its costs and expenses (including, without limitation, reasonable attorneys' fees at all levels of proceedings) incurred in the preparation and prosecution of such action or proceeding. This provision shall survive termination of this Agreement.

22. No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

23. No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

24. Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

IN WITNESS WHEREOF, 2750 Griffin Living, LLLP and 2700 Griffin Living, LLLP have caused the foregoing Shared Parking Easement Agreement to be executed on the dates set forth below.

Signed, sealed and delivered in the presence of:

Signature

Tony Torres
Printed Name

62 Winkleton Lake Dr
Plantation, FL 33324
Address

Signature

Luis Canas
Printed Name

11905 SW 84th Ave
Miami, FL 33156
Address

2750 GRIFFIN LIVING, LLLP, a Florida limited liability limited partnership

By: BSD Capital LLC, a Florida limited liability company
Its: Manager

By:
Name: Guy Levintin
Its: Authorized Member

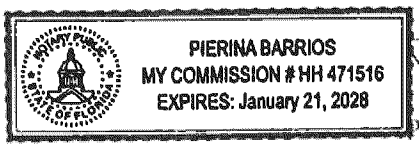
STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me on this 29 day of August, 2024, by Guy Levintin, the Authorized Member of BSD Capital LLC, a Florida limited liability company who is the General Partner of 2750 Griffin Living, LLLP, a

Florida limited liability limited partnership, who is personally known to me or produced the following identification: _____.

Signature of Notary or Officer

PIERINA BARRIOS



Notarial Seal (stamped in black ink)

OR

Printed Name of Notary Public

State of Florida Commission Number:

Signed, sealed and delivered in the presence of:

Signature

Printed Name

62 Wimbledon Lake Dr
Plantation, FL 33324
Address

Signature Luis Cañas

Printed Name

11905 SW 84th Ave
Miami, FL 33156
Address

SDS DEVELOPMENT & TRUST LLC, a Florida limited liability company

By:
Print Name: Sharon Sharaby
Its: Authorized Member

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

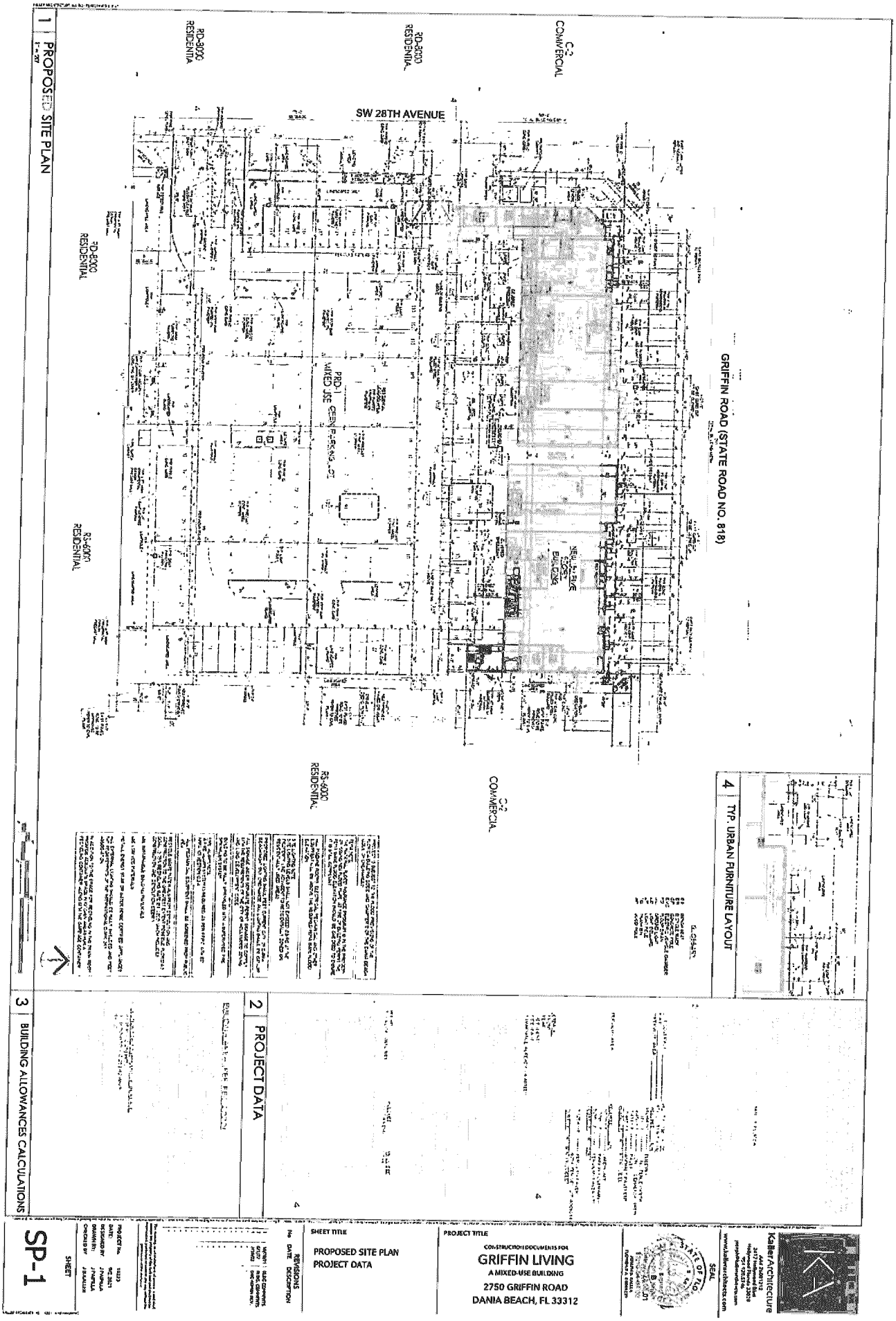
The foregoing instrument was acknowledged before me on this 29 day of August, 2024, by Sharon Sharaby, as the Authorized Member of SDS Development & Trust, LLC a Florida limited liability company, on behalf of said company, who is personally known to me or produced the following identification: _____.

PIERINA BARRIOS
MY COMMISSION # HH 471516
EXPIRES: January 21, 2028

Signature of Notary or Officer

Pierina Barrios

Notarial Seal (stamped in black ink)
OR
Printed Name of Notary Public
State of Florida Commission Number:


1 PROPOSED SITE PLAN
SW 28TH AVENUE
GRIFFIN ROAD (STATE ROAD NO. 818)
RD-6000 RESIDENTIAL
RD-8000 RESIDENTIAL
C-2 COMMERCIAL
PRD-MIXED USE CENTER-REGIONAL
NEIGHBORHOOD BUILDING
4 TYP. URBAN FURNITURE LAYOUT
3 BUILDING ALLOWANCES CALCULATIONS
2 PROJECT DATA
SP-1
PROPOSED SITE PLAN
PROJECT DATA
GRIFFIN LIVING
A MIXED-USE BUILDING
2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
KaiserArchitecture

PROPOSED

KOOSH RETAIL CENTER

2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004

DEVELOPMENT TEAM:

OWNER/DEVELOPER:

SDS Development & Trust, LLC
5256 S.W. 36th Avenue
Fort Lauderdale, Florida 33312
(954) 954-797-7625

CIVIL ENGINEER/SURVEYOR:

McLaughlin Engineering Company
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309-1801
(954) 763-7611

STRUCTURAL/PLUMBING ENGINEER:

Charles Mitchell, P.E.
924 N. Federal Highway
Hollywood, Florida 33020
(305) 336-5069

LANDSCAPE ARCHITECT:

Douglas M. Ruth Associates
1212 N.E. 8th Avenue
Fort Lauderdale, Florida 33304
(954) 494-0098

PROJECT MANAGER:

Bildan Florida, Inc
1104 S.W. 4th Avenue
Fort Lauderdale, Florida 33315
(754) 246-1788

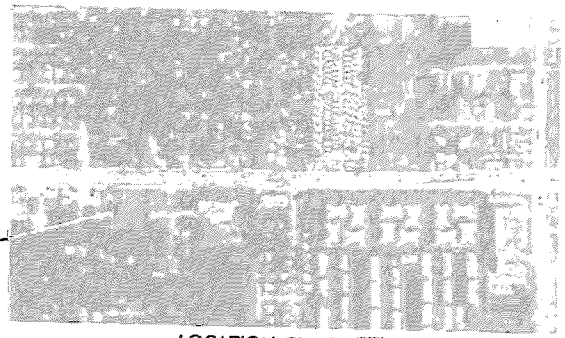
MECHANICAL/ELECTRICAL ENGINEER:

Claudio A. Jahn, P.E.
334 N.E. 102nd Street
Miami, Florida 33138
(786) 362-1695

GEOTECHNICAL ENGINEER:

East Coast Testing & Engineering, Inc.
4100 North Powerline Road
Pompano Beach, Florida 33073
(954) 972-7645

KOOSH RETAIL CENTER



LOCATION PLAN
SCALE: 1" = 300'

INDEX OF DRAWINGS

TL	TITLE SHEET
SP	SITE PLAN
	ARTIST RENDERING
S 0-A	RETAIL "A" ARCHITECTURAL COVER SHEET
S 1-A	RETAIL "A" FLOOR PLAN
S 2-A	RETAIL "A" ELEVATIONS
S 3-A	RETAIL "A" ELEVATIONS
S 4-A	RETAIL "A" GLAZING CALCULATIONS AND ROOF TOP EQUIPMENT
	RETAIL "B" SIGN PACKAGE
S 1-B	RETAIL "B" FLOOR PLAN
S 2-B	RETAIL "B" ELEVATIONS
S 3-B	RETAIL "B" ELEVATIONS
MCCP	MASTER CONCEPTUAL CIVIL PLAN
DS	DETAIL SHEET
DUMP	DUMPSTER ENCLOSURE DETAILS
LA-1	LANDSCAPE PLAN
ET	EXISTING TREE PLAN
IR-1	IRRIGATION PLAN
E 4	PHOTOMETRIC PLAN
SURVEY	RECORD LAND SURVEY

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611
FAX (954) 771-7923
EB 0000643

for SDS DEVELOPMENT & TRUST, LLC

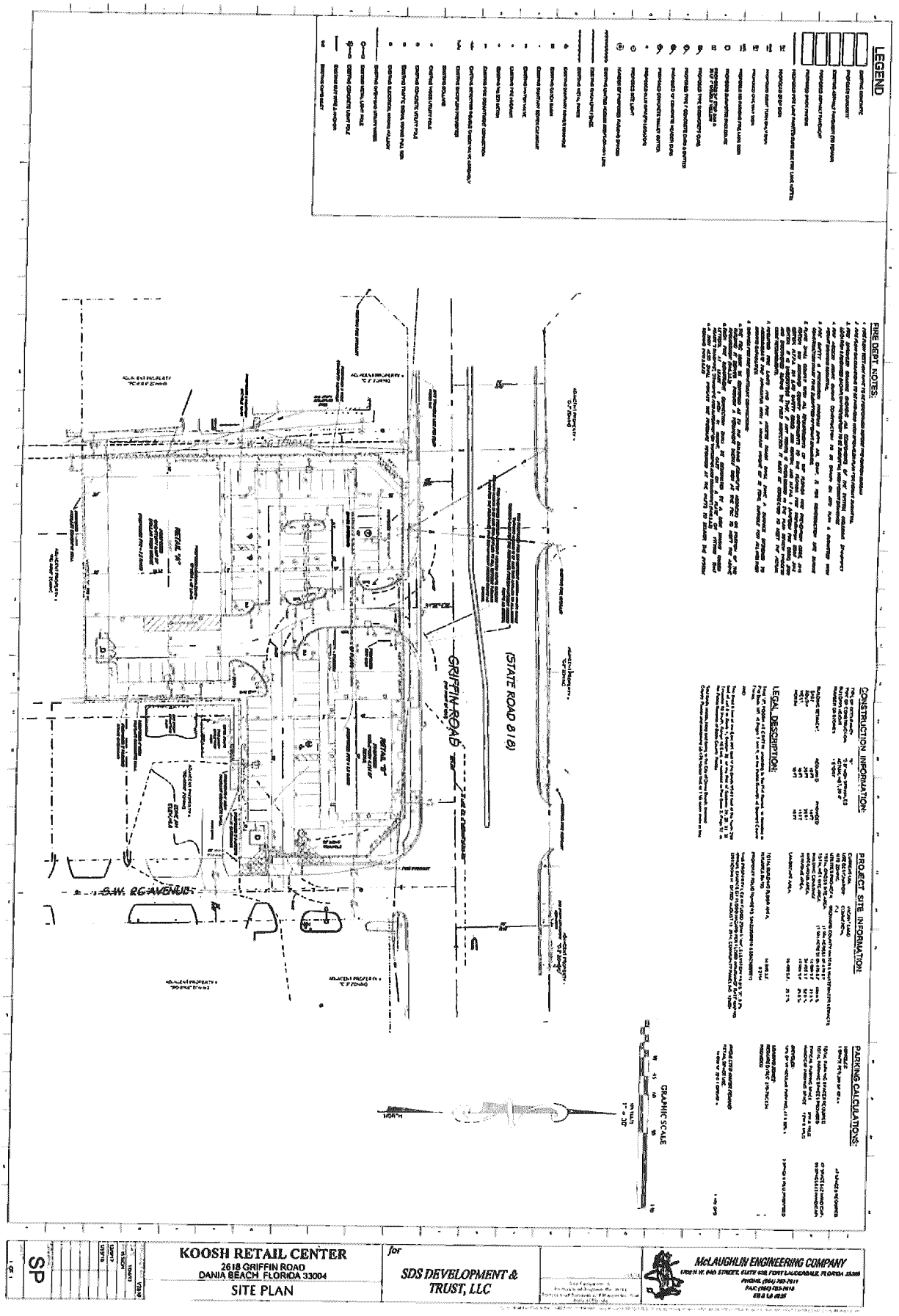
KOOSH RETAIL CENTER
2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004
TITLE SHEET

DATE 10/6/17
TS
1 OF 1

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Exhibit "B"

Instr# 119769809 , Page 14 of 15

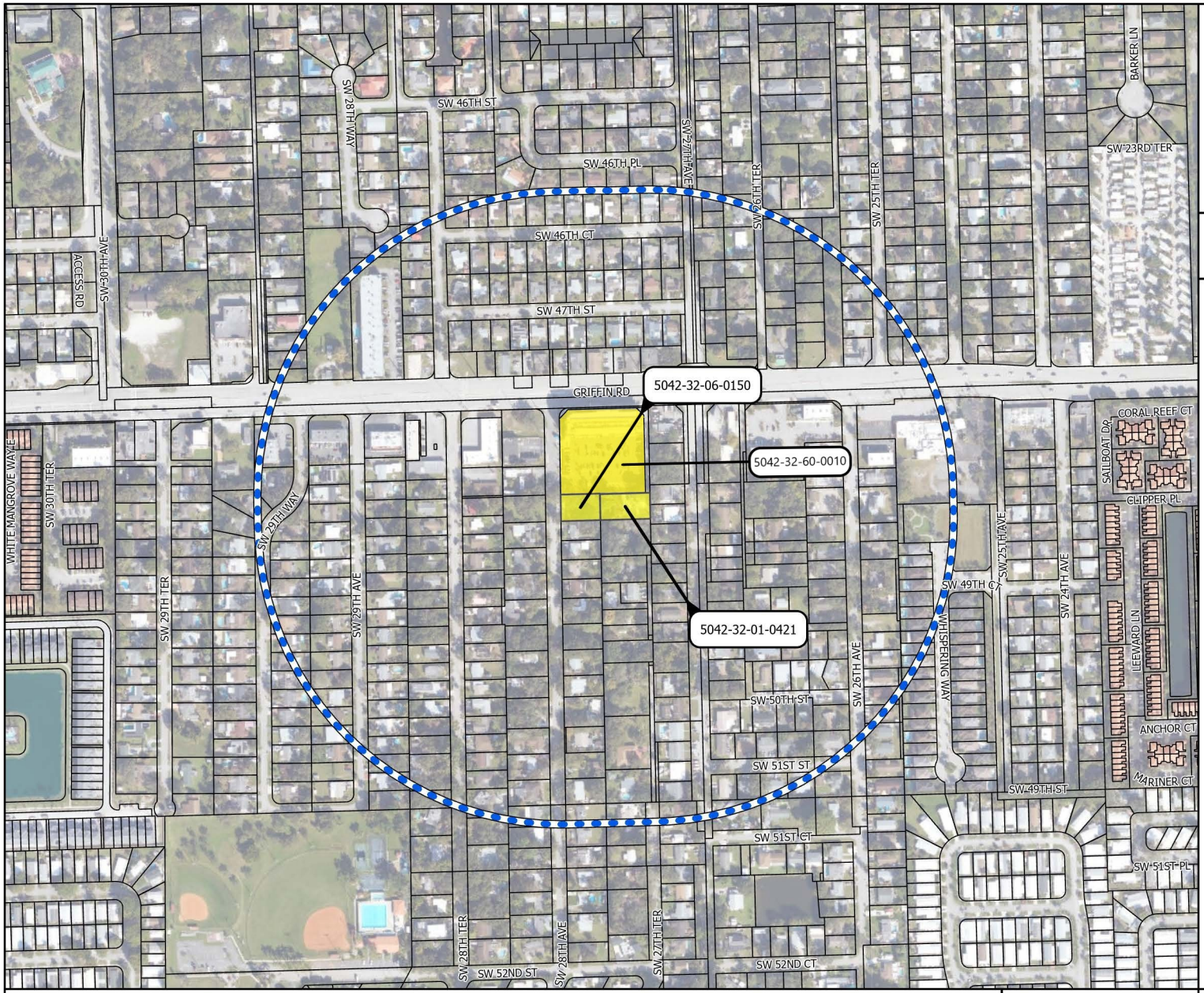


KOOSH RETAIL CENTER
2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004
SITE PLAN

for
SDS DEVELOPMENT & TRUST, LLC

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 600, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 753-7511
FAX: (954) 753-7515

SP



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
SP-022-20MOD3
RZ-034-24

FOLIO:
5042-32-06-0150
5042-32-60-0010
5042-32-01-0421

ADDRESS:
4880 SW 28 AVE
4901 SW 27 TER
2706-2750 GRIFFIN RD

REQUEST:
REZONING
SITE PLAN MOD

Legend

- Dania Beach Boundary
- Parcels
- Proposed Parcels
- 1,000 ft Buffer

N

Date: 12/19/2025

When Printed on 8 1/2" x 11"
1 inch equals 500 feet

0 250 500 750 Feet

Florida Technical Consultants

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

Standard Development Application

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☑ **Site Plan** Modification
- ☐ **Special Exception**
- ☐ **Variance**
- ☐ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

RECEIVED SEP 05 2024

Date Rec'd: _____

Petition No.: SP-022-20M003

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: 2750 Griffin Road, Dania Beach, FL 33312 4880 SW 28 Ter Ave ~~2750~~ 4901 SW 27 Terr

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

Recorded Plat Name: GRIFFIN LIVING PB 183-556 B PARCEL A

Folio Number(s): 5042 32 60 0010 Legal Description: See attached survey

Applicant/Consultant/Legal Representative **(circle one)** Rod A. Feiner

Address of Applicant: 1401 S. Andrews Ave, Fort Lauderdale, FL 33316

Business Telephone: 954-761-3636 Home: 954-600-9451 Fax: 954-761-1818

E-mail address: rafeiner@coker-feiner.com

Name of Property Owner: 2750 Griffin Holdings, LLLP + 2750 Griffin Holdings LLLP

Address of Property Owner: 2790 Stirling Rd, Ste 10, Hollywood, FL 33020

Business Telephone: 954-394-6615 Home: _____ Fax: _____

Explanation of Request: Site Plan Modification to include the additional lots

*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: 2.373 Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: PRD-1 Proposed Use: PRD-1

Is property owned individually, by a corporation, association, or a joint venture? 2750 Griffin Holdings, LLLP

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 Rod A. Feiner **(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 3rd **DAY OF** Sept **, 20**24

By:

SHARON SHARABY
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

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

THUY TURNER
Notary Public - State of Florida
Commission # HH 322458
My Comm. Expires Oct 16, 2026

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.

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

To: Corinne Lajoie, Asst. Director
Community Development Department
City of Dania Beach

From: Rod A. Feiner, Esq.

Date: September 4, 2024

Subject: Modification of Site Plan, Griffin Living
4880 SW 28th Ave and 4901 SW 27th Terrace

As you are aware, we represent the Owner and Developer of the above-referenced project. I am pleased to inform you that the Griffin Living Project received a CO from the City.

Griffin Living, through a related entity, has acquired the two properties referenced above. These properties are adjacent to the Griffin Living project at the rear of the project. They have a Property Appraiser Folio No. of 5042 3206 0150 and 5042 2301 0421. The land is owned by a different entity than the entity which owns the Griffin Living project for financial and other reasons. However, these properties were acquired to be part and parcel of the Griffin Living project. As a result, concurrently with this application the Owner has also requested a re-zoning to PRD-1 for these two properties. In connection with that re-zoning and this site plan approval the Owner has proposed a Declaration of Development in Lieu of a Unity of Title. That document has already been reviewed and approved by the City Attorney and will be executed once the re-zoning and site plan are approved. In fact, the Applicant suggests that the recording of such document be a condition of the approvals.

The Owner wishes to amend the Griffin Living site plan to add these two properties to the Griffin Living development in order to construct accessory structures and parking on these two parcels. Specifically, the Owner wishes to construct a pool which will serve the residents of the Griffin

Living project, use the existing house on one of the properties as a cabana/bath house, add additional parking spaces and have barbeque pads where the tenants of the Griffin Living development can do outdoor grilling. All of the changes are shown on the plans submitted with the enclosed site plan amendment.

Of course, should you have any questions or require any additional information please feel free to contact me.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Invoice

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

No: 0001337

Date: September 05, 2024

RECEIVED FROM:

Name: 2750 Griffin Holdings LLP
Address: 2790 Stirling Rd
Address 2: SUITE 10
City/St/ZIP: HOLLYWOOD FL 33020

Service or Item	Amount
CR - 001-220-00-00 Cost Recovery	$10,000.00
FPR - Fire Plan Review Fee	$200.00
PSP - Public Hearing Items Application fee	$8,100.00

P/Z ITEM # SP-022-20MOD3, SE-033-24, & RZ-034-24

LOCATION: 2750 GRIFFIN RD & 4880 SW 28 AVE

APPLICANT: ROD A FEINER

PREPARED BY: Ibel Larios

TOTAL DUE: $18,300.00

DRC SUBMITTAL

GRIFFIN LIVING MOD
REZONING
SPECIAL EXCEPTION
COST RECOVERY

CHECH #: 1088, 421, 1083, 1089, 1090

CAF 9/5/24

BROWARD COUNTY Planning Council

June 6, 2025

Rod A. Feiner
Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, Florida 33316

Via Email Only

Dear Mr. Feiner:

Re: Platting requirements for a parcel legally described as all of Parcel A, "Griffin Living," according to the Plat thereof, as recorded in Plat Book 183, Page 556, of the Public Records of Broward County, Florida; together with all of Lot 4, Block 2, "Seminole Park Subdivision," according to the Plat thereof, as recorded in Plat Book 24, Page 32, of the Public Records of Broward County, Florida; together with a portion of Section 32, Township 50 South, Range 42 East, "Plat of Sections 28, 29, 31 and 32," according to the Plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the south side of Griffin Road, between Southwest 27 Terrace and Southwest 28 Avenue, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for proposed accessory uses to the existing mixed-use residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, since the proposed accessory residential uses (i.e. pool, barbecue stations, locker room) would not constitute a "principal building," pursuant to the guidelines of the *Administrative Rules Document: BrowardNext.*

Further, regarding the portion of the proposed development located within the "Griffin Living" plat, Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on June 2, 2022. Land platted after June 4, 1953, may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. It is noted that per BCLUP Policy 2.17.6, to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require development is set back from identified rights-of-way while providing an administrative relief process to ensure the set back does not deny all beneficial use of the property.

Regarding the portion of the proposed development located within the "Seminole Park Subdivision" and "Plat of Sections 28, 29, 31 and 32" plats, Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. "Griffin Living"), is combined with land platted before June 4, 1953, but not specifically delineated (i.e. Lot 4, Block 2, "Seminole Park Subdivision" and a portion of Section 32, Township 50 South, Range 42 East, "Plat of Sections 28, 29, 31 and 32,"), Policy 2.13.1 of the Broward County Land Use Plan **would not require replatting** if the post-1953 portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case the post-1953 portion constitutes a majority of the enlarged parcel and the development parcel is less than 10 acres total (2.52 acres).

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Dania Beach's platting requirements should be investigated.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Dawn Teetsel at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:DBT

cc/email: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach

Eleanor Norena, Director, Community Development Department
City of Dania Beach

Instr# 119614347 , Page 1 of 3, Recorded 06/05/2024 at 08:48 AM
Broward County Commission
Mtg Doc Stamps: $0.00 Int Tax: $0.00

Prepared by and return to:

Name: Rod A. Feiner, Esquire
Address: Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840
Telephone: (954) 761-3636

Folio Nos: 5042 3206 0150
5042 3201 0421

COVENANT OF UNITY OF TITLE

THIS COVENANT OF UNITY OF TITLE, made this 31st day of March , 2024 by 2700 GRIFFIN HOLDINGS, LLLP, a Florida limited liability limited partnership ("Owner").

WITNESSETH:

WHEREAS, Owner is the owner of the parcel of real property which is legally described as follows:

Lot 4, Block 2, SEMINOLE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 24, Page 32 of the Public Records of Broward County, Florida

a/k/a 4880 SW 28th Ave., Dania Beach, FL 33312

WHEREAS, Owner is also the owner of a parcel of real property which is legally described as follows:

The North 86 feet of the South 206 feet measured along the East and West property lines of the following described property: That portion of Lot 4, of Block 2 of Section 32, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 2, Page 32, of the Public records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, described as follows: Beginning at the Northeast corner of the West 1/2 of Lot 4, of Block 2 and run Thence South on the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet; Thence run in an Easterly direction on the line parallel with the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet; Thence run North on a line parallel with the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet to the Northerly boundary line of said Lot 4, of Block 2; Thence run West on the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet to the Point of Beginning

a/k/a 4901 SW 27th Terrace, Dania Beach, FL 33312

WHEREAS, the property legally described above are adjacent to one another (collectively referred to as "the Property") and Owner wishes for the Property to be considered as one parcel of real property for purposes of taxation and development, and

WHEREAS, Owner is recording this Unity of Title so that Dania Beach may treat the Property together as a single parcel for development purposes; and

WHEREAS, Owner is willing to execute and record such Covenant of Unity of Title in favor of the City and is recording this Covenant of Unity of Title voluntarily.

NOW, THEREFORE, Owner covenants and agrees that no part of the Property shall be sold, conveyed or transferred unless all of the Property is sold, conveyed or transferred together, to the same grantee, a successor in title to the Owner.

This Covenant shall not be terminated, amended or revoked without the express consent of the then owners of the Property and the Director of the Department of Community Development of Dania Beach, acting for and on behalf of the City of Dania Beach, Florida, which consent shall be evidenced by the recordation in the Public Records of a document signed by the appropriate City official evidencing the City's agreement to said termination, amendment or revocation.

Signature Page on Following Page

This instrument prepared by
and to be returned to:

Name: Rod A. Feiner, Esq.
Address: Coker & Feiner
1404 S. Andrews Ave.
Ft. Lauderdale, FL 33316
Telephone: (954) 761-3636
Email: rafeiner@coker-feiner.com

Prop. App. Id: 5042 3260 0010
5042 3206 0150
5042 3201 0421

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN LIEU OF UNITY OF TITLE

KNOW ALL BY THESE PRESENTS that the undersigned Owner being the fee simple owners of the real property located in the City of Danie Beach, Broward County, Florida, legally described as follows:

> Parcel A, GRIFFIN LIVING, according to the map or plat thereof recorded at Plat Book 183, Page 566 of the Public Records of Broward County, Florida *(referred to herein as Parcel A)*; and
>
> Lot 4, Block 2, SEMINOLE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 24, Page 32 of the Public Records of Broward County, Florida *(referred to herein a Parcel B-1)* and
>
> The North 86 feet of the South 206 feet measured along the East and West property lines of the following described property: That portion of Lot 4, of Block 2 of Section 32, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 2, Page 32, of the Public records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, described as follows: Beginning at the Northeast corner of the West 1/2 of Lot 4, of Block 2 and run Thence South on the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet; Thence run in an Easterly direction on the line parallel with the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet; Thence run North on a line parallel with the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet to the Northerly boundary line of said Lot 4, of Block 2; Thence run West on the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet to the Point of Beginning *(referred to herein as Parcel B-2).*

Parcel B-1 and Parcel B-2 being collectively referred to herein as ("Parcel B"); and

Parcel A, Parcel B-1 and Parcel B-2 being collectively referred to herein as the ("Property"),

A/K/A: 2750 Griffin Road, 4880 SW 28th Ave. and 4901 SW 27th Terrance, Dania Beach, FL;

and

WHEREAS, Owner hereby makes, declares and imposes on the Property these easements and covenants, conditions, limitations and restrictions which shall both run with the land and be binding on the Owner, all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them; and

WHEREAS, the undersigned Owner holds the fee simple title to the Property and Owner intends to and does subject the Property to this Declaration of Covenants, Conditions and Restrictions in Lieu of Unity of Title ("Unity Declaration"); and

WHEREAS, Owner has developed a mixed-use project on the Property and is in the process of adding associated amenities and improvements to the mixed-use project on Parcel B ("Project") and wants to assure the City of Dania Beach that the Project will be built in accordance with the approved and proffered plans which are consistent with the City of Dania Beach's Land Development Code and which were and are the basis for the approval of the site plan and all amendments to the site plan by the City of Dania Beach; and

WHEREAS, Parcel A and Parcel B of the Project are owned by the same entity but are not bound together in title; and

WHEREAS, the Owners may develop the buildings on the Property in a condominium format of ownership and/or in two or more phases; and

WHEREAS, the Owner may develop the buildings on the Property for sale to multiple owners or in a condominium or association format of ownership and/or in two or more phases; and

WHEREAS, the Owner may wish to convey portions of the Property from time to time and may wish to offer units as condominiums; and

WHEREAS, this instrument is executed in order to assure that the phased development, or development of the property with future multiple ownership, will not violate the Land Development Regulations of the City of Dania Beach; and

WHEREAS, Owner wishes to give assurances to the City of Dania Beach that the Property is to be treated as one overall project and development, regardless of how title is or may be held to the Property in the future.

NOW, THEREFORE, in consideration of the foregoing, Owner hereby freely, voluntarily and without duress agrees that the Property shall be subject to the following conditions, easements and restrictions:

1. This Unity Declaration shall constitute a covenant running with the land and shall be recorded at Owner's expense in the Public Records of Broward County, Florida and shall remain

in full force and effect and be binding upon the heirs, successors and assigns of the respective parties hereto, including but not limited to subsequent fee simple owners, until such time as the same is released in writing as hereinafter provided; provided however, that recordation of a mortgage on any portion of the Property shall not be deemed to be in contravention to this Unity Declaration.

2. That the Property shall be declared to be unified as an indivisible building and zoning site. Furthermore, the site plan for the Property and the exterior of a building or structure on the Property may not be modified, amended or constructed without first receiving the prior written consent of all of the other Owners of the Property and the approval of the City of Dania Beach pursuant to the requirements of the City's Land Development Regulations and any adopted Resolutions affecting the Property.

3. Where necessary, and to the extent necessary, Owner hereby reserves easements and hereby grants reciprocal cross-easements to the owners of the Property, in and over the Property for utilities, water and sewer lines, common parking areas, streets, driveways, entrance and exits, pedestrian pathways, etc., so that the integrity of the development and Project shall be maintained.

4. In the event of multiple ownerships subsequent to site plan approval, each of the subsequent owners shall be bound by the terms, provisions and conditions of the declaration of restrictive covenants. Owners further agree that they will not convey portions of the subject property to such other parties unless and until the Owners and such other party or parties shall have executed and mutually delivered, in recordable form, an instrument to be known as an Easement and Operating Agreement which shall contain, among other things:

(i) Easements in the common area of each parcel for ingress to and egress from the other parcels;

(ii) Easements in the common area of each parcel for the passage and parking of vehicles:

(iii) Easements in the common area of each parcel for the passage and accommodation of pedestrians;

(iv) Easements for access roads across the common area of each parcel to public and private roadways;

(v) Easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;

(vi) Easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;

(vii) Easements upon each such parcel in favor of each adjoining parcel for the installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;

(viii) Easements on each parcel for attachment of buildings;

(ix) Easements on each parcel for building overhangs and other overhangs and projections encroaching upon such parcel from the adjoining parcels such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;

(x) Appropriate reservation of rights to grant easements to utility companies;

(xi) Appropriate reservation of rights to road right-of-ways and curb cuts;

(xii) Easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and

(xiii) Appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and common facilities and the like.

5. The easement provisions or portions thereof may be waived by the Director if they are not applicable to the subject property (such as for conveyances to purchasers of individual condominium units). These provisions of the Easement and Operating Agreement shall not be amended without prior written approval of the City Attorney. In addition, such Easement and Operating Agreement shall contain such other provisions with respect to the operation, maintenance and development of the Property as to which the parties thereto may agree, or the Director may require, all to the end that although the Property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.

6. The provisions of this instrument shall become effective upon their recordation in the public records of Broward County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then owners of the Property and the Director of the Department of Community Development, acting for and on behalf of the City of Dania Beach, Florida upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the Property for the purposes herein intended.

7. The provisions of this instrument may be amended, modified or released by a written instrument executed by the then Owner or Owners of the Property, with joinders by all mortgagees, if any. Should this Declaration of Restrictive Covenants be so modified, amended or released, and the Director of the Department of Community Development or his successor, approves, then such Director or successor shall forthwith execute a written instrument effectuating and acknowledging such amendment, modification or release. No modification, amendment or release shall be effective without the Director's, or his successor's, approval.

8. 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 Declaration 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 his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

9. 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 Declaration 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 his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

10. 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.

11. In the event of a violation of this Declaration, in addition to any other remedies available, the City of Dania Beach is hereby authorized to withhold any future permits, and refuse to make any inspections or grant any approval, until such time as this Declaration is complied with.

12. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

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.

13. The City of Dania Beach is an intended Third-Party Beneficiary of this Unity Declaration and the City of Dania Beach shall be deemed to have any necessary rights to enforce the provisions of this Unity Declaration.

IN WITNESS WHEREOF, the Owner has executed this Declaration this ____ day of March, 2024.

Signed, sealed and delivered in our presence:

_____
Name:_____
Address: _____
_____

_____
Name: _____
Address: _____
_____

OWNER

2750 Griffin Holdings, LLLP, a Florida limited liability limited partnership

By: BSD Capital, LLC, a Florida limited liability company

Its: General Partner

By: _____
Printed Name: Guy Levintin
Its: Authorized Member

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of ☐ physical presence or by ☐ online notarization, on_____, 2026, by Guy Levintin, as the Authorized Member of BSD Capital, LLC, a Florida limited liability company who is the General Partner of 2750 Griffin Holdings, LLLP, a Florida limited liability limited partnership. He/she is personally known to me or has produced _____as identification.

_____
Signature of Notary Public

(Seal)

_____
Print, type or stamp name of Notary
and Commission No.

Approved:

_____
Director of Community Development

_____
Date

Approved as to form & language & for execution:

_____
City Attorney

_____
Date

Instr# 119769809, Page 1 of 15, Recorded 08/29/2024 at 04:23 PM
Broward County Commission
Deed Doc Stamps: $0.00

Prepared by and return to:

Name: Rod A. Feiner, Esquire
Coker & Feiner
Address: 1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Broward County Folio Nos:
5042 3260 0010
5042 3258 0010

SHARED PARKING EASEMENT AGREEMENT

THIS SHARED PARKING EASEMENT AGREEMENT ("Agreement") is made as of this 29th day of August, 2024 ("Effective Date") by and between 2750 GRIFFIN LIVING, LLLP, a Florida limited liability limited partnership ("Griffin Living"), having an address at 2790 Stirling Road, Suite 10, Hollywood, FL 33020 and SDS DEVELOPMENT & TRUST, LLC, a Florida limited liability company ("SDS"), having an address at 5256 SW 38th Ave., Ft. Lauderdale, FL 33312.

WITNESSETH:

WHEREAS, Griffin Living is the owner of the parcel of real property legally described as follows:

> Parcel "A", GRIFFIN LIVING, according to the map or plat thereof recorded at Plat Book 183, Page 556 of the Public Records of Broward County, Florida

(hereinafter known as the "Griffin Living Property"), and

WHEREAS, SDS is the owner of the parcel of real property legally described as follows:

> Tract "A", KOOSH AT GRIFFIN, according to the map or plat thereof recorded at Plat Book 183, Page 7 of the Public Records of Broward County, Florida

(hereinafter known as the "SDS Property"), and

WHEREAS, Griffin Living has had a site plan approved by the City of Dania Beach ("Griffin Living Site Plan") for the Griffin Living Property, a copy of which is attached hereto as Exhibit "A": and

WHEREAS, the site plan for the Griffin Living Property indicates that one hundred twenty one (121) parking spaces are being provided, and

WHEREAS, the Griffin Living Site Plan shows both residential uses and commercial uses, and

WHEREAS, the Owner of the Griffin Living Property has amended the commercial uses to be provided on the Griffin Living Property to accommodate a restaurant use such that one hundred and thirty two (132) parking spaces are to be provided by the Dania Beach Zoning Code, and

WHEREAS, this means that the Griffin Living Site Plan is deficient by eleven (11) parking spaces due to the changes in the commercial uses being provided, and

WHEREAS, SDS has had a site plan approved by the City of Dania Beach ("SDS Site Plan") for a retail shopping center, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the SDS Property has been developed in accordance with the SDS Site Plan, and

WHEREAS, the SDS Site Plan shows that the SDS Property has been developed with sixty nine (69) parking spaces even though forty seven (47) parking spaces are required to be provided by the Dania Beach Zoning Code, which means that the SDS Property has an excess of twenty two (22) parking spaces ("Excess Parking Spaces"), and

WHEREAS, the SDS Property and the Griffin Living Property are within five hundred (500) feet of each other, measured as the shortest distance as traveled by a pedestrian of one property to another, and

WHEREAS, both the Griffin Living Property and the SDS Property have perimeter landscaping that is consistent with Section 275-110 of the Dania Beach Zoning Code, and

WHEREAS, the Owner of the SDS Property is willing to allow the Griffin Living Property to use the Excess Parking Spaces, and

WHEREAS, this Agreement is for the purpose of establishing compliance with Section 265-80 of the City of Dania Beach's Code of Ordinances relating to required off-street and off-site parking facilities while this Agreement furthermore establishes the private rights and

obligations between the Parties with respect to shared parking and access between the Griffin Living Property and the SDS Property; and

WHEREAS, the term "Permittees" shall mean the commercial tenant(s) or occupant(s) of the Griffin Living Property, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of the Griffin Living Property or (ii) such tenant(s) or occupant(s) or both: and

WHEREAS, Griffin Living and SDS or the future owners of the Griffin Living Property and the SDS Property are sometimes hereinafter referred to as "Owner" or "Owners."

NOW, THEREFORE, in consideration of good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Griffin Living and SDS hereby covenant and agree that the Griffin Living Property and the SDS Property and all present and future owners of the Griffin Living Property and SDS Property shall be and hereby are subject to the terms, covenants and easements hereinafter set forth in this Agreement, so that the Griffin Living Property and the SDS Property shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Grant of Easements. Subject to any express conditions, limitations and reservations contained herein, the Owners hereby grant, establish, covenant and agree that the SDS Property, and all Owners and Permittees of the SDS Property, shall be burdened and the Griffin Living Property and all Owners and Permittees of the Griffin Living Property, shall be benefitted by the following nonexclusive and perpetual easements which are hereby imposed upon the SDS Property and all present and future Owners and Permittees of the SDS Property:

2.1 A non-exclusive easement for vehicular and pedestrian ingress and egress on, over and across the paved areas of the SDS Property for purposes of providing ingress and egress to the Owner and invitees of the Griffin Living Property ("Access Easement").

2.2 A non-exclusive easement to use the Excess Parking Spaces on the SDS Property for vehicular parking on and across the paved and marked parking spaces which parking

spaces are in conformance with the approved site plan for the SDS Property. There shall be no limitation on the time that the parking spaces may be utilized and the Excess Parking Spaces shall not be specifically delineated, marked or otherwise annotated on the SDS Property.

2.3 The easements granted herein are not intended and shall not be construed as a dedication of any of the real property encumbered by the easements described herein for public use, and the Owner of any portion of the Properties may take whatever action is necessary to avoid such dedication.

3. Construction and Maintenance Requirements.

3.1 Owner of the SDS Property, its successors and assigns, shall be responsible for maintaining the Access Easement and Parking Easement on the SDS Property in good order and repair, in a reasonably safe condition and reasonably attractive manner including, without limitation, the maintenance of paving within the Easement Area. In the event the Easement Area is damaged or destroyed, in whole or in part, the Owner of the SDS Property shall repair and restore the same to the original condition.

3.2 Griffin Living, its successors and assigns, agrees to defend, indemnify and hold SDS, its successors and assigns, harmless from all loss or damage (including, without limitation, attorneys' fees and costs at all levels of proceedings) resulting or arising from the use of the easement rights as granted herein by the Owners and Permittees of the SDS Property, its successors and assigns. This provision shall survive termination of this Agreement.

3.3 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 of entering and investigating the accessibility of the Easement.

4. Covenant Running with the Land. This Easement shall be recorded, at the Owners expense, in the Public Records of Broward County, Florida. The terms, covenants and easements herein established for the benefit of the Owners and Permittees of the Griffin Living Property and shall run with, and be appurtenant to, title to the Griffin Living Property and the SDS Property and shall bind and benefit the Owners and Permittees of the Griffin Living Property and the SDS Property, their successors and assigns and shall remain in full force and effect until such time as the same is released in writing as hereinafter provided. However, this instrument is not intended

to be and shall not be construed to be a dedication to the public for public use of any easements created herein.

5. Reasonable Use of Easements. The easements hereinabove granted shall be used and enjoyed in such a manner as not to unreasonably interfere with, obstruct or delay the conduct and operations of the businesses conducted on the SDS Property, including, without limitation, public access to and from said business and the receipt and delivery of merchandise in connection therewith.

6. Insurance.

6.1 Throughout the term of this Agreement, each Owner shall procure and maintain commercial general and/or comprehensive general liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnity contained in this Agreement), bodily injury, death or property damage occurring upon such Owner's Property, and/or upon the easement areas which are subject to use and enjoyment by such Owner, with single limit coverage of not less than an aggregate of One Million ($1,000,000.00) Dollars including umbrella coverage, if any, or such greater amount as may from time to time be reasonable and prudent under the circumstances. Such insurance shall identify all other Owners as additional insureds, provided that the Owner obtaining such insurance has been supplied with the name of such other Owner in the event of a change thereof.

6.2 Mutual Waiver. Each of the Owners of the Griffin Living Property and the SDS Property, or any portion thereof, for itself and to the extent legally permissible, on behalf of its insurance carriers, hereby waives the right of recovery against any other Owner for (a) any loss or damage to the property of such Owner located upon or in the portion of the Property owned by such Owner, (b) any loss or damage to the building or other improvements in such Owner's Property or the contents thereof, and (c) any other direct or indirect loss or damage caused by fire or other risks. which loss or damage is covered by the insurance required to be carried pursuant to this Paragraph 6, but only to the extent of the proceeds thereof. Each Owner shall to the extent such insurance endorsement is available. obtain for the benefit of each other Owner a waiver of any right of subrogation which the insurance carrier(s) of the waiving Owner may acquire against

any other Owner by virtue of the payment of any such loss covered by such insurance. Each Owner shall provide the other Owner with evidence of such insurance coverage upon request.

7. Notices. All notices and statements provided for or permitted hereunder shall be in writing and shall be deemed to have been properly given or served when delivered personally or deposited in the United States Mail, or any official successor thereto, as registered or certified mail, return receipt requested, postage prepaid and addressed as hereinabove provided. Each such notice shall be effective upon receipt thereof by the party to which such notice is sent. Any party hereto may change its address for notice by giving the other parties hereto at least fifteen (15) days prior written notice of any such change of address.

8. Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, only by the written consent of all of the Owners of the Griffin Living Property and the SDS Property, evidenced by a document that has been fully executed and acknowledged by all such Owners and recorded in the Public Records of Broward County, Florida and the City Commission of the City of Dania Beach; provided, however, that amended or modifications to correct or amend Exhibit "B" of this Easement may be executed by the then Owner of the SDS Property and the City Manager of the City of Dania Beach without the necessitation of review and approval by the City Commission of the City of Dania Beach.

9. Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an Owner under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing.

10. Exercise of Rights. All rights and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate applicable law and shall be limited to the extent necessary to render this instrument valid and enforceable.

11. Remedies and Enforcement.

11.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees or both of this Agreement, the other Owner(s) shall be entitled to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including, without limitation, payment of any amounts due and/or specific performance. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

11.2 No Termination For Breach. Notwithstanding anything set forth in this Agreement to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any portion of the Properties made in good faith for value, but the terms, covenants and easements hereof shall be binding upon and effective against any Owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

12. Termination. This Agreement may only be terminated (i) if each use on the Griffin Living Property and the SDS Property, on its own, satisfies the off-street parking requirements independent of this Agreement, (ii) there is a change of use or intensity such that off-site parking provided by this Agreement is no longer necessitated or (iii) an alternative parking facility is secured via a replacement agreement. The termination of this Agreement may only be accomplished by a written termination being filed in the Public Records of Broward County, Florida by the then Owner(s) of the Griffin Living Property and the SDS Property which termination agreement shall contain the consent of the being of the City Manager, or his or her designee, of the City of Dania Beach.

13. Governing Law. This instrument shall be governed by and construed in accordance with the laws of the State of Florida. In the event of any dispute arising from the terms of this Agreement, the venue for said dispute shall be in Broward County, State of Florida.

14. Estoppel Certificate. Each Owner agrees, within ten (10) business days after written request by any other Owner, to execute, acknowledge and deliver to and in favor of the requesting Owner or any proposed or existing mortgagee or purchaser of any portion of the Properties, which is subject hereto, an estoppel certificate stating:

a. Whether or not this Agreement has been modified or amended, and if so, identifying and describing any said modification or amendment;

b. Whether such Owner has actual knowledge of any default hereunder by any Owner or has any claim hereunder against any other Owner and, if so, specify the nature of said default or claim.

15. Force Majeure. If any Owner shall be delayed or prevented from the performance of any act required hereunder by reasons of acts of God, strikes, lock-outs, labor troubles, plan approval delay, inability to procure materials, restrictive governmental laws or regulations, adverse weather, unusual delay in transportation, delay by any other Owner or other cause without fault and beyond control of the Owner obligated to perform (financial inability excepted), then upon written notice to the other Owners, the performance of said acts shall be excused for the period of the delay and the period for the performance of said act shall be extended for a period equivalent to the period of said delay; provided, however, that Owner(s) so delayed and prevented from performing shall exercise good faith efforts to remedy any such cause of delay or cause preventing performance, and nothing in this section shall excuse any Owner from the prompt payment of any sums or charges required of said Owner hereunder.

16. Fractionalized Interests. In the event any Owner shall acquire, transfer or convey its interest in its Property in such manner as to vest ownership of fractionalized interest in more than one person or entity, the several Owners of such fractionalized interest shall designate one of their number to act on behalf of all such Owners in the performance of the provisions of this Agreement, which designation shall be relied upon until notice of a new designation signed by all such Owners or an order of a court of competent jurisdiction is received to the contrary; provided, however, all such Owners shall be jointly and severally liable hereunder.

17. Transfer of Interest. Any Owner, upon conveyance of its respective Property, shall be deemed to assign its rights and obligations under this Agreement and such Owner shall be released from liability hereunder thereafter accruing and Owner's successors and assigns shall be deemed to assume such Owner's obligations contained herein. In the event any portion of the Property is subdivided, each successive Owner is deemed to be a party and subject to the terms

and conditions of this Agreement with rights and obligations arising upon acquiring fee simple ownership of such portion of the Property as if said Owner was an original party to this Agreement.

18. Severability. If any provisions contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared and each party shall pay for an equal portion of the cost of preparation of such legal description.

19. Term. This Agreement shall have an initial term of thirty (30) years, which term shall be automatically extended for successive ten-year periods, unless this Agreement is terminated in accordance with the terms of this Agreement.

20. Bankruptcy. In the event of any bankruptcy affecting any Owner, the Owners agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt Owner.

21. Attorneys' Fees. In the event an Owner institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing Owner or Owners after a final adjudication shall be entitled to recover from the non-prevailing Owner or Owners its costs and expenses (including, without limitation, reasonable attorneys' fees at all levels of proceedings) incurred in the preparation and prosecution of such action or proceeding. This provision shall survive termination of this Agreement.

22. No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

23. No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

24. Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

IN WITNESS WHEREOF, 2750 Griffin Living, LLLP and 2700 Griffin Living, LLLP have caused the foregoing Shared Parking Easement Agreement to be executed on the dates set forth below.

Signed, sealed and delivered in the presence of:

Signature

Tony Torres
Printed Name

62 Winkleton Lake Dr
Plantation, FL 33324
Address

Signature

Luis Canas
Printed Name

11905 SW 84th Ave
Miami, FL 33156
Address

2750 GRIFFIN LIVING, LLLP, a Florida limited liability limited partnership

By: BSD Capital LLC, a Florida limited liability company
Its: Manager

By:
Name: Guy Levintin
Its: Authorized Member

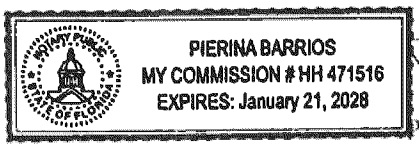
STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me on this 29 day of August, 2024, by Guy Levintin, the Authorized Member of BSD Capital LLC, a Florida limited liability company who is the General Partner of 2750 Griffin Living, LLLP, a

Florida limited liability limited partnership, who is personally known to me or produced the following identification: _____.

Signature of Notary or Officer

PIERINA BARRIOS



Notarial Seal (stamped in black ink)

OR

Printed Name of Notary Public

State of Florida Commission Number:

Signed, sealed and delivered in the presence of:

Signature

Printed Name

62 Wimbledon Lake Dr
Plantation, FL 33324
Address

Signature Luis Cañas

Printed Name

11905 SW 84th Ave
Miami, FL 33156
Address

SDS DEVELOPMENT & TRUST LLC, a Florida limited liability company

By:
Print Name: Sharon Sharaby
Its: Authorized Member

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

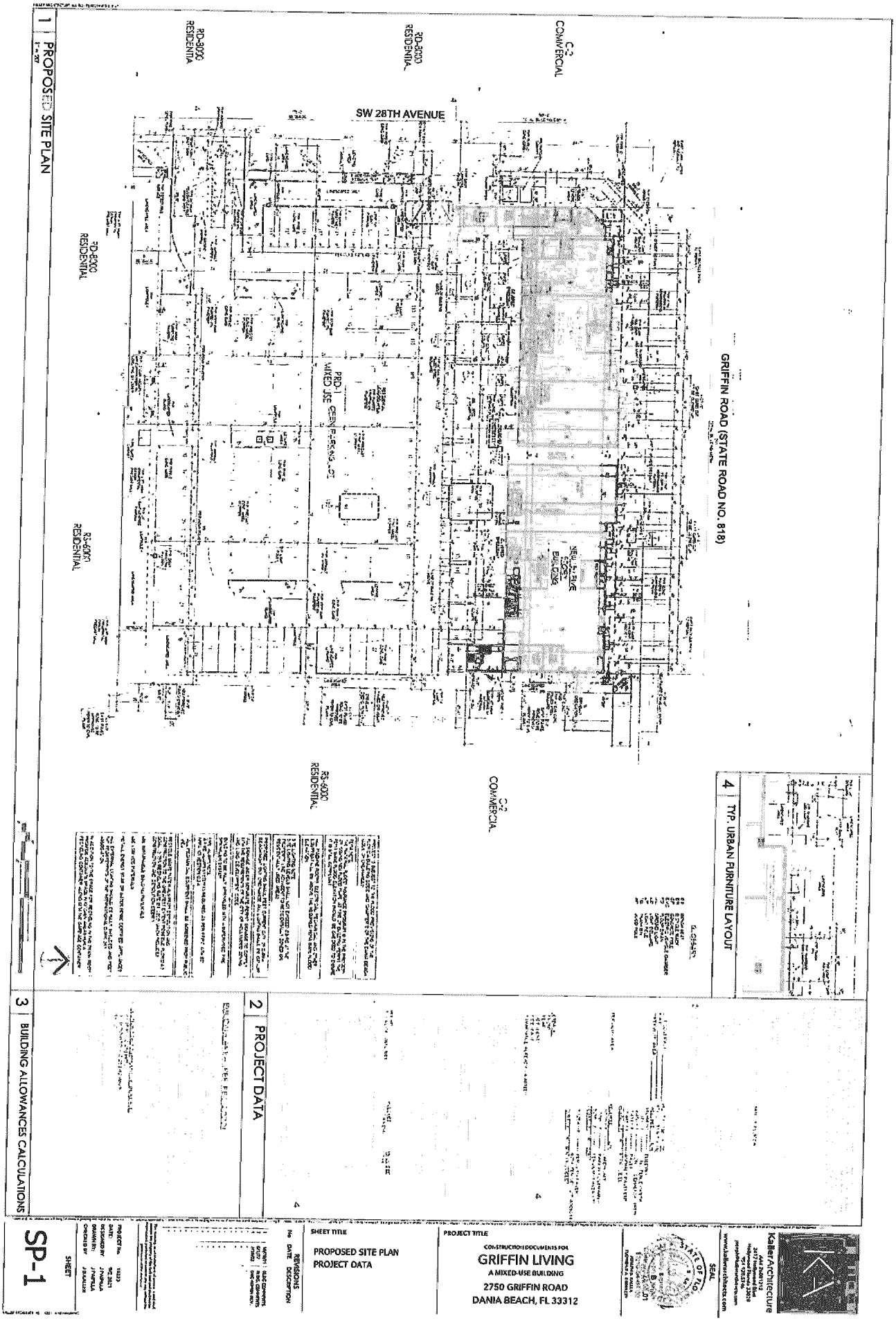
The foregoing instrument was acknowledged before me on this 29 day of August, 2024, by Sharon Sharaby, as the Authorized Member of SDS Development & Trust, LLC a Florida limited liability company, on behalf of said company, who is personally known to me or produced the following identification: _____.

PIERINA BARRIOS
MY COMMISSION # HH 471516
EXPIRES: January 21, 2028

Signature of Notary or Officer

Pierina Barrios

Notarial Seal (stamped in black ink)
OR
Printed Name of Notary Public
State of Florida Commission Number:


1 PROPOSED SITE PLAN
SW 28TH AVENUE
GRIFFIN ROAD (STATE ROAD NO. 818)
RD-6000 RESIDENTIAL
RD-8000 RESIDENTIAL
C-2 COMMERCIAL
PRD-MIXED USE CENTER-REGIONAL
NEIGHBORHOOD BUILDING
4 TYP. URBAN FURNITURE LAYOUT
3 BUILDING ALLOWANCES CALCULATIONS
2 PROJECT DATA
SP-1
PROPOSED SITE PLAN
PROJECT DATA
GRIFFIN LIVING
A MIXED-USE BUILDING
2750 GRIFFIN ROAD
DANIA BEACH, FL 33312
KaiserArchitecture

PROPOSED

KOOSH RETAIL CENTER

2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004

DEVELOPMENT TEAM:

OWNER/DEVELOPER:

SDS Development & Trust, LLC
5256 S.W. 36th Avenue
Fort Lauderdale, Florida 33312
(954) 954-797-7625

CIVIL ENGINEER/SURVEYOR:

McLaughlin Engineering Company
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309-1801
(954) 763-7611

STRUCTURAL/PLUMBING ENGINEER:

Charles Mitchell, P.E.
924 N. Federal Highway
Hollywood, Florida 33020
(305) 336-5069

LANDSCAPE ARCHITECT:

Douglas M. Ruth Associates
1212 N.E. 8th Avenue
Fort Lauderdale, Florida 33304
(954) 494-0098

PROJECT MANAGER:

Bildan Florida, Inc
1104 S.W. 4th Avenue
Fort Lauderdale, Florida 33315
(754) 246-1788

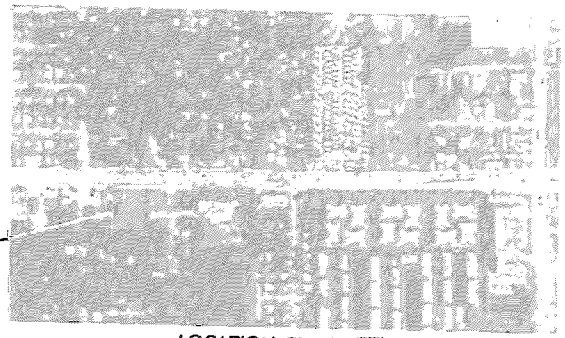
MECHANICAL/ELECTRICAL ENGINEER:

Claudio A. Jahn, P.E.
334 N.E. 102nd Street
Miami, Florida 33138
(786) 362-1695

GEOTECHNICAL ENGINEER:

East Coast Testing & Engineering, Inc.
4100 North Powerline Road
Pompano Beach, Florida 33073
(954) 972-7645

KOOSH RETAIL CENTER



LOCATION PLAN
SCALE: 1" = 300'

INDEX OF DRAWINGS

TL	TITLE SHEET
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	ARTIST RENDERING
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S 2-B	RETAIL "B" ELEVATIONS
S 3-B	RETAIL "B" ELEVATIONS
MCCP	MASTER CONCEPTUAL CIVIL PLAN
DS	DETAIL SHEET
DUMP	DUMPSTER ENCLOSURE DETAILS
LA-1	LANDSCAPE PLAN
ET	EXISTING TREE PLAN
IR-1	IRRIGATION PLAN
E 4	PHOTOMETRIC PLAN
SURVEY	RECORD LAND SURVEY

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611
FAX (954) 771-7923
EB 0000643

for SDS DEVELOPMENT & TRUST, LLC

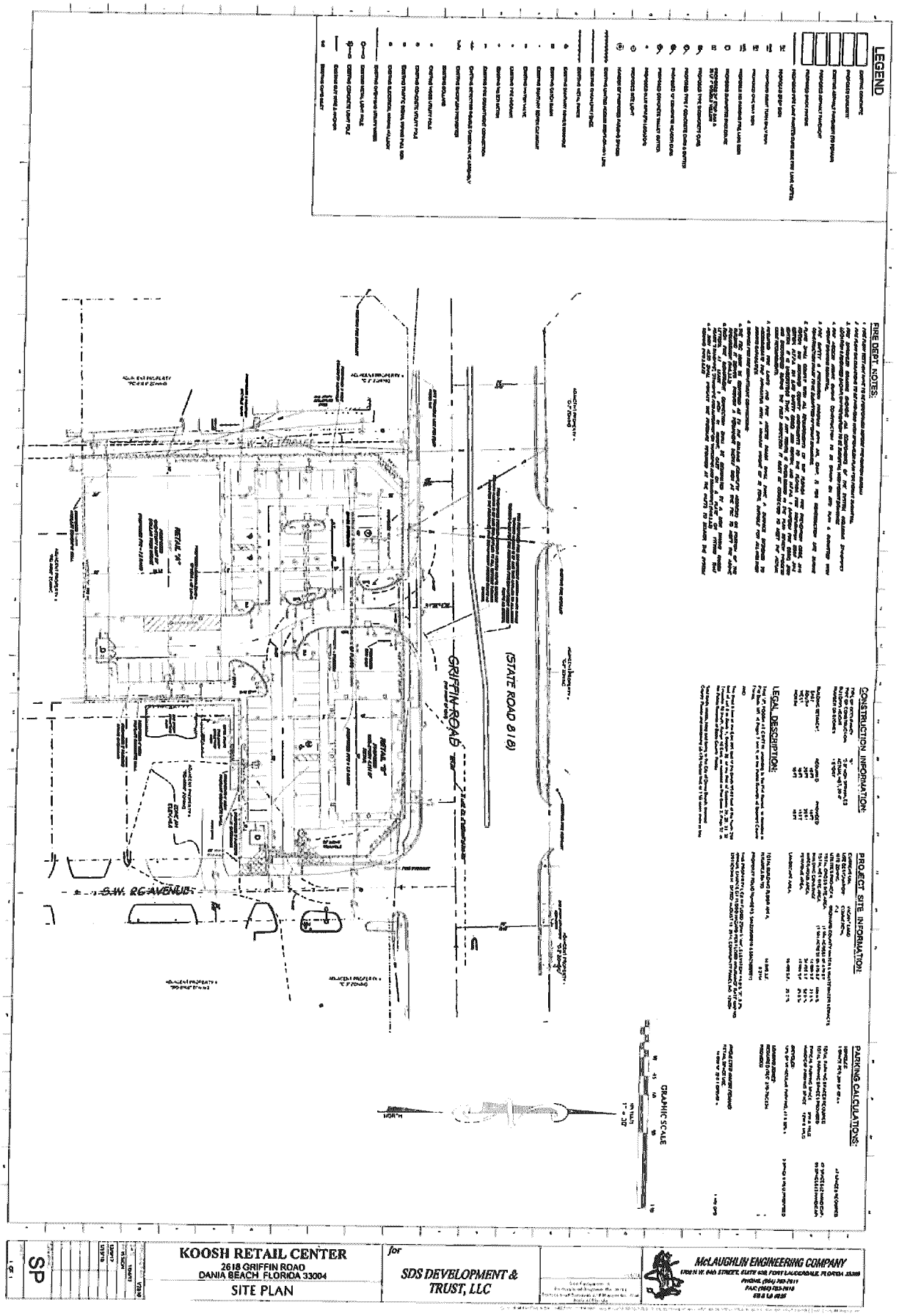
KOOSH RETAIL CENTER
2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004
TITLE SHEET

DATE 10/6/17
TS
1 OF 1

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Exhibit "B"

Instr# 119769809 , Page 14 of 15



KOOSH RETAIL CENTER
2618 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33004
SITE PLAN

for
SDS DEVELOPMENT & TRUST, LLC

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 600, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 753-7511
FAX: (954) 753-7515

SP

SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan MOD, 3rd Round Review

ZONING	JESSICA MACKEY	01/30/26

TIER I COMMENTS

1. The floorplan of the proposed clubhouse indicates that the building will undergo a major renovation that exceeds 50% of the total floor area. Per Code Section 206-30, the Green Building Design Practices "applies to construction of all new buildings, structures and sites, **major renovation** consisting of alterations, **modifications or additions that exceed fifty (50) percent of the total floor area of an existing building** or structure in the city." A minimum of five (5) green design practices must be achieved. Indicate which Green Design Practices will be pursued per Code Section 206-80. Failure to meet this requirement will require a variance application, variance criteria statement and $2,500 application fee. Please provide the narrative and details. **Fourth time requested**.

Response: The following are the five (5) green design practices that will be applied to the clubhouse.

1. All Energy Star appliances. All permanent appliances in each dwelling unit that can be Energy Star rated must be so rated to claim this item. (This includes refrigerator, stove, washing machine, dryer, etc. Items not covered are countertop appliances such as toasters, mixers, etc.) Energy Star appliances must be verified by a building inspector on site at final inspection.
   The existing appliances (refrigerator and stove) will be upgraded with Energy Star appliances.
2. Shower heads. Install low flow shower heads rated at a maximum flow of 1.75 gallons per minute at eighty (80) psi water pressure per compartment (compartment defined as a shower with a maximum area of two thousand five hundred (2,500) square inch). All showers shall have no more than one shower head per compartment (including rain shower heads and handheld shower heads) or shall install a point-of-use diverter so that a maximum flow rate per shower compartment is achieved. All shower heads must be shown on plumbing plans and verified by plumbing inspector on site at final inspection.
   The shower head for the single bathroom will be replaced with low flow shower head.
3. Dual flush toilet.
   The toilet will be replaced to provide a dual flush toilet.
4. *Non-residential uses:* A dedicated area for collecting recycled materials that is accessible to all occupants must be provided. This can be internal or external but must be shown on plans and verified by plans examiner at permit review and by the building inspector at final inspection.
   Recycle bins will be provided and maintenance staff will ensure materials are disposed of property in correct bins.

5. Short-term bicycle storage provided for a minimum of two and a half (2.5) percent of all peak visitors, students, and retail customers.
   16 bicycle spaces are provided at the main apartment building. We will provide an additional three (3) bicycle spaces.

TECHLIGHT
INNOVATION IN ILLUMINATION

NAV SERIES

Selectable-Interchangeable Bollard



SERIES	LENGTH HEIGHT & WIDTH
NAV	3" x 1.9" x 48.6"

Catalog Number	
Project	Type

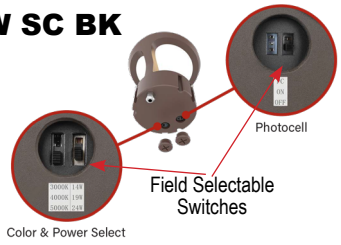
FEATURES & SPECIFICATIONS

APPLICATION — The Techlight Navigator Interchangeable Bollard offers versatility across a wide range of applications. It can be used for small-area lighting, such as illuminating walkways, pathways, and driveways. In architectural and landscape settings, it can provide accent lighting, enhance driveways and entrances, and illuminate pathways. For commercial and municipal applications, it can be used for campus lighting, park lighting, illuminating plazas and squares, enhancing the ambiance of hospitality venues, and illuminating retail spaces. In safety and security applications, it can provide perimeter lighting, serve as emergency lighting, and illuminate security checkpoints.
CONSTRUCTION — The Techlight Navigator Interchangeable Bollard is meticulously crafted with a focus on durability and longevity. The housing is constructed from high-quality, corrosion-resistant extruded aluminum, ensuring long-lasting performance in various outdoor environments. The robust construction includes features designed to enhance heat dissipation, ensuring optimal operating temperatures and maintaining the bollard's performance over time.
FINISH — The Techlight Navigator Interchangeable Bollard is available in two elegant and durable finish options: Black (BK) and Bronze (BZ). These finishes are carefully selected to complement a variety of architectural styles and outdoor environments.
OPTICAL SYSTEM — The bollard incorporates Techlight Color Select technology, offering a choice of Color Temperatures (CCT): 3000K, 4000K, or 5000K. This allows for customization to suit specific lighting requirements and create the desired ambiance. The Navigator is available with multiple top configurations, including **Dome** and **Flat Top** options. Both configurations now offer an optional **Louvered Reflector Shape**, designed to reduce glare and enhance visual comfort while maintaining effective light distribution.
ELECTRICAL SYSTEM — The Techlight Navigator Interchangeable Bollard is designed for reliable and efficient operation. It operates from a standard 120-277V input voltage and incorporates advanced electrical components. The bollard features 4kV surge protection with a 10kV SPD added to safeguard against power surges, ensuring long-term performance and reliability. Engineered for diverse climates, the bollard operates within a temperature range of -40°C to +40°C (-40°F to 104°F) and maintains an impressive L70 lifetime exceeding 100,000 hours at 25°C (77°F) ambient fixture temperature. The bollard is designed to meet stringent FCC Part 15, Part B, Class A standards for conducted and radiated emissions.
MOUNTING — The **bollard base** is **included** with the Navigator Bollard assembly and provides a secure, stable foundation for the fixture. **Each base comes with anchor bolts and a mounting template,** simplifying installation. The system supports both in-ground and surface-mount options. For added flexibility, the Navigator is compatible with legacy 8" and 10" bollard bases when used with the optional retrofit plate.
WARRANTY — Techlight stands behind the quality and performance of the Navigator Interchangeable Bollard with a comprehensive 3-year warranty, providing customers with peace of mind and long-term value.
COMPLIANCE — The Techlight Navigator Interchangeable Bollard is designed and manufactured to meet rigorous industry standards. It is certified for wet locations, meeting the IP65 rating for protection against dust and water ingress. Additionally, it achieves an IK10 impact rating, demonstrating its ability to withstand impacts and maintain its integrity.

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:
NAV FCO SW SC BK



NAV		SW	SC	
SERIES	TOP/REFLECTOR	WATTAGE	CCT	FINISH
	DT = Dome Top/Cone **DT LVD** = Dome Top/**Louvered*** **FT** = Flat Top/Cone **FT LVD**= Flat Top/**Louvered*** **FCO**[2] = Full Cut Off/None	**SW**[1] = Field Selectable 14W, 19W, or 24W	**SC**[1] = Field Selectable 3000K, 4000K, or 5000K	**BK** = Black **BZ** = Bronze

*Louvered reflector heads are **not eligible for DLC QPL listing.**

NOTES

1 = Factory preset to 24W @ 5000K, with Photocell: ON
2 = Starlight Freindly only applies to Full Cut Off.
3 = An Anchor Bolt Kit is available as a separate accessory for replacement or retrofit applications where anchor bolts or templates are lost or damaged.

ACCESSORIES (Order as separate line items)

Base, anchor bolts, and a mounting template come standard with each NAV bollard order.

KABNAV[3] Anchor Bolt Kit (For replacements and advance shipments only)
Includes (3) bolts, hardware, and template.



KSBNAV Sleeve Bolt Kit (Used with bollard base in dry concrete)
Includes (3) bolts, hardware, and template



RNAVBZ Retrofit Plate Bronze - Includes adaptor and cover.
Used with legacy 8" and 10" bollards.

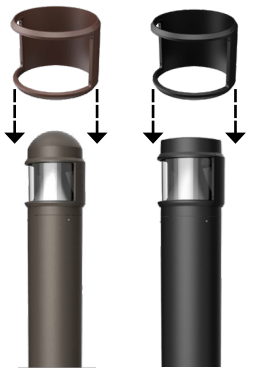


RNAVBK Retrofit Plate Black - Includes adaptor and cover.
Used with legacy 8" and 10" bollards.



S180NAVBZ
180° Shield Bronze
Used on Dome and Flat Top Bollard Heads.

S180NAVBK
180° Shield Black
Used on Dome and Flat Top Bollard Heads.



FIXTURE DIMENSIONS

Note: Louvered reflector heads are not eligible for DLC QPL listing.



LISTED · IP65 · RoHS COMPLIANT · DLC QPL LISTED PREMIUM

www.techlight.com

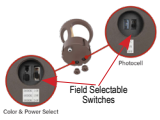
NAV Selectable-Interchangeable Bollard

LUMINAIRE CHARACTERISTICS

Input Voltage: 120-277V
Dimming: 0-10V
CRI: >80

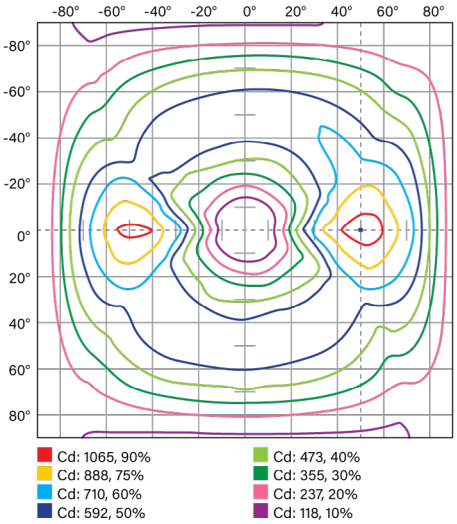
	14W			19W			24W		
	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
DT (Dome Top)	1900 Lm	1960 Lm	1960 Lm	2600 Lm	2690 Lm	2730 Lm	3230 Lm	3360 Lm	3360 Lm
DT LVD (Dome Top Louvered)	1020 Lm	1040 Lm	1030 Lm	1410 Lm	1440 Lm	1420 Lm	1750 Lm	1800 Lm	1800 Lm
FT (Flat Top)	1900 Lm	1960 Lm	1960 Lm	2600 Lm	2690 Lm	2730 Lm	3230 Lm	3360 Lm	3360 Lm
FT LVD (Flat Top Louvered)	1020 Lm	1040 Lm	1030 Lm	1410 Lm	1440 Lm	1420 Lm	1750 Lm	1800 Lm	1800 Lm
FCO (Full Cut Off)	1610 Lm	1640 Lm	1680 Lm	2300 Lm	2250 Lm	2230 Lm	2870 Lm	2900 Lm	2960 Lm

Factory preset to:
24W @ 5000K with
Photocell: ON

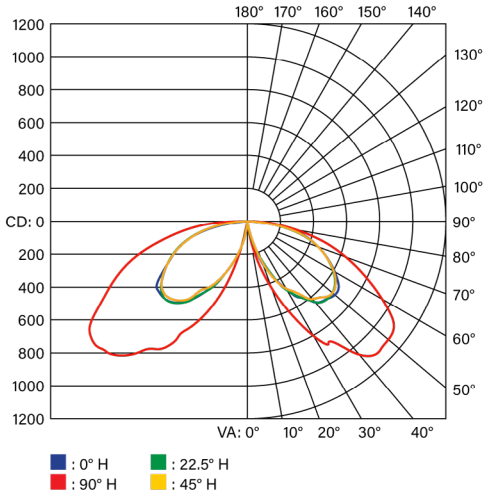


PHOTOMETRIC SPECIFICATIONS (CONE REFLECTOR)

ISOCANDELA PLOT



POLAR CANDELA DISTRIBUTION



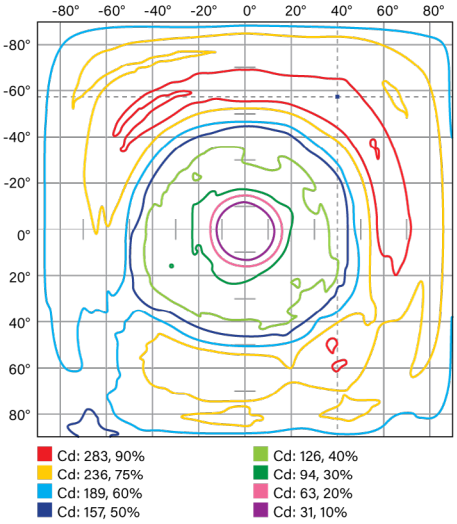
FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
0°-30°	115.5	3.6%
30°-60°	780.6	24.6%
60°-80°	494.2	15.6%
80°-90°	100.7	3.2%
0°-30°	117.2	3.7%
30°-60°	777.9	24.5%
60°-80°	482.3	15.2%
80°-90°	96.6	3.0%
90°-100°	91.2	2.9%
100°-180°	113.1	3.6%
Total	**3169.3**	**99.9%**

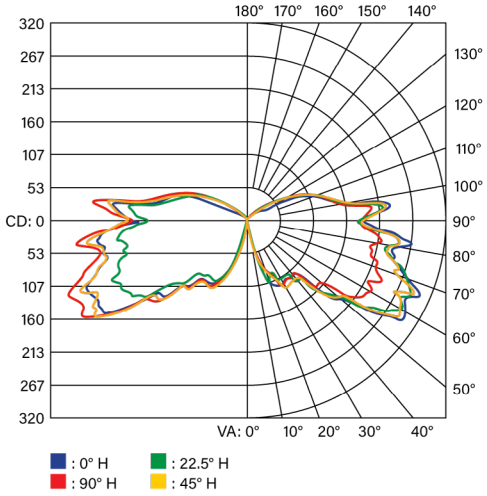
BUG Rating: B1-U3-G2

PHOTOMETRIC SPECIFICATIONS (LOUVERED REFLECTOR)

ISOCANDELA PLOT



POLAR CANDELA DISTRIBUTION



FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
0°-30°	30.5	2.0%
30°-60°	215.7	12.3%
60°-80°	274.1	15.6%
80°-90°	123.4	7.0%
0°-30°	33.5	1.9%
30°-60°	193.5	11.0%
60°-80°	240.5	13.7%
80°-90°	111.9	6.4%
90°-100°	217.4	12.4%
100°-180°	310.7	17.7%
Total	**1755.7**	**100.0%**

BUG Rating: B1-U3-G2

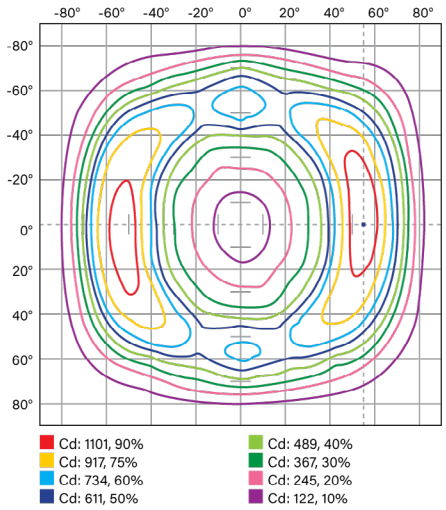
TECHLIGHT
GROUNDED IN ILLUMINATION
2707 SATSUMA I DR. DALLAS, TX 75229 I PH: 800.225.0727 I www.techlight.com

All dimensions and specifications are subject to change without notice.

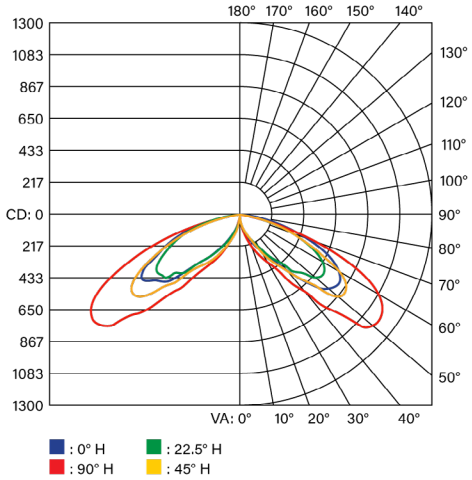
NAV Selectable-Interchangeable Bollard

PHOTOMETRIC SPECIFICATIONS (DECORATIVE HEAD)

ISOCANDELA PLOT



POLAR CANDELA DISTRIBUTION



FLUX DISTRIBUTION

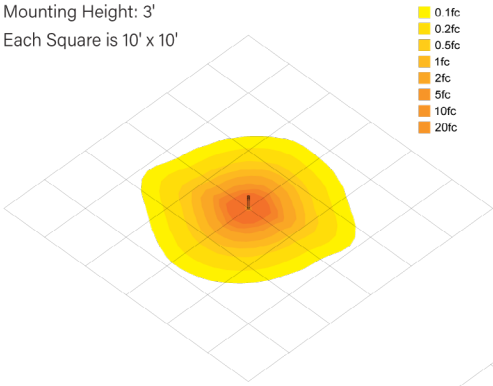
Zone	Lumens	% Luminaire
0°-30°	82.0	2.9%
30°-60°	816.2	28.9%
60°-80°	478.4	17.0%
80°-90°	28.1	1.0%
0°-30°	81.5	2.9%
30°-60°	809.1	28.7%
60°-80°	462.3	16.4%
80°-90°	27.0	1.0%
90°-100°	7.3	0.3%
100°-180°	28.6	1.0%
Total	**2820.5**	**100.0%**

BUG Rating: B1-U2-G1

PHOTOMETRIC LAYOUT

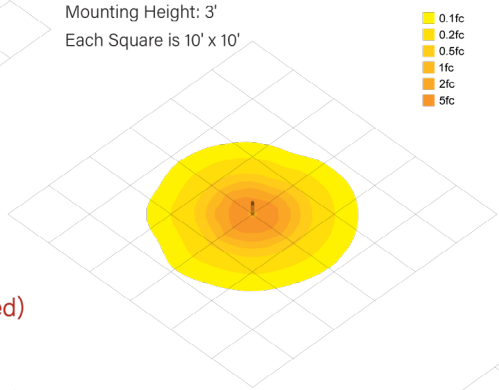
CONE REFLECTOR

Mounting Height: 3'
Each Square is 10' x 10'



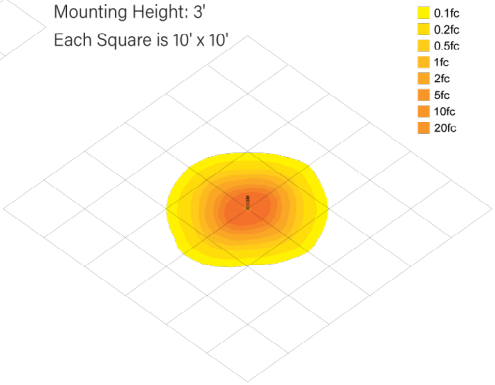
LOUVERED REFLECTOR

Mounting Height: 3'
Each Square is 10' x 10'



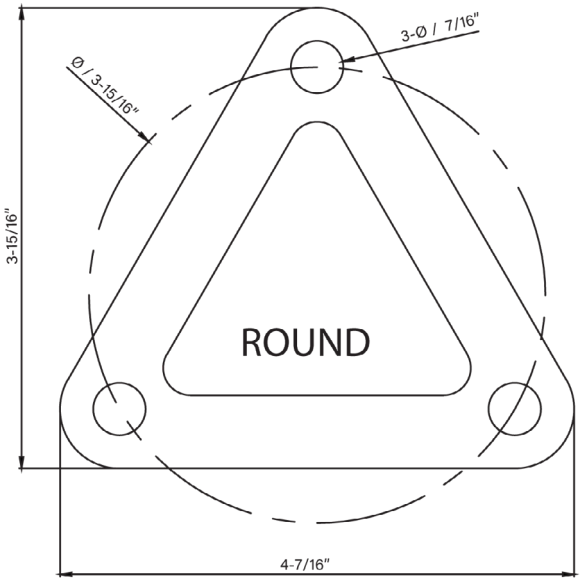
DECORATIVE HEAD

Mounting Height: 3'
Each Square is 10' x 10'



PHYSICAL SPECIFICATIONS (continued)

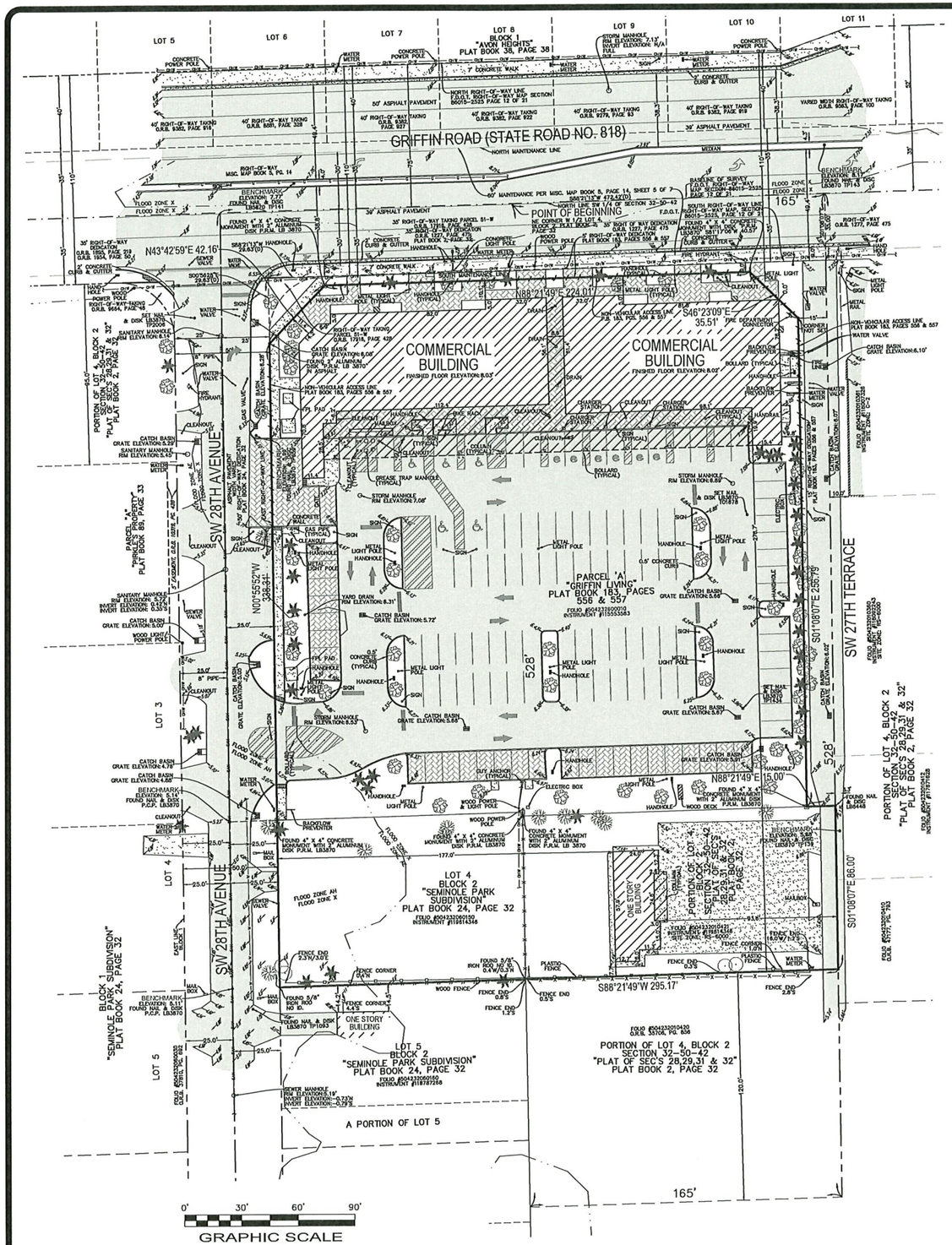
ANCHOR BOLT TEMPLATE



Base, anchor bolts, and a mounting template come **Standard** with each **NAV bollard order**.

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All dimensions and specifications are subject to change without notice.


GRIFFIN ROAD (STATE ROAD NO. 818)
NORTH MAINTENANCE LINE
MEDIAN
POINT OF BEGINNING
N88°21'49"E 224.01'
S88°21'49"W 295.17'
N43°42'59"E 42.16'
S46°23'09"E 35.51'
S01°08'07"E 86.00'
N88°21'49"E 15.00'
S01°08'07"E 253.79'
N00°55'52"W 338.41'
COMMERCIAL BUILDING
FINISHED FLOOR ELEVATION:8.03'
COMMERCIAL BUILDING
FINISHED FLOOR ELEVATION:8.02'
PARCEL 'A' "GRIFFIN LIVING" PLAT BOOK 183, PAGES 556 & 557
FOLIO #504232001003
INSTRUMENT #116972083
SW 28TH AVENUE
SW 27TH TERRACE
528'
165'
LOT 4 BLOCK 2 "SEMINOLE PARK SUBDIVISION" PLAT BOOK 24, PAGE 32
FOLIO #504232000150
INSTRUMENT #118814346
LOT 5 BLOCK 2 "SEMINOLE PARK SUBDIVISION" PLAT BOOK 24, PAGE 32
FOLIO #504232000160
INSTRUMENT #118787268
PORTION OF LOT 4, BLOCK 2 SECTION 32-50-42 "PLAT OF SEC'S 28,29,31 & 32" PLAT BOOK 2, PAGE 32
FOLIO #504232010430
O.R.B. 53106, PG 809
A PORTION OF LOT 5
ONE STORY BUILDING
LOT 8 BLOCK 1 "AVON HEIGHTS" PLAT BOOK 38, PAGE 38
LOT 5
LOT 6
LOT 7
LOT 9
LOT 10
LOT 11
LOT 3
LOT 4
LOT 5
BENCHMARK ELEVATION: 5.22' FOUND NAIL & DISC P.R.M. LB3870 PRM
BENCHMARK ELEVATION: 5.11' FOUND NAIL & DISC P.C.P. LB3870
BENCHMARK ELEVATION: 5.27' FOUND NAIL & DISC P.C.P. LB3870
BENCHMARK ELEVATION: 5.17' FOUND NAIL & DISC P.C.P. LB3870
FOUND 4" X 4" CONCRETE MONUMENT WITH 3" ALUMINUM DISK P.R.M. LB3870
FOUND 4" X 4" CONCRETE MONUMENT WITH 3" ALUMINUM DISK P.C.P. LB3870
FOUND 5/8" IRON ROD NO ID.
FOUND NAIL & DISK LB3870 TP1053
FOUND NAIL & DISK LB3870 TP1143
FOUND 4" X 4" CONCRETE MONUMENT WITH 3" ALUMINUM DISK P.R.M. LB3870
FOUND 4" X 4" CONCRETE MONUMENT WITH 3" ALUMINUM DISK P.C.P. LB3870
FOUND 5/8" IRON ROD NO ID. 0.4'W,0.3'N
FOUND 3/4" IRON PIPE NO ID. 0.5'S
FOUND 5/8" IRON ROD NO ID.
FOUND 5/8" IRON ROD NO ID. 0.5'S
SET NAIL & DISC LB3870 PRM
SET NAIL & DISC LB3870 PCP
FOUND NAIL & DISC LB3870 TP1143
FOUND NAIL & DISC LB4448
FOUND NAIL & DISC LB3870
FOUND 3/4" IRON PIPE NO ID. 0.4'W,0.3'S
FOUND 5/8" IRON ROD NO ID. 0.4'W,0.3'N
FOUND 5/8" IRON ROD NO ID. 0.5'S
FOUND 5/8" IRON ROD NO ID. 1.2'S
FOUND 5/8" IRON ROD NO ID. 0.5'S
FOUND 5/8" IRON ROD NO ID. 2.8'S
FOUND 5/8" IRON ROD NO ID. 0.5'S
FOUND 5/8" IRON ROD NO ID. 0.5'S
FOUND 5/8" IRON ROD NO ID. 0.5

Stormwater Management Report

Griffin Living

2730-2750 Griffin Road
Dania Beach, FL 33312

October 2024
November 2025
January 2026

TEC Project No. 24-011

Prepared For:

Koosh Living
3581 Stirling Road
Dania Beach, FL 33312

This item has been digitally signed and sealed by Justin Thompson, 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.

02/05/2026

Prepared By:

THOMPSON ENGINEERING & CONSULTING, INC.
19304 NW 12TH Street
Pembroke Pines, FL 33029
(954) 232-2261
www.thompson-ec.com

Florida Registry No. 36359

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Flood Elevation Criteria – On-site Roadways 2

FEMA Flood Elevation Criteria 2

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Water Quality Criteria 3

Groundwater Table Elevation 3

Proposed Stormwater Management System 3

Summary Tables 4

APPENDICES 7

A. Maps

A-1 Project Location Map
A-2 Aerial Map
A-3 SFWMD Rainfall Map – 5-Year – 1-Day
A-4 SFWMD Rainfall Map – 25-Year – 3-Day
A-5 SFWMD Rainfall Map – 100-Year – 3-Day
A-6 Broward County Future Conditions 100-Year Flood Map (2060)
A-7 Broward County Wet Season Groundwater Elevation Map
A-8 Broward County Soils Map
A-9 FEMA Flood Map

B. Drainage Calculations

B-1 Soil Storage and Stormwater Quality Calculations
B-2 Cascade Modeling (Pre. vs. Post.)

PROJECT DESCRIPTION

The Griffin Living project is located on a 0.59-acres tract of land at 2730-2750 Griffin Road in the city of Dania Beach, Florida. The parcels are located within Broward County, Section 32, Township 50 South, Range 42 East, and recorded as Folio numbers 504232060150 and 504232010421.

The western parcel consists of vacant land with ground cover of grass and sand. The eastern parcel consists of grass cover, concrete pavers and an existing 1,258 square foot structure. The site is relatively flat with the grade sloping up in elevation from west to east (from approximately 5.00 feet to 6.50 feet (NAVD 1988).

The proposed development will include the construction of an amenity space consisting of a dog park, a swimming pool and associated deck, and a cookout area with concrete sidewalk and grass open space. The main building located at the east side of the property is existing and will remain.

STORMWATER MANAGEMENT CRITERIA

The proposed storm drainage system has been developed following the standard methods of the City of Dania Beach, Broward County Environmental Permitting Division (BCEPD) and South Florida Water Management District (SFWMD). The most stringent design requirements were followed in the design of the proposed stormwater improvements. The design criteria are as follows:

Flood Elevation Criteria – Buildings

The lowest first-floor elevations of all habitable spaces shall be set at, or above, the peak stage of the 100-year, 3-day storm event (DFE), or should be elevated to, or above, the elevation required in the Florida Building Code, or the base flood elevation (BFE) plus one (1) foot, whichever is higher.

Flood Elevation Criteria – On-site Roadways

The proposed on-site roadway crown elevations shall be set at, or above, the peak stage of the 5-year, 1-day storm event. These elevations are minimum on-site roadway crown elevations and may be exceeded if desired. When an inverted crown section is used, the lowest inlet grate elevation shall be set at, or above, the 5-year, 1-day storm event stage.

FEMA Flood Elevation Criteria

The proposed development is located in Community #120034, Panel #12011C0566H of the Flood Insurance Rate Map (FIRM), dated 8/8/14. According to the National Flood Insurance Program the project is located in Flood Zone AH/X, base flood elevation of AE 5.0 feet NAVD88 (see Appendix A-9).

Broward County 100-Year Flood Elevation Criteria

The Future Conditions 100-Year Flood Elevation Map adopted by Broward County establishes the lowest habitable Finished Floor Elevation based on predictions for the years 2060 - 2069. The proposed development has a flood elevation of 6.5 feet NAVD 1988 (see Appendix A-6).

Water Quality Criteria

Volumetric Requirements for Water Quality
Retention, detention, or both retention and detention in the overall system, including swales, lakes, canals, greenways, etc., shall be provide the retention of 1-inch over the project area.

The retention volume included in flood protection calculations requires a guarantee of long-term operation and maintenance of the stormwater system and bleed-down ability.

Groundwater Table Elevation

The groundwater table elevation of 3.0-feet NAVD 1988 was obtained from the Broward County Future Conditions Average Wet Season Groundwater Level map (see Appendix A-7).

PROPOSED STORMWATER MANAGEMENT SYSTEM

The stormwater runoff from the project will be treated and managed through the use of proposed dry retention areas. The stormwater system will not contain a proposed off-site outfall and is designed for zero discharge. The post-developed 25-year 1-day elevation is lower than the pre-developed 25-year 1-day elevation.

Stormwater Volume – Storage Capacity

The proposed drainage is designed to flow overland and in swales to a dry retention area. The stormwater management system for the proposed development will include a dry retention area (providing 2,457 cf of storage).

SUMMARY TABLES

The stormwater management analysis provided the following results:

LAND USE AREA SUMMARY					
Existing Conditions (acres)			**Proposed Conditions (acres)**		
Pervious	0.40	72%	Pervious	0.28	50%
Building(s)	0.03	5%	Building(s)	0.03	5%
Impervious	0.13	23%	Impervious	0.25	45%
Total	**0.56**	**100%**	**Total**	**0.56**	**100%**

SOIL STORAGE (FLATWOODS)	
Existing Conditions (inches)	**Proposed Conditions (inches)**
4.82	3.38

RAINFALL DATA FOR STORMWATER ANALYSIS	
Design Storm Event	**Rainfall Depth (inches)**
5-Year, 1-Day	7.0
25-Year, 1-Day	11.4

25-Year, 3-Day	14.0
100-Year, 3-Day	17.0

STORMWATER QUALITY CRITERIA			
Criteria	**Water Quality Volume**	**Dry Pretreatment**	**Total Volume**
Required	0.047 ac-ft	(N/A)	0.47 ac-ft
Proposed	0.053 ac-ft	(N/A)	0.053 ac-ft**

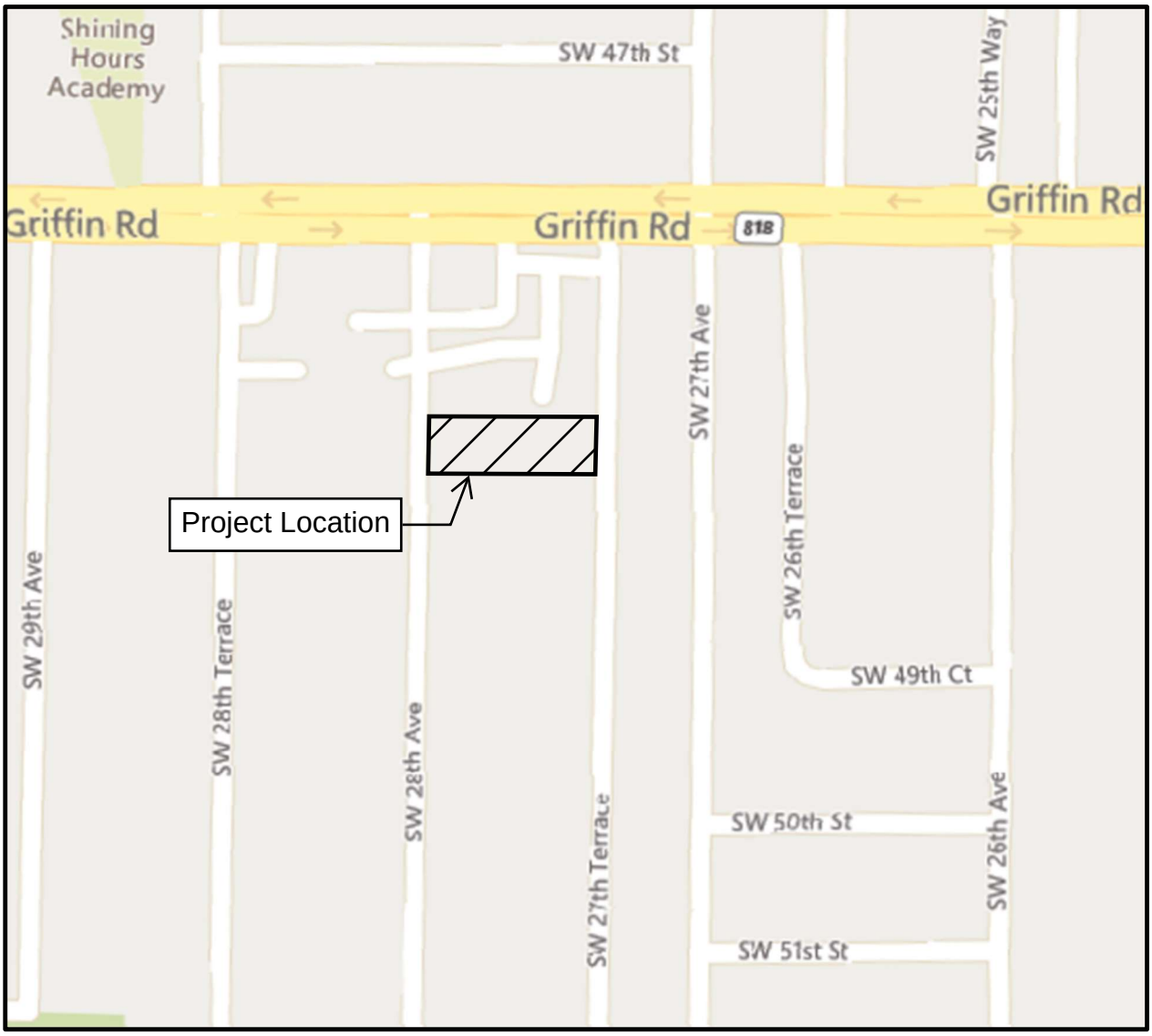
** Water quality volume provided as dry retention within the proposed landscaped areas throughout the property.

PRE. VS. POST. - PEAK STAGES			
Existing Conditions	**Peak Stage Elev. (feet, NAVD 1988)**	**Proposed Conditions**	**Peak Stage Elev. (feet, NAVD 1988)**
5-Year – 1-Day	**6.09**	5-Year – 1-Day	**5.47**
25-Year – 1-Day	**6.66**	25-Year – 1-Day	**6.02**
25-Year – 3-Day	**6.93**	25-Year – 3-Day	**6.26**
100-Year – 3-Day	**7.20**	100-Year – 3-Day	**6.56**

The stormwater management calculations provided in the Appendix B, Drainage Calculations, indicate that the proposed stormwater improvements will provide sufficient capacity to satisfy the water quality and quantity requirements of Broward County and SFWMD.

APPENDIX A-1

PROJECT LOCATION MAP



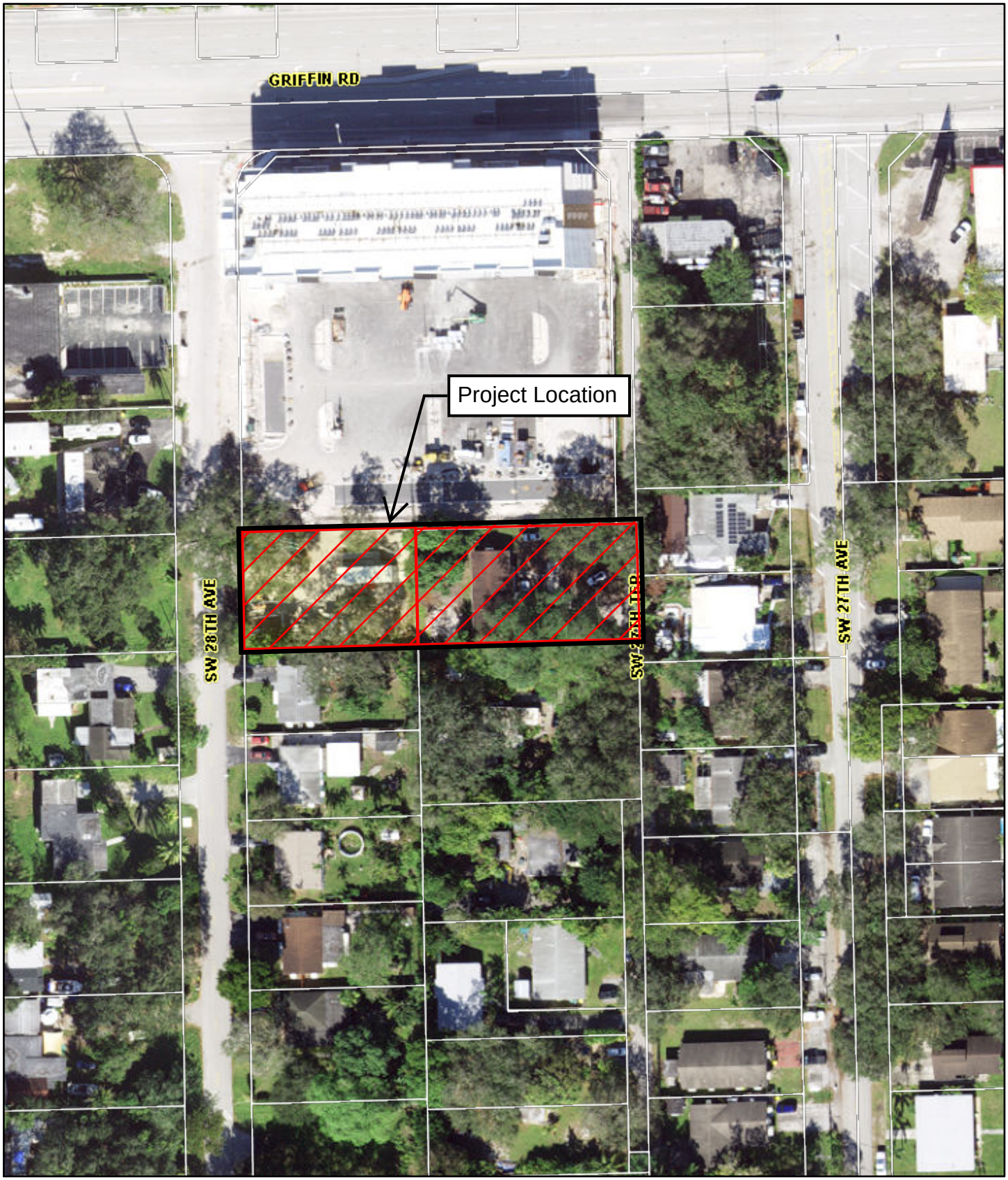
LOCATION MAP

SCALE: 1" = 300'

APPENDIX A-2

AERIAL MAP

Property Id: 504232060150 AND 504232010421



1:1,200

0 55 110 220 ft

0 15 30 60 m

Flight Date : Jan 1, 2024 & Jan 29, 2024 Broward County Property Appraiser

APPENDIX A-3

SFWMD RAINFALL MAP
5-YEAR – 1-DAY

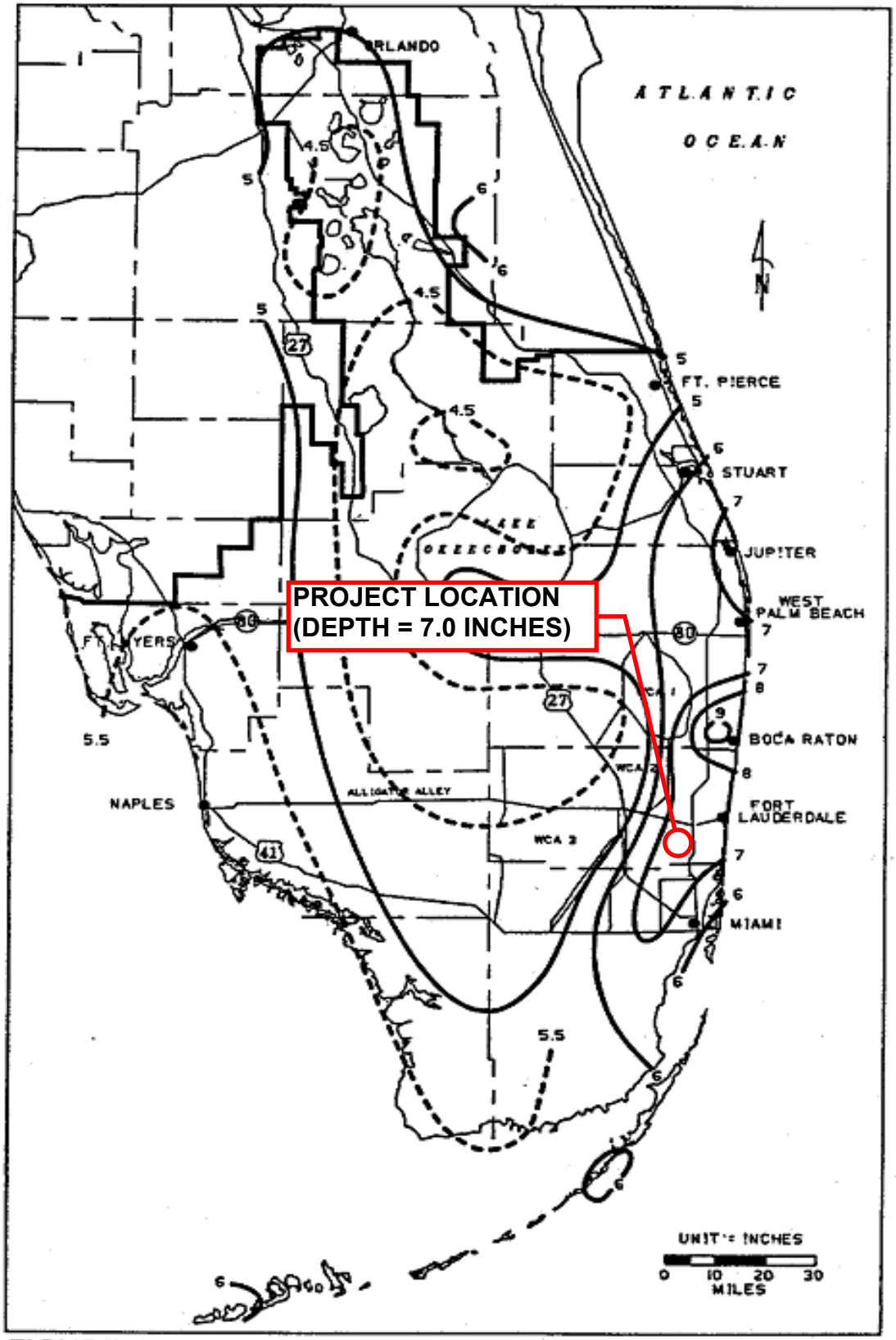


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

APPENDIX A-4

SFWMD RAINFALL MAP
25-YEAR – 3-DAY

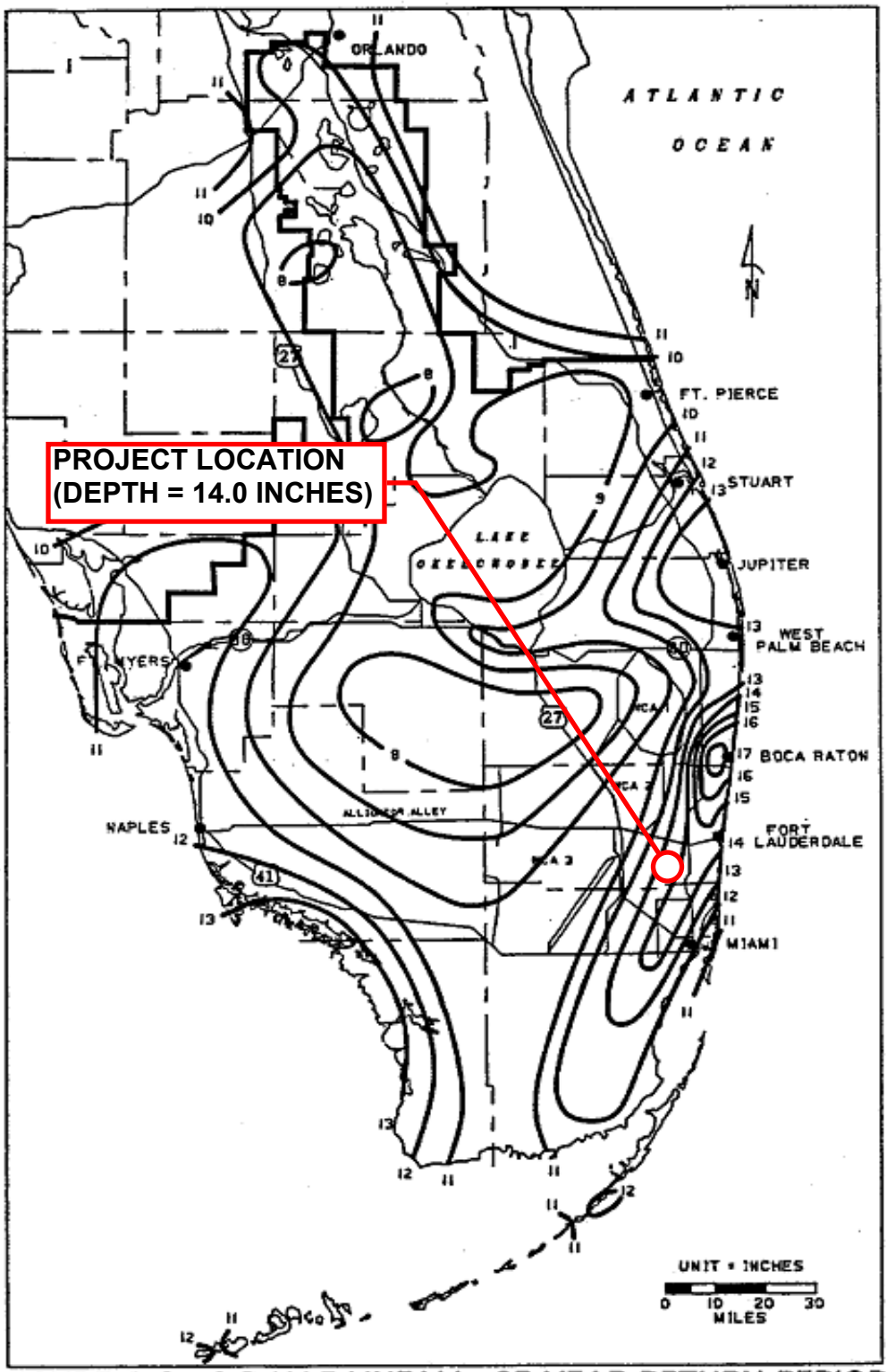


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

APPENDIX A-5

SFWMD RAINFALL MAP
100-YEAR – 3-DAY

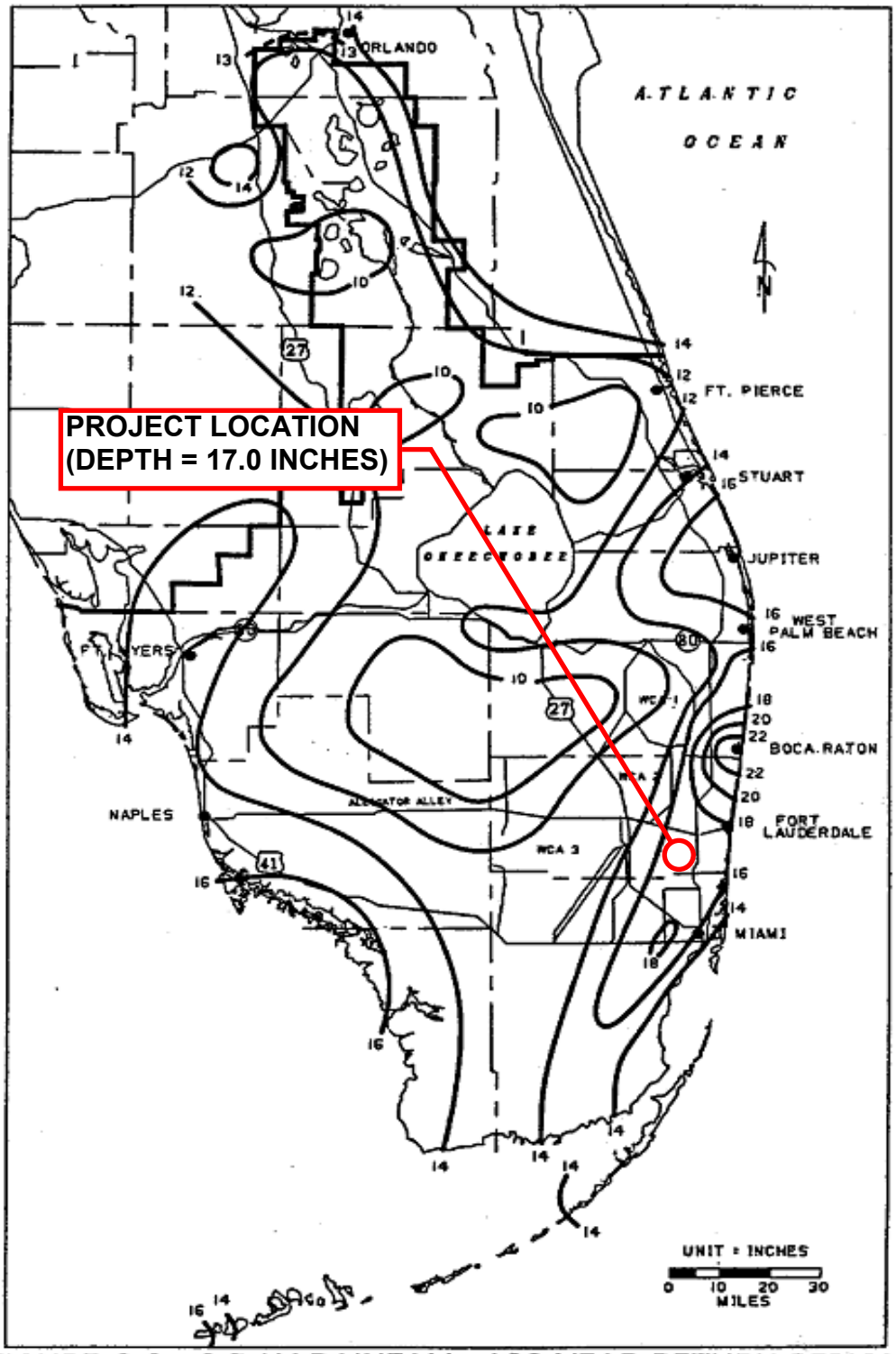


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

APPENDIX A-6

BROWARD COUNTY
FUTURE CONDITIONS 100-YEAR
FLOOD MAP (2060)

Plate WM 13.1 - Future Conditions 100-Year Flood Map 2060



APPENDIX A-7

BROWARD COUNTY
WET SEASON GROUNDWATER
ELEVATION MAP

Plate WM 2.3 - 2070 Future Conditions Average Wet Season Groundwater Elevation

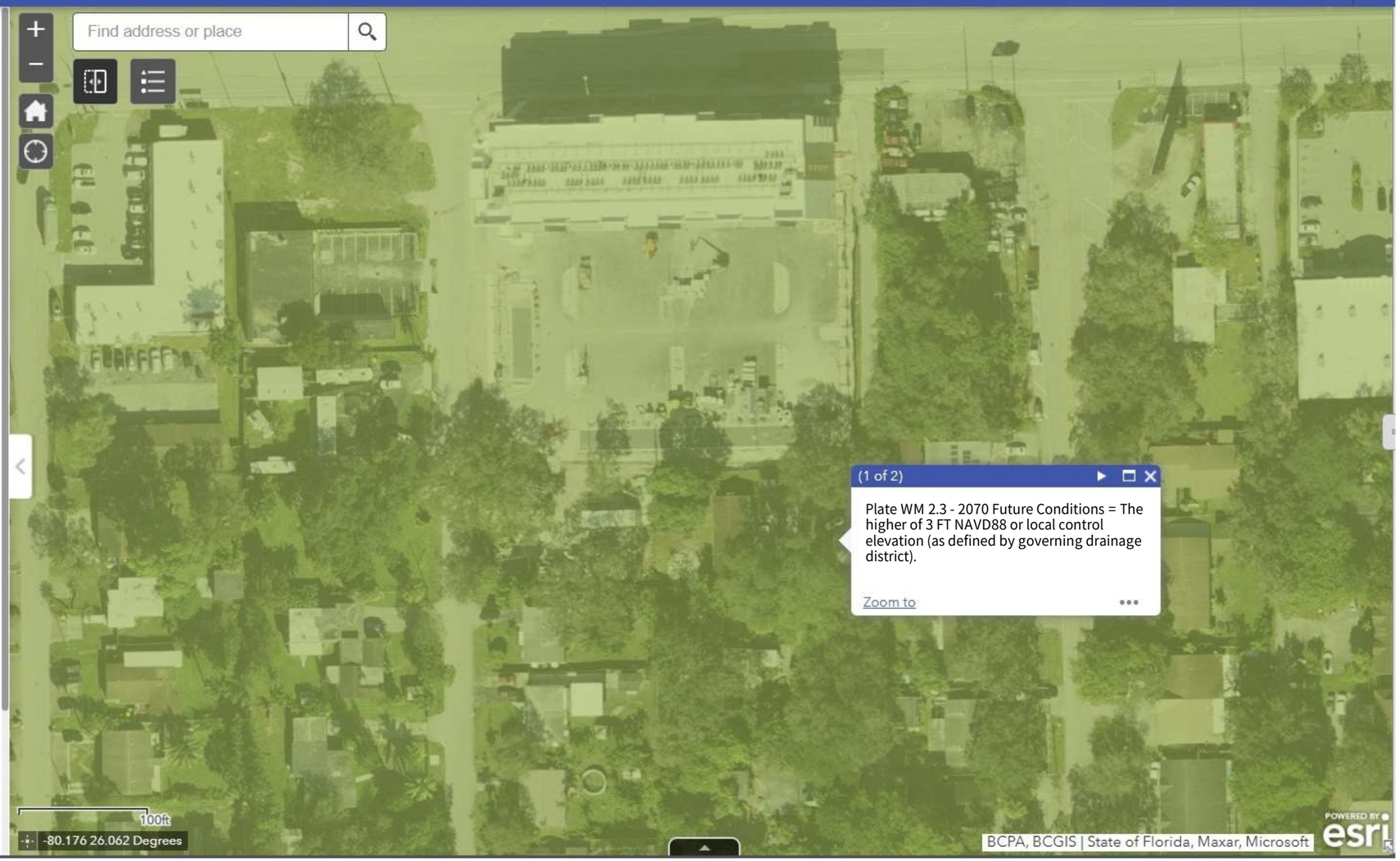
Plate WM 2.3 - 2070 Future Conditions Average Wet Season Groundwater Elevation Map (Effective July 1, 2024)

The map represents the predicted future average wet season groundwater elevations in Broward County based on model outputs for the months of May through October for the year 2070. The models used are MODFLOW-based Broward County Inundation Models Phase 1 and Phase 2, and the Broward County Northern Variable Density Model developed by the USGS. The modeled future conditions are precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% from the base case of 1990-1999 (53.4 to 58.2 in/yr). This map is an update to Plate WM 2.2 - 2060 Future Conditions, in accordance with the 2017 NOAA Intermediate-High Sea Level Rise Scenario for 2070 with a predicted increase of 40 inches relative to the year 2000. Final results are presented in Feet NAVD88.

How to use the web interface:

Using swipe bar - There is a swipe bar running N-S through the center of the screen. Click and drag the swipe bar E-W to swipe the WM 2.3 - 2070 Future Conditions map (effective July 1, 2024) overlaid on WM 2.2 - 2060 Future Conditions map (adopted in 2017). Swiping the bar to the right or East overlays the WM 2.3 - 2070 Future Conditions map (top) on WM 2.2 - 2060 Future Conditions map (bottom).

Knowing groundwater elevations - Zoom in to the desired location and click at any point of interest - a pop up will appear showing the Future Groundwater Elevations (Feet NAVD88) for WM 2.3 - 2070 Future Conditions map and WM 2.2 -

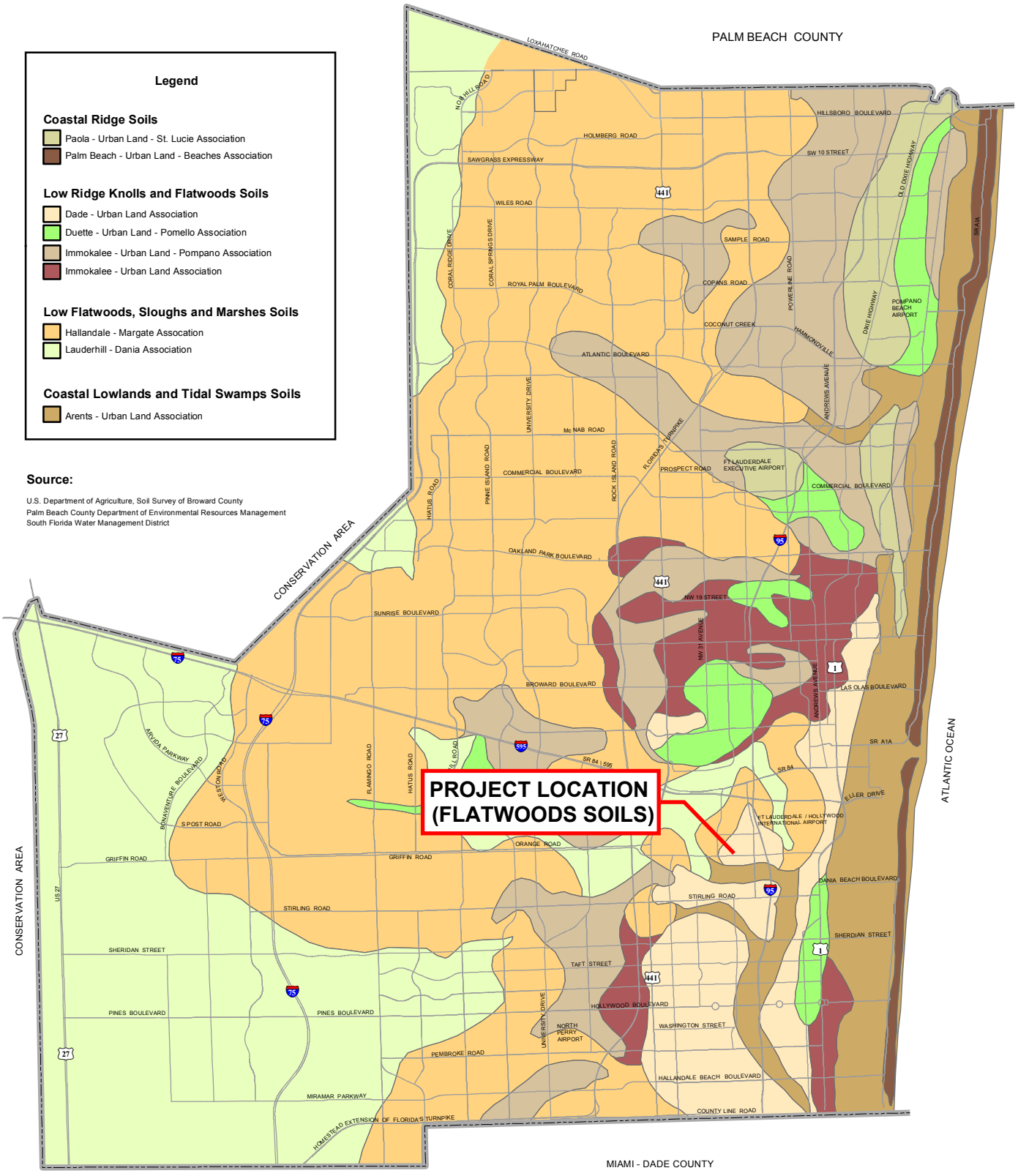


APPENDIX A-8

BROWARD COUNTY
SOILS MAP

BROWARD COUNTY LAND USE PLAN

Natural Resource Map Series- Eastern Broward County: Soils



This Is a generalized map. This map should not be used to determine parcel boundaries or limits of depicted items. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

APPENDIX B
DRAINAGE CALCULATIONS

APPENDIX B-1

SOIL STORAGE AND STORMWATER QUALITY CALCULATIONS

STORMWATER MANAGEMENT CALCULATIONS

I. GIVEN:

A. PREDEVELOPMENT ACREAGE:

1.	Buildings =	0.030	ac.
2.	Impervious =	0.130	ac.
3.	Pervious =	0.400	ac.
4.	Dry Retention Area =	0.000	ac.
5.	Total Site Area =	**0.560**	ac.

B. POST DEVELOPMENT ACREAGE:

1.	Buildings =	0.030	ac.
2.	Impervious =	0.250	ac.
3.	Pervious =	0.280	ac.
4.	Dry Retention Area =	0.000	ac.
4.	Total Site Area =	**0.560**	ac.

B. ZONING:

1. Residential

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. If a dry detention system, then 75% of the volume required for the wet detention system.

3. If a retention system, then 50% of the volume required.

4. If the property is zoned "Commercial", at least 1/2 inch of retention or dry detention pre-treatment will be required.

5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. Retain the first inch of runoff from the project site.

2. The post-development runoff shall not exceed predevelopment runoff rate for a 25-year storm event, up to and including an event with a twenty-four-hour duration

3. DESIGN EVENTS AND RAINFALL AMOUNTS:

Frequency	Duration	Rainfall Amount	Design Element
5 year	1 day	7.0 inches	Minimum Crown of Road
25 year	1 day	11.4 inches	Minimum Berm Elevation
100 year	3 day	17.0 inches	Finished Floor Elevation

4. ADDITIONAL DESIGN INFORMATION:

a.	Design Water / Control Elevation:	3.00	Ft NAVD 88
b.	Drainage Basin / Canal Number:	N/A	
c.	Receiving Body Regulated Stage Elevation:	N/A	Ft NAVD 88
d.	Design Storm Allowable Discharge:	0.00	cfs
e.	Time of Concentration:	0.167	hours
f.	Minimum Discharge:	N/A	

(Note: Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.)

III. COMPUTATIONS

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
   = 1.00 inch X 0.560 acres X (1 foot / 12 inches)
   = **0.047** **ac-ft for the first inch of runoff**

2. ➔ The first inch of runoff from the entire developed site = **0.047** **ac-ft**

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item	Description	Quantity
A.1	First inch of runoff from the entire developed project site	0.047 ac-ft

C. SOIL STORAGE COMPUTATIONS:

1. Pre Development Soil Storage Calculations

Drainage Area =	0.56	ac
Pervious Area =	0.40	ac
Average depth to water table =	4.00	ft
Soil Storage (Flatwoods) =	6.75	inch
Compute available soil storage =	2.70	ac-in
Site-wide moisture storage =	**4.82**	**inch**

2. Post Development Soil Storage Calculations

Drainage Area =	0.56	ac
Pervious Area =	0.28	ac
Average depth to water table =	4.00	ft
Soil Storage (Flatwoods) =	6.75	inch
Compute available soil storage =	1.89	ac-in
Site-wide moisture storage =	**3.38**	**inch**

E. CASCADE ASSUMPTIONS

1. Pre Development Cascade Assumptions

Description	Area (Ac.)	Low Elevation (ft NAVD)	High Elevation (ft NAVD)
Buildings	0.03	FFE = 7.50 ft NAVD	
Impervious	0.13	5.62	7.40
Pervious	0.40	4.80	7.18

2. Post Development Cascade Assumptions

Buildings =	Area (Ac.)	Low Elevation (ft NAVD)	High Elevation (ft NAVD)
Buildings	0.03	FFE = 7.5 ft NAVD	
Impervious	0.25	4.90	7.40
Pervious	0.28	4.90	7.40
Dry Reten. Area Bottom	0.00	4.30	4.30
Dry Reten. Area Bank	0.00	4.30	5.00

F. STAGE STORAGE CHART

1. Dry Retention Area Storage

WSEL (ft)	Area (sf)	Average Area (sf)	Head Diff (ft)	Change in Volume (cf)	Total Volume (cf)	Total Volume (ac-ft)
4.30	2,575				0	0.000
		2,906	0.80	2,325		
5.10	3,237				2,325	0.053

2. Pre Stage Storage

Stage	Storage (ac-ft)		
	Impervious	Pervious	Total
3.50	0.00	0.00	0.00
4.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00
5.00	0.00	0.00	0.00
5.50	0.00	0.04	0.04
6.00	0.01	0.12	0.13
6.50	0.03	0.24	0.27
7.00	0.07	0.41	0.47
7.50	0.13	0.60	0.73
8.00	0.19	0.80	1.00

3. Post Stage Storage

Stage	Storage (ac-ft)				
	Impervious	Pervious	DRA Bottom	Dry Reten. Area Bank	Total
3.50	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.01	0.00	0.01
5.00	0.00	0.00	0.04	0.04	0.08
5.50	0.02	0.02	0.07	0.09	0.20
6.00	0.08	0.05	0.10	0.15	0.38
6.50	0.16	0.11	0.13	0.20	0.60
7.00	0.28	0.19	0.16	0.26	0.88
7.50	0.43	0.28	0.19	0.31	1.22
8.00	0.59	0.39	0.22	0.37	1.57

G. DRAWDOWN CALCULATION

1. Infiltration Rate

a. Horizontal Hydraulic Conductivity

k = 0.00008 cfs/ft2-ft head

= 6.9 ft/day

b. Vertical Infiltration Rate

R = 0.69 ft/day (Assumed to be 10% of Horizontal Hydraulic Conductivity)

c. Infiltration Over 72 hours

Inf = 2.07 ft

H CONCLUSION

As shown on the Cascade modeling, the site retains the first inch of runoff, and the post developed 25-year 1-day storm event is lower than the predeveloped existing 25-year 1-day stoirm event. The site down draws down 2.07 feet 72 hours after the storm event. The retention area is 0.70 feet deep, therefore the dry retention area will recover in less than 72 hours after the storm event.

APPENDIX B-2

CASCADE MODELING
PRE vs. POST

5-YEAR – 1-DAY
25-YEAR – 1-DAY
25-YEAR – 3-DAY
100-YEAR – 3-DAY

Project Name: Griffin Living
Reviewer:
Project Number:
  Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Basin 1

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 7 inches
  Area: 0.56 acres
  Ground Storage: 1.3 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.00
5.00	0.00
6.00	0.18
7.00	0.63
8.00	1.19
9.00	1.72
10.00	2.25

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	6.19	25.80	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.26	0.00	0.00	0.00	0.26	0.00

Project Name: Griffin Living
Reviewer: JT
Project Number: 24-011
  Period Begin: Nov 07, 2024;0000 hr End: Nov 08, 2024;0600 hr Duration: 30 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Basin 1

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 25 year
  1 Day Rainfall: 11.4 inches
  Area: 0.56 acres
  Ground Storage: 4.82 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.00
5.50	0.04
6.00	0.13
6.50	0.27
7.00	0.47
7.50	0.73
8.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	6.66	25.60	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.33	0.00	0.00	0.00	0.33	0.00

Project Name: Griffin Living
Reviewer: JT
Project Number: 24-011
  Period Begin: Nov 07, 2024;0000 hr End: Nov 10, 2024;0800 hr Duration: 80 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Basin 1

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 14 inches
  Area: 0.56 acres
  Ground Storage: 4.82 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.50	0.00
4.00	0.00
4.50	0.00
5.00	0.00
5.50	0.04
6.00	0.13
6.50	0.27
7.00	0.47
7.50	0.73
8.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	6.93	73.60	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.44	0.00	0.00	0.00	0.44	0.00

Project Name: Griffin Living
Reviewer:
Project Number:
  Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Basin 1

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 17 inches
  Area: 0.56 acres
  Ground Storage: 1.3 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.00
5.00	0.00
6.00	0.18
7.00	0.63
8.00	1.19
9.00	1.72
10.00	2.25

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	7.17	73.60	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.72	0.00	0.00	0.00	0.73	0.00

Project Name: Griffin Living
Reviewer: JT
Project Number: 24-011
  Period Begin: Nov 07, 2024;0000 hr End: Nov 08, 2024;0600 hr Duration: 30 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Basin 1

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 7 inches
  Area: 0.56 acres
  Ground Storage: 3.38 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.50	0.00
4.00	0.00
4.50	0.01
5.00	0.08
5.50	0.20
6.00	0.37
6.50	0.60
7.00	0.88
7.50	1.21
8.00	1.56

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	5.47	25.60	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.19	0.00	0.00	0.00	0.19	0.00

Project Name: Griffin Living
Reviewer: JT
Project Number: 24-011
  Period Begin: Nov 07, 2024;0000 hr End: Nov 08, 2024;0600 hr Duration: 30 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Basin 1

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 25 year
  1 Day Rainfall: 11.4 inches
  Area: 0.56 acres
  Ground Storage: 3.38 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.50	0.00
4.00	0.00
4.50	0.01
5.00	0.08
5.50	0.20
6.00	0.37
6.50	0.60
7.00	0.88
7.50	1.21
8.00	1.56

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	6.02	25.80	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.38	0.00	0.00	0.00	0.38	0.00

Project Name: Griffin Living
Reviewer: JT
Project Number: 24-011
  Period Begin: Nov 07, 2024;0000 hr End: Nov 10, 2024;0800 hr Duration: 80 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Basin 1

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 14 inches
  Area: 0.56 acres
  Ground Storage: 3.38 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.50	0.00
4.00	0.00
4.50	0.01
5.00	0.08
5.50	0.20
6.00	0.38
6.50	0.60
7.00	0.88
7.50	1.22
8.00	1.57

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	6.26	73.60	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.50	0.00	0.00	0.00	0.50	0.00

Project Name: Griffin Living
Reviewer: JT
Project Number: 24-011
  Period Begin: Nov 07, 2024;0000 hr End: Nov 10, 2024;0800 hr Duration: 80 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Basin 1

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 17 inches
  Area: 0.56 acres
  Ground Storage: 3.38 inches
  Time of Concentration: 0.17 hours
  Initial Stage: 3.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.50	0.00
4.00	0.00
4.50	0.01
5.00	0.08
5.50	0.20
6.00	0.38
6.50	0.60
7.00	0.88
7.50	1.22
8.00	1.57

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

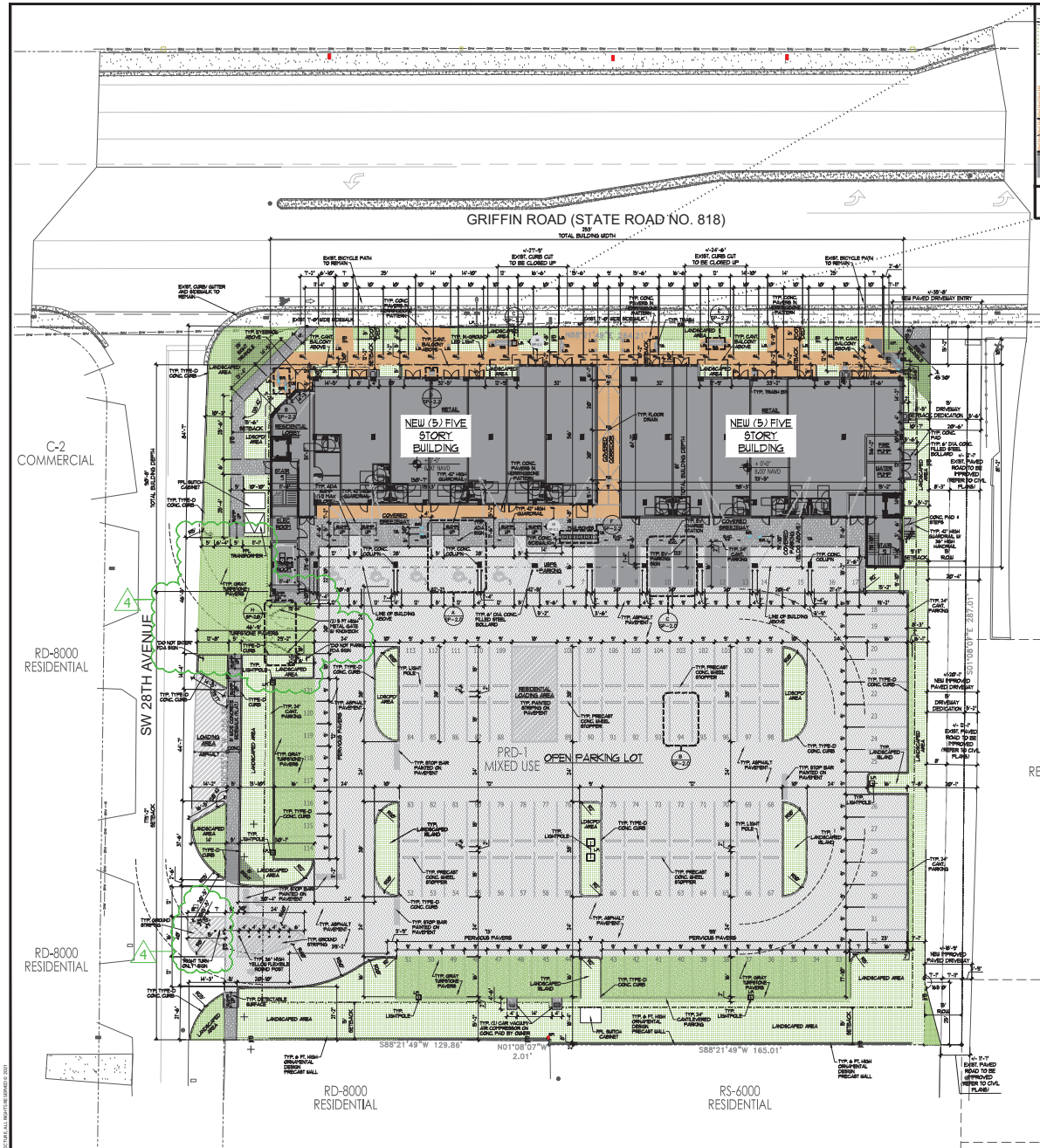
Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

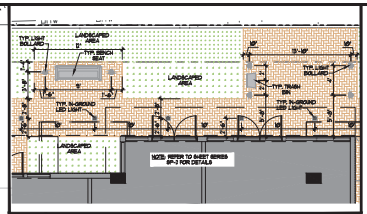
Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Basin 1	6.56	73.60	3.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Basin 1	0.63	0.00	0.00	0.00	0.63	0.00



1 PROPOSED SITE PLAN
1" = 20'



4 TYP. URBAN FURNITURE LAYOUT

GLOSSARY

B.S.	BENCH SEAT
B.R.	BICYCLE RACK
C.P.	CONCRETE POLE
E.V.C.	ELECTRIC VEHICLE CHARGER
F.D.	FLOOR DRAIN
G.L.	GROUND LIGHT
L.B.	LIGHT BOLLARD
L.P.	LIGHT POLE
T.B.	TRASH BIN
W.P.	WOOD POLE

PROJECT IS SUBJECT TO THE FLOOD PROVISIONS OF THE FLORIDA BUILDING CODE AND CHAPTER 11 OF THE DANIA BEACH CODE OF ORDINANCES.

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD ELEVATION

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 65 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

PROPOSED LIGHTING SHALL MEET CURRENT CITY OF DANIA BEACH NIGHT SKY ORDINANCE. ALL LIGHTING SHALL BE CUT-OFF.

ALL SIGNAGE UNDER SEPARATE PERMIT. SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE.

BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FFPC, 6TH ED. NFPA 101 SECTION 9.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

RECYCLE WASTE MATERIALS FROM DEMOLITION AND CONSTRUCTION TO THE GREATEST EXTENT POSSIBLE FLORIDA'S GOAL IS 75% RECYCLING RATE BY 2020, WHICH INCLUDES CONSTRUCTION AND DEMOLITION DEBRIS.

USE SUSTAINABLE BUILDING MATERIALS.

USE LOW VOC MATERIALS.

INSTALL ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES.

ALL EXTERNAL LIGHTING SHOULD BE FULLY SHIELDED AND MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.

IN ADDITION TO THE SPACE FOR RECYCLING IN THE TRASH ROOM, PROVIDE ADEQUATE SPACE IN KITCHEN AREAS FOR A RECYCLING CONTAINER ALONG WITH THE GARBAGE CONTAINER.

LEGAL DESCRIPTION:
A PORTION OF LOT 1 AND ALL OF LOTS 2 AND 3, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE SOUTH 287 FEET OF THE NORTH 322 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF LOT 4, BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "PLAT OF SEC'S 28, 29, 31 AND 32", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. (REFER TO SURVEY FOR FULL DESCRIPTION)

ADDRESS:
2750 GRIFFIN ROAD
DANIA BEACH, FL 33312

FOLIO NUMBER:
504235060130, 504235060140, 504235060141, 504235010370, 504235010380

PROPERTY OWNER:
2750 GRIFFIN HOLDINGS LLLP

JURISDICTION:
CITY OF DANIA BEACH/ BROWARD COUNTY/ STATE OF FLORIDA

I. SITE DATA:

1.	ZONING:	PRD-1
2.	LAND USE:	MIXED-USE (MULTI-FAMILY RES. / RETAIL)
3.	FEMA - FLOOD ZONE INFO:	
	JURISDICTION	CITY OF DANIA BEACH - 120034
	FLOOD MAP	12011C0566H - 08/18/2014
	ZONE	X
	BASE FLOOD ELEVATION	5.0' NAVD
4.	GROSS LOT AREA	102503 S.F.
5.	NET LOT AREA	84,094 S.F. - 1,721 S.F. (5'-0" FDOT DEDICATION) - 4,550 S.F. (15'-0" R.O.W. DEDICATION) 77,163 S.F. OR 1.7852 ACRES
6.	LOT COVERAGE	14,237 / 77,163 = 25%
7.	F.A.R.	90,610 / 77,163 = 1.16
8.	IMPERVIOUS AREAS	ALLOWED: 90%
		14,044 S.F. ------- BUILDING 133 S.F. ------- CONC. FENCE (SOUTH) 4,456 S.F. ------- CONC. SIDEWALKS/ CURBS 3,478 S.F. ------- PAVERS 58,498 S.F. ------- ASPHALT PAVEMENT 80,650 S.F. OR 78% (PROVIDED)
10.	PERVIOUS AREAS	REQUIRED: 10% 11,511 S.F. ------- LANDSCAPE 556 S.F. ------- PARKING OVERHANG) 5,015 S.F. ------- PERVIOUS PAVERS *) SUBTOTAL: (17,141 S.F. OR 22%) * 1,254 S.F. ------- PERVIOUS PAVERS @25% PER SEC. 27.5-100(C)(4) TOTAL: 12,769 S.F. OR 15% (PROVIDED)

II. SETBACKS

	REQUIRED	PROVIDED
FRONT	10'-0"	10'-0"
REAR	15'-0"	17'-2"
SIDE (WEST)	15'-0"	15'-6"
SIDE (EAST)	20'-0"	8'-5" *
* (VARIANCE ALREADY GRANTED)		

12. PARKING - VEHICULAR (SEC. 26.5-50)

	REQUIRED	PROVIDED
COMMERCIAL (1/300 S.F.)	11,608 S.F./300= 39	45
RESIDENTIAL:		
1 BEDROOM (@ 1.5 PER D.U.)	74 D.U. x 1.5 = 111	60
GUEST (1/5)	1 / 5 = 16	16
SUBTOTAL	114 SPACES	
TOTAL PER SEC.26.5-90 (SHARED PARKING) (P.C. APPROVED / SP-22-20MOD)	(120 SPACES)	121 SPACES
(EV CHARGING STATION)	3 SPACES	6 SPACES
(BICYCLE PARKING (5%BR + 10%C))	11 SPACES	16 SPACES

13. LOADING

	REQUIRED	PROVIDED
COMMERCIAL	1 SPACE	2 SPACES
RESIDENTIAL	1 SPACE	2 SPACES

II. BUILDING DATA:

1. HEIGHT:	ALLOWED	PROVIDED
T.O. ROOF STRUCTURE	70'-0" (PRD-1)	58'-4"

2. BUILDING AREAS (GROSS) - (EXCLUDING BALCONIES/TERRACES)

GROUND	14,044	G.S.F.
SECOND	14,237	G.S.F.
THIRD	11,916	G.S.F.
FOURTH	11,916	G.S.F.
FIFTH	11,971	G.S.F.
SUBTOTAL	80,610	G.S.F.
BALCONIES/ TERRACES		
SECOND	1,601	G.S.F.
THIRD	1,344	G.S.F.
FOURTH	1,344	G.S.F.
FIFTH	1,664	G.S.F.
SUBTOTAL	5,958	G.S.F.
TOTAL ADJUSTED GROSS AREA	90,568	G.S.F.

2 PROJECT DATA

BUILDING AREA (PER FBC 2020)

PROPOSED BUILDING FACTORS:
OCCUPANCY TYPE: R-2 / M
TYPE OF CONSTRUCTION: TYPE IIIA (PER 601)
PROPOSED BUILDING AREA: 90,585 S.F.
BUILDING HEIGHT ALLOWED: 85 Ft (N - PER 504.3a)
MAX. NUMBER OF STORIES: 5 STORIES (R2 (5) - PER 504.4)
F= 688'
As= 72,000 (PER 506.2 @ TYPE IIIA)
Ns= 24,000 (PER 506.2 @ TYPE IIIA)

- SECTION 506.3.2 (MINIMUM FRONTAGE DISTANCE)
  W= (Lw1 + Lw2 + Lw3 + Lw4) / F
  W= (100x53 + 246x62 + 76x30 + 266x24) / 688
  W= 42.46
- SECTION 506.3.3 (AMOUNT OF INCREASE)
  If= [F/P - 0.25] W/30
  If= [688/688 - 0.25] 42.46/30
  If= 1.06
- SECTION 506.2.4 (MIXED-OCCUPANCY)
  Aa= [At-(Ns x If)]
  Aa= [72,000 + (24,000 x 1.06)]
  Aa= 97,440

97,440 (ALLOWED) > 90,610 (PROPOSED)

3 BUILDING ALLOWANCES CALCULATIONS

KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

STATE OF FLORIDA — JOSEPH B. KALLER — REGISTERED ARCHITECT
Digitally signed by Joseph B Kaller
Date: 2021.08.01 15:41:54 -04'00'
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CONSTRUCTION DOCUMENTS FOR:
GRIFFIN LIVING
A MIXED-USE BUILDING
2750 GRIFFIN ROAD
DANIA BEACH, FL 33312

SHEET TITLE
PROPOSED SITE PLAN
PROJECT DATA

REVISIONS

No.	DATE	DESCRIPTION
1	10/20/21	BLDG COMMENTS
3	6/1/22	BLDG. COMMENTS
4	7/18/22	DRC-ADMIN REV.

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 18223
DATE: 9/2/2021
DESIGNED BY: J.PAPILLA
DRAWN BY: J.PAPILLA
CHECKED BY: J.B.KALLER

SHEET
SP-1

KALLER ARCHITECTURE, ALL RIGHTS RESERVED © 2021

"GRIFFIN LIVING"

PLAT BOOK 183 PAGE 556
SHEET 1 OF 2 SHEETS

A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOTS 2 AND 3, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE SOUTH 287 FEET OF THE NORTH 322 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF LOT 4, BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "PLAT OF SEC'S 28, 29, 31 AND 32", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

INSTR # 118184478,Plats 183/556
Page 1 of 2
Recorded 06/02/2022 at 11:21 AM

LEGAL DESCRIPTION:

A PORTION OF LOT 1 AND ALL OF LOTS 2 AND 3, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE SOUTH 287 FEET OF THE NORTH 322 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF LOT 4, BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "PLAT OF SEC'S 28, 29, 31 AND 32", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 88°21'49" WEST ON THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32 FOR 153.70 FEET TO A POINT ON THE EAST LINE OF THE WEST 165 FEET OF THE EAST 1/2 OF SAID LOT 4; THENCE SOUTH 01°08'07" EAST ON SAID EAST LINE 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86015-2525, PAGE 12 OF 21, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°08'07" EAST ON SAID EAST LINE 287.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 322 FEET OF SAID LOT 4; THENCE SOUTH 88°21'49" WEST ON SAID SOUTH LINE 165.01 FEET TO A POINT ON THE EAST LINE OF AFOREMENTIONED BLOCK 2, "SEMINOLE PARK SUBDIVISION", SAID LINE ALSO BEING THE WEST LINE OF THE EAST 1/2 OF SAID LOT 4; THENCE NORTH 01°08'07" WEST ON SAID EAST LINE 2.01 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 3, BLOCK 2; THENCE SOUTH 88°21'49" WEST ON THE SOUTH LINE OF SAID LOT 3 FOR 129.86 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 2, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 28TH AVENUE; THENCE NORTH 00°55'52" WEST ON SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE 255.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°17'41" FOR AN ARC DISTANCE OF 46.75 FEET TO A POINT OF TANGENCY ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818); THENCE NORTH 88°21'49" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 264.21 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 84,032 SQUARE FEET (1.9291 ACRES) MORE OR LESS.

DEDICATION:
STATE OF Florida
COUNTY OF Broward S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "GRIFFIN LIVING", A REPLAT.

THE RIGHT-OF-WAY PARCEL 1 AS SHOWN HEREON, ADJACENT TO GRIFFIN ROAD (STATE ROAD NO. 818), IS HEREBY DEDICATED AND GRANTED TO IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

THE RIGHT-OF-WAY PARCEL 2 AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: THAT SAID 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY SHARON SHARABY, MANAGING MEMBER OF BSD CAPITAL, LLC, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 25th DAY OF August, A.D. 2020. [A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER]

WITNESSES:
BY: _____
PRINT NAME: ROD A FEINER
BY: Theresa Schoenborn
PRINT NAME: Theresa Schoenborn

2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP
BY: _____
PRINT NAME: Sharon Sharaby
TITLE: Managing Member

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Sharon Sharaby, Managing Member, OF 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH. [BSD CAPITAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF]

WITNESS: MY HAND AND OFFICIAL SEAL THIS 25 DAY OF August, A.D. 2020

MY COMMISSION NUMBER: GG180198

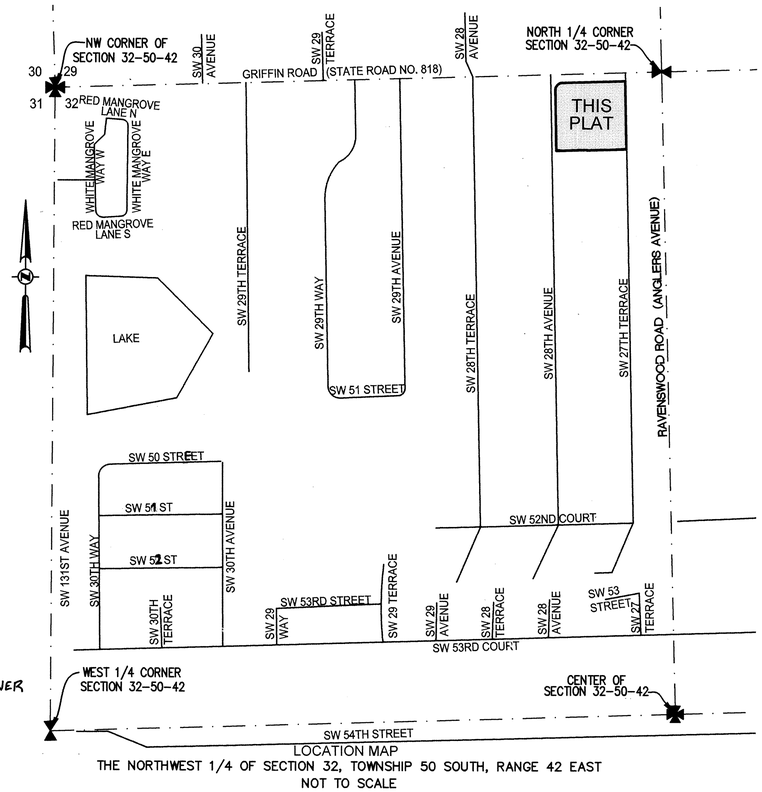
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: ROD A. FEINER

MY COMMISSION EXPIRES: March 11th, 2022

RODA FEINER
Notary Public - State of Florida
Commission # GG 180198
My Comm. Expires Mar 11, 2022
Bonded through National Notary Assn.

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

JUNE, 2019



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

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE SET THIS 15th DAY OF February, A.D. 2022. 2020, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

Beth Burns AUGUST 25, 2020
DATE

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

BSD CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY	PLATTING SURVEYOR	CITY CLERK		COUNTY SURVEYOR	COUNTY ENGINEER
X	BETH BURNS LICENSE NUMBER 6136 STATE OF FLORIDA			4030 STATE OF FLORIDA	REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA

CITY OF DANIA BEACH, CITY COMMISSION:
THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA, BY ~~ORDINANCE~~ RESOLUTION NO. 2020-093 ADOPTED THIS 25 DAY OF August, A.D. 2020.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND /OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: _____ Deputy City Clerk for CITY CLERK APPROVED: _____ MAYOR

COMMUNITY DEVELOPMENT DEPARTMENT:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS 31 DAY OF August, A.D. 2020.

BY: _____
NAME: Eleanor Norena
DIRECTOR / DESIGNEE

CITY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF September, A.D. 2020

BY: _____
NAME: Dincer Akin Ozaydin
FLORIDA P.E. REGISTRATION NO: 69738

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ 5/25/2022
DIRECTOR/DESIGNEE DATE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 28 DAY OF January, A.D. 2021.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 26th DAY OF May, A.D. 2022.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 22nd DAY OF FEBRUARY, A.D. 2022.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ 5/19/2022
ROBERT PJ LEGG, JR. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BY: _____ 5/24/2022
RICHARD TORNESE DATE
DIRECTOR
PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

PLAT FILE NO. 035-MP-19

"GRIFFIN LIVING"

A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOTS 2 AND 3, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE SOUTH 287 FEET OF THE NORTH 322 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF LOT 4, BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "PLAT OF SEC'S 28, 29, 31 AND 32", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

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

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JUNE, 2019

INSTR #118184478
Plats 183/556
Page 2 of 2

GRAPHIC SCALE
0 15' 30' 60' 90'
FEET
SCALE 1" = 30'

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 79 MIDRISE UNITS AND 17,000 SQUARE FEET OF COMMERCIAL USE. ANY DWELLING UNITS LOCATED ON THE "COMMERCIAL" PORTION (NORTHERNMOST APPROXIMATE 1.2 ACRES AS DELINEATED ON THE FACE OF THE PLAT) OF THE PLAT TO FREESTANDING MULTIFAMILY AND OR MIXED-USE STRUCTURES WITH THE RESIDENTIAL FLOOR AREA MUST NOT EXCEED 50% OF THE TOTAL FLOOR AREA OR THE FIRST FLOOR IS CONFINED TO COMMERCIAL USES.

   THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

2) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

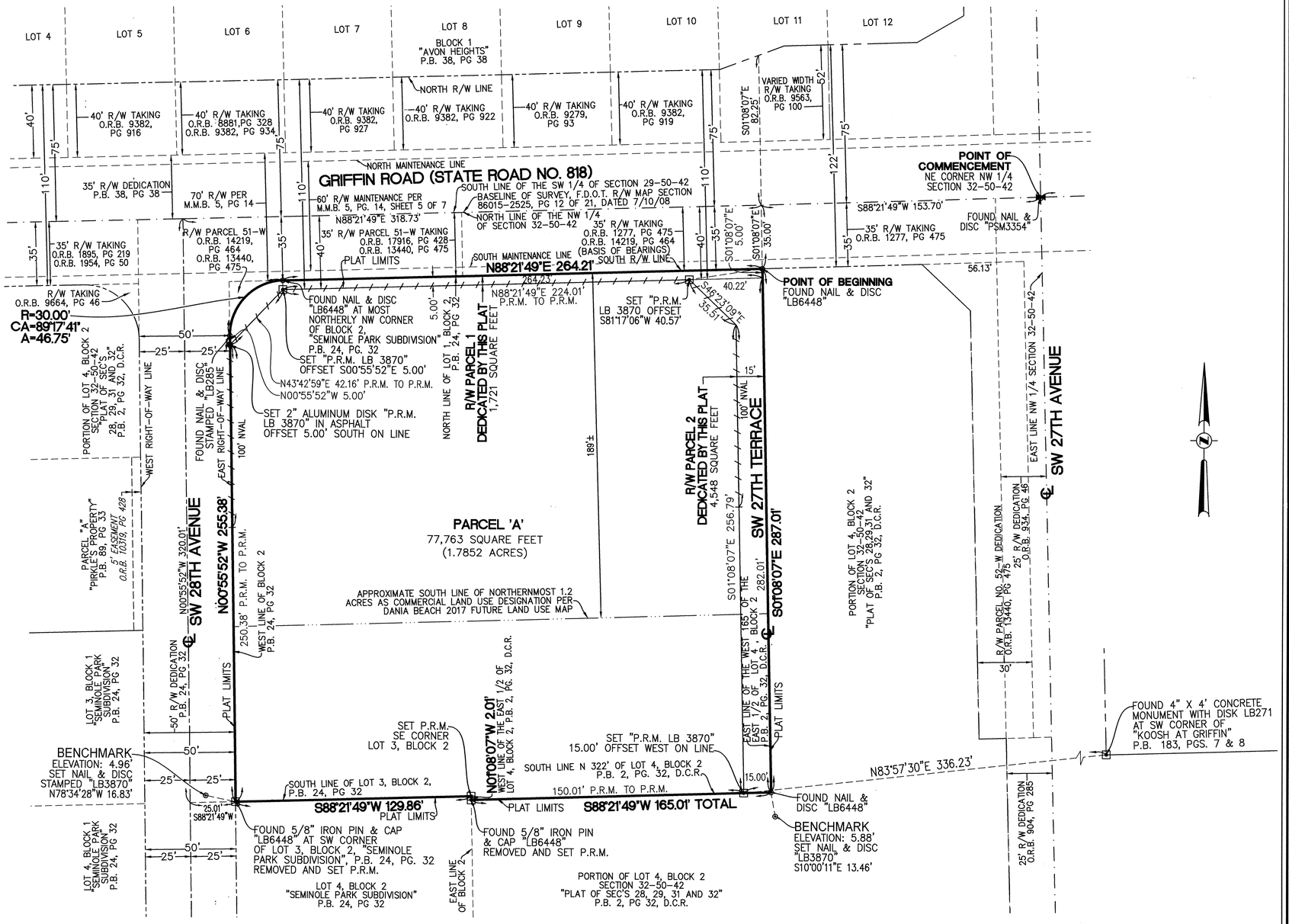
4) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN FOR THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818) AS SHOWN ON THE BASELINE OF SURVEY OF FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING RIGHT OF WAY MAP, SECTION 86015-2525, SHEET 12 OF 21.

5) ELEVATIONS SHOWN HEREON AS REQUIRED BY THE CITY OF DANIA BEACH ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1477; ELEVATION: 5.350 FEET (6.944 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929). "SQUARE CUT AT WEST END OF CONCRETE STOOP IN FRONT OF LIL GENERAL STORE, RESIDENCE 2931 GRIFFIN ROAD. "SQUARE CUT 2' SOUTH OF SOUTHWEST CORNER OF BUILDING, 230'± WEST OF CENTERLINE OF SW 29TH TERRACE.

6) ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.

LEGEND:

P.R.M. ⊡	=	PERMANENT REFERENCE MONUMENT (SET 4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
N/D P.R.M.	●=	PERMANENT REFERENCE MONUMENT (MAG NAIL & 1.2" BRASS WASHER STAMPED "P.R.M. 3870")
LB	=	LICENSED BUSINESS
O.R.B.	=	OFFICIAL RECORD BOOK
✠	=	SECTION CORNER
⧓	=	QUARTER SECTION CORNER
℄	=	CENTERLINE
R/W	=	RIGHT-OF-WAY
P.B.	=	PLAT BOOK
PG	=	PAGE
D.C.R.	=	DADE COUNTY RECORDS
R=	=	RADIUS
CA=	=	CENTRAL ANGLE
A=	=	ARC DISTANCE
PSM	=	PROFESSIONAL SURVEY AND MAPPER
M.M.B.	=	MISCELLANEOUS MAP BOOK
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL —/—/—	=	NON-VEHICULAR ACCESS LINE



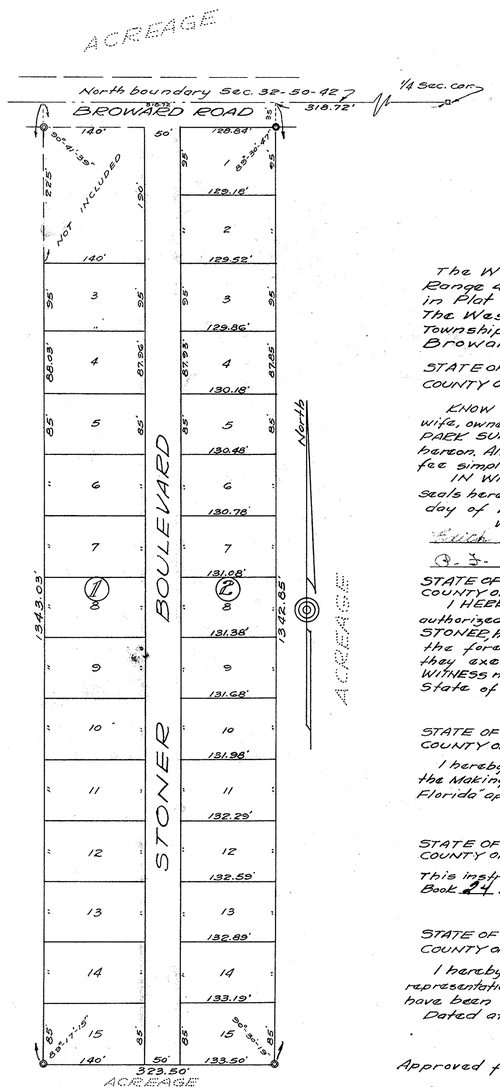
PLAT FILE NO. 035-MP-19

SEMINOLE PARK SUBDIVISION

SEC. 32 - TWP. 50S. - RGE. 42E.
BROWARD COUNTY, FLORIDA

J.W. McLAUGHLIN ENGINEER

SCALE: 1"=100' AUGUST, 1948.



◎ Indicates permanent reference monument

DESCRIPTION

The West Half of Lots 3 and 4, Block 2, Section 32, Township 50 South, Range 42 East, according to the Plat of Sections 28, 29, 31 and 32, recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida, LESS The West 140 feet of the North 225 feet of said Lot 4, Block 2, Section 32, Township 50, South, Range 42 East, said lands situate, lying and being in Broward County, Florida.

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: That VEENE L. STONER and IRENE C. STONER, his wife, owners of the hereon described lands, have caused to be made this plat of "SEMINOLE PARK SUBDIVISION" for the purpose of subdividing the lands in the manner shown hereon. All streets and avenues are dedicated to the perpetual use of the public in fee simple forever.

IN WITNESS WHEREOF They have executed these presents and affixed their seals hereto in the City of Ft. Lauderdale, Broward County, Florida, on this 16TH day of AUGUST, 1948.

WITNESSES
Edith S. Madura
O. F. Preston

Veene L. Stoner (SEAL)
Irene C. Stoner (SEAL)

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, VEENE L. STONER and IRENE C. STONER, his wife, to me well known to be the individuals described in and who executed the foregoing dedication and they severally acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed. WITNESS my hand and official seal at Ft. Lauderdale, in the County of Broward, State of Florida, this 16TH day of August, 1948.

Edith S. Madura
NOTARY PUBLIC

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I hereby certify that this plat complies with the provisions of "An Act to Regulate the Making of Surveys and Filing for Record of Maps and Plats in the State of Florida" approved by the Governor, June 11, 1925.

TED CABOT
CLERK OF THE CIRCUIT COURT
By Estelle Smith
DEPUTY CLERK

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

This instrument filed for record this 17 day of August 1948, and recorded in Book 24 of Plats at Page 32 RECORD VERIFIED.

TED CABOT
CLERK OF THE CIRCUIT COURT
By Estelle Smith
DEPUTY CLERK

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I hereby certify that this plat of "SEMINOLE PARK SUBDIVISION" is a true and correct representation of a survey made by me and that permanent reference monuments have been set as indicated.

Dated at Ft. Lauderdale, Florida, this 14TH day of August 1948

J.W. McLAUGHLIN
REG. ENGINEER No. 1713
REG. LAND SURVEYOR No. 167
STATE OF FLORIDA.

By Wesley C. McElreath
REG. ENGINEER No. 1430
REG. LAND SURVEYOR No. 69
STATE OF FLORIDA.

Approved for record
H.B. Davis
COUNTY ENGINEER

STATE OF FLORIDA
SURVEYOR
SEAL

Instr# 115553583 , Page 1 of 4, Recorded 01/14/2019 at 02:38 PM
Broward County Commission
Deed Doc Stamps: $11340.00

Prepared by:
WILLIAM M. KARNEY
Attorney at Law
Moraitis, Cofar, Karney, Moraitis & Quailey
915 Middle River Drive, Suite 506
Fort Lauderdale, FL 33304
954-563-4163
File Number: **18R-1013K**

Return to:
Michael S. Bloom, P.A.
2200 NW Corporate Boulevard, Suite 406
Boca Raton, FL 33431
File Number: **18-5882**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this ____ day of **January, 2019** between **HECTOR L. CORTES and CARMEN A. CORTES, husband and wife, and LUIS F. PEREZ and ESPERANZA D. PEREZ, husband and wife, individually and as Trustees of the LUIS F. PEREZ and ESPERANZA D. PEREZ LIVING TRUST** whose post office address is **4480 NW 42nd Terrace, Coconut Creek, FL 33073**, grantor, and **2750 GRIFFIN HOLDINGS LLLP, a Florida Limited Liability Limited Partnership** whose post office address is **2200 NW Corporate Blvd., Suite 406, Boca Raton, FL 33431**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 504232-06-0130

Parcel Identification Number: 504232-01-0370

Parcel Identification Number: 504232-06-0140

Parcel Identification Number: 504232-06-0141

Parcel Identification Number: 504232-01-0380

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: WILLIAM M. KARNEY

HECTOR L. CORTES

Witness Name: Casey Colonel

CARMEN A. CORTES

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 11th day of January, 2019 by HECTOR L. CORTES and CARMEN A. CORTES, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

WILLIAM M. KARNEY
MY COMMISSION # GG 223167
EXPIRES: June 21, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: WILLIAM M. KARNEY

LUIS F. PEREZ, individually and as Trustee of the LUIS F. PEREZ and ESPERANZA D. PEREZ LIVING TRUST

Witness Name: Casey Colonel

ESPERANZA D. PEREZ, individually and as Trustee of the LUIS F. PEREZ and ESPERANZA D. PEREZ LIVING TRUST

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 11th day of January, 2019 by LUIS F. PEREZ and ESPERANZA D. PEREZ, individually and as Trustees of the LUIS F. PEREZ and ESPERANZA D. PEREZ LIVING TRUST, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

WILLIAM M. KARNEY
MY COMMISSION # GG 223167
EXPIRES: June 21, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

Exhibit A

Lots 1, 2 and 3, in Block 2 of SEMINOLE PARK SUBDIVISION, according to the plat thereof as recorded in Plat Book 24, at Page 32 of the Public Records of Broward County, Florida; and the North 322 feet of the West 165 feet of the East One-half (E1/2) of Lot 4 in Block 2 of Section 32, Township 50 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 2, at Page 32, of the Public Records of Miami Dade County, Florida; Less the following:

That part of Lot 1 in Block 2 in the NW 1/4 of Section 32, Township 50 South, Range 42 East, according to the Plat of "SEMINOLE PARK SUBDIVISION" as shown in Plat Book 24, at Page 32 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of said Section 32;

Thence S 88°21'13" W, along the North Line of said Section 32, a distance of 472.42 feet to a point of the intersection of said North Line of Section 32 and the Centerline of S.W. 28th Avenue;

Thence S 00°56'28E, along said Centerline of S.W. 28th Avenue, a distance of 64.33 feet;

Thence N 89°03'32"E, perpendicular to last described course, a distance of 25.00 feet to the Point of Beginning, also being the beginning of a curve concave Southeasterly, having a tangent bearing of N 00°56'28" W;

Thence Northerly and Easterly along said curve having a radius of 30.00 feet, a central angle of 89°17'41", for an arc distance of 46.76 feet to a point on the Southerly Existing R/W Line of Griffin Road and the end of said curve;

Thence S 88°21'13" W, along a line 35.00 feet Southerly of and parallel with said North Line of Section 32, a distance of 29.63 feet;

Thence S 00°56'28" E, along a line 25.00 feet Easterly of and parallel with said Centerline of S.W. 28th Avenue, a distance of 29.63 feet to the Point of Beginning.

And

All that portion of the West 165 feet of the East one-half (E1/2) of Lot 4, Block 2 of Section 32, Township 50 South, Range 42 East, according to the plat thereof as recorded in Plat Book 2, at Page 32, of the Public Records of Miami Dade County, Florida, lying 35 feet South of and parallel with the North line of said Section 32;

Said land situate, lying and being in Broward County, Florida.

Instr# 119614346 , Page 1 of 3, Recorded 06/05/2024 at 08:48 AM
Broward County Commission
Deed Doc Stamps: $0.00

Prepared by:

ROD A. FEINER, ESQ.
Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840
Telephone: (954) 761-3636

Property Appraisers Parcel ID
(Folio) No. : 504232010421
5042 3206 0150

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 3/31 day of March, 2024, by 2750 GRIFFIN HOLDINGS, LLLP, a Florida limited liability limited partnership, hereinafter called Grantor, and 2700 GRIFFIN HOLDINGS, LLLP, a Florida limited liability limited partnership, whose post office address is: 2790 Stirling Road, Unit 10, Hollywood, Florida 33020, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto grantee all that certain land situate in Broward County, State of Florida, viz:

> The North 86 feet of the South 206 feet measured along the East and West property lines of the following described property: That portion of Lot 4, of Block 2 of Section 32, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 2, Page 32, of the Public records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, described as follows: Beginning at the Northeast corner of the West 1/2 of Lot 4, of Block 2 and run Thence South on the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet; Thence run in an Easterly direction on the line parallel with the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet; Thence run North on a line parallel with the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet to the Northerly boundary line of said Lot 4, of Block 2; Thence run West on the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet to the Point of Beginning; and

This Deed is given for no consideration and no assumption of debt. The equitable ownership of the properties is the same.

Lot 4, Block 2, SEMINOLE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 24, Page 32 of the Public Records of Broward County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: [illegible]
Address: 1404 S Andrews Ave
Ft Lauderdale FL 33316

Theresa L Montgomery
Printed Name: Theresa Montgomery
Address: 1404 S. Andrews Ave
Fort Lauderdale FL 33316

2750 Griffin Holdings, LLLP, a Florida limited liability limited partnership

By: BSD CAPITAL, LLC, a Florida limited liability company
Its: General Partner

By: [signature]
Name: Guy Levintin
Its: Authorized Member

2790 Stirling Road, Unit 10
Hollywood, Florida 33020

Post Office Address

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or by ☐ online notarization, on March 3, 2024, Guy Levintin, as the Authorized Member of BSD Capital, LLC, a Florida limited liability company which is the General Partner of 2750 Griffin Holdings, LLLP, a Florida

limited liability limited partnership. He/she is personally known to me or has produced _____ as identification.

Signature of Notary Public

(SEAL)

ROD A FEINER
Notary Public - State of Florida
Commission # HH 409162
My Comm. Expires Jun 11, 2027
Bonded through National Notary Assn.

Rod A. Feiner
Print, type or stamp name of Notary
and Commission No. HH 409162

Instr# 119614346 , Page 1 of 3, Recorded 06/05/2024 at 08:48 AM
Broward County Commission
Deed Doc Stamps: $0.00

Prepared by:

ROD A. FEINER, ESQ.
Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840
Telephone: (954) 761-3636

Property Appraisers Parcel ID
(Folio) No. : 504232010421
5042 3206 0150

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 31st day of March, 2024, by 2750 GRIFFIN HOLDINGS, LLLP, a Florida limited liability limited partnership, hereinafter called Grantor, and 2700 GRIFFIN HOLDINGS, LLLP, a Florida limited liability limited partnership, whose post office address is: 2790 Stirling Road, Unit 10, Hollywood, Florida 33020, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto grantee all that certain land situate in Broward County, State of Florida, viz:

> The North 86 feet of the South 206 feet measured along the East and West property lines of the following described property: That portion of Lot 4, of Block 2 of Section 32, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 2, Page 32, of the Public records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, described as follows: Beginning at the Northeast corner of the West 1/2 of Lot 4, of Block 2 and run Thence South on the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet; Thence run in an Easterly direction on the line parallel with the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet; Thence run North on a line parallel with the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet to the Northerly boundary line of said Lot 4, of Block 2; Thence run West on the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet to the Point of Beginning; and

This Deed is given for no consideration and no assumption of debt. The equitable ownership of the properties is the same.

Lot 4, Block 2, SEMINOLE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 24, Page 32 of the Public Records of Broward County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: [illegible]
Address: 1404 S Andrews Ave
Ft Lauderdale FL 33316

Theresa Montgomery
Printed Name: Theresa Montgomery
Address: 1404 S. Andrews Ave
Fort Lauderdale FL 33316

2750 Griffin Holdings, LLLP, a Florida limited liability limited partnership

By: BSD CAPITAL, LLC, a Florida limited liability company
Its: General Partner

By: [signature]
Name: Guy Levintin
Its: Authorized Member

2790 Stirling Road, Unit 10
Hollywood, Florida 33020

Post Office Address

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or by ☐ online notarization, on March 3/, 2024, Guy Levintin, as the Authorized Member of BSD Capital, LLC, a Florida limited liability company which is the General Partner of 2750 Griffin Holdings, LLLP, a Florida

limited liability limited partnership. He/she is personally known to me or has produced _____ as identification.

Signature of Notary Public

(SEAL)

ROD A FEINER
Notary Public - State of Florida
Commission # HH 409162
My Comm. Expires Jun 11, 2027
Bonded through National Notary Assn.

Rod A. Feiner

Print, type or stamp name of Notary
and Commission No. HH 409162

--

FLORIDA PROPERTY SEARCH

9045 LA FONTANA BLVD., SUITE 224
BOCA RATON, FL 33434
PHONE: (561) 883-8818
FAX: (561) 883-8814

Invoice No.
23213

To: COKER & FEINER
1404 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33316

Attn: THERESA SCHOENBORN

Date: 1/16/2026

File Number: 2318.0517702-CF-A

Regarding: 2750 GRIFFIN HOLDINGS LLLP

Folio Number: 10232-60-00100

Prepared By: TIFFANY BURNETT

SEARCH FEE(S)		100.00
DANIA BEACH MUNICIPAL FEE		100.00
DANIA BEACH PERMIT SEARCH FEE		60.00
FIRE MARSHAL SEARCH FEE		25.00
BROWARD COUNTY UTILITY SEARCH FEE	4	100.00
BROWARD COUNTY MUNICIPAL FEE		60.00

Total Amount Due: **$445.00**

Florida Property Search is not responsible for any reporting errors that are caused by improper entries or docketing, and/or internal reporting procedures of the particular records from county files being examined. All invoices are due and payable upon rendition. Any invoices unpaid after 30 days shall be deemed delinquent and in default and shall bear an interest charge of 1 1/2% of the amount due each month. Should it become necessary to commence collection efforts for delinquent account(s), customer shall be responsible for payment of all costs of collection including reasonable attorney fees.

FLORIDA PROPERTY SEARCH
9045 LA FONTANA BLVD., SUITE 224
BOCA RATON , FL 33434

PHONE 561-883-8818 • FAX 561-883-8814

PROPERTY SEARCH SUMMARY

To: COKER & FEINER
1404 SOUTH ANDREWS AVENUE
FORT LAUDERDALE , FL 33316
Attn: THERESA SCHOENBORN

Date: Friday, January 16, 2026

Prepared By: TIFFANY BURNETT

File Number:	2318.0517702-CF-A
Tax Folio Number:	10232-60-00100
Owner's Name(s):	2750 GRIFFIN HOLDINGS LLLP
Property Address:	2706-2750 GRIFFIN RD
Legal Description:	GRIFFIN LIVING PB 183-556 B PARCEL A

TAXES FOR THE YEAR 2025

REAL-ESTATE TAXES

Exemption:	$0.00
Gross Amount Due:	$405,218.68
Net Amount Due:	$0.00
If Paid By:	
Amount Paid:	$418,273.32
Date Paid:	11/28/2025

TANGIBLE PERSONAL PROPERTY TAXES

Gross Amount Due:	TENANT ACCOUNTS
Net Amount Due:	
If Paid By:	
Amount Paid:	
Date Paid:	

DELINQUENT REAL-ESTATE TAXES : NONE

Year:	Amount:	If Paid By:

DELINQUENT TANGIBLE TAXES : NONE

Year:	Amount:	If Paid By:

Municipality/County:	DANIA BEACH / BROWARD
Liens:	NO UNPAID MUNICIPAL LIENS FOR THIS PROPERTY.
Assessments:	NO UNPAID ASSESSMENTS FOR THIS PROPERTY.
Code Violations:	CODE VIOLATIONS FOR THIS PROPERTY, CASE #2025-1463 - ILLEGAL SIGNS AND CASE #2025-0795 - MUST OBTAIN BTR. FOR MORE INFORMATION CALL 954-924-6810.
Permits:	OPEN PERMITS FOR THIS PROPERTY, PERMIT #25-2085 - BUILDOUT, PERMIT #25-2087 - DRESSING ROOM AND PERMIT #25-0173 - INSTALL SIGN. FOR MORE INFORMATION CALL 954-924-6805.
Misc:	NO FIRE VIOLATIONS FOR THIS PROPERTY.
Utilities:	BROWARD COUNTY: 4 ACCOUNTS WITH A $191.37 BALANCE THROUGH 01/09/2026. FOR MORE INFORMATION CALL 954-831-3250.

I certify that the above referenced real property and folio number has been searched through the date of 01/15/2026.

*This Summary includes the results of an examination of those Records made public by the County Appraisers Office, County Tax / Revenue Collectors (Current & Delinquent taxes), Special Taxing District, County Water & Sewer Authority, & the Solid Waste Authority, and all City Departments. This summary does not include any liens or pending liens, whether recorded or otherwise, as to any outstanding balances due any taxing/liening authority not specifically referenced above. Florida Property Search is not responsible for any reporting errors that are caused by improper entries, or docketing, and /or internal reporting procedures of the particular records from municipal files being examined.

FLORIDA PROPERTY SEARCH

Examiner



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	**2706-2750 GRIFFIN ROAD, DANIA BEACH FL 33312**
Property Owner	2750 GRIFFIN HOLDINGS LLLP
Mailing Address	2790 STIRLING RD STE 10 HOLLYWOOD FL 33020

ID #	5042 32 60 0010
Millage	0413
Use	03-02

Abbr Legal Description	GRIFFIN LIVING PB 183-556 B PARCEL A

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$2,177,480	$23,833,180	$26,010,660	$26,010,660	
2025	$2,177,480	$17,548,130	$19,725,610	$19,725,610	$405,218.68
2024	$2,021,940		$2,021,940	$1,693,760	$42,832.29

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$26,010,660	$26,010,660	$26,010,660	$26,010,660
Portability	0	0	0	0
Assessed/SOH	$26,010,660	$26,010,660	$26,010,660	$26,010,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$26,010,660	$26,010,660	$26,010,660	$26,010,660

Sales History

Date	Type	Price	Book/Page or CIN
1/11/2019	WD	$1,620,000	**115553583**

Land Calculations

Price	Factor	Type
$28.00	77.767	SF
Adj. Bldg. S.F. (Card, Sketch)		97026
Units		79
Eff./Act. Year Built: 2025/2024		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
S								
97026						69.4		

BROWARD COUNTY **2025 Paid Real Estate** Folio: 845430
Abbey Ajayi - Tax Collector **Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-60-0010		*See Below*	*See Below*	*See Below*	0413

2750 GRIFFIN HOLDINGS LLLP
2790 STIRLING RD STE 10
HOLLYWOOD, FL 33020

Corrected

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

2750 GRIFFIN RD
GRIFFIN LIVING PB 183-556 B PARCEL A

WWW-25-00140219 $418,273.32
Paid By 2750 GRIFFIN HOLDINGS LLI

Paid 11/28/2025 Receipt #

AD VALOREM TAXES

Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.66580	19,725,610	0	19,725,610	111,761.36
VOTED DEBT	0.00000	0	0	0	0.00
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.82000	19,725,610	0	19,725,610	95,077.44
CAPITAL OUTLAY	1.50000	19,725,610	0	19,725,610	29,588.41
VOTER APPROVED DEBT LEVY	0.16450	19,725,610	0	19,725,610	3,244.86
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	19,725,610	0	19,725,610	645.03
OKEECHOBEE BASIN	0.10260	19,725,610	0	19,725,610	2,023.85
SFWMD DISTRICT	0.09480	19,725,610	0	19,725,610	1,869.99
SOUTH BROWARD HOSPITAL	0.08050	19,725,610	0	19,725,610	1,587.91
CHILDREN'S SVCS COUNCIL OF BC	0.45000	19,725,610	0	19,725,610	8,876.52
CITY OF DANIA BEACH					
DANIA BEACH OPERATING	5.99980	19,725,610	0	19,725,610	118,349.71
DEBT SERVICE	0.09850	19,725,610	0	19,725,610	1,942.97
FL INLAND NAVIGATION	0.02700	19,725,610	0	19,725,610	532.59

Total Millage:	19.03620	**Ad Valorem Taxes:**	$375,500.64

NON-AD VALOREM TAXES

Levying Authority	Rate	Amount
04 DANIA FIRE		21,390.04
04 DANIA STORMWATER	@ 120.0000	8,328.00

Non-Ad Valorem Assessments:	$29,718.04
Combined Taxes and Assessments:	$405,218.68

If Postmarked By	Jan 08, 2026				
Please Pay	$0.00				

BROWARD COUNTY **2025 Paid Real Estate** Folio: 845430
Abbey Ajayi - Tax Collector **Notice of Ad Valorem Tax and Non-Ad Valorem Assessments**
Paid 11/28/2025 Receipt # WWW-25-00140219 $418,273.32
Paid By 2750 GRIFFIN HOLDINGS LLLP

Make checks payable to:

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

Property ID Number
504232-60-0010

Corrected

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

2750 GRIFFIN HOLDINGS LLLP
2790 STIRLING RD STE 10
HOLLYWOOD, FL 33020

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Jan 08, 2026	$0.00

Return with Payment

Please Pay Only One Amount

Released through date: 01/15/2026 | Released through Instrument Number: 120646625 | As of 1/16/2026 3:31:03 PM

Searched Name	Party Type	Related Name	Record Date	Book Type	Book/Page	Instrument #	Comments2	Case #	Consideration	Legal	Doc Type
2750 GRIFFIN HOLDINGS LLLP	From	MPTC ENTERPRISES INC	12/12/2025	O		120592519			$0.00		Notice of Commencement
2750 GRIFFIN HOLDINGS LLL	From	PRIME SOLUTION INTL LLC	12/08/2025	O		120582903		COSO-25-075112	$0.00		Final Judgment
2750 GRIFFIN HOLDINGS LLLP	From	SMITH,CEDRIC	11/21/2025	O		120559664		COSO-25-070328	$0.00		Final Judgment
2750 GRIFFIN HOLDINGS LLL	From	PRIM SOLUTION INTL LLC	11/17/2025	O		120549361		COSO-25-075112	$0.00		Court Paper
2750 GRIFFIN HOLDINGS LLLP	From	ISRAEL DISCOUNT BANK OF NEW YORK	09/30/2025	O		120464699			$5,000,000.00		Mortgage/ Modifications & Assumptions
2750 GRIFFIN HOLDINGS LLLP	From	HART,AVANEL	09/08/2025	O		120423318		COSO-25-052220	$0.00		Court Paper
2750 GRIFFIN HOLDINGS LLLP	From	HART,AVANEL	09/02/2025	O		120411495		COSO-25-052220	$0.00		Final Judgment
2750 GRIFFIN HOLDINGS LLLP	From	WAREHAM,JOHNATHAN	08/25/2025	O		120398104		COSO-25-028901	$0.00		Release/Revoke/Satisfy or Terminate
2750 GRIFFIN HOLDINGS LLLP	From	HART,AVANEL	08/13/2025	O		120377308		COSO-25-052220	$0.00		Court Paper
2750 GRIFFIN HOLDINGS LLLP	From	HART,AVANEL	08/13/2025	O		120377302		COSO-25-052220	$0.00		Court Paper
2750 GRIFFIN HOLDINGS LLLP	From	PRIME SOLUTION INTL LLC	06/30/2025	O		120299095		COSO-25-034600	$0.00		Final Judgment
2750 GRIFFIN HOLDINGS LLC	From	MPTC ENTERPRISES INC	06/27/2025	O		120295666			$0.00		Notice of Commencement
2750 GRIFFIN HOLDINGS LLLP	From	PRIME SOLUTION INTL LLC	06/27/2025	O		120295382		COSO-25-035039	$0.00		Final Judgment
2750 GRIFFIN HOLDINGS LLLP	From	POULARD,TANISHA	06/27/2025	O		120295094		COSO-25-026790	$0.00		Final Judgment
2750 GRIFFIN HOLDINGS LLLP	From	MGS DESIGN & BUILD CORP	05/16/2025	O		120221830			$0.00		Notice of Commencement
2750 GRIFFIN HOLDINGS LLLP	From	PRICE,OLIVER DODGE	04/24/2025	O		120180560		COSO-25-011935	$0.00		Final Judgment
2750 GRIFFIN HOLDINGS LLLP	From	VITALIS,KALVIN	04/22/2025	O		120176172		COSO-25-018671	$0.00		Final Judgment
2750 GRIFFIN	From	EDRI,DANIEL	04/21/2025	O		120173503		COSO-25-	$0.00		Final Judgment

HOLDINGS LLLP								018656			
2750 GRIFFIN HOLDINGS LLLP	From	ABBA ELECTRIC CONSTRUCTION CORP	02/07/2025	O		120040301			$0.00		Notice of Commencement
2750 GRIFFIN HOLDINGS LLLP	From	MPTC ENTERPRISES INC	02/07/2025	O		120040302			$0.00		Notice of Commencement
2750 GRIFFIN HOLDINGS LLLP	From	ART SIGN COMPANY	10/24/2024	O		119866500			$0.00		Notice of Commencement
2750 GRIFFIN HOLDINGS LLLC	From	MGC DESIGN & BUILD CORP	10/22/2024	O		119861178			$0.00		Notice of Commencement
2750 GRIFFIN HOLDINGS LLLP	To	ELECTRASERVE INC	10/08/2024	O		119837697			$0.00		Lien
2750 GRIFFIN HOLDINGS LLLP	To	BROWARD COUNTY	08/28/2024	O		119764291			$0.00		Gov Orders Ordinances Petitions & Resolutions
2750 GRIFFIN HOLDINGS LLLP	From	2700 GRIFFIN HOLDINGS LLLP	06/05/2024	O		119614346			$0.00	REED LAND CO SUB 2-32 D 32-50-42 LOT 4 S 86 OF N 408 OF W 165 OF E1/2 BLK 2	Deed Transfers of Real Property
2750 GRIFFIN HOLDINGS LLLP	From	BROWARD COUNTY	04/03/2024	O		119489018			$0.00		Agreement
2750 GRIFFIN HOLDINGS	To	BSD CAPITAL LLC	03/15/2024	O		119454315			$10.00	REED LAND CO SUB 2-32 D 32-50-42 LOT 4 S 86 OF N 408 OF W 165 OF E1/2 BLK 2	Deed Transfers of Real Property
2750 GRIFFIN HOLDINGS LLLP	From	PUBIC	08/01/2023	O		119015473			$0.00		Release/Revoke/Satisfy or Terminate
2750 GRIFFIN HOLDINGS LLLP	To	ISREAL DISCOUNT BANK OF NEW YORK	08/01/2023	O		119015474			$0.00		Mortgage/ Modifications & Assumptions
2750 GRIFFIN HOLDINGS LLLP	From	PRIME CONSTRUCTION ASSOCIATES	08/01/2023	O		119015475			$0.00		Notice of Commencement
2750 GRIFFIN HOLDINGS LLLP	From	PUBLIC	11/15/2022	O		118517826			$0.00		Release/Revoke/Satisfy or Terminate
2750 GRIFFIN HOLDINGS LLLP	From	PUBLIC	10/24/2022	O		118477955			$0.00		Release/Revoke/Satisfy or Terminate
2750 GRIFFIN HOLDINGS LLLP	From	PUBLIC	10/24/2022	O		118477956			$0.00		Release/Revoke/Satisfy or Terminate
2750 GRIFFIN HOLDINGS LLLP	From	ISRAEL DISCOUNT BANK OF NEW YORK	10/24/2022	O		118477957			$16,000,000.00		Mortgage/ Modifications & Assumptions

Tiffany Burnett

From: Jelaso, Megan <mjelaso@daniabeachfl.gov>
Sent: Tuesday, January 13, 2026 10:00 AM
To: Tiffany Burnett
Subject: City of Dania Beach - Lien Search

Good Morning,

Please find the below the results for the address: 2706-2750 Griffin Rd (folio – 5042-32-60-0010)

1. Water & Sewer – Not Serviced by Dania Beach
2. Code Violation – NOV-2025-0795 / NOV-2025-1463. For more information Contact the Code Dept – 954-924-6810
3. Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
4. Other Amounts – None

Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Megan Jelaso, Revenue Accountant
mjelaso@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6800, x3672

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

Tiffany Burnett

From: Hirsch, Stacy <shirsch@daniabeachfl.gov>
Sent: Wednesday, January 14, 2026 10:18 AM
To: Tiffany Burnett
Cc: Urow, Barbara; Norena, Eleanor; Lajoie, Corinne
Subject: RE: Code Violation – NOV-2025-0795 / NOV-2025-1463

Good morning, Tiffany

Please see the attached information for the cases you requested. Please note for copies of records you would need to fill out a records request at the attached link.

Public Records Requests | Dania Beach, Florida

Case 2025-1463
Remove all illegal signs from property (Public Hearing notice signs and Banana flag sign).

Case 2025-0795
Must obtain business tax receipt for business (Fringe Boutique #2742)

Please feel free to reach out with any questions. Thankyou

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Stacy Hirsch, Code Compliance Coordinator II
shirsch@daniabeachfl.gov | daniabeachfl.gov
100 W. Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6800, x3790

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Icenhour, Rachel <ricenhour@daniabeachfl.gov>
Sent: Tuesday, January 13, 2026 10:14 AM
To: Hirsch, Stacy <shirsch@daniabeachfl.gov>
Subject: FW: Code Violation – NOV-2025-0795 / NOV-2025-1463

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Rachel Icenhour, Administrative Specialist II
ricenhour@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6810, x3705

Tiffany Burnett

From: Davila, Edda <edavila@daniabeachfl.gov>
Sent: Monday, January 12, 2026 11:30 AM
To: Tiffany Burnett
Subject: RE: 2706-2750 GRIFFIN ROAD
Attachments: 2706-2750 GRIFFIN ROAD.pdf

Greetings,

Below is a list of open permits for the above referenced location:

25-2085 (Created 1/9/26): BARBERSHOP BUILDOUT; permit application currently being reviewed; Contractor: MPTC ENTERPRISES INC

25-2087 (Created 1/5/26): FRINGE CLOTHING STORE-DRESSING ROOM; permit application currently being reviewed; Contractor: MPTC ENTERPRISES INC

25-0173 (Created 1/28/25): PUYA- AFTER THE FACT -ILLUMINATED CHANNEL SIGN INSTALL; Permit application rejected; Contractor: ABBA ELECTRIC CONSTRUCTION CORP

If you have any questions, please contact Special Permitting Office at 954 924-6805 x3651 or x3798.

Regards,

Edd a Davil a, Records Specialist
edavila@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach BLVD, Dania Beach, FL, 33004
Phone: 954.924.6805, x3633

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Tiffany Burnett <tiffanyb@flpropertysearch.net>
Sent: Friday, January 9, 2026 1:25 PM
To: Davila, Edda <edavila@daniabeachfl.gov>
Subject: 2706-2750 GRIFFIN ROAD

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

Good Afternoon,

Please see attached request.

Thanks

Broward Sheriffs Office Fire Rescue
2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210

Wednesday, 6 September, 2023

Attn: . .
Griffin Living (Under Construction)
2750 Griffin Rd
Dania Beach, FL 33312-5800

Property Address:
Griffin Living (Under Construction)
2750 Griffin Rd
Dania Beach, FL 33312-5800

Re: Initial - Annual Fire Inspection on September 06 2023

An annual fire inspection of your occupancy revealed no violations at the time of this inspection. Thank you for your commitment to maintaining a fire safe occupancy.

Inspector:

Fire Safety Inspector Gary Dilella
Gary_Dilella@sheriff.org

Property Representative:

BROWARD COUNTY
FLORIDA

WATER & WASTEWATER SERVICES
2555 W COPANS RD, POMPANO BEACH FL 33069 - PHONE 954-831-3250

STATEMENT OF OUTSTANDING BALANCE AND LIENS

Date: 1/16/2026

Request by: FLORIDA PROPERTY SEARCH

Folio #: 5042 32 60 0010

Premise #: 198970

Address: 2750 GRIFFIN RD, DANIA BEACH, FL, 33312

OUTSTANDING BALANCE(S): **$ 0.00**

In response to your request, the following outstanding balance(s) is due on the aforesaid mentioned premise address through the last bill/service date of 01/09/2026.

Please note the last bill date/service date for this location/property. This balance(s) is valid for 30 days from the last bill/service date. Should 30 days lapse before the balance(s) is paid, an updated lien search is recommended to ensure all outstanding balance(s) are satisfied.

Payment can be mailed to the above address or by contacting our Customer Service Office at 954-831-3250.

Sincerely,

Shah Mohammed

Lien Service Representative

BROWARD COUNTY
FLORIDA

WATER & WASTEWATER SERVICES
2555 W COPANS RD, POMPANO BEACH FL 33069 - PHONE 954-831-3250

STATEMENT OF OUTSTANDING BALANCE AND LIENS

Date: 1/16/2026

Request by: FLORIDA PROPERTY SEARCH

Folio #: 5042 32 60 0010

Premise #: 198971

Address: 2750 GRIFFIN RD, DANIA BEACH, FL, 33312

OUTSTANDING BALANCE(S): **$ 0.00**

In response to your request, the following outstanding balance(s) is due on the aforesaid mentioned premise address through the last bill/service date of 01/09/2026.

Please note the last bill date/service date for this location/property. This balance(s) is valid for 30 days from the last bill/service date. Should 30 days lapse before the balance(s) is paid, an updated lien search is recommended to ensure all outstanding balance(s) are satisfied.

Payment can be mailed to the above address or by contacting our Customer Service Office at 954-831-3250.

Sincerely,

Shah Mohammed

Lien Service Representative

BROWARD COUNTY
FLORIDA

WATER & WASTEWATER SERVICES
2555 W COPANS RD, POMPANO BEACH FL 33069 - PHONE 954-831-3250

STATEMENT OF OUTSTANDING BALANCE AND LIENS

Date: 1/16/2026

Request by: FLORIDA PROPERTY SEARCH

Folio #: 5042 32 60 0010

Premise #: 198978

Address: 2750 GRIFFIN RD, DANIA BEACH, FL, 33312

OUTSTANDING BALANCE(S): **$191.37**

In response to your request, the following outstanding balance(s) is due on the aforesaid mentioned premise address through the last bill/service date of 01/09/2026.

Please note the last bill date/service date for this location/property. This balance(s) is valid for 30 days from the last bill/service date. Should 30 days lapse before the balance(s) is paid, an updated lien search is recommended to ensure all outstanding balance(s) are satisfied.

Payment can be mailed to the above address or by contacting our Customer Service Office at 954-831-3250.

Sincerely,

Shah Mohammed

Lien Service Representative

BROWARD COUNTY
FLORIDA

WATER & WASTEWATER SERVICES
2555 W COPANS RD, POMPANO BEACH FL 33069 - PHONE 954-831-3250

STATEMENT OF OUTSTANDING BALANCE AND LIENS

Date: 1/16/2026

Request by: FLORIDA PROPERTY SEARCH

Folio #: 5042 32 60 0010

Premise #: 198977

Address: 2750 GRIFFIN RD, DANIA BEACH, FL, 33312

OUTSTANDING BALANCE(S): **$ 0.00**

In response to your request, the following outstanding balance(s) is due on the aforesaid mentioned premise address through the last bill/service date of 01/09/2026.

Please note the last bill date/service date for this location/property. This balance(s) is valid for 30 days from the last bill/service date. Should 30 days lapse before the balance(s) is paid, an updated lien search is recommended to ensure all outstanding balance(s) are satisfied.

Payment can be mailed to the above address or by contacting our Customer Service Office at 954-831-3250.

Sincerely,

Shah Mohammed

Lien Service Representative

FLORIDA PROPERTY SEARCH

9045 LA FONTANA BLVD., SUITE 224
BOCA RATON, FL 33434
PHONE: (561) 883-8818
FAX: (561) 883-8814

Invoice No.
23214

To: COKER & FEINER
1404 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33316

Attn: THERESA SCHOENBORN

Date: 1/16/2026

File Number: 2318.0517702-CF-B

Regarding: 2700 GRIFFIN HOLDINGS LLLP

Folio Number: 10232-60-01500

Prepared By: TIFFANY BURNETT

SEARCH FEE(S)	100.00
DANIA BEACH MUNICIPAL FEE	100.00
DANIA BEACH PERMIT SEARCH FEE	60.00
BROWARD COUNTY UTILITY SEARCH FEE	25.00
BROWARD COUNTY MUNICIPAL FEE	60.00

Total Amount Due: **$345.00**

Florida Property Search is not responsible for any reporting errors that are caused by improper entries or docketing, and/or internal reporting procedures of the particular records from county files being examined. All invoices are due and payable upon rendition. Any invoices unpaid after 30 days shall be deemed delinquent and in default and shall bear an interest charge of 1 1/2% of the amount due each month. Should it become necessary to commence collection efforts for delinquent account(s), customer shall be responsible for payment of all costs of collection including reasonable attorney fees.

FLORIDA PROPERTY SEARCH
9045 LA FONTANA BLVD., SUITE 224
BOCA RATON , FL 33434

PHONE 561-883-8818 • FAX 561-883-8814

PROPERTY SEARCH SUMMARY

To: COKER & FEINER
1404 SOUTH ANDREWS AVENUE
FORT LAUDERDALE , FL 33316
Attn: THERESA SCHOENBORN

Date: Friday, January 16, 2026

Prepared By: TIFFANY BURNETT

File Number:	2318.0517702-CF-B
Tax Folio Number:	10232-06-01500
Owner's Name(s):	2700 GRIFFIN HOLDINGS LLLP
Property Address:	4880 SW 28 AVE
Legal Description:	SEMINOLE PARK SUB 24-32 B LOT 4 BLK 2

TAXES FOR THE YEAR 2025

REAL-ESTATE TAXES

Exemption:	$0.00
Gross Amount Due:	$4535.59
Net Amount Due:	$0.00
If Paid By:	
Amount Paid:	$4354.17
Date Paid:	11/28/2025

TANGIBLE PERSONAL PROPERTY TAXES

Gross Amount Due:	$0.00
Net Amount Due:	
If Paid By:	
Amount Paid:	
Date Paid:	

DELINQUENT REAL-ESTATE TAXES : NONE

Year:	Amount:	If Paid By:

DELINQUENT TANGIBLE TAXES : NONE

Year:	Amount:	If Paid By:

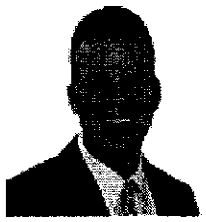
Municipality/County:	DANIA BEACH / BROWARD
Liens:	NO UNPAID MUNICIPAL LIENS FOR THIS PROPERTY.
Assessments:	NO UNPAID ASSESSMENTS FOR THIS PROPERTY.
Code Violations:	CODE VIOLATION FOR THIS PROPERTY, CASE #2025-1008 - MUST OBTAIN PERMIT FOR FENCE. FOR MORE INFORMATION CALL 954-924-6810.
Permits:	OPEN PERMITS FOR THIS PROPERTY, PERMIT #25-1562 - FENCE AND PERMIT #23-2247 - NEW SWIMMING POOL. FOR MORE INFORMATION CALL 954-924-6805.
Misc:	N/A
Utilities:	NO ACTIVE ACCOUNT.

I certify that the above referenced real property and folio number has been searched through the date of 01/15/2026.

*This Summary includes the results of an examination of those Records made public by the County Appraisers Office, County Tax / Revenue Collectors (Current & Delinquent taxes), Special Taxing District, County Water & Sewer Authority, & the Solid Waste Authority, and all City Departments. This summary does not include any liens or pending liens, whether recorded or otherwise, as to any outstanding balances due any taxing/liening authority not specifically referenced above. Florida Property Search is not responsible for any reporting errors that are caused by improper entries, or docketing, and /or internal reporting procedures of the particular records from municipal files being examined.

FLORIDA PROPERTY SEARCH

Examiner



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	**4880 SW 28 AVENUE, DANIA BEACH FL 33312**
Property Owner	2700 GRIFFIN HOLDINGS LLLP
Mailing Address	2790 STIRLING RD #10 HOLLYWOOD FL 33020

ID #	5042 32 06 0150
Millage	0413
Use	00

Abbr Legal Description	SEMINOLE PARK SUB 24-32 B LOT 4 BLK 2

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$228,440		$228,440	$228,440	
2025	$228,440		$228,440	$228,440	$4,535.59
2024	$114,220		$114,220	$69,100	$1,796.78

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$228,440	$228,440	$228,440	$228,440
Portability	0	0	0	0
Assessed/SOH	$228,440	$228,440	$228,440	$228,440
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$228,440	$228,440	$228,440	$228,440

Sales History

Date	Type	Price	Book/Page or CIN
3/31/2024	QC*-T		**119614346**
3/17/2021	WD-D	$82,500	**117133803**
10/30/2018	CET-D	$70,600	**115550681**
10/16/2017	QCD-D	$6,500	**114668806**
11/30/2000	WD	$70,000	**31083 / 1691**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$20.00	11,422	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
A								
26						1.4		

BROWARD COUNTY
Abbey Ajayi - Tax Collector

2025 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 532395

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-06-0150		*See Below*	*See Below*	*See Below*	0413

2700 GRIFFIN HOLDINGS LLLP
2790 STIRLING RD #10
HOLLYWOOD, FL 33020

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

4880 SW 28 AVE
SEMINOLE PARK SUB 24-32 B
LOT 4 BLK 2

WWW-25-00140234 $4,354.17
Paid By 2750 GRIFFIN HOLDINGS LLI

AD VALOREM TAXES

Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.66580	228,440	0	228,440	1,294.30
VOTED DEBT	0.00000	0	0	0	0.00
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.82000	228,440	0	228,440	1,101.08
CAPITAL OUTLAY	1.50000	228,440	0	228,440	342.66
VOTER APPROVED DEBT LEVY	0.16450	228,440	0	228,440	37.58
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	228,440	0	228,440	7.47
OKEECHOBEE BASIN	0.10260	228,440	0	228,440	23.44
SFWMD DISTRICT	0.09480	228,440	0	228,440	21.66
SOUTH BROWARD HOSPITAL	0.08050	228,440	0	228,440	18.39
CHILDREN'S SVCS COUNCIL OF BC	0.45000	228,440	0	228,440	102.80
CITY OF DANIA BEACH					
DANIA BEACH OPERATING	5.99980	228,440	0	228,440	1,370.59
DEBT SERVICE	0.09850	228,440	0	228,440	22.50
FL INLAND NAVIGATION	0.02700	228,440	0	228,440	6.17

Paid 11/28/2025 Receipt # WWW-25-00140234 $4,354.17
Paid By 2750 GRIFFIN HOLDINGS LLLP

Total Millage:	19.03620	**Ad Valorem Taxes:** $4,348.64

NON-AD VALOREM TAXES

Levying Authority	Rate	Amount
04 DANIA FIRE		18.95
04 DANIA STORMWATER	@ 120.0000	168.00

Non-Ad Valorem Assessments:	$186.95
Combined Taxes and Assessments:	$4,535.59

If Postmarked By	Nov 30, 2025				
Please Pay	$0.00				

BROWARD COUNTY
Abbey Ajayi - Tax Collector

2025 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 532395

Paid 11/28/2025 Receipt # WWW-25-00140234 $4,354.17
Paid By 2750 GRIFFIN HOLDINGS LLLP

Make checks payable to:

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

Property ID Number
504232-06-0150

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Nov 30, 2025	$0.00

Return with Payment

Please Pay Only One Amount

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

2700 GRIFFIN HOLDINGS LLLP
2790 STIRLING RD #10
HOLLYWOOD, FL 33020

Real Estate Account #504232-06-0150

Owner:
2700 GRIFFIN HOLDINGS LLLP

Situs:
4880 SW 28 AVE

Parcel details
GIS
Property Appraiser
VAB: ASSESS/ PETITION

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/28/2025** for **$4,354.17**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2025 Annual Bill	$0.00	**Paid** $4,354.17	11/28/2025	**Receipt** #WWW-25-00140234	Print (PDF)
2024 Annual Bill	$0.00	**Paid** $1,724.91	12/02/2024	**Receipt** #WWW-24-00148514	Print (PDF)
2023 Annual Bill	$0.00	**Paid** $1,582.65	11/30/2023	**Receipt** #WWW-23-00138924	Print (PDF)
2022 Annual Bill	$0.00	**Paid** $1,156.15	01/31/2023	**Receipt** #WWW-22-00179113	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $3,869.81	01/31/2022	**Receipt** #WWW-21-00170890	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $3,733.22	03/30/2021	**Receipt** #10A-20-00000884	Print (PDF)
2019					
2019 Annual Bill	$0.00	**Paid** $4,583.36	03/30/2021	**Receipt** #10A-20-00000884	
Tax Deed Application #46712		**Paid off**	03/30/2021		
		Paid $4,583.36			
2018					
2018 Annual Bill	$0.00	**Paid** $4,347.81	03/30/2021	**Receipt** #10A-20-00000884	
Tax Deed Application #46712		**Paid off**	03/30/2021		
		Paid $4,347.81			
2017					
2017 Annual Bill	$0.00	**Paid** $2,406.15	03/30/2021	**Receipt** #10A-20-00000884	
2017 TDA Fees Bill	$0.00	**Paid** $60.00	03/30/2021	**Receipt** #10A-20-00000884	
2017 TDA Fees Bill	$0.00	**Paid** $363.20	03/30/2021	**Receipt** #10A-20-00000884	
Tax Deed Application #46712		**Paid off**	03/30/2021		
		Paid $2,829.35			
2016					
2016 Annual Bill	$0.00	**Paid** $2,343.00	03/30/2021	**Receipt** #10A-20-00000884	

Released through date: 01/15/2026 | Released through Instrument Number: 120646625 | As of 1/16/2026 3:31:03 PM

Searched Name	Party Type	Related Name	Record Date	Book Type	Book/Page	Instrument #	Comments2	Case #	Consideration	Legal	Doc Type
2700 GRIFFIN HOLDINGS LLLP	To	2750 GRIFFIN HOLDINGS LLLP	06/05/2024	O		119614346			$0.00	REED LAND CO SUB 2-32 D 32-50-42 LOT 4 S 86 OF N 408 OF W 165 OF E1/2 BLK 2	Deed Transfers of Real Property
2700 GRIFFIN HOLDINGS LLLP	From	SEMINOLE PARK SUBDIVISION	06/05/2024	O		119614347			$0.00		Restrictions & Related Docs

Privacy - Terms

Tiffany Burnett

From: Jelaso, Megan <mjelaso@daniabeachfl.gov>
Sent: Tuesday, January 13, 2026 10:00 AM
To: Tiffany Burnett
Subject: City of Dania Beach - Lien Search

Good Morning,

Please find the below the results for the address: 4880 SW 28 AVE (folio – 5042-32-06-0150)

1. Water & Sewer – Not Serviced by Dania Beach
2. Code Violation – NOV-2025-1008. For more information Contact the Code Dept – 954-924-6810
3. Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
4. Other Amounts – None

Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Megan Jelaso, Revenue Accountant
mjelaso@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6800, x3672

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

Tiffany Burnett

From: Hirsch, Stacy <shirsch@daniabeachfl.gov>
Sent: Wednesday, January 14, 2026 10:27 AM
To: Tiffany Burnett
Cc: Urow, Barbara; Norena, Eleanor; Lajoie, Corinne
Subject: RE: Code Violation – NOV-2025-1008

Good morning, Tiffany

Please see the attached information for the cases you requested. Please note for copies of records you would need to fill out a records request at the attached link.

Public Records Requests | Dania Beach, Florida

Case 2025-1008
Must obtain permit for new pvc fence installed & pass final inspection to comply.

Please feel free to reach out with any questions. Thankyou

Stacy Hirsch, Code Compliance Coordinator II
shirsch@daniabeachfl.gov | daniabeachfl.gov
100 W. Dania Beach Blvd., Dania Beach, FL 33004
Phone: 954.924.6800, x3790

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Icenhour, Rachel <ricenhour@daniabeachfl.gov>
Sent: Tuesday, January 13, 2026 10:14 AM
To: Hirsch, Stacy <shirsch@daniabeachfl.gov>
Subject: FW: Code Violation – NOV-2025-1008

Rachel Icenhour, Administrative Specialist II
ricenhour@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6810, x3705

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Tiffany Burnett

From: Davila, Edda <edavila@daniabeachfl.gov>
Sent: Monday, January 12, 2026 2:26 PM
To: Tiffany Burnett
Subject: RE: 4880 SW 28 AVENUE
Attachments: 4880 SW 28 AVENUE.pdf

Greetings,

Below is a list of open permits for the above referenced location:
25-1562: PVC FENCE 6"; permit application rejected; Contractor: MPTC ENTERPRISES INC
23-2247: NEW SWIMMING POOL

If you have any questions, please contact Special Permitting Office at 954 924-6805 x3651 or x3798.

Regards

Edd Davil , Records Speci
a a alist
edavila@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach BL Dania Bea , F , 3300
VD, ch L 4
Phone: 954.924.6805, x3633

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Tiffany Burnett <tiffanyb@flpropertysearch.net>
Sent: Friday, January 9, 2026 1:27 PM
To: Davila, Edda <edavila@daniabeachfl.gov>
Subject: 4880 SW 28 AVENUE

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

Good Afternoon,

Please see attached request.

Thanks

Best Regards,

Tiffany

BROWARD COUNTY
FLORIDA

Public Works Department
WATER AND WASTEWATER SERVICES / Business Operations Division
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-3230

Our Best.
Nothing Less.

DEAR FLORIDA PROPERTY SEARCH

ADDRESS: 4880 SW 28 AVE, DANIA BEACH FL 33312

FOLIO: 5042 32 06 0150

We have determined that Broward County Water & Wastewater Services is the water/and or sewer provider for this area, however since this location is undevelopled land, there is no current water/sewer service being provided. Establishing water and/or sewer service to this location will require payment of Capital Recovery Fees along with meter set fees. The exact amount will be determined when the application for service is completed and review by the Engineering Department.

Please Call Lisa Mendez at (954) 831-3243, for meter set information.

Sincerely,

SHMOHAMMED

Lien Service Representative

Broward County Board of County Commissioners
Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org

FLORIDA PROPERTY SEARCH

9045 LA FONTANA BLVD., SUITE 224
BOCA RATON, FL 33434
PHONE: (561) 883-8818
FAX: (561) 883-8814

Invoice No.
23215

To: COKER & FEINER
1404 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33316

Attn: THERESA SCHOENBORN

Date: 1/16/2026

File Number: 2318.0517702-CF-C

Regarding: 2700 GRIFFIN HOLDINGS LLLP

Folio Number: 10232-01-04210

Prepared By: TIFFANY BURNETT

SEARCH FEE(S)	100.00
DANIA BEACH MUNICIPAL FEE	100.00
DANIA BEACH PERMIT SEARCH FEE	60.00
BROWARD COUNTY UTILITY SEARCH FEE	25.00
BROWARD COUNTY MUNICIPAL FEE	60.00

Total Amount Due: **$345.00**

Florida Property Search is not responsible for any reporting errors that are caused by improper entries or docketing, and/or internal reporting procedures of the particular records from county files being examined. All invoices are due and payable upon rendition. Any invoices unpaid after 30 days shall be deemed delinquent and in default and shall bear an interest charge of 1 1/2% of the amount due each month. Should it become necessary to commence collection efforts for delinquent account(s), customer shall be responsible for payment of all costs of collection including reasonable attorney fees.

FLORIDA PROPERTY SEARCH
9045 LA FONTANA BLVD., SUITE 224
BOCA RATON , FL 33434

PHONE 561-883-8818 • FAX 561-883-8814

PROPERTY SEARCH SUMMARY

To: COKER & FEINER
1404 SOUTH ANDREWS AVENUE
FORT LAUDERDALE , FL 33316
Attn: THERESA SCHOENBORN

Date: Friday, January 16, 2026

Prepared By: TIFFANY BURNETT

File Number: 2318.0517702-CF-C
Tax Folio Number: 10232-01-04210
Owner's Name(s): 2700 GRIFFIN HOLDINGS LLLP
Property Address: 4901 SW 27 TER
Legal Description: REED LAND CO SUB 2-32 D 32-50-42 LOT 4 S 86 OF N 408 OF W 165 OF E1/2 BLK 2

TAXES FOR THE YEAR 2025

REAL-ESTATE TAXES

Exemption:	$0.00
Gross Amount Due:	$10,358.10
Net Amount Due:	$0.00
If Paid By:	
Amount Paid:	$9943.78
Date Paid:	11/28/2025

TANGIBLE PERSONAL PROPERTY TAXES

Gross Amount Due:	$0.00
Net Amount Due:	
If Paid By:	
Amount Paid:	
Date Paid:	

DELINQUENT REAL-ESTATE TAXES : NONE

Year:	Amount:	If Paid By:

DELINQUENT TANGIBLE TAXES : NONE

Year:	Amount:	If Paid By:

Municipality/County: DANIA BEACH / BROWARD

Liens: NO UNPAID MUNICIPAL LIENS FOR THIS PROPERTY.

Assessments: NO UNPAID ASSESSMENTS FOR THIS PROPERTY.

Code Violations: CODE VIOLATIONS FOR THIS PROPERTY, CASE #2025-1916 - REMOVE OUTDOOR STORAGE AND CASE #2025-0783 - MUST OBTAIN PERMITS FOR DRIVEWAY, FENCE AND AC. FOR MORE INFORMATION CALL 954-924-6810.

Permits: OPEN PERMIT FOR THIS PROPERTY, PERMIT #25-1075 - FENCE. FOR MORE INFORMATION CALL 954-924-6805.

Misc: N/A

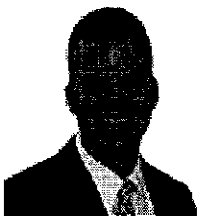
Utilities: BROWARD COUNTY: ACCOUNT WITH A $30.85 BALANCE THROUGH 01/09/2026. FOR MORE INFORMATION CALL 954-831-3250.

I certify that the above referenced real property and folio number has been searched through the date of 01/15/2026.

*This Summary includes the results of an examination of those Records made public by the County Appraisers Office, County Tax / Revenue Collectors (Current & Delinquent taxes), Special Taxing District, County Water & Sewer Authority, & the Solid Waste Authority, and all City Departments. This summary does not include any liens or pending liens, whether recorded or otherwise, as to any outstanding balances due any taxing/liening authority not specifically referenced above. Florida Property Search is not responsible for any reporting errors that are caused by improper entries, or docketing, and /or internal reporting procedures of the particular records from municipal files being examined.

FLORIDA PROPERTY SEARCH

Examiner



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Property Address	**4901 SW 27 TERRACE, DANIA BEACH FL 33312**
Property Owner	2700 GRIFFIN HOLDINGS LLLP
Mailing Address	2790 STIRLING RD #10 HOLLYWOOD FL 33020

ID #	5042 32 01 0421
Millage	0413
Use	01-01

Abbr Legal Description	REED LAND CO SUB 2-32 D 32-50-42 LOT 4 S 86 OF N 408 OF W 165 OF E1/2 BLK 2

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2026 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	$70,950	$435,140	$506,090	$506,090	
2025	$70,950	$430,990	$501,940	$501,940	$10,358.10
2024	$70,950	$374,720	$445,670	$445,670	$9,231.54

2026* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$506,090	$506,090	$506,090	$506,090
Portability	0	0	0	0
Assessed/SOH	$506,090	$506,090	$506,090	$506,090
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$506,090	$506,090	$506,090	$506,090

Sales History

Date	Type	Price	Book/Page or CIN
3/31/2024	QC*-T		**119614346**
3/1/2024	QCD-T	$100	**119454315**
10/31/2023	WD-Q	$510,000	**119212592**
1/11/2007	QCD-T	$100	**45117 / 1025**
11/29/2005	QCD	$100	**41010 / 1214**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	14,190	SF
Adj. Bldg. S.F. (Card, Sketch)		1314
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1974/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
R	1							
1						1		

BROWARD COUNTY
Abbey Ajayi - Tax Collector

2025 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 532181

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504232-01-0421		*See Below*	*See Below*	*See Below*	0413

2700 GRIFFIN HOLDINGS LLLP
2790 STIRLING RD #10
HOLLYWOOD, FL 33020

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

4901 SW 27 TER
REED LAND CO SUB 2-32 D 32-50-42
LOT 4 S 86 OF N 408 OF W 165
OF E1/2 BLK 2

AD VALOREM TAXES

Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.66580	501,940	0	501,940	2,843.89
VOTED DEBT	0.00000	0	0	0	0.00
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.82000	501,940	0	501,940	2,419.35
CAPITAL OUTLAY	1.50000	501,940	0	501,940	752.91
VOTER APPROVED DEBT LEVY	0.16450	501,940	0	501,940	82.57
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	501,940	0	501,940	16.41
OKEECHOBEE BASIN	0.10260	501,940	0	501,940	51.50
SFWMD DISTRICT	0.09480	501,940	0	501,940	47.58
SOUTH BROWARD HOSPITAL	0.08050	501,940	0	501,940	40.41
CHILDREN'S SVCS COUNCIL OF BC	0.45000	501,940	0	501,940	225.87
CITY OF DANIA BEACH					
DANIA BEACH OPERATING	5.99980	501,940	0	501,940	3,011.54
DEBT SERVICE	0.09850	501,940	0	501,940	49.44
FL INLAND NAVIGATION	0.02700	501,940	0	501,940	13.55

Total Millage: 19.03620 **Ad Valorem Taxes:** $9,555.02

NON-AD VALOREM TAXES

Levying Authority	Rate	Amount
04 DANIA FIRE		270.76
04 DANIA STORMWATER	@ 120.0000	120.00
DW DANIA SOLID WASTE	@ 412.3200	412.32

Non-Ad Valorem Assessments: $803.08

Combined Taxes and Assessments: $10,358.10

If Postmarked By	Nov 30, 2025				
Please Pay	$0.00				

$9,943.78 WWW-25-00140214 Paid By 2750 GRIFFIN HOLDINGS LLI

Paid 11/28/2025 Receipt #

BROWARD COUNTY
Abbey Ajayi - Tax Collector

2025 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 532181

Paid 11/28/2025 Receipt # WWW-25-00140214 $9,943.78
Paid By 2750 GRIFFIN HOLDINGS LLLP

Make checks payable to:

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

Property ID Number
504232-01-0421

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Nov 30, 2025	$0.00

Return with Payment

Please Pay Only One Amount

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

2700 GRIFFIN HOLDINGS LLLP
2790 STIRLING RD #10
HOLLYWOOD, FL 33020

Released through date: 01/15/2026 | Released through Instrument Number: 120646625 | As of 1/16/2026 3:31:03 PM

Searched Name	Party Type	Related Name	Record Date	Book Type	Book/Page	Instrument #	Comments2	Case #	Consideration	Legal	Doc Type
2700 GRIFFIN HOLDINGS LLLP	To	2750 GRIFFIN HOLDINGS LLLP	06/05/2024	O		119614346			$0.00	REED LAND CO SUB 2-32 D 32-50-42 LOT 4 S 86 OF N 408 OF W 165 OF E1/2 BLK 2	Deed Transfers of Real Property
2700 GRIFFIN HOLDINGS LLLP	From	SEMINOLE PARK SUBDIVISION	06/05/2024	O		119614347			$0.00		Restrictions & Related Docs

Privacy - Terms

Tiffany Burnett

From: Jelaso, Megan <mjelaso@daniabeachfl.gov>
Sent: Tuesday, January 13, 2026 10:02 AM
To: Tiffany Burnett
Subject: City of Dania Beach - Lien Search

Good Morning,

Please find the below the results for the address: 4901 SW 27 TER (folio – 5042-32-01-0421)

1. Water & Sewer – Not Serviced by Dania Beach
2. Code Violation – NOV-2025-0873 / NOV-2025-1916. For more information Contact the Code Dept – 954-924-6810
3. Open Building permits may exist on this property. Contact Building & Zoning 954-924-6800 Ext 3633
4. Other Amounts – None

Property As Reference is clear of liens placed by the City of Dania Beach – Yes

Megan Jelaso, Revenue Accountant
mjelaso@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6800, x3672

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

Tiffany Burnett

From: Hirsch, Stacy <shirsch@daniabeachfl.gov>
Sent: Wednesday, January 14, 2026 11:40 AM
To: Tiffany Burnett
Subject: FW: Code Violation – NOV-2025-0873 / NOV-2025-1916

Good morning, Tiffany

Please see the attached information for the cases you requested. Please note for copies of records you would need to fill out a records request at the attached link.

Public Records Requests | Dania Beach, Florida

Case 2025-1916
Remove all outdoor storage from property including but not limited to table chairs and refrigerator. Replace trash bin from swale. All trash bins must be placed behind building line after garbage collections are made. Garbage collection days are Wednesday and Saturday. Trash bins permitted on swale only 24 hours prior to pickup.

Case 2025-0783
Must obtain permit for new driveway, PVC fence and Mini split A/C unit installed, and pass Final Inspection.

Please feel free to reach out with any questions. Thankyou

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Stacy Hirsch, Code Compliance Coordinator II
shirsch@daniabeachfl.gov | daniabeachfl.gov
100 W. Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6800, x3790

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Icenhour, Rachel <ricenhour@daniabeachfl.gov>
Sent: Tuesday, January 13, 2026 10:15 AM
To: Hirsch, Stacy <shirsch@daniabeachfl.gov>
Subject: FW: Code Violation – NOV-2025-0873 / NOV-2025-1916

Tiffany Burnett

From: Davila, Edda <edavila@daniabeachfl.gov>
Sent: Monday, January 12, 2026 2:39 PM
To: Tiffany Burnett
Subject: RE: 4901 SW 27 TERRACE
Attachments: 4901 SW 27 TERRACE.pdf

Greetings,

Below is a list of open/expired permits for the above referenced location:
25-1075 (Issued): AFTER THE FACT PVC FENCE; pending inspection(s); Contractor: MPTC ENTERPRISES INC

To schedule an inspection:

Include name, phone, and email contact information as well as permit number in all inspection requests.

- Building Division
  - Phone No.: (954) 924-6800 x3709
  - Email: inspection@daniabeachfl.gov

Regards,

Edda Davila, Records Specialist
edavila@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach BLVD, Dania Beach, FL, 33004
Phone: 954.924.6805, x3633

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From: Tiffany Burnett <tiffanyb@flpropertysearch.net>
Sent: Friday, January 9, 2026 1:29 PM
To: Davila, Edda <edavila@daniabeachfl.gov>
Subject: 4901 SW 27 TERRACE

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender and expect the content.

Good Afternoon,

Please see attached request.

Thanks

BROWARD COUNTY
FLORIDA

WATER & WASTEWATER SERVICES
2555 W COPANS RD, POMPANO BEACH FL 33069 - PHONE 954-831-3250

STATEMENT OF OUTSTANDING BALANCE AND LIENS

Date: 1/16/2026

Request by: FLORIDA PROPERTY SEARCH

Folio #: 5042 32 01 0421

Premise #: 124861

Address: 4901 SW 27 TER, DANIA BEACH, FL, 33312-5845

OUTSTANDING BALANCE(S): **$30.85**

In response to your request, the following outstanding balance(s) is due on the aforesaid mentioned premise address through the last bill/service date of 01/09/2026.

Please note the last bill date/service date for this location/property. This balance(s) is valid for 30 days from the last bill/service date. Should 30 days lapse before the balance(s) is paid, an updated lien search is recommended to ensure all outstanding balance(s) are satisfied.

Payment can be mailed to the above address or by contacting our Customer Service Office at 954-831-3250.

Sincerely,
Shah Mohammed
Lien Service Representative

From:	Heidi Henderson
To:	Thuy Turner
Cc:	Batista, Viviana Claudia; Rod Feiner; Mackey, Jessica; Larios, Ibel; Rodriguez, Fernando J.; Schutten, Sean; Cortes, Alvaro; Rodriguez, Joel; Yany, Megan
Subject:	RE: SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan, DRC Engineering Approval
Date:	Friday, February 6, 2026 10:02:11 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png image010.png image011.png image012.png

---

Hi Thuy,

Thank you very much. Please see below and let me know if you have any questions.

TIER 1 COMMENTS:

- The majority of the Engineering Tier 1 comments have been addressed.

TIER 2 COMMENTS:

1. The pre-development stage-storage for the 5-year 1-day storm event and the 100-year 3-day storm event in the CASCADE models varies from the pre-development stage-storage table in the narrative. Please revise the CASCADE models in the drainage report for the city's site permitting submittal.
2. Please revise the pre-post peak stages table on page 6 of 38 in the drainage report to be consistent with the updated CASCADE model results using the corrected stage-storage information for the 5-year 1-day storm event and the 100-year 3-day storm event if the peak stages change from what is stated in the table for the city's site permitting submittal.
3. Additional comments may apply and will need to be addressed at the time of the city's site permitting process.
4. The Broward County Stormwater Management License is due prior to issuance of the city's Site Permit.
5. A Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida is required at the time of permitting, as applicable.
6. In the event that the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the development to address the concerns of the neighbors and provide a solution at the owner's expense.

Thank you very much.

Heidi Belle Henderson, P.E.
Project Manager

Calvin, Giordano & Associates, Inc.
A SAFEbuilt® COMPANY

office: 954.266.6484 | **cell:** 305.450.2971
1800 Eller Drive, Suite 600 | Fort Lauderdale, FL, 33316

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INTEGRITY | IMPROVEMENT | SERVICE | TEAMWORK | RESPECT

From: Thuy Turner <thuy@turnerplanningsolutions.com>
Sent: Thursday, February 5, 2026 3:11 PM
To: Heidi Henderson <hhenderson@cgasolutions.com>
Cc: Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Rod Feiner <rafeiner@coker-feiner.com>; Mackey, Jessica <jmackey@daniabeachfl.gov>
Subject: FW: SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan

Hi Heidi,

Please see responses below from civil.

Revised plans and report are in the link below.

https://www.dropbox.com/scl/fo/2mkrzpcr4aky8xjbmtvis/AHNEFlGl5cr3l_zd_ISwrRw?rlkey=lsv70fynd7vyye8ka5ab1zq01&dl=0

Thank you,

Thank you,
Thuy

Thuy (twee) Turner, AICP, LEED AP BD+C
Turner Planning Solutions LLC
Phone: 954-610-1633

From: Ryan St. George
To: Mackey, Jessica; Batista, Viviana Claudia; Thuy Turner
Cc: Rod Feiner; Samuel Galan; Gabriela Fojt
Subject: RE: SP-022-20MOD3 Griffin Living Site Plan Mod
Date: Wednesday, February 18, 2026 12:22:44 PM
Attachments: image001.png
image002.png
image005.png
image006.png
image007.png

Good afternoon all,

We have no further comments, the updates are acceptable, and we have no residual Tier 2 comments.

Thank you, and let us know if there are any remaining questions.

Regards,

Ryan St. George
Deputy Director of Environmental Services

C 954.668.8244
E ryan.stgeorge@metriceng.com
2200 W. Commercial Blvd. Ste. 308 - Ft. Lauderdale, FL - 33309
metriceng.com

From: Gabriela Fojt <gabriela@themirrorofparadise.com>
Sent: Wednesday, February 18, 2026 9:55 AM
To: Ryan St. George <ryan.stgeorge@metriceng.com>; Mackey, Jessica <jmackey@daniabeachfl.gov>; Samuel Galan <Samuel.Galan@metriceng.com>
Cc: Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Rod Feiner <rafeiner@coker-feiner.com>; Thuy Turner <thuy@turnerplanningsolutions.com>
Subject: Re: SP-022-20MOD3 Griffin Living Site Plan Mod

CAUTION: EXTERNAL EMAIL - DO NOT click links unless you recognize the sender and know it is safe.

There was a new comment from planning I think.

Gabriela Fojt, RLA, ISA

The Mirror of Paradise Landscape Architecture
+(1) 954 478 3064
2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale, FL 33306

From: Ryan St. George <ryan.stgeorge@metriceng.com>
Sent: Wednesday, February 18, 2026 9:51:52 AM
To: Mackey, Jessica <jmackey@daniabeachfl.gov>; Samuel Galan <Samuel.Galan@metriceng.com>
Cc: Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Gabriela Fojt <gabriela@themirrorofparadise.com>; Rod Feiner <rafeiner@coker-feiner.com>; Thuy Turner <thuy@turnerplanningsolutions.com>
Subject: RE: SP-022-20MOD3 Griffin Living Site Plan Mod

GM,

Yes, working on it. Thought we'd done this but apparently I was mistaken.

Regards,

Ryan St. George
Deputy Director of Environmental Services

C 954.668.8244
E ryan.stgeorge@metriceng.com
2200 W. Commercial Blvd. Ste. 308 - Ft. Lauderdale, FL - 33309
metriceng.com

From: Mackey, Jessica <jmackey@daniabeachfl.gov>
Sent: Wednesday, February 18, 2026 9:50 AM
To: Ryan St. George <ryan.stgeorge@metriceng.com>; Samuel Galan <samuel.galan@metriceng.com>
Cc: Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Gabriela Fojt <gabriela@themirrorofparadise.com>; Rod Feiner <rafeiner@coker-feiner.com>; Thuy Turner <thuy@turnerplanningsolutions.com>
Subject: RE: SP-022-20MOD3 Griffin Living Site Plan Mod

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Hi Ryan,

Could you please assist? We will need any remaining Tier II comments for the resolution which is due on 2/20.

Thanks.

Jessica Mackey, Planner
jmackey@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6805, x3639

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subject to public disclosure.

From: Thuy Turner <thuy@turnerplanningsolutions.com>
Sent: Wednesday, February 18, 2026 9:19 AM
To: Ryan St. George <ryan.stgeorge@metriceng.com>; Samuel Galan <samuel.galan@metriceng.com>
Cc: Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Gabriela Fojt <gabriela@themirrorofparadise.com>; Mackey, Jessica <jmackey@daniabeachfl.gov>; Rod Feiner <rafeiner@coker-feiner.com>
Subject: FW: SP-022-20MOD3 Griffin Living Site Plan Mod

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Good Morning Ryan and Sam,

We desperately need your help reviewing the attached plans by this Friday, Feb 20 for the Griffin Living Site Plan Modification in order to maintain our public hearing schedule.

Please let us know if you have any questions or need additional information for your review.

Thank you,
Thuy

Thuy (twee) Turner, AICP, LEED AP BD+C
Turner Planning Solutions LLC
Phone: 954-610-1633

From: Thuy Turner
Sent: Thursday, February 12, 2026 2:56 PM
To: Samuel Galan <samuel.galan@metriceng.com>; 'Ryan St. George' <Ryan.StGeorge@metriceng.com>
Cc: 'Gabriela Fojt' <gabriela@themirrorofparadise.com>
Subject: FW: SP-022-20MOD3 Griffin Living Site Plan Mod

Hi Sam and Ryan,

We are on a tight deadline to make sure we stay on schedule the Commission agenda. Can you help us review the attached responses and landscape plans for the Griffin Living Site Plan Modification? These is the final plan based on the comments from zoning and engineering.

Please let me know if you have any questions or need further information.

Thank you,
Thuy

Thuy (twee) Turner, AICP, LEED AP BD+C
Turner Planning Solutions LLC

Phone: 954-610-1633

From: Thuy Turner
Sent: Friday, February 6, 2026 1:51 PM
To: samuel.galan@metriceng.com
Cc: Gabriela Fojt <gabriela@themirrorofparadise.com>
Subject: SP-022-20MOD3 Griffin Living Site Plan Mod

Hi Samuel,

Somehow I managed not to ask for your review for the site plan sign off. Can you help us review the responses and the plans from the link below? We need to provide this information to Jessica by end of today.

https://www.dropbox.com/t/CV8RfZ2t4TQh1SVo

Thank you so much,
Thuy



Thuy (twee) Turner, AICP, LEED AP BD+C
Turner Planning Solutions LLC
Phone: 954-610-1633

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From: Pablo Chon-Kan
To: Thuy Turner
Cc: Heidi Henderson; Batista, Viviana Claudia; Rod Feiner; Mackey, Jessica
Subject: RE: SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan, DRC Engineering Approval
Date: Monday, February 16, 2026 12:06:26 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
20260216 SP-022-20MOD3_SO Traffic Review.pdf

Thuy, good afternoon

I've attached the response memo for your latest submittal. Tier II comments will be offered as conditions of approval. Please see below.

Tier II Comments:

- "No parking allowed" signs shall be included in the plans. Please provide details in the plans.
- Parking shall not be allowed inside the property. Please remove R1-1 STOP and R3-5R signs from the plans.
- If applicable, please provide Broward County (BC) standard details for all pavement markings and signage. All signs shall conform to BCTED and MUTCD standards. Sign faces shall use Type XI retroreflective sheeting, except for school zone and pedestrian signs, which shall be fluorescent yellow-green Type IV.
- If applicable, all pavement markings (excluding parking stall striping) shall be alkyd-based thermoplastic, fully retroreflectorized, per BCTED specifications.
- Please provide an MOT plan prepared by a Florida-licensed Professional Engineer or General Contractor, per FDOT and local agency requirements. The MOT shall address pedestrian, bicycle, and vehicular traffic safely and efficiently.
- Any site changes that may affect trip generation or the approved traffic impact analysis must be documented in a traffic memorandum and submitted to the City for review.
- BCTED and FDOT approval documentation shall be provided as part of the final submittal (as applicable).
- Additional comments may be issued and must be addressed before permit approval.

Thanks,

Pablo Chon Kan PE, PTOE
Project Manager | Transportation and Mobility Department

Calvin, Giordano & Associates, Inc.
A SAFEbuilt® COMPANY

Office: 954.921.7781 | Direct: 954.766.2735
1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316

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From: Thuy Turner <thuy@turnerplanningsolutions.com>
Sent: Thursday, February 12, 2026 1:59 PM
To: Pablo Chon-Kan <PCHONKAN@CGASOLUTIONS.COM>
Cc: Heidi Henderson <HHenderson@cgasolutions.com>; Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Rod Feiner <rafeiner@coker-feiner.com>; Mackey, Jessica <jmackey@daniabeachfl.gov>
Subject: RE: SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan, DRC Engineering Approval

You don't often get email from thuy@turnerplanningsolutions.com. Learn why this is important

Hi Pablo,

We need your help reviewing the plans as soon as possible so we do not miss the next deadline (Feb 20) and push our project further.

Please let me know if you have questions or need additional information for your review.

Thank you,
Thuy

Thuy (twee) Turner, AICP, LEED AP BD+C
Turner Planning Solutions LLC
Phone: 954-610-1633

From: Pablo Chon-Kan <PCHONKAN@CGASOLUTIONS.COM>
Sent: Wednesday, February 11, 2026 3:48 PM
To: Thuy Turner <thuy@turnerplanningsolutions.com>
Cc: Heidi Henderson <HHenderson@cgasolutions.com>
Subject: RE: SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan, DRC Engineering Approval

Thuy, good afternoon

Thanks for sending this. I'll review and get back to you.

Thanks,

Pablo Chon Kan PE, PTOE
Project Manager | Transportation and Mobility Department

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1800 Eller Drive | Suite 600 | Fort Lauderdale, FL 33316

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From: Thuy Turner <thuy@turnerplanningsolutions.com>
Sent: Monday, February 9, 2026 9:52 AM
To: Pablo Chon-Kan <PCHONKAN@CGASOLUTIONS.COM>
Cc: Heidi Henderson <hhenderson@cgasolutions.com>
Subject: RE: SP-022-20MOD3, SE-033-24, RZ-034-24 Griffin Living Site Plan, DRC Engineering Approval

Hi Pablo,

Please see attached response memo for your comments that was submitted 11/19/25. Here is the link with the plans again. The plans have changed a few times per comments from Heidi but your responses should remain the same. Can you help us review and let us know if you have any issues?

From: Mackey, Jessica
To: Thuy Turner
Cc: Rod Feiner; Batista, Viviana Claudia; Lajoie, Corinne
Subject: RE: 6th Review of Griffin Living Site Plan Modification
Date: Thursday, February 5, 2026 10:12:10 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

Hi Thuy,

Thank you for providing the 5 Green Building Design Practices.

This meet the code requirement, therefore all Tier I Zoning comments have been satisfied.

Please ensure that the Green Building Design Practices you have selected are included as part of the final upload with the Site Plan, etc.

Thanks.

DANIA BEACH
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Jessica Mackey, Planner
jmackey@daniabeachfl.gov| daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6805, x3639

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From: Thuy Turner <thuy@turnerplanningsolutions.com>
Sent: Tuesday, February 3, 2026 11:43 AM
To: Mackey, Jessica <jmackey@daniabeachfl.gov>
Cc: Rod Feiner <rafeiner@coker-feiner.com>; Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>
Subject: RE: 6th Review of Griffin Living Site Plan Modification

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

Good Morning Jessica,

I hope you are staying warm because I am thinking of moving further south! Attached please find the responses for the remaining Zoning Tier 1 comment below. Please let me know if this is acceptable.

We are working on the Tier II comments for permitting.

Thank you for all your help.

Thuy

Thuy (twee) Turner, AICP, LEED AP BD+C
Turner Planning Solutions LLC
Phone: 954-610-1633

From: Mackey, Jessica <jmackey@daniabeachfl.gov>
Sent: Friday, January 30, 2026 3:46 PM
To: Thuy Turner <thuy@turnerplanningsolutions.com>
Cc: Rod Feiner <rafeiner@coker-feiner.com>; Batista, Viviana Claudia <cbatista@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>
Subject: 6th Review of Griffin Living Site Plan Modification

Hi Thuy,

We are pleased to have eliminate most of the Tier I comments and have moved some of the comments to Tier II. Please see the remaining Tier I comment below. If you are able to address the comment by early next week, that should allow us time to review it and confirm that the Zoning comments have been satisfied. Thank you.

TIER I COMMENT

floorplan of the proposed clubhouse indicates that the building will undergo a major renovation : exceeds 50% of the total floor area. Per Code Section 206-30, the Green Building Design ctices "applies to construction of all new buildings, structures and sites, **major renovation** sisting of alterations, **modifications or additions that exceed fifty (50) percent of the**

al floor area of an existing building or structure in the city." A minimum of five (5) green ign practices must be achieved. Indicate which Green Design Practices will be pursued per le Section 206-80. Failure to meet this requirement will require a variance application, variance eria statement and $2,500 application fee. Please provide the narrative and details. **Fourth e requested**.

TIER II COMMENTS

The following comments are to be addressed during permitting:

l Site Plan – Include setback dimension from pool equipment from adjacent property. Pool ipment must be set back at least 5 feet from the property line. Revise site plan accordingly. **h time requested.**

loor plan of the clubhouse was provided. The multi-use clubhouse has the potential to erate parking demand, e.g. the guests of residents. Signage for parking should be provided ront of the clubhouse to direct residents and guests to designated parking areas. Provide nage for off-site parking at the Dollar Tree plaza (2600 Griffin Road) per the parking ement agreement. Provide sign details~~. Note that per Code Section 105-100 (D) (2), A mon area assembly use shall be deemed to be beyond the scope of the accessory use and ll not be permitted if it results in an additional six (6) vehicles being parked near the mon-area-based assembly use, or if it creates parking demand in excess of the available ply of parking spaces provided for guests allocated to common-area functions. Also, per le Section 105-100 (C), common area assemblies that occur more than four (4) times per nth for two (2) consecutive months will be deemed to be beyond the scope of the accessory , and are not permitted.~~ **Second time requested.**

ndscape buffer was provided but is missing dimensions. Per Code Section 275-110 (B), for perties separated by a public open space. Property zoned or used for business, commercial, ed commercial/residential, or industrial purposes shall include at least **ten (10) feet of dscape area** when separated by a street, canal or other public open space from every dential use or zoned area. This area must contain one (1) tree and ten (10) shrubs per two usand (2,000) square feet. Provide 10 feet of landscaping east of the concrete courtyard a. Provide dimensions of the landscape buffer demonstrating this has been met. Revise ns accordingly. **Second time requested.**

rect the Landscape plans to indicate that the east side of the property is a Right-of-Way ement, not a dedication.

eet C109 - Site Development Data Table

a. Lines 12 and 14 – In the table the existing gross property area is the same at the existing net property area (2.52 acres). They should not be the same. The gross area should include half of the adjacent roadway area from the centerline, including half of Griffin Road, and SW 28 Ave. Provide correct gross property area in table. Revise calculations in table.

b. Line 13 – The applicant's requested to provide a Right-of-Way easement in lieu of dedication was approved. Correct the table to indicate Right-of-Way Easement Area instead of Right-of-Way Dedication Area.

c. Rows 27 a-d. Revise the required building setbacks per Code Sec 205-10, ~~and clarify which setbacks apply to the north and south sides~~. ~~A 20' setback is required on the interior side when abutting residential (south property line). A 7.6' setback is provided. A north setback is not required.~~ Revise table accordingly. Revise the drawn setbacks in Sheet 108 accordingly. East and West property lines are front setbacks and should both be 10'. It is unclear where the 10.1' and 15.6' setback dimensions come from. The table should be similar to the one produced for you below. Note the bottom of the table appears to be cut off.

	Building Setbacks	*Required*	*Proposed*
27b	East – Front	10'	78.5'
27c	West – Front	10'	175.4
27d	South (Interior Side	20'	7.6 (Ex. Nonconforming)

st provide latest final set of plans, signed and sealed, electronically addressing all DRC nments.

all projects resulting in buildout of the site, such that construction staging cannot occur on , must obtain Staging Plan approval by the Community Development Director prior to iance of a building permit. The Staging Plan must include, but is not limited to, location of ipment and material during construction.

all projects resulting in buildout of the site, such that construction staging cannot occur on , the applicant must obtain Maintenance of Traffic Plan approval by the City Engineer for od of construction prior to issuance of a building permit..

O-2017-027 & O-2018-019. Commercial properties under construction are required to vide security to fencing with screening showing project rendering covering at least 75% of the gth of the fence along an arterial or state right-of-way & 25% for local roads and must include ne and intended use of the project, project rendering, project website address, and owner or nt, the telephone number for the owner or agent, and the name and an emergency contact phone number of the general contractor. Provide screen detail with next submittal.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Jessica Mackey, Planner
jmackey@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd., Dania Beach, FL, 33004
Phone: 954.924.6805, x3639

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Law Offices
COKER & FEINER
1133 Southeast 4th Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636

E-mail: rafeiner@coker-feiner.com

RECEIVED
JAN 06 2026
BY:

December 21, 2025

Re: Notice of Community Meeting

Dear Neighbor:

Please be advised that this firm represents 2750 Griffin Holdings, LLLP and 2700 Griffin Holdings, LLLP. This letter is to invite you to a community meeting relating to a re-zoning and site plan modification for the properties located at 2750 Griffin Road, 4901 SW 27th Terrace and 4880 SW 28th Ave. The property is generally located on the south side of Griffin Road between SW 28th Ave. and SW 27th Terrace. A location map for the project is on the back of this letter.

2750 Griffin Holdings and 2700 Griffin Holdings are currently pursuing approvals through the City of Dania Beach to allow a re-zoning from RD-8000 and RS-6000 to PRD-1 (Planned Residential Development District) along with a site plan modification to add a pool, bath house, courtyard area, dog park and other accessory items to the existing Griffin Living development. As you are the project's neighbors we would like to explain the proposed project, answer any questions you may have and receive your input into the project.

We have scheduled a meeting at the following location:

Date:	January 12, 2026
Time:	6:30 PM
Location:	PJ Meli Aquatic Complex PJ Meli Community Center 2901 SW 52nd Street Dania Beach, FL 33312

At the meeting we will also have a copy of the proposed site plan for you to review. Of course, if you have any questions or would like to speak with me, please feel free to contact me at the e-mail or phone number above.

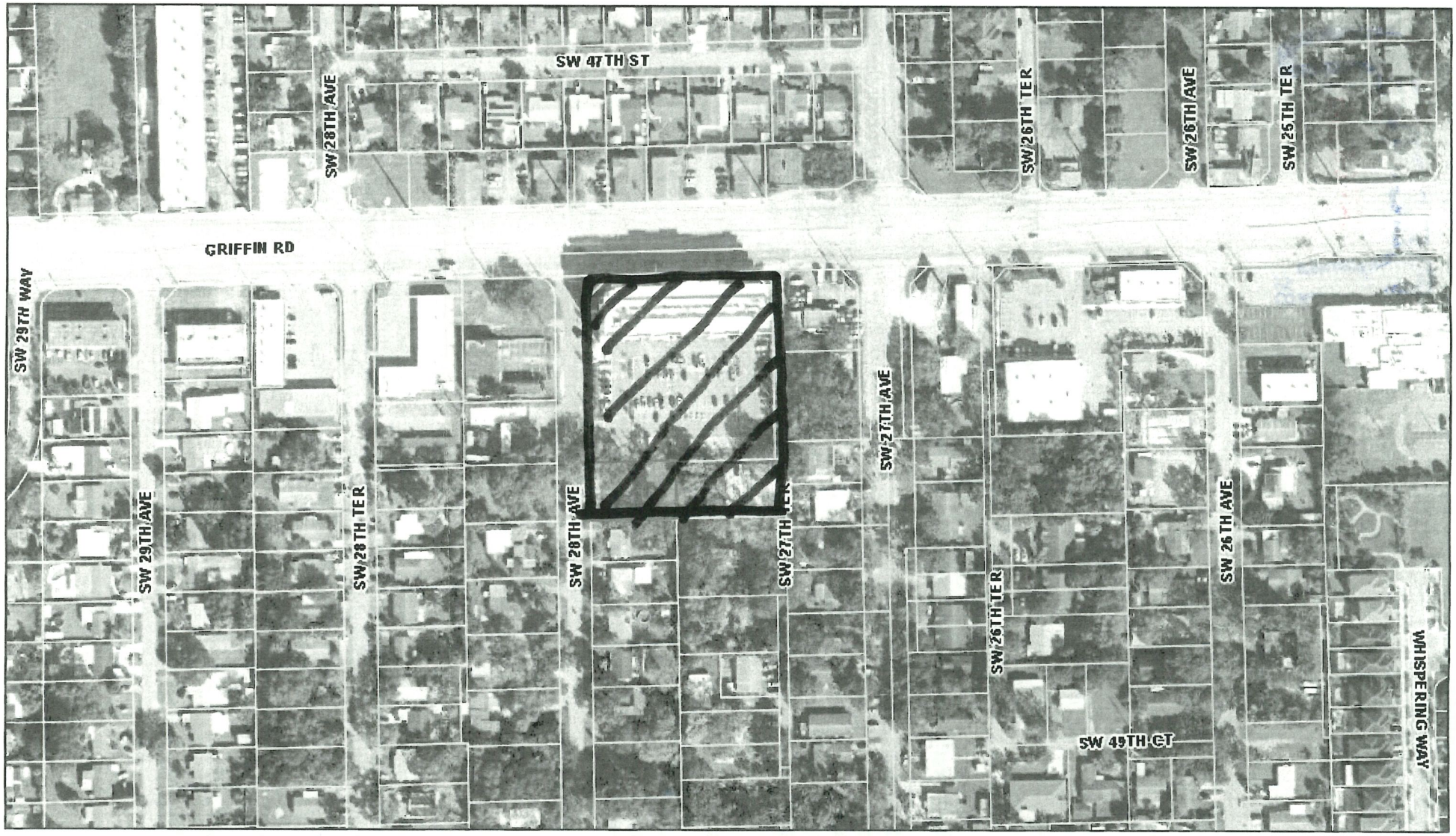
More than one elected official may appear at the community meeting and should disclose their attendance at said meeting once the City Commission is to hear the quasi-judicial item.

Sincerely,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

Property Id: 504232060150 **Please see map disclaimer



December 30, 2025

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Jan 4, 2025 Broward Co

Law Offices
COKER & FEINER
1133 Southeast 4th Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636 E-mail: rafeiner@coker-feiner.com

December 29, 2025

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/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

Law Offices
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1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

Via E-mail Only

January 15, 2026

Ms. Eleanor Norena, Director
Community Development Department
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Griffin Living; Re-Zoning and Site Plan Amendment
Community Outreach Meeting

Dear Ms. Norena:

As you are aware, our firm represents 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP who are the Applicants and Owners for a re-zoning and a site plan amendment related to the Griffin Living Project.

As the attorney for the Applicant we advertised, notified and invited all property owners within the notice radius provided for by Code to attend a community meeting on January 12, 2026 at 6:30 p.m. at the PJ Meili Park.

Attached please find the Notice List for everyone who signed in at the meeting. In addition to the people set forth on the Notice List, I would estimate that there were about an additional ten (10) people who were in attendance at the meeting who chose not to sign in.

We explained the request for the re-zoning, what was being proposed and showed a site plan of what was proposed. The topics that were raised in the discussion were as follows:

1. Potential parking problems. Because the current valet for the restaurant is using the vacant lot on SW 28th Ave that belongs to the applicant, where the dog park would be located, some people expressed concerns about where those parking spaces would go. We explained that the valet was using those spaces because the land was available but

that once construction started the valet would be using the spaces at the nearby Dollar Tree property and that this was not an issue because the Dollar Tree store was not going to be open during these parking times. We also explained that many of the retail stores in the existing Griffin Living development, like the Urgent Care, the UPS store and the café were not open during the same time that Puya was open or engaged primarily in business so these businesses were not competing for parking spaces.

In addition, some residents expressed concern about Uber, DoorDash, UPS and other delivery services parking on their street and on Griffin Road. This concern also included patrons of the UPS store in the existing Griffin Living Project and that they parked on Griffin Road or SW 28th Street even though parking spaces were available. Again, while we explained we could not control where third parties parked we did instruct all the Tenants and business owners to explain where they should park and the Owner also posted signs in the lobby of the building which instructed people to tell Door Dash and Uber Eats where to park.

Finally, we had discussion about SW 27th Terrance and how there was no access from the Griffin Living project to that street and that FDOT would not allow either a traffic light at that intersection nor could any improvements be made to the driveway. We also showed the site plan amendment to the residents telling them of the 10 foot landscape buffer that was being created and how that would likely stop some of the concerns that were expressed about people parking illegally on the street.

2. Some residents expressed concerns about surface water and said that there street on SW 28th Ave. had flooded during the bad rainfall events and heavy rainfall events. We explained that this was an overall issue in the City, that the Griffin Living Project was required and was in fact retaining all of its own surface water. We also explained that as part of the site plan amendment the Owner was installing additional drainage improvements on the two properties that were the subject of the re-zoning and site plan approval.

3. Some asked that if the re-zoning was approved did that mean for potential development could occur on the two properties other than the proposed clubhouse, pool and dog park. We explained that while this could happen with the re-zoning it could not happen in reality unless the City's Land Use Plan was amended to either change the land use plan designation for these properties or an application for additional flex units was filed with the City. We also explained that public notice would be given about such applications and any landowner could file such applications.

4. Some residents expressed concern about potential noise and excess trash coming from the clubhouse. It was explained that the clubhouse was only open to residents and their guests and that no parking is allowed at the clubhouse. We also explained that the pool would not be open after dusk and there were no speakers or other provisions being made for playing music at the pool or clubhouse and that anyone who utilized these

features needed to abide by the City's noise ordinance. In addition, we also showed the site plan amendment to the residents and told them of the 10 foot landscape buffer that was being created and that this would help with both noise and any potential trash deposits. In addition to this, the Owner also explained that he had hired full-time maintenance staff to police the area and that this would both continue and occur more often.

I also received some e-mail communications from two (2) residents. Those are attached hereto. I do note that Ms. Stewart copied her e-mail communications to me (or I was copied on the e-mail communications she had with the City) to the City Manager.

Should you have any questions or require any additional information please feel free to contact me.

Very truly yours,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

\tms
C: Client

Rod Feiner

From: Jen stewart
Sent: Tuesday, January 06, 2026 7:45 PM
To: Rod Feiner
Cc: Garcia, Ana M.; Sosa-Cruz, Candido
Subject: Re: Meeting on the 12th



More than 20 cars are parked here right now And the traffic continues to roll in.

On Tue, Jan 6, 2026 at 7:21 AM Jen stewart wrote:

Well, I'm grateful to my neighbor for sharing it with me, or I would have missed out on the opportunity to learn and share my thoughts. Pretty peculiar that I haven't received it, given that many of the others I've spoken with have.

I hope your presentation includes a better and larger-than-microscopic drawing, as well as a solid plan for parking, since the tenant uses the 28th Avenue property as a parking lot on a nightly basis. Looking forward to hearing the plans.

On Mon, Jan 5, 2026 at 9:16 AM Rod Feiner <rafeiner@coker-feiner.com> wrote:

Ms. Stewart ---

Happy New Year.

Thank you for your e-mail. We used the same notice list that we used the last time. Maybe there was a delay in your receiving the notice from the USPS, which is where all notices were sent.

I'll see you Monday and if there is anything you need in the interim please let me know.

Also, for your convenience, attached is a copy of the Notice Letter that was sent out (minus the location sketch).

Thank you,

Rod

Rod A. Feiner, Esq.

Coker & Feiner

1133 Southeast 4th Ave.

Ft. Lauderdale, FL 33316-1119

Telelephone: (954) 761-3636

Facsimile: (954) 761-1818

rafeiner@coker-feiner.com

NOTE: ***We have moved.*** **The address above is effective as of June 30, 2025**

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From: Jen stewart
Sent: Monday, January 05, 2026 7:38 AM
To: Rod Feiner <rafeiner@coker-feiner.com>
Cc: Garcia, Ana M. <agarcia@daniabeachfl.gov>; Sosa-Cruz, Candido <csosacruz@daniabeachfl.gov>
Subject: Meeting on the 12th

Good morning. A friend of mine just told me about the meeting on January 12. I find it odd that I did not receive it. You might want to check your mail list. I'll see you on Monday.

Rod Feiner

From: Jen stewart
Sent: Tuesday, July 15, 2025 9:04 AM
To: Garcia, Ana M.
Cc: Davis, Joyce; Lewellen, Lori; Ryan, A. J.; Salvino, Marco; Rod Feiner; Rimoli, Luis; Sosa-Cruz, Candido; Norena, Eleanor; Jason Tarala; Lottier, Christine
Subject: Re: Peaceful night on Sw 28 Ave?



Jen stewart reacted via Gmail

On Tue, Jul 15, 2025 at 7:07 AM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:
Good Morning Mrs. Stewart, our office Manager Chris will be reaching out to you today to schedule us.
Thank you.
Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

On Jul 15, 2025, at 4:42 AM, Jen stewart wrote:

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

954-895-5004

I have quite a few meetings on my calendar today, so if we can coordinate a time today or this week, it would be much appreciated

On Mon, Jul 14, 2025 at 8:04 PM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:
Good evening Mrs. Stewart,

No problem at all mam. Can you please provide me the best number to reach you. Chatting will be a much better way to communicate and for us to connect and discuss the best way for us to help you. Thank you, have a good evening.

Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

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On Jul 14, 2025, at 3:24 PM, Jen stewart < > wrote:

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Excuse the typos in these emails, but I suppose I shouldn't email when I'm so full of emotion - truly disappointed and hurt by this group who pretends to care for their residents, but doesn't show it.

On Mon, Jul 14, 2025 at 3:18 PM Jen stewart < wrote:

I'm so disappointed in this commission and staff who clearly read and hear to what I'm trying to say but are not listening or reading to understand. Truly disappointed.

On Mon, Jul 14, 2025 at 3:13 PM Jen stewart > wrote:

Ms. Garcia,

Please tell me how to get a meeting with you and your staff to discuss without back and forth of email. Honestly, I'm too livid by the dismissive response from a 20+ year resident to fully respond to your email right now.

I need better understanding of what is needed to build a case about street parking. I don't understand how the photos don't show that. Please tell me specifically what you need and I will be sure to share this with my neighbors.

As I explained in my previous email I was not home when this happened, the phots were sent to me by a neighbor. I never said anything about sound so I'm not sure why you included that.

On Mon, Jul 14, 2025 at 2:46 PM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:

Good Afternoon Mrs. Stewart,

I went by the property this am to inspect. Additionally we held a meeting with our Deputy City Manager, and our Director of Community Development who oversee Code division, our Public Services Director was present as well to discuss your concerns. The photos you sent us did not provide us with what can actually lead to an action on our end hence why I am emailing you in hopes to best help you mitigate your concerns and give us what we need to Cite property or properties as the quality of life of our residents is a priority for all of us who serve here in Dania Beach.

Our non emergency number for BSO Law enforcement is 954-764-4357. The more we have officially on record the better to build a case if it is warranted. Additionally from 11pm to 7am we have a city wide noise ordinance so no noise in that time period. Thank you for reaching out to us and we will remain vigilant and responsive. Our Director of Community Development will also reach out to property owner to inform him of your situation as you have shared with us. Thank you.
Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

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On Jul 13, 2025, at 12:56 AM, Jen stewart

CAUTION: This email originated from outside the City of Dania Beach. Do not click attachments unless you recognize the sender **and** expect the content.

From tonigh, this past hour. It doesn't look like the parking issues have been resolved as all so confidently states on

July 8. I would have called police but I'm not home, my neighbor just sent me these pictures.

Rod Feiner

From: Kirsty
Sent: Friday, November 07, 2025 6:12 AM
To: Rod Feiner
Subject: Cigarette butts

Good morning Rod,

I see from the lack of furniture on the second balcony, that it appears he has moved rather than just being on vacation. I no longer have to walk through his disgusting confetti.

I really appreciate your resolving the issue.

Thank you!

Kind Regards,

Kirsty

Rod Feiner

From: Kirsty
Sent: Tuesday, November 04, 2025 5:37 AM
To: Rod Feiner
Subject: Falling tree

Good morning Rod,

The last week has been much better with the cigarettes. Not sure if the guy is on vacation or if your speaking to him has finally worked, but there has only been the odd butt, rather than a whole slew of them.

I did also want to reach out and let you know there is one of the sea grape trees leaning at around 45° onto 27th terrace, trying desperately to fall over.

Kind Regards,

Kirsty

Rod Feiner

From: Kirsty
Sent: Thursday, September 04, 2025 6:04 AM
To: Rod Feiner
Subject: RE: Cigarette Litter

Sorry to report, another 17+ fresh cigarette butts in the street.

He's just taking the mickey at this point

Kind Regards,

Kirsty

On Sun, Aug 10, 2025 at 3:48 PM, Rod Feiner <rafeiner@coker-feiner.com> wrote:

Kristy –

Thanks for letting me know. We will have the apartment manager speak to this Tenant directly (without mentioning names) and will also post something for all the residents to see.

I agree, completely disgusting.

Rod

Rod A. Feiner, Esq.

Coker & Feiner

1133 Southeast 4th Ave.

Ft. Lauderdale, FL 33316-1119

Telelephone: (954) 761-3636

Facsimile: (954) 761-1818

rafeiner@coker-feiner.com

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From: Kirsty
Sent: Sunday, August 10, 2025 3:29 PM
To: Rod Feiner <rafeiner@coker-feiner.com>
Subject: Cigarette Litter

Hi Mr Feiner,

I reside on 27th terrace in Fort Lauderdale where you work with the large 6 floor building on Griffin Road.

I was wondering if you speak with one of you tenants (the one who lives on the Northeast corner, second balcony up), as he seems to think it is acceptable to throw his cigarette butts from his balcony, to collect like white confetti all over the street below. While I appreciate that you have someone who cleans up around 'your' building, he doesn't clean up all the butts collecting on the East side of 27th Terrace.

I have held my tongue regarding this disgusting matter ever since it started, as it seems that more and more human beings think that littering the streets is perfectly acceptable, and you may think I am being oversensitive. However, when I was walking my dog, as I do every day, your tenant seemed to think it was quite acceptable to throw his butt over the balcony right as I was approaching. Granted, it was early and still dark, and he may not have seen me, but the point is he shouldn't be throwing his garbage over the balcony. I don't throw my garbage in his apartment.

I appreciate your attention to this matter.

Kind regards

Rod Feiner

From: Kirsty
Sent: Sunday, August 10, 2025 3:52 PM
To: Rod Feiner
Subject: Re: Cigarette Litter

Thank you so much for such a quick response.

Much appreciated!

On Sunday, August 10, 2025 at 03:48:59 PM EDT, Rod Feiner <rafeiner@coker-feiner.com> wrote:

Kristy –

Thanks for letting me know. We will have the apartment manager speak to this Tenant directly (without mentioning names) and will also post something for all the residents to see.

I agree, completely disgusting.

Rod

Rod A. Feiner, Esq.

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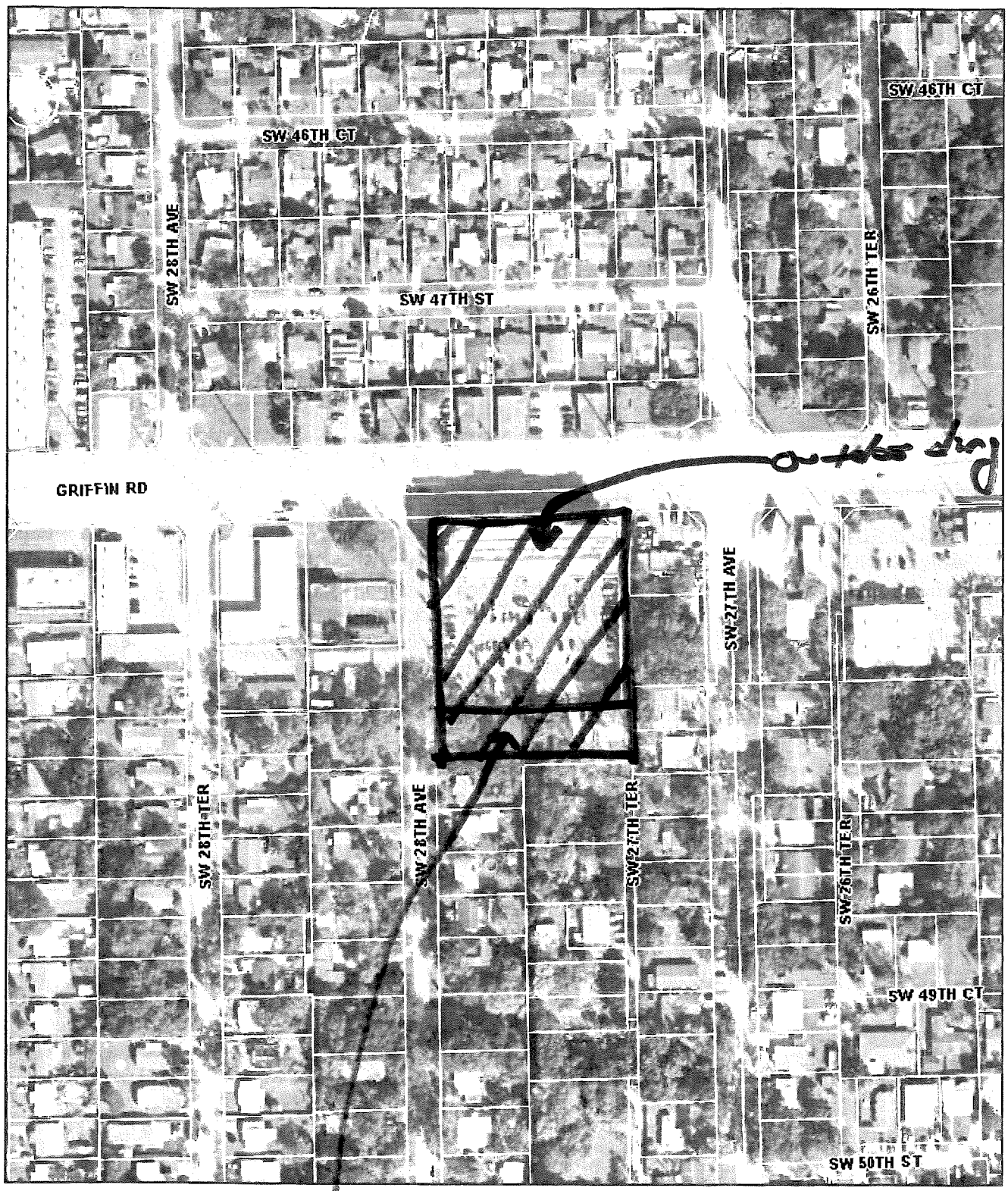
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I appreciate your attention to this matter.

Kind regards

Kirsty

Property Id: 504232060150 **Please see map disclaimer



May 23, 2025

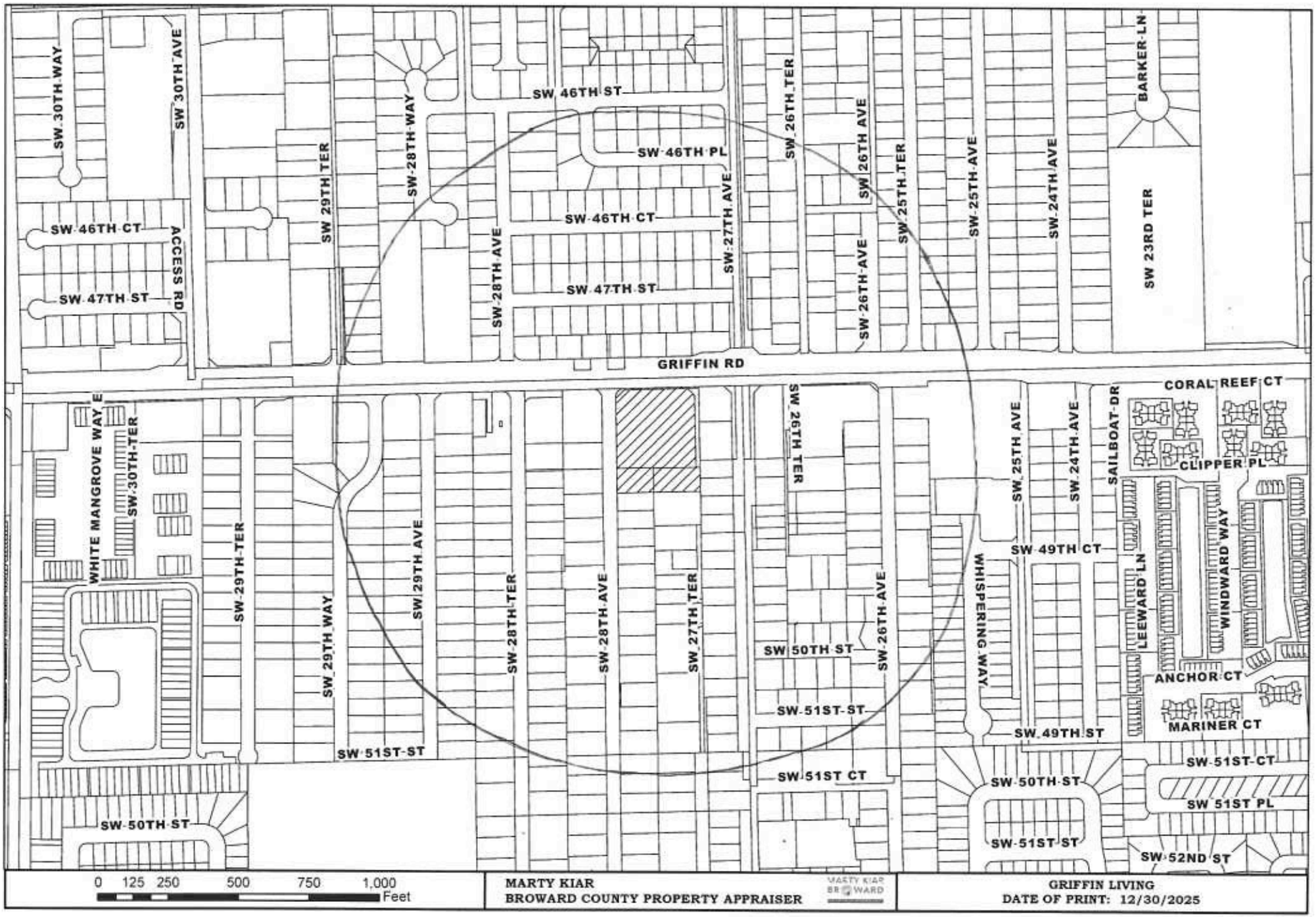
1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Site plan + rezoning

Flight Date : Jan 4, 2025 Broward County Property Appraiser


SW 30TH WAY
SW 30TH AVE
SW 46TH ST
SW 46TH PL
SW 46TH CT
ACCESS RD
SW 47TH ST
SW 29TH TER
SW 28TH WAY
SW 28TH AVE
SW 27TH AVE
SW 26TH TER
SW 26TH AVE
SW 25TH TER
SW 25TH AVE
SW 24TH AVE
BARKER LN
SW 23RD TER
GRIFFIN RD
WHITE MANGROVE WAY E
SW 30TH TER
SW 29TH TER
SW 29TH WAY
SW 29TH AVE
SW 28TH TER
SW 28TH AVE
SW 27TH TER
SW 26TH TER
SW 26TH AVE
SW 50TH ST
SW 51ST ST
SW 51ST CT
SW 50TH ST
WHISPERING WAY
SW 25TH AVE
SW 24TH AVE
SAILBOAT DR
CORAL REEF CT
CLIPPER PL
WINDWARD WAY
LEEWARD LN
SW 49TH CT
ANCHOR CT
MARINER CT
SW 49TH ST
SW 51ST CT
SW 50TH ST
SW 51ST PL
SW 51ST ST
SW 52ND ST
0 125 250 500 750 1,000 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
GRIFFIN LIVING
DATE OF PRINT: 12/30/2025

name1	name2	add	city	state	zip	zip 4
1630 SW 4TH AVE LLC		835 NE 16 TER	FORT LAUDERI	FL	33304	4576
2484 SW 10 ST LLC		475 BRICKELL AVE #2813	MIAMI	FL	33131	
26 RESIDENCE LLC		4031 SW 54 CT	DANIA BEACH	FL	33314	
2700 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD #10	HOLLYWOOD	FL	33020	
2741HATZ LLC		9180 EQUUS CIR	BOYNTON BEA	FL	33472	
2748 SOUTH WEST REALTY LLC		811 AVENUE W	BROOKLYN	NY	11223	
2750 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD STE 10	HOLLYWOOD	FL	33020	
2857 LLC		20315 NE 15 CT	MIAMI	FL	33179	
2950 GRIFFIN ROAD LLC%	ANGELA SULEYMANOVA	4801 29TH WAY STE 6	FORT LAUDERI	FL	33312	
307-309 DANIA INC		1019 SE 8 CT	DEERFIELD BE	FL	33441	
4 WALLS RENTAL LLC		21234 NE 19 CT	MIAMI	FL	33179	
4847 ZBRE LLC		2539 AMBASSADOR AVE	COOPER CITY	FL	33026	
4935A SW 27TH LAND	TRTRSTE LLC TRSTEE	1901 W COLONIAL DR	ORLANDO	FL	32804	
4941 LLC		7561 POLK ST	HOLLYWOOD	FL	33024	
4950 DANIA LLC		19790 W DIXIE HWY STE 1001	MIAMI	FL	33180	
ABU-HASHISH,LAWRENCE		4903 WHISPERING WAY	FORT LAUDERI	FL	33312	
ADAMS,DAMON J & DONNA LYNN		4924 SW 27 AVE	FORT LAUDERI	FL	33312	6028
ADAMS,DIANE K	CASTRONOVO,PHYLLIS J	2639 SW 50 ST	FORT LAUDERI	FL	33312	6034
ADIAH,STEPHEN		4651 SW 26 TER	FORT LAUDERI	FL	33312	5764
ALDICK,ABDEL	RALDICK,GHADA	4700 SW 55 AVE	DAVIE	FL	33314	
ALEKSANDR OSTROVSKIY	TROSTROVSKIY,ALEKSANDR TRSTEE	12411 OSBORNE ST #86	PACOIMA	CA	91331	
ALTMAN,CHRISTINA L		2733 SW 47 ST	FORT LAUDERI	FL	33312	
ANDREWS,DALE A		4680 SW 27 AVE	FORT LAUDERI	FL	33312	5708
ANGRAND,EDNER & ADELINE		2716 SW 47 ST	FORT LAUDERI	FL	33312	
APONTE,MARIE ISABEL		2796 SW 46 CT	FORT LAUDERI	FL	33312	
AUTO FINANCING LLC		17145 N BAY RD #4504	SUNNY ISLES E	FL	33160	
AVERY,VIVIAN		4975 SW 28 AVE	FORT LAUDERI	FL	33312	
BAEZA,EDWARD		4731 SW 26 TER	FORT LAUDERI	FL	33312	
BARILE,CHRISTI M & LUCILLE A		5099 SW 28 AVE	FORT LAUDERI	FL	33312	5853
BARNETT,PATRICIA		4650 SW 26 AVE	FORT LAUDERI	FL	33312	5730
BARRERA,RAUL	VALLADARES,DANIA ROSA	5479 NW 184 ST	MIAMI GARDEN	FL	33055	
BBS BUILDERS, INC		1760 NW 91 TER	PLANTATION	FL	33322	
BEAUDRY,CHRISTOPHER L		4940 SW 26 AVE	FORT LAUDERI	FL	33312	
BELITSIS,DIMITRIOS		4920 SW 28 TER	FORT LAUDERI	FL	33312	
BHO18 LLC		3840 N 49 AVE	HOLLYWOOD	FL	33021	
BOGAR,JANET EST		5021 SW 29 AVE	FORT LAUDERI	FL	33312	5813
BOHADANAH,ELIYAHU		3950 SW 6 ST	FORT LAUDERI	FL	33312	2632
BOKOBZA,ERIC D & ZOHAR		4821 SW 29 AVE	FORT LAUDERI	FL	33312	
BORGIONE,ROMINA P		2732 SW 46 CT	FORT LAUDERI	FL	33312	
BORRELLI,DAMARIS	DAMARIS BORRELLI REV LIV TR	4631 SW 25 TER	FORT LAUDERI	FL	33312	5725
BOURBEAU,COLLEEN		2780 SW 46 CT	FORT LAUDERI	FL	33312	5638
BRADY,DWIGHT		11400 NW 4 CT	PLANTATION	FL	33325	
BRADY,DWIGHT		1320 SW 88 WAY	PEMBROKE PI	FL	33025	
BROUWER,ANDREW		4951 SW 27 AVE APT B	FORT LAUDERI	FL	33312	6027
BROWARD COUNTY BOARD	OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-	FORT LAUDERI	FL	33301	1801
BROWARD LAND BUYERS LLC		232NW 14 WAY	DANIA BEACH	FL	33004	
BROWN,GREGORY A & JEANNE		4634 SW 28 WAY	FORT LAUDERI	FL	33312	5613
BUBA INVESTMENTS LLC		3728 NW 88 TER	HOLLYWOOD	FL	33024	
BUCASEY,ARON H/E	BUCASEY,PERLA	4671 SW 26 TER	FORT LAUDERI	FL	33312	

BUNJEVACKI,TIJANAPEREYRA,ANTHONY		2637 SW 50 ST	FORT LAUDERI	FL	33312	
BURTON 53 LLC		5369 SW 34 AVE	FORT LAUDERI	FL	33312	
CALLAHAN,JOSEPHINE M POWELL EST		5020 SW 29 WAY	FORT LAUDERI	FL	33312	5826
CAMARAZA,JOHANA ROSADO		4910 SW 29 AVE	FORT LAUDERI	FL	33312	
CAMPUZANO,KATHY	SWOOD,RONALD A	5037 SW 28 AVE	FORT LAUDERI	FL	33312	5853
CANGRO,K & NEILA A		4649 SW 28 WAY	FORT LAUDERI	FL	33312	5612
CARDENAS,FATIMA	CELENELISBEY,GILBERTO M	2797 SW 46 CT	FORT LAUDERI	FL	33312	
CARMICHAEL,CARLEIGH	RAETHOMAS,ADAM CLAYTON	2661 SW 51 CT	FORT LAUDERI	FL	33312	
CASHFLOW VENTURES LLC		4700 SW 74 TER	DAVIE	FL	33314	
CASTELLANO,LISA	CASTELLANO,WALTER JR	4901 SW 29 AVE	FORT LAUDERI	FL	33312	5811
CATCHINGS,GLENN ANTHONY		4923 WHISPERING WAY	FORT LAUDERI	FL	33312	
CATON,STEVEN		3790 RAMBLEWOOD CT	MELBOURNE	FL	32934	
CEPEK FAMILY HOLDINGS INC		2381 GRIFFIN RD	FORT LAUDERI	FL	33312	
CERBERUS SFR HOLDINGS II LP		600 GALLERIA PKWY STE 300	ATLANTA	GA	30067	
CF & A HILL FAMILY LTD		261 SW 13 ST	DANIA BEACH	FL	33004	
CHAMBERLAIN,NANCY		2724 SW 46 PL	FORT LAUDERI	FL	33312	5656
CHESTO,DANIEL & GRACE		PO BOX 820461	PEMBROKE PI	FL	33082	0461
CHRISTINE M PROST LIV REV	TRDANIELLE AGUIAR LIV REV TR ETAL	PO BOX 290484	DAVIE	FL	33329	
CLAYTON,CHRISTINA E		4830 SW 27 AVE #B	FORT LAUDERI	FL	33312	
COLBERT,R B & JANET		4605 SW 27 TER	FORT LAUDERI	FL	33312	5606
COLLINS,BILLY JR	H/EGARCIA,EDGAR J	2756 SW 46 PL	FORT LAUDERI	FL	33312	5656
CONGDON,JANE M		512 SW 12 ST	LAKE BUTLER	FL	32054	2418
CORCHADO,LUIS A		4730 SW 29 TER #B	FORT LAUDERI	FL	33312	5659
CORDELL,THOMAS H/E	CORDELL,DAVID H/E & CORDELL,D	4601 SW 27 TER	FORT LAUDERI	FL	33312	5606
CORDERO,LUIS G	H/EZUNIGA,JAVIER E	5010 SW 29 AVE	FORT LAUDERI	FL	33312	
CRAWFORD,HERBERT F & DONNA K		4960 SW 29 AVE	FORT LAUDERI	FL	33312	5812
CREO SOLUTIONS LLC		1400 SW 87 AVE	PEMBROKE PI	FL	33025	3307
D & S MANAGEMENT LLC		2011 LEE ST	HOLLYWOOD	FL	33020	
DALONZO,DIANA M		2708 SW 46 PL	FORT LAUDERI	FL	33312	5656
DANIA BEACH LAND TR	REYES,CARLOS J TRSTEE	396 MALLARD RD	WESTON	FL	33327	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	4916 WHISPERING WAY	FORT LAUDERI	FL	33312	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	6555 POWERLINE RD STE 105	FORT LAUDERI	FL	33309	2048
DEL RIO,RAFAEL		2749 SW 47 ST	FORT LAUDERI	FL	33312	5643
DEL VALLE QUINTANA,ADRIANA H/E	PIRELA NARANJO,OSCAR DANIEL	2797 SW 47 ST	FORT LAUDERI	FL	33312	
DENIS,DONALD		4624 SW 28 AVE	FORT LAUDERI	FL	33312	5608
DEZIEL,ALAIN ARMAND		5020 SW 29 AVE	FORT LAUDERI	FL	33312	
DIAMOND,GARY W & MARY LOU		4914 SW 27 AVE	FORT LAUDERI	FL	33312	6028
DIANNE GREENFIELD TR	GREENFIELD,DIANNE TRSTEE	5061 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
DIDIO,ANTHONY P H/E	SHERWIN,MARIE ELAINA	4930 SW 26 AVE	FORT LAUDERI	FL	33312	6024
DND MANAGEMENT LLC		1915 SW 21 AVE STE B305	FORT LAUDERI	FL	33312	3104
DO AMARAL,ADRIANA FKA MEHARRY		4641 SW 25 TER	FORT LAUDERI	FL	33312	5725
DRAGOSLAVIC,GORAN		1800 W BROWARD BLVD	FORT LAUDERI	FL	33312	
DROUSKIN,IDAN		1710 SW 100 TER	DAVIE	FL	33324	7474
DROUSKIN,IDAN IZHAK		10225 SW 20 ST	DAVIE	FL	33324	7427
DRUSKIN PROPERTIES 1 LLC		2920 SW 46 CT	FORT LAUDERI	FL	33312	
DULAR,LISA		5011 SW 29 AVE	FORT LAUDERI	FL	33312	5813
DWYER,MARY JANE	DWYER,RICHARD	4621 SW 42 TER	FORT LAUDERI	FL	33314	4715

EADES,DONNA L		4711 SW 25 TER	FORT LAUDERI	FL	33312	5908
ECHEONA,XOCHIL		691 LAKE BLVD	WESTON	FL	33326	
EG SERVICES LLC		8737 ESTADA CIR	COOPER CITY	FL	33024	
ERNESTO CAMARAZA ALFARO REV TR	CAMARAZAALFARO,ERNESTO TRSTEE	13818 SW 152 ST #372	MIAMI	FL	33177	
ESPANOL,R A & ADORACION M		2631 SW 46 CT	FORT LAUDERI	FL	33312	5745
EVANS,BRENT H/E	TOMASSI,PIETRO	5001 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
EVERRET,LEATHER	TRSTEE H/ELOVING TR ETAL	2772 SW 47 ST	FORT LAUDERI	FL	33312	
FADLON,DAVID		2156 NE 62 ST	FORT LAUDERI	FL	33308	
FADLON,OFER	FADLON,RONIT	201 ANSIN BLVD UNIT A	HALLANDALE E	FL	33009	
FAY,DAVID		5018 SW 28 AVE #1-2	FORT LAUDERI	FL	33312	5845
FERREIRA PEREIRA,CHRISTIAN		2765 SW 47 ST	FORT LAUDERI	FL	33312	5843
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERI	FL	33309	3421
FORGIE,KIRSTY	KIRSTY FORGIE REV TR	5111 SW 27 TER	FORT LAUDERI	FL	33312	6117
FORK,MARY JEAN		4656 SW 28 WAY	FORT LAUDERI	FL	33312	5613
FOSTER,WANDA G		4931 SW 29 WAY	FORT LAUDERI	FL	33312	5823
FRANCOIS,REGINA	SAINTIL,LESLEY	4657 SW 28 AVE	FORT LAUDERI	FL	33312	
FRANK,SVETLANA		2741 SW 46 CT	FORT LAUDERI	FL	33312	
FREITUS,KELSEY		4947 WHISPERING WAY	FORT LAUDERI	FL	33312	
GAL,ADI		6030 HOLLYWOOD BLVD #135	HOLLYWOOD	FL	33024	
GALDORISE,WILLIAM ANTHONY		5010 SW 29 WAY	FORT LAUDERI	FL	33312	5826
GALLARDO,EUGENIO P		2724 SW 46 CT	FORT LAUDERI	FL	33312	
GAMLIEL,AMIR & EDNA		904 NE 2 ST	HALLANDALE E	FL	33009	8512
GARCIA DIAZ,RUBEN		4830 SW 29 AVE	FORT LAUDERI	FL	33312	
GEORGE & ELENA METZKES	REV TRMETZKES,ELENA TRSTEES	6383 NW 40 AVE	COCONUT CRE	FL	33073	
GEORGES,MIREILLE	PEAN,GARDY & PEAN,SHAREEN	4940 SW 28 AVE	FORT LAUDERI	FL	33312	
GERNANT,YOLANDA M		2740 SW 46 CT	FORT LAUDERI	FL	33312	5638
GIBSON,MARY LMARY	L GIBSON REV TR	4626 SW 28 WAY	FORT LAUDERI	FL	33312	5613
GMAX FL LLC		5201 RAVENSWOOD RD #114	FORT LAUDERI	FL	33312	
GONZALEZ,ELSAFERRER,ANJALI		3800 SW 29 ST # A	MIAMI	FL	33134	7338
GONZALEZ,PELEGRIN & ANA		2741 SW 47 ST	FORT LAUDERI	FL	33312	5643
GRAMMER,THOMAS D		4701 SW 25 TER	FORT LAUDERI	FL	33312	5908
GRATE,MARGARET		4721 SW 25 TER	FORT LAUDERI	FL	33312	
GRECCO,COOPER NICOLE		4919 WHISPERING WAY	DAVIE	FL	33312	
GRECO,KASSANDRA		4961 SW 29 AVE	FORT LAUDERI	FL	33312	
GREENBARG,AARON D	AARON GREENBARG REV TR	4927 WHISPERING WAY	FORT LAUDERI	FL	33312	
GREENWELL,WENDY ANNE		2725 SW 47 ST	FORT LAUDERI	FL	33312	
GUERRERO,BIANCA	GUERRERO,LUCRECIA	5071 SW 27 AVE	FORT LAUDERI	FL	33312	
GUILLEN,BENEDICTO		4700 SW 25 TER	FORT LAUDERI	FL	33312	
HAMMONDS,ROBERT LEE II		4616 SW 28 AVE	FORT LAUDERI	FL	33312	
HANNOVER,KYLE		2709 SW 46 CT	FORT LAUDERI	FL	33312	5637
HARLEY,JENNIFER M		4980 SW 29 AVE	FORT LAUDERI	FL	33312	5812
HARPER,CHERRILYN B		5487 NW 95 AVE	SUNRISE	FL	33351	7731
HERGERT,CONNIA MCONNIA	M HERGERT REV TR	4710 SW 25 TER	FORT LAUDERI	FL	33312	5909
HERNANDEZ,FRANK & PADILLA,SILVIA		4944 SW 26 TER	FORT LAUDERI	FL	33312	5938
HERNANDEZ,NICHOLAS & RACHEL		2789 SW 46 CT	FORT LAUDERI	FL	33312	
HEWITT,ROBERT		2757 SW 46 CT	FORT LAUDERI	FL	33312	5637
HICKS,NANCY L		2709 SW 47 ST	FORT LAUDERI	FL	33312	
HIGGINS,JOHN		4943 WHISPERING WAY	FORT LAUDERI	FL	33312	
HOANG,VICTOR QTSAN,MINH L		4930 SW 28 TER	FORT LAUDERI	FL	33312	

HOFFMAN,MARTIN J		50 GREENS RD	HOLLYWOOD	FL	33021	8411
HOLLYWOOD PARK	APARTMENTS NORTH LLC	407 POINCIANA DR	HALLANDALE E	FL	33009	
HOLUB,JOHN L & LORRAINE M		4999 SW 27 TER	FORT LAUDERI	FL	33312	5845
HOULE,MARCEL		2773 SW 46 CT	FORT LAUDERI	FL	33312	5637
HOUSTON,BONNIE RUTH		3720 SW 48 CT	FORT LAUDERI	FL	33312	
HUSBAND,DAN		480 NW 48 ST	FORT LAUDERI	FL	33309	
I B C R LLC		17555 COLLINS AVE #1606	SUNNY ISLES E	FL	33160	
INGRAM,JOHN B & PAMELA A	JOHN & PAMELA INGRAM REV TR	4751 SW 26 TER	FORT LAUDERI	FL	33312	5910
IONITA,ANA MARIA		4903 SW 28 TERR	FORT LAUDERI	FL	33312	
ITYA36 LLC		21304 ROCK RIDGE DR	BOCA RATON	FL	33428	
JEAN-MARY,FRITZ		2732 SW 46 PL	FORT LAUDERI	FL	33312	
JOAN ALICE LEHMAN REV	TRLEHMAN,JOAN ALICE TRSTEE	2880 NE 14 ST #913	POMPANO BEA	FL	33062	3659
JOHANSON,JARED		2781 SW 46 CT	FORT LAUDERI	FL	33312	
JOHN,SARAMMA VMATHAI,JOHN V		19 WASHINGTON DR	LINDENHURST	NY	11757	
JOHNSON,DARYLDYK,MEGAN VAN		4950 SW 29 WAY	FORT LAUDERI	FL	33312	
JONES,CLIFTON & JERLONDA	JONES FAM REV TR	4920 SW 29 AVE	FORT LAUDERI	FL	33312	5812
JOSEPHINE D BOVIE REV LIV	TRBOVIE,JOSEPHINE D TRSTEE	2695 SW 121 TER	DAVIE	FL	33330	
JUVIEL,NELSON A ZERQUERA	H/EPEREZ,ROXANA ALONSO	2732 SW 47 ST	FORT LAUDERI	FL	33312	
K & K GROUP 4885 LLC		8040 VARNA AVE	LOS ANGELES	CA	91402	
K E 2700 LLC		2700 GRIFFIN RD	DAVIE	FL	33312	
KADOCH,AARON HERRERA	LOBATON,PAMELA	4731 SW 25 AVE	FORT LAUDERI	FL	33312	5906
KAMER,CLAUDIA & PETER	M H/EKAMER,PAUL	4626 SW 27 AVE	DANIA BEACH	FL	33332	
KANJIRATHUMKAL,JIJI	KANJIRATHUMKAL,JOHN	4911 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
KARP,HENRY & DEBRA		5081 SW 27 AVE	FORT LAUDERI	FL	33312	6029
KATZ,DAVID		550 NE 172 ST	NORTH MIAMI I	FL	33162	
KEMETHER,DAVID		4480 SW 34 TER	FORT LAUDERI	FL	33312	
KEY,STEPHEN ANDREW JR		2749 SW 46 CT	FORT LAUDERI	FL	33312	
KGS FLORIDA LLC		3781 W STATE RD 84 #102	DAVIE	FL	33312	
KHACHATRYAN,JACOB HAYK		8040 VERNA AVE	PANORAMA CI	CA	91402	
KHARDAS,BORIS & BETTI		4930 SW 29 AVE	FORT LAUDERI	FL	33312	
KOSS,DOREEN		5055 SW 28 AVE	FORT LAUDERI	FL	33312	5853
KRIVOSHAPKIN,OLEG	KRIVOSHAPKINA,NADEZHDA	5080 SW 28 AVE	FORT LAUDERI	FL	33312	
KRZEMINSKI,CATHERINE	AKRZEMINSKI,JOHN	2630 SW 51 ST	FORT LAUDERI	FL	33312	6037
KYLIE INVESTMENT LLC		702 BREAKWATER TER	SEBASTIAN	FL	32958	
LA ROC,DANA M		2641 SW 46 CT	FORT LAUDERI	FL	33312	
LABONTE,ROGER L & JULIA		5070 SW 28 AVE	FORT LAUDERI	FL	33312	5854
LAINEZ,MIRIAM		4907 WHISPERING WAY	FORT LAUDERI	FL	33312	
LAMBERT,CARLA L		5030 SW 29 AVE	FORT LAUDERI	FL	33312	
LANDRY,THOMAS P		4711 SW 26 TER	FORT LAUDERI	FL	33312	
LAWHORN-BENNETT,TAMMIE R		4650 SW 27 AVE	FORT LAUDERI	FL	33312	
LAWRENCE,EVELYN		5105 SW 27 TER	FORT LAUDERI	FL	33312	
LAWSON,JAMES		4991 SW 27 TER	FORT LAUDERI	FL	33312	
LEE,JEFFREY	LEE,KIRSTEN LESLIE	412 VENADO DR	SANTA BARDA	CA	93111	
LESMOND,ALDERMAN ROWE N		5072 SW 28 TER	FORT LAUDERI	FL	33312	
LILLIAN M BARRON REV	TRBARRON,LILLIAN TRSTEE	8541 SW 30 ST	DAVIE	FL	33328	1807
LISBEY,HILBERTO A & ACELITA L		2772 SW 46 CT	FORT LAUDERI	FL	33312	5638
LONESKE,REBECCA		4901 SW 27 AVE	FORT LAUDERI	FL	33312	
LOZANO,MICHAEL		4971 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
LUCKLY LOTS LLC		1560 NE 205 TER	MIAMI	FL	33179	
LYNCH,KIMBERLY		5091 SW 26 AVE	FORT LAUDERI	FL	33312	7419

M F & VICTORIA A MARRALE REV	TRMARRALE,MICHAEL & VICTORIA A TRS	6000 SW 55 ST	DAVIE	FL	33314	
MALIKMO LLC		899 N SUMMIT ST	CRESCENT CIT	FL	32112	
MANCINI,DAWN M		4900 SW 28 AVE	FORT LAUDERI	FL	33312	5852
MARGOLES,GLENN T & JEAN KAHLE		939 TYLER ST	HOLLYWOOD	FL	33019	1301
MARQUEZ,ASHLEY YOUNG	ROSEVEGA,EDGAR B	4730 SW 25 TER	FORT LAUDERI	FL	33312	
MARQUEZ,LINA MARIA		4985 SW 27 TER	FORT LAUDERI	FL	33312	
MARREN,PAUL J		4981 SW 27 AVE	FORT LAUDERI	FL	33312	6027
MARTINEZ,CARLOS L	H/EMARTINEZ,ANIELKA M	5000 SW 29 WAY	FORT LAUDERI	FL	33312	5826
MARY P RICHARDS REV	TRRICHARDS,MARY P TRSTEE	3066 BRISTLECONE RD	AVON PARK	FL	33825	
MAYO 23 LLC		10400 NW 30 CT #308	SUNRISE	FL	33322	
MCEACHIN,ONEIDA	H/EMCEACHIN,RYAN	4939 WHISPERING WAY	FORT LAUDERI	FL	33312	
MCGOWAN,DENNIS R	SAVER,SUSAN T	2725 SW 46 PL	FORT LAUDERI	FL	33312	5655
MCLEAN,DANA LYNNE & ZACHARY E		4710 SW 27 AVE	FORT LAUDERI	FL	33312	
MCMAHON,LESLIE & MAJOVSKY,JURAJ		740 ELLIOTT PL	COUPEVILLE	WA	98239	4014
MEDVEDEVA,ELENA		1835 E HALLANDALE BEACH E	HALLANDALE E	FL	33009	4619
MEGNAUTH,DEOKUMAR	H/ERONNAN,ASHLEY	4761 SW 26 TER	FORT LAUDERI	FL	33312	
MEKAITTEN,ASSAF		1 FOXFIRE RD APT 1	HOLLYWOOD	FL	33021	1729
MENASCHE,MORRIS		570 STONEMONT DR	WESTON	FL	33326	
MESTRES,CIRO JR & MARY		604 RIVERSIDE DR #6B	NEW YORK	NY	10031	
MIJARES,HUMBERTO LUIS FUSTES		2788 SW 47 ST	FORT LAUDERI	FL	33312	
MIL PROPERTIES INC		2302 N 37 AVE	HOLLYWOOD	FL	33021	3603
MILLER,CHRISTIAN		2725 SW 46 CT	FORT LAUDERI	FL	33312	5637
MIRACLE 55 LLC		3291.5 SW 44TH ST	FORT LAUDERI	FL	33312	
MOLINO,WILLIAM J		4960 SW 29 WAY	FORT LAUDERI	FL	33312	
MORA,CHRISTIAN		1495 SW 28 AVE	FORT LAUDERI	FL	33312	3944
MORA,IVAN SANTIAGO	SUAREZ,AMANDA	4884 SW 26 AVE	FORT LAUDERI	FL	33312	
MORDEHAY,DORIT		4640 SW 29 TER	FORT LAUDERI	FL	33312	
MORDES,JERRY & SUSAN		4836 SW 26 TER	FORT LAUDERI	FL	33312	
MORDY 613 INC		4750 SW 27 AVE	FORT LAUDERI	FL	33312	
MULDOON,MICHAEL		4610 SW 26 TER	FORT LAUDERI	FL	33312	
N & D HOLDING INC		5310 W STATE ROAD 84	FORT LAUDERI	FL	33314	1240
NADLAN INVESTMENTS LLC		1201 N STATE RD 7 STE 100	LAUDERHILL	FL	33313	
NANAN,CLYDELONG	ISLAND INVESTMENT GROUP LLC	260 NW 14 WAY	DANIA BEACH	FL	33004	
NANCY J CHILDS TR	CHILDS,NANCY J TRSTEE	520 FRONT ST	MARION	MA	02738	
NAPO,JACQUELINE		2788 SW 46 CT	FORT LAUDERI	FL	33312	5638
NEASE,ABBY H/E	EVANS,CHRISTOPHER	4921 SW 29 AVE	FORT LAUDERI	FL	33312	
NELSON-BLAKE,SHERINE C		4670 SW 27 AVE	FORT LAUDERI	FL	33312	
NELSON,BONICE S		2740 SW 47 ST	FORT LAUDERI	FL	33312	
NEW BHNV DANIA 2 LLC		5430 SW 25 AVE	FORT LAUDERI	FL	33312	
NIKOGHOSYAN,LUIZA		4625 SW 27 AVE	FORT LAUDERI	FL	33312	
NJARAVELIL,JOHNY		5354 N STERLING RANCH CIR	DAVIE	FL	33314	
NUNEZ,GEORGE		4935 SW 27 TER	FORT LAUDERI	FL	33312	5845
OBYMAKO,MICHAEL	H/EYIN,DONGXIAN	2645 SW 49 CT	FORT LAUDERI	FL	33312	
OE INVESTMENTS LLC		5373 SW 32 WAY	FORT LAUDERI	FL	33312	
OGBUAGU,HENRY M & CYNTHIA		2757 SW 47 ST	FORT LAUDERI	FL	33312	5643
ORDONEZ,CARLOS	H/EORDONEZ,GERMAN	2733 SW 46 CT	FORT LAUDERI	FL	33312	
OVIEDO,JENNIFER		2621 SW 49 CT	FORT LAUDERI	FL	33312	
OWENS,DAVID R		5041 SW 28 TER	FORT LAUDERI	FL	33312	5807

OWINGS,MERI		5081 SW 28 AVE	FORT LAUDERI	FL	33312	
PACIFICO,SARAH JANE		4820 SW 29 AVE	FORT LAUDERI	FL	33312	5810
PAOLETTI,VICTORIA		4640 SW 27 AVE	FORT LAUDERI	FL	33312	
PARDO,MARIA L		2796 SW 47 ST	FORT LAUDERI	FL	33312	
PARRA VIELMA,EDWARS J	SANCHEZ,MERCEDES SOLANGE	2708 SW 46 CT	FORT LAUDERI	FL	33312	
PAUL COHEN REV TR	GOLDENBERG,SANDY TRSTEE	20201 E COUNTRY CLUB DR #	AVENTURA	FL	33180	
PERKINS,JANICE M		2779 GRIFFIN RD	FORT LAUDERI	FL	33312	
PETRARCA,J C & KATHLEEN A		4661 SW 25 TER	FORT LAUDERI	FL	33312	5725
PETTERSEN,DOLYRES G		4660 SW 27 AVE	FORT LAUDERI	FL	33312	
PIERRE'S ROOFING COMPANY		5101 SW 40 AVE	DANIA BEACH	FL	33314	
PLACA,ROBERT JR		4913 SW 27 TER	FORT LAUDERI	FL	33312	
POLANCO,LINDA S		5001 SW 29 AVE	FORT LAUDERI	FL	33312	5813
POWMESAMY,DANA LATCHMI	H/EPOWMESAMY,LEARIE	4911 SW 26 AVE #1-2	FORT LAUDERI	FL	33312	
POZADA,ELIZABETH G	H/EPOZADA,CARLOMAGNO TOMAS	4688 SW 29 TER #1-2	FORT LAUDERI	FL	33312	
PREMIER LM GROUP LLC		3650 SW 61 TER	MIRAMAR	FL	33023	
PRICE,THOMAS W &	DIANAPRICE,THOMAS A	1413 ARGONAUT ISLE	DANIA BEACH	FL	33004	2327
PROLIFIC TECHNOLOGIES LLC		15800 NE 14 CT	MAIMI	FL	33179	
PUERTA,GUILLERMO		2756 SW 47 ST	FORT LAUDERI	FL	33312	
RAMIREZ,IRIS		3916 HAYES ST	HOLLYWOOD	FL	33021	
RAMIREZ,LUPITA		2748 SW 46 PL	FORT LAUDERI	FL	33312	
RAPPOLI,JAMES J & SUSAN J		5019 SW 28 AVE	FORT LAUDERI	FL	33312	5853
RAYMOND LAWRENCE SHORE	LIV TRMARIA ROSE SHORE LIV TR	10801 SW 29 PL	DAVIE	FL	33328	
REDMOND,RICHARD D		5079 SW 28 TER	FORT LAUDERI	FL	33312	5807
RENAUD,MARJORIE		2717 SW 47 ST	FORT LAUDERI	FL	33312	
RICHARD J WEINSTEIN REV TR		8046 N SAVANNAH CIR	DAVIE	FL	33328	
RICHARDSON,TERRIS		2650 SW 50 ST	FORT LAUDERI	FL	33312	
RITCHIE,JOSEPH WILLIAM		2773 SW 47 ST	FORT LAUDERI	FL	33312	
RITTER,PATRICK A & SUSAN J		4621 SW 26 TER	FORT LAUDERI	FL	33312	5764
RIVERA,JOSHUA APARICIO	CORRAL,JESIKA D OLIVA	2611 SW 50 ST	FORT LAUDERI	FL	33312	
ROBERGE,JOEL	H/EROBERGE,EDWARD	4930 SW 27 AVE	FORT LAUDERI	FL	33312	
ROBINSON,ROBERTA J		4632 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODESKY,LARRY & GEORGINA		4891 SW 26 AVE	FORT LAUDERI	FL	33312	5901
RODRIGUEZ,JEFFREY		5050 SW 27 AVE	FORT LAUDERI	FL	33312	
RODRIGUEZ,JORGE	H/ERENTEL,MARIA E ETAL	4608 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODRIGUEZ,JUAN CARLOS & LIGIA		2789 SW 47 ST	FORT LAUDERI	FL	33312	5643
RODRIGUEZ,PETER J		4954 SW 28 AVE	FORT LAUDERI	FL	33312	5852
ROGER M HARRISON REV	TRHARRISON,ROGER M TRSTEE	4970 SW 28 TER	FORT LAUDERI	FL	33312	
ROGERS,SUSAN A		5000 SW 29 AVE	FORT LAUDERI	FL	33312	5814
ROMA,JOSEPHFOLIGNO,NICOLE		5117 SW 27 TER	FORT LAUDERI	FL	33312	6117
ROS,EDUARDO JR		4721 SW 25 AVE	FORT LAUDERI	FL	33312	
ROSENBERGER,BRIAN CARLL	H/EROSENBERGER,LUZ IVETTE	4935 WHISPERING WAY	FORT LAUDERI	FL	33312	5756
ROSS,JOHN V		4911 WHISPERING WAY	FORT LAUDERI	FL	33312	
RYLES,DEBBIE L		4921 SW 29 WAY	FORT LAUDERI	FL	33312	
SAAVEDRA,MARILYS N & NICHOLAS		4625 SW 28 AVE	FORT LAUDERI	FL	33312	
SALAS MONTES,ELBA KATHERINE	CHAREM MOUDABBES,MOHAMED Y	4970 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SALAS,JEANETTE	ESCOBAR,CARLOS	4911 SW 29 WAY	FORT LAUDERI	FL	33312	
SANABRIA,RIGOBERTO		4730 SW 27 AVE	FORT LAUDERI	FL	33312	5903
SANCHEZ,JULIO & MARGARITA		3713 MCKINLEY ST	HOLLYWOOD	FL	33021	
SANDERS,JOHN	JOHN SANDERS TR	2631 SW 51 ST	FORT LAUDERI	FL	33312	
SARDINA,VIENGSOUK P		4926 SW 27 AVE	FORT LAUDERI	FL	33312	

SAWYER,MICHAEL DANE		4911 SW 27 AVE	FORT LAUDERI	FL	33312	
SCHEBOVITZ,NIKI		5241 SW 32 AVE	FORT LAUDERI	FL	33312	
SCHERRER,LAWRENCE E & DEBORAH M		4980 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SCHONWETTER,SAMUEL R & DAWN L		3189 CLEVELAND ST	HOLLYWOOD	FL	33021	
SCHOTT,DAVID OWEN		2624 SW 49 CT	FORT LAUDERI	FL	33312	6033
SCOTT,ANDREW JOHN		2764 SW 46 CT	FORT LAUDERI	FL	33312	5638
SCULLY,JACQUELINE T		4930 SW 28 AVE	FORT LAUDERI	FL	33312	5852
SDC DEVELOPMENT & TRUST LLC		2900 GRIFFIN RD	DAVIE	FL	33312	
SDS DEVELOPMENT & TRUST LLC		5256 SW 38 AVE	FORT LAUDERI	FL	33312	
SHARABI,SHACHAR		4837 SW 28 AVE # 3	FORT LAUDERI	FL	33312	5849
SHESHBESH 5 LLC		2974 GRIFFIN RD UNIT 6	FORT LAUDERI	FL	33312	
SHIGETANI,YUICHI		4999 SW 26 AVE	FORT LAUDERI	FL	33312	6077
SHNICER,EVGENIYA VALERYEVNA		4915 WHISPERING WAY	FORT LAUDERI	FL	33312	
SHORT,MONA M		4640 SW 28 WAY	FORT LAUDERI	FL	33312	5613
SHULTZ,SHERRIE L	SARTIN,CARL D JR	5031 SW 29 AVE	FORT LAUDERI	FL	33312	5813
SHUMILIN,MADINA & ALEXANDR		2697 SW 51 CT	FORT LAUDERI	FL	33312	
SIMONE,DEBRA	SIMONE,EMMANUEL	4831 SW 29 AVE	FORT LAUDERI	FL	33312	
SMITH,LISA MARIE		4990 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SNI PROPERTIES LLC		2165 VAN BUREN ST #1407	HOLLYWOOD	FL	33020	
SOFFER LEGACY LLC		21051 BLACK MAPLE LN	BOCA RATON	FL	33428	1708
SOT HOUSING LLC		5650 STIRLING RD #4	HOLLYWOOD	FL	33021	
SRP SUB LLC		1717 MAIN ST #2000	DALLAS	TX	75201	
STARVISH,RONALD		2680 SW 51 ST	FORT LAUDERI	FL	33312	
STEWART,JENNIFER L		4891 SW 28 AVE	FORT LAUDERI	FL	33312	
SUAREZ,JOANA H/E	VERA,JOHN A & RICARDA	5040 SW 29 AVE	FORT LAUDERI	FL	33312	5814
SWANN,SINDY		4930 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SYNCSUITES DOGS LLC		7901 4 ST N STE 300	SAINT PETERS	FL	33702	
TAGGART,THOMAS J		4940 SW 29 WAY	FORT LAUDERI	FL	33312	5824
TALAMO,DIEGO M		4681 SW 26 TER	FORT LAUDERI	FL	33312	
TREBOL TRTALLIN LLC TRSTEE		PO BOX 1720	DANIA BEACH	FL	33004	
TRIANA,MARIA DEL ROSARIO	FERNANDEZ,AMAYA LAZARA MARTINEZ	2717 SW 46 CT	FORT LAUDERI	FL	33312	
TRIBOLETTI,DANIEL P	DANIEL P TRIBOLETTI REV TR	4891 SW 27 AVE	FORT LAUDERI	FL	33312	5932
TRIVINO JIMENEZ,CECILIO ANTONIO		4960 SW 28 TER	FORT LAUDERI	FL	33312	
TROPICAL ACRES STEAK HOUSE		2500 GRIFFIN ROAD	FORT LAUDERI	FL	33312	5999
TURTLE BAY RESERVE LLC		2724 SW 47 ST	DANIA BEACH	FL	33004	
TWIN HARBORS PROPERTY MGT LLC		3020 SW 187TH TER	MIRAMAR	FL	33029	5848
UNITARIAN UNIVERSALIST	CONGREGATION OF F LAUDERDALE INC	2810 GRIFFIN RD	FORT LAUDERI	FL	33312	5842
URTECHO,JOSE & LORI		5050 SW 29 AVE	FORT LAUDERI	FL	33312	
VALENCIA,HERNEY M H/E	VALENCIA,MELISSA M	4951 SW 29 AVE	FORT LAUDERI	FL	33312	5811
VASQUEZ FAM REV TR	VASQUEZ,WILMER & PATRICIA TRSTEE	404 BRIARWOOD CIR	HOLLYWOOD	FL	33024	
VAYNER,SHLOMO		4955 SW 28 AVE	FORT LAUDERI	FL	33312	
VAZQUEZ,OSWALDO & JULIA E		6420 ALLEN ST	HOLLYWOOD	FL	33024	
VELEZ,CHRISTOPHER A		9009 GERALD DR # 2128	CHARLOTTE	NC	28217	3080
VERRILLI,SALVATORE		2890 GRIFFIN RD STE 5	FORT LAUDERI	FL	33312	
VIE & FAMILY RENTALS LLC		6579 COBIA CIRCLE	BOYNTON BEA	FL	33437	
VILLA,MATTHEW P		4641 SW 28 WAY	FORT LAUDERI	FL	33312	5612

WARD,ROBERT G JR		4877 SW 28 TER	FORT LAUDERI	FL	33312	5803
WAREHAM,ROSANNA	WAREHAM,WILLIAM J H/E ETAL	4851 SW 29 AVE	FORT LAUDERI	FL	33312	5809
WEINSTEIN,RONALD M		1330 W AVE #2911	MIAMI BEACH	FL	33139	
WEINSTEIN,RONALD MITCHELL		1330 WEST AVE #2911	MIAMI BEACH	FL	33139	
WELLS,STEVEN L	H/EWELLS,ANAYANSI	2716 SW 46 PL	FORT LAUDERI	FL	33312	5656
WESTFALL,CHERYL		4900 SW 29 AVE	FORT LAUDERI	FL	33312	5812
WETTERER,JACQUELINE		4940 SW 29 AVE	FORT LAUDERI	FL	33312	
WHISPERING OAKS COMMTY ASSN	INC% PROPERTY KEEPERS MGMT LLC	6555 POWERLINE ROAD SUITI	FORT LAUDERI	FL	33309	
WHITE,COREY MAURICE	JEANLOUIS,MISOUCA CRETCHELL	4900 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	6028
WICHER,KRZYSZTOF		4881 SW 27 AVE	FORT LAUDERI	FL	33312	5932
WILDRIDGE,ROSE	ROSE WILDRIDGE REV TR	2740 SW 46 PL	FORT LAUDERI	FL	33312	5656
WILSON,CAROLYN F		4950 SW 29 AVE	FORT LAUDERI	FL	33312	
WINTERS,PAUL D		4950 SW 28 AVE	FORT LAUDERI	FL	33312	
YEAA LLC% HYB HOLDING LLC		151 N NOB HILL RD STE 455	PLANTATION	FL	33324	
YEDIDIM USA INC		872 EAST PLANTATION CIR	PLANTATION	FL	33324	
YONKER,EMILY J		4897 SW 26 AVE	FORT LAUDERI	FL	33312	5901
YOUNG,DONNA J		4941 SW 29 AVE	FORT LAUDERI	FL	33312	5811

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF BROWARD

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

1. I, Christina Mathews (Print Name), am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

_____ I am the property Owner,

OR

X I am a representative of the property owner(s), 2700 Griffin Holdings LLP and 2750 Griffin Holdings LLP, for property located at 4880 SW 28 Ave & 4901 SW 27 Ter (the "Property"), and this sworn statement pertains to the application for Vacation of Right-of-Way relating to Petition numbers RZ-034-24 in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on January 9, 2025 202_, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. For a subject property having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign was posted for each five hundred (500) feet or fraction thereof. Notwithstanding Section 610-30 (6), if I, as the owner, applicant or agent, am aware that the sign is destroyed or removed from the property, or damaged beyond full legibility, I am responsible for obtaining another sign from the city and posting the sign on the property. Prior to the Public Hearing the sign(s) shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeals, and request for review or hearings by another body. The sign information shall be changed as needed to reflect the information to be provided as specified in Section 610-30 (1).

PUBLIC HEARING NOTICE
Petition number:
Date:
Time: **7:00 PM**
Telephone number of the City's Community Development Department:
(954)924-6800 Ext. 3654

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Sworn to (or affirmed) and subscribed before me by means of physical presence, this 9 day of January, 2026, 202_, by Christina Mathews.

Signature of Notary Public – State of Florida

Print, Type/Stamp Name of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

Personally known: X

OR Produced Identification:_____

Type of Identification Produced:_____



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

GRIFFIN LIVING
DATE OF PRINT: 12/30/2025

CITY OF DANIA BEACH
PUBLIC HEARING NOTICE
WEDNESDAY, JANUARY 21, 2026

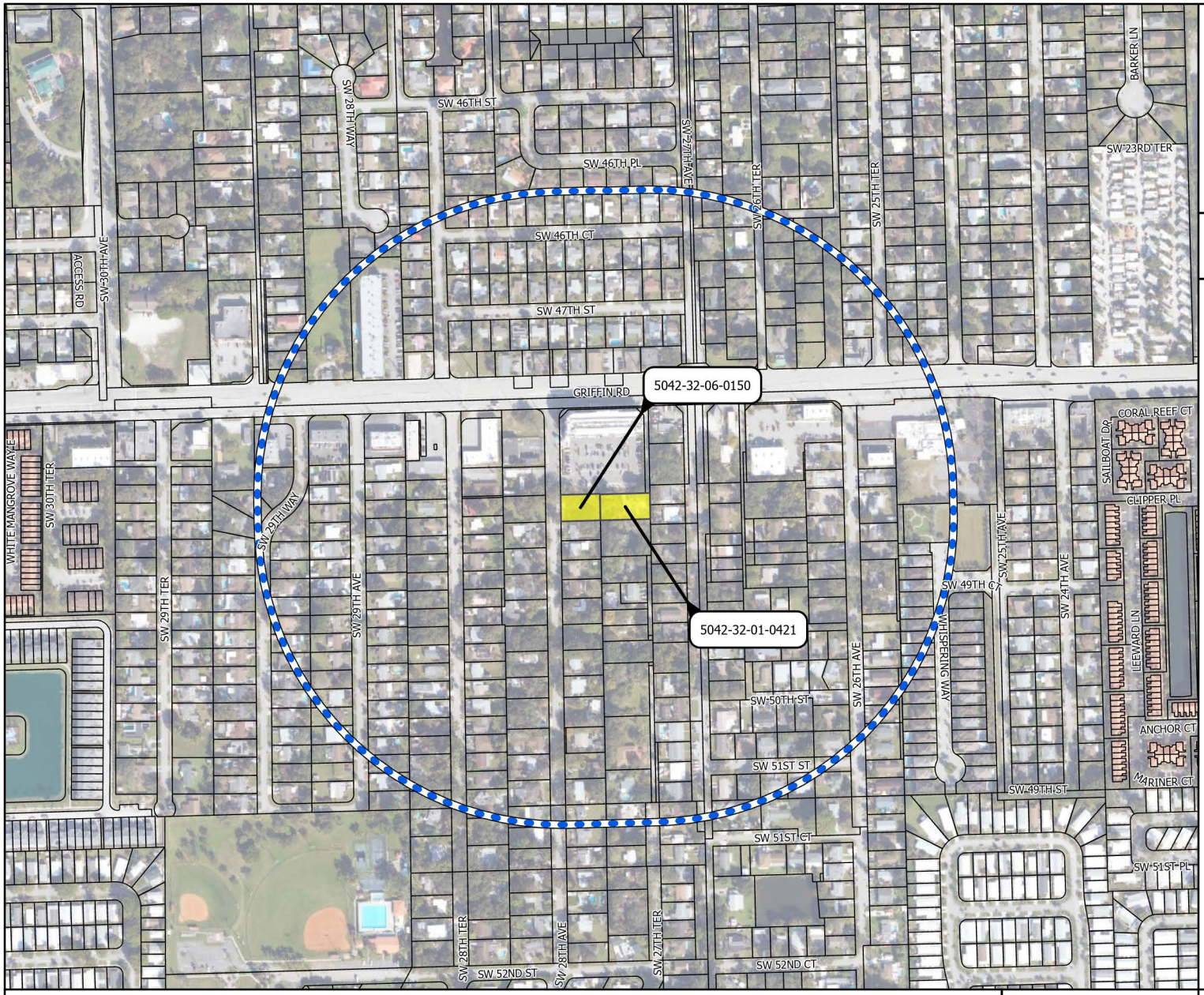
THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

PLACE	|	City Commission Chamber Dania Beach City Hall 100 West Dania Beach City Hall Dania Beach, FL 33004
TIME	|	7:00 PM
PROJECT	|	Griffin Living Rezoning
OWNER	|	2700 Griffin Holdings LLLP
LOCATION	|	4880 SW 26 Avenue & 4931 SW 27 Terrace
REQUEST	|	Rezone for two properties from Two-Family Residential District (RS-8003) and Single-Family 6080 Residential to Planned Residential Development District (PRD-1).
FILE #	|	RZ-03424



For more information, please visit our website http://daniabeachfl.gov or call (954) 924-6800 x 3752


CITY OF DANIA BEACH
PUBLIC HEARING NOTICE
WEDNESDAY, JANUARY 21, 2026
THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS
PLACE
TIME
PROJECT
OWNER
LOCATION
REQUEST
FILE #



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
RZ-34-24

FOLIO:
5042-32-06-0150;
5042-32-01-0421

ADDRESS:
4880 SW 28 Ave

REQUEST:
Rezoning

Legend

- Dania Beach Boundary
- Parcels
- Proposed Parcels
- 1,000 ft Buffer

N

Date: 12/19/2025

When Printed on 8 1/2" x 11"
1 inch equals 500 feet

0 250 500 750 Feet

Florida Technical Consultants

name1	name2	add	city	state	zip	zip 4
1630 SW 4TH AVE LLC		835 NE 16 TER	FORT LAUDERI	FL	33304	4576
2484 SW 10 ST LLC		475 BRICKELL AVE #2813	MIAMI	FL	33131	
26 RESIDENCE LLC		4031 SW 54 CT	DANIA BEACH	FL	33314	
2700 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD #10	HOLLYWOOD	FL	33020	
2741HATZ LLC		9180 EQUUS CIR	BOYNTON BEA	FL	33472	
2748 SOUTH WEST REALTY LLC		811 AVENUE W	BROOKLYN	NY	11223	
2750 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD STE 10	HOLLYWOOD	FL	33020	
2857 LLC		20315 NE 15 CT	MIAMI	FL	33179	
2950 GRIFFIN ROAD LLC%	ANGELA SULEYMANOVA	4801 29TH WAY STE 6	FORT LAUDERI	FL	33312	
307-309 DANIA INC		1019 SE 8 CT	DEERFIELD BE	FL	33441	
4 WALLS RENTAL LLC		21234 NE 19 CT	MIAMI	FL	33179	
4847 ZBRE LLC		2539 AMBASSADOR AVE	COOPER CITY	FL	33026	
4935A SW 27TH LAND	TRTRSTE LLC TRSTEE	1901 W COLONIAL DR	ORLANDO	FL	32804	
4941 LLC		7561 POLK ST	HOLLYWOOD	FL	33024	
4950 DANIA LLC		19790 W DIXIE HWY STE 1001	MIAMI	FL	33180	
ABU-HASHISH,LAWRENCE		4903 WHISPERING WAY	FORT LAUDERI	FL	33312	
ADAMS,DAMON J & DONNA LYNN		4924 SW 27 AVE	FORT LAUDERI	FL	33312	6028
ADAMS,DIANE K	CASTRONOVO,PHYLLIS J	2639 SW 50 ST	FORT LAUDERI	FL	33312	6034
ADIAH,STEPHEN		4651 SW 26 TER	FORT LAUDERI	FL	33312	5764
ALDICK,ABDEL	RALDICK,GHADA	4700 SW 55 AVE	DAVIE	FL	33314	
ALEKSANDR OSTROVSKIY	TROSTROVSKIY,ALEKSANDR TRSTEE	12411 OSBORNE ST #86	PACOIMA	CA	91331	
ALTMAN,CHRISTINA L		2733 SW 47 ST	FORT LAUDERI	FL	33312	
ANDREWS,DALE A		4680 SW 27 AVE	FORT LAUDERI	FL	33312	5708
ANGRAND,EDNER & ADELINE		2716 SW 47 ST	FORT LAUDERI	FL	33312	
APONTE,MARIE ISABEL		2796 SW 46 CT	FORT LAUDERI	FL	33312	
AUTO FINANCING LLC		17145 N BAY RD #4504	SUNNY ISLES E	FL	33160	
AVERY,VIVIAN		4975 SW 28 AVE	FORT LAUDERI	FL	33312	
BAEZA,EDWARD		4731 SW 26 TER	FORT LAUDERI	FL	33312	
BARILE,CHRISTI M & LUCILLE A		5099 SW 28 AVE	FORT LAUDERI	FL	33312	5853
BARNETT,PATRICIA		4650 SW 26 AVE	FORT LAUDERI	FL	33312	5730
BARRERA,RAUL	VALLADARES,DANIA ROSA	5479 NW 184 ST	MIAMI GARDEN	FL	33055	
BBS BUILDERS, INC		1760 NW 91 TER	PLANTATION	FL	33322	
BEAUDRY,CHRISTOPHER L		4940 SW 26 AVE	FORT LAUDERI	FL	33312	
BELITSIS,DIMITRIOS		4920 SW 28 TER	FORT LAUDERI	FL	33312	
BHO18 LLC		3840 N 49 AVE	HOLLYWOOD	FL	33021	
BOGAR,JANET EST		5021 SW 29 AVE	FORT LAUDERI	FL	33312	5813
BOHADANAH,ELIYAHU		3950 SW 6 ST	FORT LAUDERI	FL	33312	2632
BOKOBZA,ERIC D & ZOHAR		4821 SW 29 AVE	FORT LAUDERI	FL	33312	
BORGIONE,ROMINA P		2732 SW 46 CT	FORT LAUDERI	FL	33312	
BORRELLI,DAMARIS	DAMARIS BORRELLI REV LIV TR	4631 SW 25 TER	FORT LAUDERI	FL	33312	5725
BOURBEAU,COLLEEN		2780 SW 46 CT	FORT LAUDERI	FL	33312	5638
BRADY,DWIGHT		11400 NW 4 CT	PLANTATION	FL	33325	
BRADY,DWIGHT		1320 SW 88 WAY	PEMBROKE PI	FL	33025	
BROUWER,ANDREW		4951 SW 27 AVE APT B	FORT LAUDERI	FL	33312	6027
BROWARD COUNTY BOARD	OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-	FORT LAUDERI	FL	33301	1801
BROWARD LAND BUYERS LLC		232NW 14 WAY	DANIA BEACH	FL	33004	
BROWN,GREGORY A & JEANNE		4634 SW 28 WAY	FORT LAUDERI	FL	33312	5613
BUBA INVESTMENTS LLC		3728 NW 88 TER	HOLLYWOOD	FL	33024	
BUCASEY,ARON H/E	BUCASEY,PERLA	4671 SW 26 TER	FORT LAUDERI	FL	33312	

BUNJEVACKI,TIJANAPEREYRA,ANTHONY		2637 SW 50 ST	FORT LAUDERI	FL	33312	
BURTON 53 LLC		5369 SW 34 AVE	FORT LAUDERI	FL	33312	
CALLAHAN,JOSEPHINE M POWELL EST		5020 SW 29 WAY	FORT LAUDERI	FL	33312	5826
CAMARAZA,JOHANA ROSADO		4910 SW 29 AVE	FORT LAUDERI	FL	33312	
CAMPUZANO,KATHY	SWOOD,RONALD A	5037 SW 28 AVE	FORT LAUDERI	FL	33312	5853
CANGRO,K & NEILA A		4649 SW 28 WAY	FORT LAUDERI	FL	33312	5612
CARDENAS,FATIMA	CELENELISBEY,GILBERTO M	2797 SW 46 CT	FORT LAUDERI	FL	33312	
CARMICHAEL,CARLEIGH	RAETHOMAS,ADAM CLAYTON	2661 SW 51 CT	FORT LAUDERI	FL	33312	
CASHFLOW VENTURES LLC		4700 SW 74 TER	DAVIE	FL	33314	
CASTELLANO,LISA	CASTELLANO,WALTER JR	4901 SW 29 AVE	FORT LAUDERI	FL	33312	5811
CATCHINGS,GLENN ANTHONY		4923 WHISPERING WAY	FORT LAUDERI	FL	33312	
CATON,STEVEN		3790 RAMBLEWOOD CT	MELBOURNE	FL	32934	
CEPEK FAMILY HOLDINGS INC		2381 GRIFFIN RD	FORT LAUDERI	FL	33312	
CERBERUS SFR HOLDINGS II LP		600 GALLERIA PKWY STE 300	ATLANTA	GA	30067	
CF & A HILL FAMILY LTD		261 SW 13 ST	DANIA BEACH	FL	33004	
CHAMBERLAIN,NANCY		2724 SW 46 PL	FORT LAUDERI	FL	33312	5656
CHESTO,DANIEL & GRACE		PO BOX 820461	PEMBROKE PI	FL	33082	0461
CHRISTINE M PROST LIV REV	TRDANIELLE AGUIAR LIV REV TR ETAL	PO BOX 290484	DAVIE	FL	33329	
CLAYTON,CHRISTINA E		4830 SW 27 AVE #B	FORT LAUDERI	FL	33312	
COLBERT,R B & JANET		4605 SW 27 TER	FORT LAUDERI	FL	33312	5606
COLLINS,BILLY JR	H/EGARCIA,EDGAR J	2756 SW 46 PL	FORT LAUDERI	FL	33312	5656
CONGDON,JANE M		512 SW 12 ST	LAKE BUTLER	FL	32054	2418
CORCHADO,LUIS A		4730 SW 29 TER #B	FORT LAUDERI	FL	33312	5659
CORDELL,THOMAS H/E	CORDELL,DAVID H/E & CORDELL,D	4601 SW 27 TER	FORT LAUDERI	FL	33312	5606
CORDERO,LUIS G	H/EZUNIGA,JAVIER E	5010 SW 29 AVE	FORT LAUDERI	FL	33312	
CRAWFORD,HERBERT F & DONNA K		4960 SW 29 AVE	FORT LAUDERI	FL	33312	5812
CREO SOLUTIONS LLC		1400 SW 87 AVE	PEMBROKE PI	FL	33025	3307
D & S MANAGEMENT LLC		2011 LEE ST	HOLLYWOOD	FL	33020	
DALONZO,DIANA M		2708 SW 46 PL	FORT LAUDERI	FL	33312	5656
DANIA BEACH LAND TR	REYES,CARLOS J TRSTEE	396 MALLARD RD	WESTON	FL	33327	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	4916 WHISPERING WAY	FORT LAUDERI	FL	33312	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	6555 POWERLINE RD STE 105	FORT LAUDERI	FL	33309	2048
DEL RIO,RAFAEL		2749 SW 47 ST	FORT LAUDERI	FL	33312	5643
DEL VALLE QUINTANA,ADRIANA H/E	PIRELA NARANJO,OSCAR DANIEL	2797 SW 47 ST	FORT LAUDERI	FL	33312	
DENIS,DONALD		4624 SW 28 AVE	FORT LAUDERI	FL	33312	5608
DEZIEL,ALAIN ARMAND		5020 SW 29 AVE	FORT LAUDERI	FL	33312	
DIAMOND,GARY W & MARY LOU		4914 SW 27 AVE	FORT LAUDERI	FL	33312	6028
DIANNE GREENFIELD TR	GREENFIELD,DIANNE TRSTEE	5061 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
DIDIO,ANTHONY P H/E	SHERWIN,MARIE ELAINA	4930 SW 26 AVE	FORT LAUDERI	FL	33312	6024
DND MANAGEMENT LLC		1915 SW 21 AVE STE B305	FORT LAUDERI	FL	33312	3104
DO AMARAL,ADRIANA FKA MEHARRY		4641 SW 25 TER	FORT LAUDERI	FL	33312	5725
DRAGOSLAVIC,GORAN		1800 W BROWARD BLVD	FORT LAUDERI	FL	33312	
DROUSKIN,IDAN		1710 SW 100 TER	DAVIE	FL	33324	7474
DROUSKIN,IDAN IZHAK		10225 SW 20 ST	DAVIE	FL	33324	7427
DRUSKIN PROPERTIES 1 LLC		2920 SW 46 CT	FORT LAUDERI	FL	33312	
DULAR,LISA		5011 SW 29 AVE	FORT LAUDERI	FL	33312	5813
DWYER,MARY JANE	DWYER,RICHARD	4621 SW 42 TER	FORT LAUDERI	FL	33314	4715

EADES,DONNA L		4711 SW 25 TER	FORT LAUDERI	FL	33312	5908
ECHEONA,XOCHIL		691 LAKE BLVD	WESTON	FL	33326	
EG SERVICES LLC		8737 ESTADA CIR	COOPER CITY	FL	33024	
ERNESTO CAMARAZA ALFARO REV TR	CAMARAZAALFARO,ERNESTO TRSTEE	13818 SW 152 ST #372	MIAMI	FL	33177	
ESPANOL,R A & ADORACION M		2631 SW 46 CT	FORT LAUDERI	FL	33312	5745
EVANS,BRENT H/E	TOMASSI,PIETRO	5001 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
EVERRET,LEATHER	TRSTEE H/ELOVING TR ETAL	2772 SW 47 ST	FORT LAUDERI	FL	33312	
FADLON,DAVID		2156 NE 62 ST	FORT LAUDERI	FL	33308	
FADLON,OFER	FADLON,RONIT	201 ANSIN BLVD UNIT A	HALLANDALE E	FL	33009	
FAY,DAVID		5018 SW 28 AVE #1-2	FORT LAUDERI	FL	33312	5845
FERREIRA PEREIRA,CHRISTIAN		2765 SW 47 ST	FORT LAUDERI	FL	33312	5843
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERI	FL	33309	3421
FORGIE,KIRSTY	KIRSTY FORGIE REV TR	5111 SW 27 TER	FORT LAUDERI	FL	33312	6117
FORK,MARY JEAN		4656 SW 28 WAY	FORT LAUDERI	FL	33312	5613
FOSTER,WANDA G		4931 SW 29 WAY	FORT LAUDERI	FL	33312	5823
FRANCOIS,REGINA	SAINTIL,LESLEY	4657 SW 28 AVE	FORT LAUDERI	FL	33312	
FRANK,SVETLANA		2741 SW 46 CT	FORT LAUDERI	FL	33312	
FREITUS,KELSEY		4947 WHISPERING WAY	FORT LAUDERI	FL	33312	
GAL,ADI		6030 HOLLYWOOD BLVD #135	HOLLYWOOD	FL	33024	
GALDORISE,WILLIAM ANTHONY		5010 SW 29 WAY	FORT LAUDERI	FL	33312	5826
GALLARDO,EUGENIO P		2724 SW 46 CT	FORT LAUDERI	FL	33312	
GAMLIEL,AMIR & EDNA		904 NE 2 ST	HALLANDALE E	FL	33009	8512
GARCIA DIAZ,RUBEN		4830 SW 29 AVE	FORT LAUDERI	FL	33312	
GEORGE & ELENA METZKES	REV TRMETZKES,ELENA TRSTEES	6383 NW 40 AVE	COCONUT CRE	FL	33073	
GEORGES,MIREILLE	PEAN,GARDY & PEAN,SHAREEN	4940 SW 28 AVE	FORT LAUDERI	FL	33312	
GERNANT,YOLANDA M		2740 SW 46 CT	FORT LAUDERI	FL	33312	5638
GIBSON,MARY LMARY	L GIBSON REV TR	4626 SW 28 WAY	FORT LAUDERI	FL	33312	5613
GMAX FL LLC		5201 RAVENSWOOD RD #114	FORT LAUDERI	FL	33312	
GONZALEZ,ELSAFERRER,ANJALI		3800 SW 29 ST # A	MIAMI	FL	33134	7338
GONZALEZ,PELEGRIN & ANA		2741 SW 47 ST	FORT LAUDERI	FL	33312	5643
GRAMMER,THOMAS D		4701 SW 25 TER	FORT LAUDERI	FL	33312	5908
GRATE,MARGARET		4721 SW 25 TER	FORT LAUDERI	FL	33312	
GRECCO,COOPER NICOLE		4919 WHISPERING WAY	DAVIE	FL	33312	
GRECO,KASSANDRA		4961 SW 29 AVE	FORT LAUDERI	FL	33312	
GREENBARG,AARON D	AARON GREENBARG REV TR	4927 WHISPERING WAY	FORT LAUDERI	FL	33312	
GREENWELL,WENDY ANNE		2725 SW 47 ST	FORT LAUDERI	FL	33312	
GUERRERO,BIANCA	GUERRERO,LUCRECIA	5071 SW 27 AVE	FORT LAUDERI	FL	33312	
GUILLEN,BENEDICTO		4700 SW 25 TER	FORT LAUDERI	FL	33312	
HAMMONDS,ROBERT LEE II		4616 SW 28 AVE	FORT LAUDERI	FL	33312	
HANNOVER,KYLE		2709 SW 46 CT	FORT LAUDERI	FL	33312	5637
HARLEY,JENNIFER M		4980 SW 29 AVE	FORT LAUDERI	FL	33312	5812
HARPER,CHERRILYN B		5487 NW 95 AVE	SUNRISE	FL	33351	7731
HERGERT,CONNIA MCONNIA	M HERGERT REV TR	4710 SW 25 TER	FORT LAUDERI	FL	33312	5909
HERNANDEZ,FRANK & PADILLA,SILVIA		4944 SW 26 TER	FORT LAUDERI	FL	33312	5938
HERNANDEZ,NICHOLAS & RACHEL		2789 SW 46 CT	FORT LAUDERI	FL	33312	
HEWITT,ROBERT		2757 SW 46 CT	FORT LAUDERI	FL	33312	5637
HICKS,NANCY L		2709 SW 47 ST	FORT LAUDERI	FL	33312	
HIGGINS,JOHN		4943 WHISPERING WAY	FORT LAUDERI	FL	33312	
HOANG,VICTOR QTSAN,MINH L		4930 SW 28 TER	FORT LAUDERI	FL	33312	

HOFFMAN,MARTIN J		50 GREENS RD	HOLLYWOOD	FL	33021	8411
HOLLYWOOD PARK	APARTMENTS NORTH LLC	407 POINCIANA DR	HALLANDALE E	FL	33009	
HOLUB,JOHN L & LORRAINE M		4999 SW 27 TER	FORT LAUDERI	FL	33312	5845
HOULE,MARCEL		2773 SW 46 CT	FORT LAUDERI	FL	33312	5637
HOUSTON,BONNIE RUTH		3720 SW 48 CT	FORT LAUDERI	FL	33312	
HUSBAND,DAN		480 NW 48 ST	FORT LAUDERI	FL	33309	
I B C R LLC		17555 COLLINS AVE #1606	SUNNY ISLES E	FL	33160	
INGRAM,JOHN B & PAMELA A	JOHN & PAMELA INGRAM REV TR	4751 SW 26 TER	FORT LAUDERI	FL	33312	5910
IONITA,ANA MARIA		4903 SW 28 TERR	FORT LAUDERI	FL	33312	
ITYA36 LLC		21304 ROCK RIDGE DR	BOCA RATON	FL	33428	
JEAN-MARY,FRITZ		2732 SW 46 PL	FORT LAUDERI	FL	33312	
JOAN ALICE LEHMAN REV	TRLEHMAN,JOAN ALICE TRSTEE	2880 NE 14 ST #913	POMPANO BEA	FL	33062	3659
JOHANSON,JARED		2781 SW 46 CT	FORT LAUDERI	FL	33312	
JOHN,SARAMMA VMATHAI,JOHN V		19 WASHINGTON DR	LINDENHURST	NY	11757	
JOHNSON,DARYLDYK,MEGAN VAN		4950 SW 29 WAY	FORT LAUDERI	FL	33312	
JONES,CLIFTON & JERLONDA	JONES FAM REV TR	4920 SW 29 AVE	FORT LAUDERI	FL	33312	5812
JOSEPHINE D BOVIE REV LIV	TRBOVIE,JOSEPHINE D TRSTEE	2695 SW 121 TER	DAVIE	FL	33330	
JUVIEL,NELSON A ZERQUERA	H/EPEREZ,ROXANA ALONSO	2732 SW 47 ST	FORT LAUDERI	FL	33312	
K & K GROUP 4885 LLC		8040 VARNA AVE	LOS ANGELES	CA	91402	
K E 2700 LLC		2700 GRIFFIN RD	DAVIE	FL	33312	
KADOCH,AARON HERRERA	LOBATON,PAMELA	4731 SW 25 AVE	FORT LAUDERI	FL	33312	5906
KAMER,CLAUDIA & PETER	M H/EKAMER,PAUL	4626 SW 27 AVE	DANIA BEACH	FL	33332	
KANJIRATHUMKAL,JIJI	KANJIRATHUMKAL,JOHN	4911 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
KARP,HENRY & DEBRA		5081 SW 27 AVE	FORT LAUDERI	FL	33312	6029
KATZ,DAVID		550 NE 172 ST	NORTH MIAMI I	FL	33162	
KEMETHER,DAVID		4480 SW 34 TER	FORT LAUDERI	FL	33312	
KEY,STEPHEN ANDREW JR		2749 SW 46 CT	FORT LAUDERI	FL	33312	
KGS FLORIDA LLC		3781 W STATE RD 84 #102	DAVIE	FL	33312	
KHACHATRYAN,JACOB HAYK		8040 VERNA AVE	PANORAMA CI	CA	91402	
KHARDAS,BORIS & BETTI		4930 SW 29 AVE	FORT LAUDERI	FL	33312	
KOSS,DOREEN		5055 SW 28 AVE	FORT LAUDERI	FL	33312	5853
KRIVOSHAPKIN,OLEG	KRIVOSHAPKINA,NADEZHDA	5080 SW 28 AVE	FORT LAUDERI	FL	33312	
KRZEMINSKI,CATHERINE	AKRZEMINSKI,JOHN	2630 SW 51 ST	FORT LAUDERI	FL	33312	6037
KYLIE INVESTMENT LLC		702 BREAKWATER TER	SEBASTIAN	FL	32958	
LA ROC,DANA M		2641 SW 46 CT	FORT LAUDERI	FL	33312	
LABONTE,ROGER L & JULIA		5070 SW 28 AVE	FORT LAUDERI	FL	33312	5854
LAINEZ,MIRIAM		4907 WHISPERING WAY	FORT LAUDERI	FL	33312	
LAMBERT,CARLA L		5030 SW 29 AVE	FORT LAUDERI	FL	33312	
LANDRY,THOMAS P		4711 SW 26 TER	FORT LAUDERI	FL	33312	
LAWHORN-BENNETT,TAMMIE R		4650 SW 27 AVE	FORT LAUDERI	FL	33312	
LAWRENCE,EVELYN		5105 SW 27 TER	FORT LAUDERI	FL	33312	
LAWSON,JAMES		4991 SW 27 TER	FORT LAUDERI	FL	33312	
LEE,JEFFREY	LEE,KIRSTEN LESLIE	412 VENADO DR	SANTA BARDA	CA	93111	
LESMOND,ALDERMAN ROWE N		5072 SW 28 TER	FORT LAUDERI	FL	33312	
LILLIAN M BARRON REV	TRBARRON,LILLIAN TRSTEE	8541 SW 30 ST	DAVIE	FL	33328	1807
LISBEY,HILBERTO A & ACELITA L		2772 SW 46 CT	FORT LAUDERI	FL	33312	5638
LONESKE,REBECCA		4901 SW 27 AVE	FORT LAUDERI	FL	33312	
LOZANO,MICHAEL		4971 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
LUCKLY LOTS LLC		1560 NE 205 TER	MIAMI	FL	33179	
LYNCH,KIMBERLY		5091 SW 26 AVE	FORT LAUDERI	FL	33312	7419

M F & VICTORIA A MARRALE REV	TRMARRALE,MICHAEL & VICTORIA A TRS	6000 SW 55 ST	DAVIE	FL	33314	
MALIKMO LLC		899 N SUMMIT ST	CRESCENT CIT	FL	32112	
MANCINI,DAWN M		4900 SW 28 AVE	FORT LAUDERI	FL	33312	5852
MARGOLES,GLENN T & JEAN KAHLE		939 TYLER ST	HOLLYWOOD	FL	33019	1301
MARQUEZ,ASHLEY YOUNG	ROSEVEGA,EDGAR B	4730 SW 25 TER	FORT LAUDERI	FL	33312	
MARQUEZ,LINA MARIA		4985 SW 27 TER	FORT LAUDERI	FL	33312	
MARREN,PAUL J		4981 SW 27 AVE	FORT LAUDERI	FL	33312	6027
MARTINEZ,CARLOS L	H/EMARTINEZ,ANIELKA M	5000 SW 29 WAY	FORT LAUDERI	FL	33312	5826
MARY P RICHARDS REV	TRRICHARDS,MARY P TRSTEE	3066 BRISTLECONE RD	AVON PARK	FL	33825	
MAYO 23 LLC		10400 NW 30 CT #308	SUNRISE	FL	33322	
MCEACHIN,ONEIDA	H/EMCEACHIN,RYAN	4939 WHISPERING WAY	FORT LAUDERI	FL	33312	
MCGOWAN,DENNIS R	SAVER,SUSAN T	2725 SW 46 PL	FORT LAUDERI	FL	33312	5655
MCLEAN,DANA LYNNE & ZACHARY E		4710 SW 27 AVE	FORT LAUDERI	FL	33312	
MCMAHON,LESLIE & MAJOVSKY,JURAJ		740 ELLIOTT PL	COUPEVILLE	WA	98239	4014
MEDVEDEVA,ELENA		1835 E HALLANDALE BEACH E	HALLANDALE E	FL	33009	4619
MEGNAUTH,DEOKUMAR	H/ERONNAN,ASHLEY	4761 SW 26 TER	FORT LAUDERI	FL	33312	
MEKAITTEN,ASSAF		1 FOXFIRE RD APT 1	HOLLYWOOD	FL	33021	1729
MENASCHE,MORRIS		570 STONEMONT DR	WESTON	FL	33326	
MESTRES,CIRO JR & MARY		604 RIVERSIDE DR #6B	NEW YORK	NY	10031	
MIJARES,HUMBERTO LUIS FUSTES		2788 SW 47 ST	FORT LAUDERI	FL	33312	
MIL PROPERTIES INC		2302 N 37 AVE	HOLLYWOOD	FL	33021	3603
MILLER,CHRISTIAN		2725 SW 46 CT	FORT LAUDERI	FL	33312	5637
MIRACLE 55 LLC		3291.5 SW 44TH ST	FORT LAUDERI	FL	33312	
MOLINO,WILLIAM J		4960 SW 29 WAY	FORT LAUDERI	FL	33312	
MORA,CHRISTIAN		1495 SW 28 AVE	FORT LAUDERI	FL	33312	3944
MORA,IVAN SANTIAGO	SUAREZ,AMANDA	4884 SW 26 AVE	FORT LAUDERI	FL	33312	
MORDEHAY,DORIT		4640 SW 29 TER	FORT LAUDERI	FL	33312	
MORDES,JERRY & SUSAN		4836 SW 26 TER	FORT LAUDERI	FL	33312	
MORDY 613 INC		4750 SW 27 AVE	FORT LAUDERI	FL	33312	
MULDOON,MICHAEL		4610 SW 26 TER	FORT LAUDERI	FL	33312	
N & D HOLDING INC		5310 W STATE ROAD 84	FORT LAUDERI	FL	33314	1240
NADLAN INVESTMENTS LLC		1201 N STATE RD 7 STE 100	LAUDERHILL	FL	33313	
NANAN,CLYDELONG	ISLAND INVESTMENT GROUP LLC	260 NW 14 WAY	DANIA BEACH	FL	33004	
NANCY J CHILDS TR	CHILDS,NANCY J TRSTEE	520 FRONT ST	MARION	MA	02738	
NAPO,JACQUELINE		2788 SW 46 CT	FORT LAUDERI	FL	33312	5638
NEASE,ABBY H/E	EVANS,CHRISTOPHER	4921 SW 29 AVE	FORT LAUDERI	FL	33312	
NELSON-BLAKE,SHERINE C		4670 SW 27 AVE	FORT LAUDERI	FL	33312	
NELSON,BONICE S		2740 SW 47 ST	FORT LAUDERI	FL	33312	
NEW BHNV DANIA 2 LLC		5430 SW 25 AVE	FORT LAUDERI	FL	33312	
NIKOGHOSYAN,LUIZA		4625 SW 27 AVE	FORT LAUDERI	FL	33312	
NJARAVELIL,JOHNY		5354 N STERLING RANCH CIR	DAVIE	FL	33314	
NUNEZ,GEORGE		4935 SW 27 TER	FORT LAUDERI	FL	33312	5845
OBYMAKO,MICHAEL	H/EYIN,DONGXIAN	2645 SW 49 CT	FORT LAUDERI	FL	33312	
OE INVESTMENTS LLC		5373 SW 32 WAY	FORT LAUDERI	FL	33312	
OGBUAGU,HENRY M & CYNTHIA		2757 SW 47 ST	FORT LAUDERI	FL	33312	5643
ORDONEZ,CARLOS	H/EORDONEZ,GERMAN	2733 SW 46 CT	FORT LAUDERI	FL	33312	
OVIEDO,JENNIFER		2621 SW 49 CT	FORT LAUDERI	FL	33312	
OWENS,DAVID R		5041 SW 28 TER	FORT LAUDERI	FL	33312	5807

OWINGS,MERI		5081 SW 28 AVE	FORT LAUDERI	FL	33312	
PACIFICO,SARAH JANE		4820 SW 29 AVE	FORT LAUDERI	FL	33312	5810
PAOLETTI,VICTORIA		4640 SW 27 AVE	FORT LAUDERI	FL	33312	
PARDO,MARIA L		2796 SW 47 ST	FORT LAUDERI	FL	33312	
PARRA VIELMA,EDWARS J	SANCHEZ,MERCEDES SOLANGE	2708 SW 46 CT	FORT LAUDERI	FL	33312	
PAUL COHEN REV TR	GOLDENBERG,SANDY TRSTEE	20201 E COUNTRY CLUB DR #	AVENTURA	FL	33180	
PERKINS,JANICE M		2779 GRIFFIN RD	FORT LAUDERI	FL	33312	
PETRARCA,J C & KATHLEEN A		4661 SW 25 TER	FORT LAUDERI	FL	33312	5725
PETTERSEN,DOLYRES G		4660 SW 27 AVE	FORT LAUDERI	FL	33312	
PIERRE'S ROOFING COMPANY		5101 SW 40 AVE	DANIA BEACH	FL	33314	
PLACA,ROBERT JR		4913 SW 27 TER	FORT LAUDERI	FL	33312	
POLANCO,LINDA S		5001 SW 29 AVE	FORT LAUDERI	FL	33312	5813
POWMESAMY,DANA LATCHMI	H/EPOWMESAMY,LEARIE	4911 SW 26 AVE #1-2	FORT LAUDERI	FL	33312	
POZADA,ELIZABETH G	H/EPOZADA,CARLOMAGNO TOMAS	4688 SW 29 TER #1-2	FORT LAUDERI	FL	33312	
PREMIER LM GROUP LLC		3650 SW 61 TER	MIRAMAR	FL	33023	
PRICE,THOMAS W &	DIANAPRICE,THOMAS A	1413 ARGONAUT ISLE	DANIA BEACH	FL	33004	2327
PROLIFIC TECHNOLOGIES LLC		15800 NE 14 CT	MAIMI	FL	33179	
PUERTA,GUILLERMO		2756 SW 47 ST	FORT LAUDERI	FL	33312	
RAMIREZ,IRIS		3916 HAYES ST	HOLLYWOOD	FL	33021	
RAMIREZ,LUPITA		2748 SW 46 PL	FORT LAUDERI	FL	33312	
RAPPOLI,JAMES J & SUSAN J		5019 SW 28 AVE	FORT LAUDERI	FL	33312	5853
RAYMOND LAWRENCE SHORE	LIV TRMARIA ROSE SHORE LIV TR	10801 SW 29 PL	DAVIE	FL	33328	
REDMOND,RICHARD D		5079 SW 28 TER	FORT LAUDERI	FL	33312	5807
RENAUD,MARJORIE		2717 SW 47 ST	FORT LAUDERI	FL	33312	
RICHARD J WEINSTEIN REV TR		8046 N SAVANNAH CIR	DAVIE	FL	33328	
RICHARDSON,TERRIS		2650 SW 50 ST	FORT LAUDERI	FL	33312	
RITCHIE,JOSEPH WILLIAM		2773 SW 47 ST	FORT LAUDERI	FL	33312	
RITTER,PATRICK A & SUSAN J		4621 SW 26 TER	FORT LAUDERI	FL	33312	5764
RIVERA,JOSHUA APARICIO	CORRAL,JESIKA D OLIVA	2611 SW 50 ST	FORT LAUDERI	FL	33312	
ROBERGE,JOEL	H/EROBERGE,EDWARD	4930 SW 27 AVE	FORT LAUDERI	FL	33312	
ROBINSON,ROBERTA J		4632 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODESKY,LARRY & GEORGINA		4891 SW 26 AVE	FORT LAUDERI	FL	33312	5901
RODRIGUEZ,JEFFREY		5050 SW 27 AVE	FORT LAUDERI	FL	33312	
RODRIGUEZ,JORGE	H/ERENTEL,MARIA E ETAL	4608 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODRIGUEZ,JUAN CARLOS & LIGIA		2789 SW 47 ST	FORT LAUDERI	FL	33312	5643
RODRIGUEZ,PETER J		4954 SW 28 AVE	FORT LAUDERI	FL	33312	5852
ROGER M HARRISON REV	TRHARRISON,ROGER M TRSTEE	4970 SW 28 TER	FORT LAUDERI	FL	33312	
ROGERS,SUSAN A		5000 SW 29 AVE	FORT LAUDERI	FL	33312	5814
ROMA,JOSEPHFOLIGNO,NICOLE		5117 SW 27 TER	FORT LAUDERI	FL	33312	6117
ROS,EDUARDO JR		4721 SW 25 AVE	FORT LAUDERI	FL	33312	
ROSENBERGER,BRIAN CARLL	H/EROSENBERGER,LUZ IVETTE	4935 WHISPERING WAY	FORT LAUDERI	FL	33312	5756
ROSS,JOHN V		4911 WHISPERING WAY	FORT LAUDERI	FL	33312	
RYLES,DEBBIE L		4921 SW 29 WAY	FORT LAUDERI	FL	33312	
SAAVEDRA,MARILYS N & NICHOLAS		4625 SW 28 AVE	FORT LAUDERI	FL	33312	
SALAS MONTES,ELBA KATHERINE	CHAREM MOUDABBES,MOHAMED Y	4970 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SALAS,JEANETTE	ESCOBAR,CARLOS	4911 SW 29 WAY	FORT LAUDERI	FL	33312	
SANABRIA,RIGOBERTO		4730 SW 27 AVE	FORT LAUDERI	FL	33312	5903
SANCHEZ,JULIO & MARGARITA		3713 MCKINLEY ST	HOLLYWOOD	FL	33021	
SANDERS,JOHN	JOHN SANDERS TR	2631 SW 51 ST	FORT LAUDERI	FL	33312	
SARDINA,VIENGSOUK P		4926 SW 27 AVE	FORT LAUDERI	FL	33312	

SAWYER,MICHAEL DANE		4911 SW 27 AVE	FORT LAUDERI	FL	33312	
SCHEBOVITZ,NIKI		5241 SW 32 AVE	FORT LAUDERI	FL	33312	
SCHERRER,LAWRENCE E & DEBORAH M		4980 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SCHONWETTER,SAMUEL R & DAWN L		3189 CLEVELAND ST	HOLLYWOOD	FL	33021	
SCHOTT,DAVID OWEN		2624 SW 49 CT	FORT LAUDERI	FL	33312	6033
SCOTT,ANDREW JOHN		2764 SW 46 CT	FORT LAUDERI	FL	33312	5638
SCULLY,JACQUELINE T		4930 SW 28 AVE	FORT LAUDERI	FL	33312	5852
SDC DEVELOPMENT & TRUST LLC		2900 GRIFFIN RD	DAVIE	FL	33312	
SDS DEVELOPMENT & TRUST LLC		5256 SW 38 AVE	FORT LAUDERI	FL	33312	
SHARABI,SHACHAR		4837 SW 28 AVE # 3	FORT LAUDERI	FL	33312	5849
SHESHBESH 5 LLC		2974 GRIFFIN RD UNIT 6	FORT LAUDERI	FL	33312	
SHIGETANI,YUICHI		4999 SW 26 AVE	FORT LAUDERI	FL	33312	6077
SHNICER,EVGENIYA VALERYEVNA		4915 WHISPERING WAY	FORT LAUDERI	FL	33312	
SHORT,MONA M		4640 SW 28 WAY	FORT LAUDERI	FL	33312	5613
SHULTZ,SHERRIE L	SARTIN,CARL D JR	5031 SW 29 AVE	FORT LAUDERI	FL	33312	5813
SHUMILIN,MADINA & ALEXANDR		2697 SW 51 CT	FORT LAUDERI	FL	33312	
SIMONE,DEBRA	SIMONE,EMMANUEL	4831 SW 29 AVE	FORT LAUDERI	FL	33312	
SMITH,LISA MARIE		4990 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SNI PROPERTIES LLC		2165 VAN BUREN ST #1407	HOLLYWOOD	FL	33020	
SOFFER LEGACY LLC		21051 BLACK MAPLE LN	BOCA RATON	FL	33428	1708
SOT HOUSING LLC		5650 STIRLING RD #4	HOLLYWOOD	FL	33021	
SRP SUB LLC		1717 MAIN ST #2000	DALLAS	TX	75201	
STARVISH,RONALD		2680 SW 51 ST	FORT LAUDERI	FL	33312	
STEWART,JENNIFER L		4891 SW 28 AVE	FORT LAUDERI	FL	33312	
SUAREZ,JOANA H/E	VERA,JOHN A & RICARDA	5040 SW 29 AVE	FORT LAUDERI	FL	33312	5814
SWANN,SINDY		4930 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SYNCSUITES DOGS LLC		7901 4 ST N STE 300	SAINT PETERS	FL	33702	
TAGGART,THOMAS J		4940 SW 29 WAY	FORT LAUDERI	FL	33312	5824
TALAMO,DIEGO M		4681 SW 26 TER	FORT LAUDERI	FL	33312	
TREBOL TRTALLIN LLC TRSTEE		PO BOX 1720	DANIA BEACH	FL	33004	
TRIANA,MARIA DEL ROSARIO	FERNANDEZ,AMAYA LAZARA MARTINEZ	2717 SW 46 CT	FORT LAUDERI	FL	33312	
TRIBOLETTI,DANIEL P	DANIEL P TRIBOLETTI REV TR	4891 SW 27 AVE	FORT LAUDERI	FL	33312	5932
TRIVINO JIMENEZ,CECILIO ANTONIO		4960 SW 28 TER	FORT LAUDERI	FL	33312	
TROPICAL ACRES STEAK HOUSE		2500 GRIFFIN ROAD	FORT LAUDERI	FL	33312	5999
TURTLE BAY RESERVE LLC		2724 SW 47 ST	DANIA BEACH	FL	33004	
TWIN HARBORS PROPERTY MGT LLC		3020 SW 187TH TER	MIRAMAR	FL	33029	5848
UNITARIAN UNIVERSALIST	CONGREGATION OF F LAUDERDALE INC	2810 GRIFFIN RD	FORT LAUDERI	FL	33312	5842
URTECHO,JOSE & LORI		5050 SW 29 AVE	FORT LAUDERI	FL	33312	
VALENCIA,HERNEY M H/E	VALENCIA,MELISSA M	4951 SW 29 AVE	FORT LAUDERI	FL	33312	5811
VASQUEZ FAM REV TR	VASQUEZ,WILMER & PATRICIA TRSTEE	404 BRIARWOOD CIR	HOLLYWOOD	FL	33024	
VAYNER,SHLOMO		4955 SW 28 AVE	FORT LAUDERI	FL	33312	
VAZQUEZ,OSWALDO & JULIA E		6420 ALLEN ST	HOLLYWOOD	FL	33024	
VELEZ,CHRISTOPHER A		9009 GERALD DR # 2128	CHARLOTTE	NC	28217	3080
VERRILLI,SALVATORE		2890 GRIFFIN RD STE 5	FORT LAUDERI	FL	33312	
VIE & FAMILY RENTALS LLC		6579 COBIA CIRCLE	BOYNTON BEA	FL	33437	
VILLA,MATTHEW P		4641 SW 28 WAY	FORT LAUDERI	FL	33312	5612

WARD,ROBERT G JR		4877 SW 28 TER	FORT LAUDERI	FL	33312	5803
WAREHAM,ROSANNA	WAREHAM,WILLIAM J H/E ETAL	4851 SW 29 AVE	FORT LAUDERI	FL	33312	5809
WEINSTEIN,RONALD M		1330 W AVE #2911	MIAMI BEACH	FL	33139	
WEINSTEIN,RONALD MITCHELL		1330 WEST AVE #2911	MIAMI BEACH	FL	33139	
WELLS,STEVEN L	H/EWELLS,ANAYANSI	2716 SW 46 PL	FORT LAUDERI	FL	33312	5656
WESTFALL,CHERYL		4900 SW 29 AVE	FORT LAUDERI	FL	33312	5812
WETTERER,JACQUELINE		4940 SW 29 AVE	FORT LAUDERI	FL	33312	
WHISPERING OAKS COMMTY ASSN	INC% PROPERTY KEEPERS MGMT LLC	6555 POWERLINE ROAD SUITI	FORT LAUDERI	FL	33309	
WHITE,COREY MAURICE	JEANLOUIS,MISOUCA CRETCHELL	4900 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	6028
WICHER,KRZYSZTOF		4881 SW 27 AVE	FORT LAUDERI	FL	33312	5932
WILDRIDGE,ROSE	ROSE WILDRIDGE REV TR	2740 SW 46 PL	FORT LAUDERI	FL	33312	5656
WILSON,CAROLYN F		4950 SW 29 AVE	FORT LAUDERI	FL	33312	
WINTERS,PAUL D		4950 SW 28 AVE	FORT LAUDERI	FL	33312	
YEAA LLC% HYB HOLDING LLC		151 N NOB HILL RD STE 455	PLANTATION	FL	33324	
YEDIDIM USA INC		872 EAST PLANTATION CIR	PLANTATION	FL	33324	
YONKER,EMILY J		4897 SW 26 AVE	FORT LAUDERI	FL	33312	5901
YOUNG,DONNA J		4941 SW 29 AVE	FORT LAUDERI	FL	33312	5811

SunSentinel
MEDIA GROUP

Campaign No.	38720
Today's Date	4 Mar 2026
P.O. Number	
Sales Rep	Walters, Dustin

bill-to

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

advertiser

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

Campaign Summary

Description	SP-022-20MOD3 Griffin Living- Ad
Start Date	3/9/2026
End Date	3/10/2026
Currency	

Cost Summary

Gross Amount	$299.28
Agency Commission	$0.00
Net Amount	$299.28
Estimated Tax	$0.00
Total	**$299.28**

Package Details

Description	Start Date	Price
Notice of Public Meeting	3/9/2026	299.28

Package Component Detail	Start Date
Public Notices	3/9/2026
Affidavit	3/9/2026
Sun Sentinel Classified	3/9/2026

Preview - Content may appear in color online but may be printed in black and white.

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, March 24, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE : City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: SP-022-20MOD3: The applicants, 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP, are requesting Site Plan Modification approval to allow for the construction of a community pool, clubhouse and other amenities for the two properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace, and to unify the properties with the mixed-use development, Griffin Living, located at 2706-2750 Griffin Road.

The following is the proposed Resolution of the matter:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-022-20MOD3), SUBMITTED 2750 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, FOR PROPERTIES LOCATED AT 2706-2750 GRIFFIN ROAD, 4901 SW 27 TERRACE AND 4880 SE 28 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information
Project: Site Plan
Application Site: 4880 SW 28 Avenue, 4901 SW 27 Terrace, and 2706-2750 Griffin Road
Property Owner: 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP
Request: To request Site Plan Modification approval to allow for the construc-

Request: To request Site Plan Modification approval to allow for the construction of a community pool, club house, other amenities, and to unify the properties with the mixed-use development.
Hearing Date & Time: March 24, 2026 at 7:00 PM
Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd
Contact Information: Jessica Mackey, Planner, 954-924-6805 Ext. 3639
3/9/2026 38720

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at https://www.tribpub.com/central-terms-of-service/) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.

City of Dania Beach
Community Development Memorandum

DATE: 3/24/2026

TO: 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, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager
Jessica Mackey, Planner

SUBJECT: **RZ-034-24**: The applicant, 2700 Griffin Holdings LLLP, is requesting to rezone two properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential District (RS-6000), respectively, to Planned Residential Development District (PRD-1) and amend the zoning map accordingly. (Second Reading)

Request:
The applicant is requesting to rezone two (2) properties, located at 4880 SW 28 Avenue and 4901 SW 27 Terrace, from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential District (RS-6000), respectively, to Planned Residential Development District (PRD-1), pursuant to Land Development Code (LDC) Article 645.

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

Property Information

	4880 SW 28 Avenue	**4901 SW 27 Terrace**
CURRENT ZONING:	Two-Family Residential District (RD-8000)	Single-Family 6000 Residential District (RS-6000)
LAND USE DESIGNATION:	Low-Medium (10) Residential (LM-10)	Low-Medium (10) Residential (LM-10)
SITE ACREAGE:	0.26 Net Acres (11,422 SF)	0.33 Net Acres (14,190 SF)
EXISTING USE:	Vacant	Single-Family Home
VIOLATIONS ON PROPERTY	One (1) open code violation case	Two (2) open code violation cases

Background:
The two (2) subject properties together encompass 0.59 net acres located south of Griffin Road between SW 27th Terrace and SW 28th Avenue. The parcels are abutting a mixed-use development to

the north, and an established single-family neighborhood to the south.

The property located at 4880 SW 28 Avenue is currently vacant and zoned residential (RD-8000). A permit for the demolition of the existing single-family home was completed in 2023 (Permit # 2021-0621). The property has one open code violation (Case#2026-0065) for work without a building permit (installing a new PVC fence). There is an open permit for a PVC fence (Permit #2025-1562).

The property located at 4901 SW 27 Terrace has a single-family home and is zoned residential (RS-6000). The property has two open code violations (operating a commercial business from a residential home; installing a new driveway, PVC fence, and A/C unit) (Cases #2026-0224 and #2025-0873). An after-the-fact building permit for the concrete driveway/courtyard was canceled on September 5, 2025 (Permit #2025-1077). The building permit for the PVC fence expired on January 17, 2026 (Permit #2025-1075).

The currently developed Griffin Living site at 2750 Griffin Road received approval by the City Commission on August 25, 2020, for a Rezoning, Plat Note Amendment, Site Plan, Variance, and allocation of flex units. This approval allowed the development of a mixed-use building to include 79 residential units and 16,670 square feet of commercial use. The site also had two Site Plan Modifications that were administratively approved with conditions. The second modification was initiated to allow for the access driveway to comply with the Fire Department access requirements.

Rezoning Criteria Outlined in the City's LDC:

1. ***The request is consistent with the City's Comprehensive Plan.***

Applicant's response: The re-zoning request is consistent with the City's Comprehensive Plan. The plans at the existing time are to use the recently acquired lots for a swimming pool (accessory structure) for the Griffin Living Project. At the current time the Owner has no plans to place any commercial uses on these two parcels. Since the parcels currently have a residential land use designation, the re-zoning to PRD-1 with an underlying Residential Land Use means that the zoning will be consistent with the City's Comprehensive Plan.

Community Development Staff Analysis: A review to determine compatibility with existing and Future Land Use designation of properties was conducted. The subject parcels would have no dwelling units, resulting in zero (0) dwelling units per acre. Therefore, the Rezoning is compatible with the Future Land Use Element of the Comprehensive Plan

The Rezoning request is consistent with

- *Future Land Use Objective 1.1.1 which states that the City's objective is to maintain land development regulations to encourage a mix of residential types and provide good quality of life for residents.*
- *Housing and Neighborhoods Element Goal 2.1 which is to achieve a supply of housing that offers a variety of residential unit types by the creation of a full range of quality housing types.*
- *Housing and Neighborhoods Element Objective 2.1.1 which states the City's objective to upgrade the quality of existing housing and assure that new construction is of the highest possible quality.*

Therefore, staff agree that the request is consistent with the Comprehensive Plan.

2. ***The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans approved by the City Commission.***

Applicant's response: The requested re-zoning is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans to the extent that such plans exist for this area.

Community Development Staff Analysis: There are no applicable redevelopment plans, corridor plans, neighborhood plans or master plans for the area that the subject properties are located, therefore the request is consistent.

3. ***The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated zoning district unrelated to adjacent or nearby districts.***

Applicant's response: The Rezoning request will not give privileges extended to other similarly situated properties or result in an isolated zoning district. The PRD-1 Zoning District allows mixed-use, commercial and residential uses, to occur on one property and the Unity of Title and the Declaration mean that these properties are being added to the already approved Griffin Living Project which is zoned PRD-1. Rezoning these parcels to PRD-1 allows the parcels to be a part of the Griffin Living Project.

*a. The request furthers the City 's adopted community redevelopment plan, if applicable*There are not adopted community redevelopment plans for this area but the rezoning for an already existing project is a goal common to the City's Comprehensive Plan.

b. An error or ambiguity must be corrected.
There is no current error or ambiguity in the Code. However, the parcels are now part and parcel of an already approved project and it would be inconsistent to allow a single project to have inconsistent zoning districts.

c. There exists changed or changing conditions which make approval of the request appropriate.
Changed or changing conditions exist which make approval of the request appropriate. The Unity of Title and the Declaration constitute changed circumstances and changed conditions regarding the Property sought to be rezoned.

d. Substantial reasons exist why the property cannot be used in accordance with existing zoning.
The properties cannot be used in accordance with existing zoning. The existing zoning districts which the properties are currently zoned do not allow mixed use nor would they allow a pool to serve the mixed use or any other uses which would serve the mixed use development of which these parcels are now a part.

e. The Rezoning is appropriate for the orderly development of the City and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses
Applicant's response: The re-zoning is appropriate for the orderly development of the City. The re-zoning is adjacent to and seeks to be part of an already existing mixed-use project and allows the portions of the mixed-use project to be located on the properties sought to be re-zoned. This allows for both the orderly development of the City and the project. It is also compatible with existing zoning and land uses.

Community Development Staff Analysis: The PRD-1 zoning is consistent with the Griffin Living property to the north (2750 Griffin Road) which is zoned as PRD-1, therefore it would not result in isolated zoning (spot zoning). This Griffin Living property was recently developed, resulting in a change in conditions that make approval of the request appropriate. Planned Residential Development District (PRD-1) provides flexibility in the design and development of infill residential lots with odd shapes or small sizes, in a manner that is compatible with existing residential development and the Comprehensive Plan. The existing single-family residential uses to the south, east, and west of the subject properties are compatible with PRD-1, as they are all residential land uses. In addition, the 79 flex units allocated the Griffin Living development ensure consistency with the future land use.

Community Outreach

A community meeting was held on January 12, 2026, at PJ Meli Park Aquatic Complex. The meeting began at 6:00 PM and included fourteen (14) residents and three (3) representatives from the project. An updated site plan that included a ten-foot (10') landscape buffer in the front yard with no curb cuts was presented. The project representative clarified that no additional residential units are being proposed and that the existing building would function as a clubhouse. Residents expressed frustration about the building's current use as a synagogue/community center/event space, increased traffic on SW 27th Terrace, and questions about who may access amenities. At the meeting, residents raised concerns related to parking spillover, speeding, trash, flooding, noise, and allowed redevelopment of the site in the long term. One resident requested the return of speed bumps. The developer noted that the new site plan includes an exfiltration trench to address flooding. The applicants explained that the rezoning is solely to permit a pool as an accessory use and emphasized that no additional density is being sought. A summary of the meeting provided by the applicant is included in the backup.

A second community meeting is scheduled for March 17, 2026 at PJ Meli Aquatic Complex. The results of the meeting will be presented at the March 24, 2026 City Commission meeting.

The City also received calls from a few residents concerned about the expansion of this development, specifically related to parking and traffic.

Comprehensive Plan

This application supports the City's Comprehensive Plan by advancing the following goals, objectives and policies:

Future Land Use Element

- **Objective 1.1.1** Maintain land development regulations to promote orderly growth, redevelopment, and placement of land uses, to encourage a mix of residential types, and provide a good quality of life for residents. Coordinate all future land use decisions with the appropriate topography and soil conditions, and availability of facilities and services, considering flood risk and land use designations as per the Future Land Use Map.
- **Objective 1.1.5** Maintain land development regulations, zoning ordinances, and other administrative rules to implement the comprehensive plan.
- **Policy 1.1.9.2** All proposed development and future land uses shall be compatible with adjacent land uses.
- **Policy 1.1.5.4** Residential land permitted uses and densities will be in accordance with the Future Land Use Element of the Comprehensive Plan

Housing and Neighborhoods Element

- **Goal 2.1:** Achieve a supply of housing that offers a variety of residential unit types and prices for current and future homeowners and renters at all household income levels by the creation and/or preservation of a full range of quality housing units
- **Objective 2.1.1:** Upgrade the quality of existing housing and assure that new construction is of the highest possible quality, and resilient, while supporting the position that the City's housing supply with be principally provided by the private sector.

Staff Analysis

The request to rezone the properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential District (RS-6000) to Planned Residential Development District (PRD-1) meets the Rezoning criteria and is consistent with the City's Comprehensive Plan, including the Future Land Use Element, which identifies the property as having the Low-Medium Residential (LM-10) land use designation. The LM-10 future land designation permits a maximum of ten (10) dwelling units per gross acre. The proposed site plan modification does not increase density and therefore complies with the allowable density.

The Rezoning of these two (2) properties will allow the applicant to convert the existing single-family home into a clubhouse and add a pool amenity to the previously developed Griffin Living development. These amenities are intended to function as accessory uses for residents of the Griffin Living development; such accessory uses are permitted within the PRD-1 zoning district.

This rezoning application will require two (2) readings by the City Commission.

Previous Action

Planning and Zoning Board Recommendation

The Planning and Zoning Board met on January 21, 2026, and unanimously voted to continue the item to February 18, 2026. On February 18, 2026, the Planning and Zoning Board voted to recommend denial of the Rezoning request (4:1) (Denial – De Las Salas, Rauhe, Roberts, Wright; Approval – Robertson).

City Commission Action

On February 24, 2026, the City Commission voted unanimously to continue the first reading to the March 10, 2026, City Commission meeting. On March 10, 2026, the City Commission voted to recommend approval of the Rezoning request (4:1) (Denial – Ryan; Approval – Davis, Salvino, Lewellen, Rimoli).

Budgetary Impact

Approval of the Rezoning will have no budgetary impact on the City.

Recommendation

Community Development staff have reviewed the application for consistency with the above reference standards identified in the City's LDC and find that the proposed Rezoning is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. Therefore, staff support the Rezoning application and request that the City Commission approve this ordinance on final reading.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPLICATION REQUEST (RZ-034-24, MADE BY ROD A. FEINER, ESQ., ON BEHALF OF 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP FOR PROPERTIES GENERALLY LOCATED AT 4901 SW 27th TERRACE AND 4880 SW 28th AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; TO REZONE THE PROPERTIES FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) AND SINGLE-FAMILY 6000 RESIDENTIAL (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, "Land Development Code," ("LDC") Part 6, "Development Review Procedures and Requirements," Article 645 "Rezoning" of the City Code of Ordinances (the "City Code"), 2700 Griffin Holdings LLLP, a Florida limited liability limited partnership (the "Applicant") has applied to the City of Dania Beach (the "City") for approval of a Rezoning (RZ-034-24) from RD-8000 and RS-6000 to PRD-1 for properties generally located at 4901 SW 27th Terrace and 4880 SW 28th Avenue, respectively, as legally described in Exhibit "A;" and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on January 21, 2026 and determined that the proposed rezoning is consistent with the goals and objectives of the City of Dania Beach Comprehensive Plan, and therefore recommended approval of the proposed Rezoning (RZ-034-24) request; and

WHEREAS, the City Commission is required to conduct two (2) duly noticed public hearings in accordance with law; and

WHEREAS, the City Commission finds that the approval of the proposed Rezoning (RZ-034-24) will protect the public health, safety, and welfare of the residents of the City, and further the purpose, goals, objectives and policies of the Comprehensive Plan.

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

Section 1. That the preceding "WHEREAS" clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 645 "Rezoning," the Rezoning request (RZ-034-24) from RD-8000 and RS-6000 to PRD-1 for the properties generally located at 4901 SW 27th Terrace and 4880 SW 28th Ave., as legally described in Exhibit "A," is approved, subject to the condition that a Declaration in Lieu of a Unity of Title be recorded in the Public Records of Broward County, Florida within thirty (30) days of the date of this Ordinance or this Ordinance shall be deemed null and void.

Section 3. That issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or deferral agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to first obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

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

Section 6. That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

PASSED on first reading on _____, 2026.

PASSED AND ADOPTED on second reading on _____, 2026.

First Reading:

Motion by: _____

Second by: _____

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION:	Unanimous ____	
	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____ _____

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 'A', "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 86 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

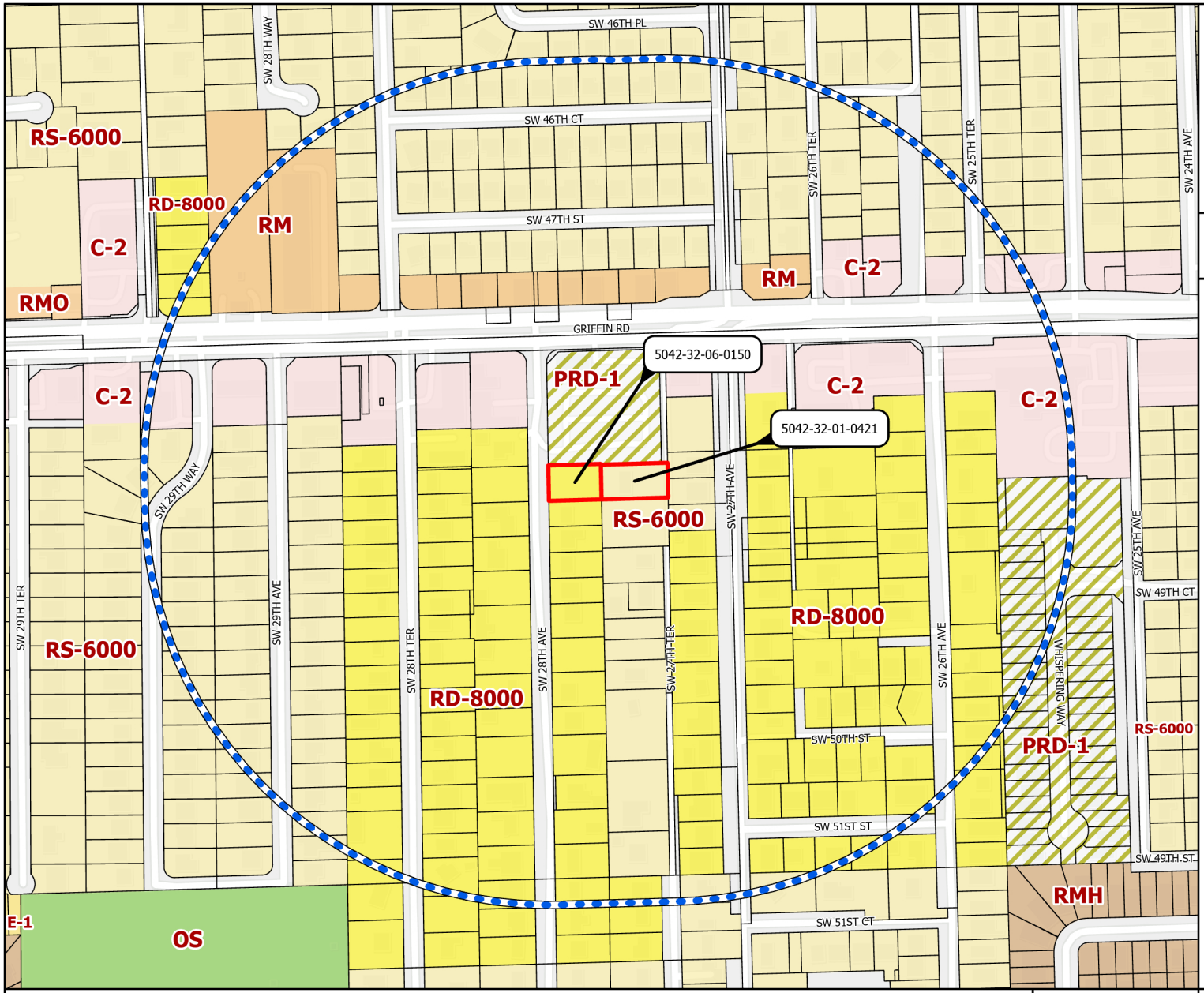
THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET; THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.

EXHIBIT "B"

PROPOSED LOTS FOR REZONING



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
RZ-34-24

ADDRESS:
4880 SW 28 Ave
(Current zoning RD-8000)
& 4901 SW 27 Ter
(Current zoning RS-6000)

FOLIO:
5042-32-06-0150;
5042-32-01-0421

REQUEST:
Rezoning

Legend

- Parcels
- Proposed Parcel
- 1,000ft Buffer

Zoning Designations

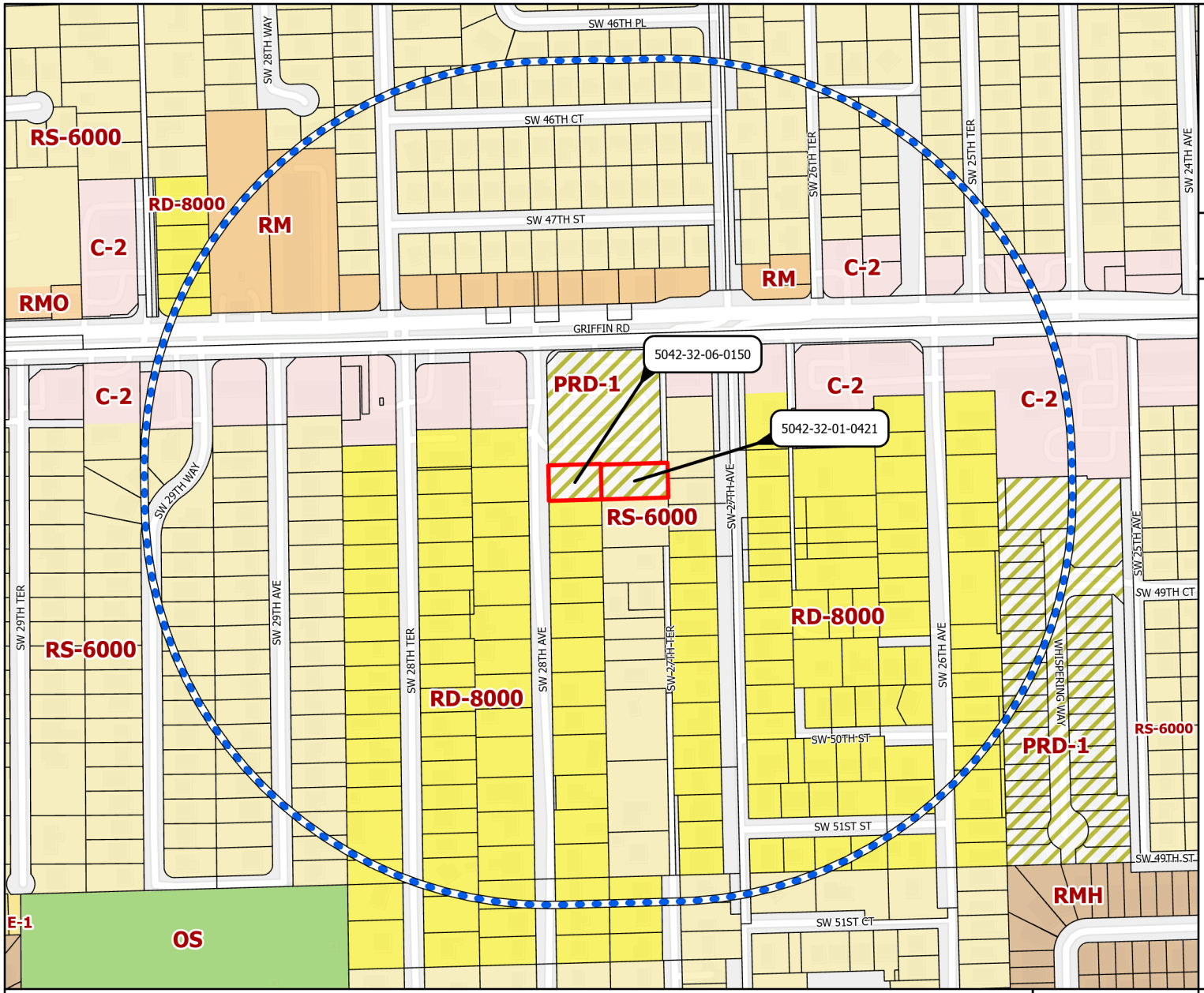
- C-2: COMMUNITY BUSINESS
- E-1: S.F. ESTATE
- OS: OPEN SPACE
- PRD-1: PLANNED RES DEV
- RD-8000: RESIDENTIAL
- RM: MULTI FAMILY 10DU/AC
- RMH: MOBILE HOME
- RMO: RESIDENTIAL MULTI-FAM OFFICE
- RS-6000: SINGLE FAMILY 6000

N

Date: 1/8/2026

0 200 400 600 Feet

Florida Technical Consultants



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION:
RZ-34-24

ADDRESS:
4880 SW 28 Ave
(Proposed rezoning PRD-1)
& 4901 SW 27 Ter
(Proposed rezoning PRD-1)

FOLIO:
5042-32-06-0150;
5042-32-01-0421

REQUEST:
Rezoning

Legend

- Parcels
- Proposed Parcel
- 1,000ft Buffer

Zoning Designations

- C-2: COMMUNITY BUSINESS
- E-1: S.F. ESTATE
- OS: OPEN SPACE
- PRD-1: PLANNED RES DEV
- RD-8000: RESIDENTIAL
- RM: MULTI FAMILY 10DU/AC
- RMH: MOBILE HOME
- RMO: RESIDENTIAL MULTI-FAM OFFICE
- RS-6000: SINGLE FAMILY 6000

N

Date: 1/8/2026

0 200 400 600 Feet

Florida Technical Consultants

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
SEP 05 2024
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.: RZ-034-24

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: 4880 SW 28th Avenue and 4901 SW 27th Terrace

Lot(s): 4 Block: 2 Subdivision: Seminole Park

Recorded Plat Name: Seminole Park and Reed Land Co.

Folio Number(s): 5042 3206 0150 ~~5042 3201 0421~~ Legal Description: See attached

Applicant/Consultant/Legal Representative **(circle one)** Rod A. Feiner

Address of Applicant: 1404 S Andrews Ave, Fort Lauderdale, FL 33316

Business Telephone: 954-761-3636 Home: 954-600-9451 Fax: 954-761-1818

E-mail address: rafeiner@coker-feiner.com

Name of Property Owner: 2700 Griffin Holdings, LLLP

Address of Property Owner: 2790 Stirling Rd., Ste 10, Hollywood, FL 33020

Business Telephone: 954-394-6615 Home: _____ Fax: _____

Explanation of Request: re-zone to PRD-1
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: .58 Gross Acreage: .63 Prop. Square Footage: 25,268

Existing Use: single-family Proposed Use: mixed-use (Griffin Living)

Is property owned individually, by a corporation, association, or a joint venture? 2700 Griffin Living, LLLP

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 Rod A Feiner **(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 3 **DAY OF** June **, 20** 24

By: Guy Levinstein
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

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

ROD A FEINER
Notary Public - State of Florida
Commission # HH 409162
My Comm. Expires Jun 11, 2027
Bonded through National Notary Assn.

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.

SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION:

LOT 4, BLOCK 2, "**SEMINOLE PARK SUBDIVISION**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF PARCEL 'A', "**GRIFFIN LIVING**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°21'49" EAST ALONG THE SOUTH LINE OF SAID PARCEL 'A', ALSO BEING THE NORTH LINE OF SAID LOT 4, PLAT BOOK 24, PAGE 32 FOR 129.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, PLAT BOOK 24, PAGE 32; THENCE SOUTH 01°08'07" EAST ALONG THE EAST LINE OF SAID LOT 4, PLAT BOOK 24, PAGE 32 AND ALONG SAID SOUTH LINE 2.01 FEET; THENCE NORTH 88°21'49" EAST ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF 165.01 FEET; THENCE SOUTH 01°08'07" EAST 86.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4, PLAT BOOK 24, PAGE 32; THENCE SOUTH 88°23'44" WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF SAID LOT 4, PLAT BOOK 24, PAGE 32 FOR 295.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, PLAT BOOK 24, PAGE 32; THENCE NORTH 00°55'52" WEST ALONG THE WEST LINE OF SAID LOT 4, PLAT BOOK 24, PAGE 32, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S.W. 28TH AVENUE 87.85 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 25,609 SQUARE FEET (0.588 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF N.W. $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST BEING N88°21'42"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE NOTED.

CLIENT: GRIFFIN HOLDINGS, LLP	
SCALE: N/A	DRAWN: MMM
ORDER NO.: 73039	
DATE: 6/25/24	
UNITY OF TITLE	
DANIA BEACH, BROWARD COUNTY, FLORIDA	
FOR: GRIFFIN LIVING	

SHEET 1 OF 2

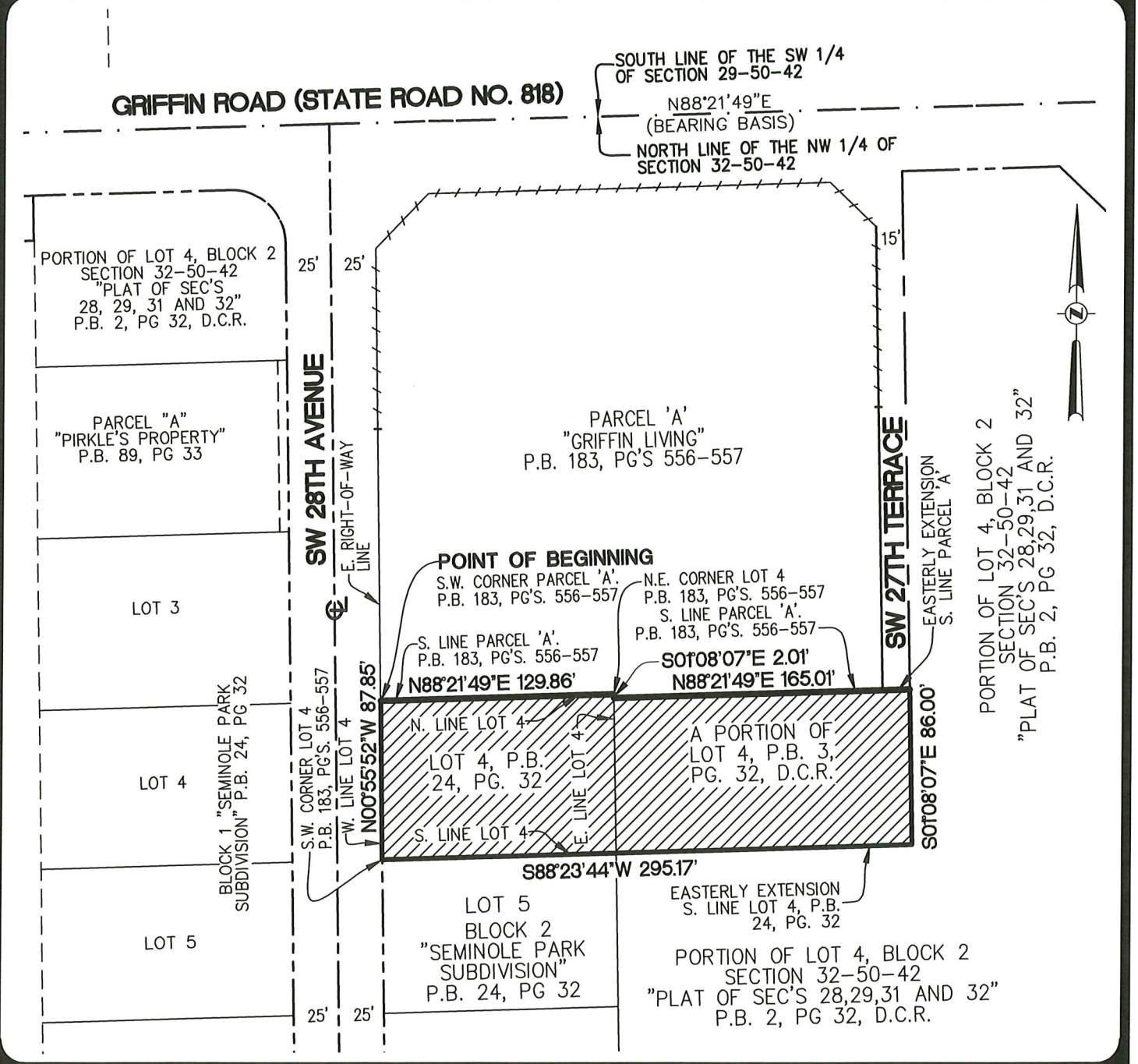
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F Pulice

Digitally signed by John F Pulice
Date: 2024.06.25 16:02:49 -04'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: GRIFFIN HOLDINGS, LLP	
SCALE: 1" = 80'	DRAWN: MMM
ORDER NO.: 73039	
DATE: 6/25/24	
UNITY OF TITLE	
DANIA BEACH, BROWARD COUNTY, FLORIDA	
FOR: GRIFFIN LIVING	

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND AND ABBREVIATIONS:

-/-/-/-/-	NON-VEHICULAR ACCESS LINE
℄	CENTERLINE
D.C.R.	DADE COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
32-50-42	SECTION-TOWNSHIP-RANGE

BROWARD COUNTY Planning Council

June 6, 2025

Rod A. Feiner
Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, Florida 33316

Via Email Only

Dear Mr. Feiner:

Re: Platting requirements for a parcel legally described as all of Parcel A, "Griffin Living," according to the Plat thereof, as recorded in Plat Book 183, Page 556, of the Public Records of Broward County, Florida; together with all of Lot 4, Block 2, "Seminole Park Subdivision," according to the Plat thereof, as recorded in Plat Book 24, Page 32, of the Public Records of Broward County, Florida; together with a portion of Section 32, Township 50 South, Range 42 East, "Plat of Sections 28, 29, 31 and 32," according to the Plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the south side of Griffin Road, between Southwest 27 Terrace and Southwest 28 Avenue, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for proposed accessory uses to the existing mixed-use residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, since the proposed accessory residential uses (i.e. pool, barbecue stations, locker room) would not constitute a "principal building," pursuant to the guidelines of the *Administrative Rules Document: BrowardNext.*

Further, regarding the portion of the proposed development located within the "Griffin Living" plat, Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on June 2, 2022. Land platted after June 4, 1953, may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. It is noted that per BCLUP Policy 2.17.6, to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require development is set back from identified rights-of-way while providing an administrative relief process to ensure the set back does not deny all beneficial use of the property.

Regarding the portion of the proposed development located within the "Seminole Park Subdivision" and "Plat of Sections 28, 29, 31 and 32" plats, Planning Council staff notes that when a parcel that has been platted subsequent to June 4, 1953 (i.e. "Griffin Living"), is combined with land platted before June 4, 1953, but not specifically delineated (i.e. Lot 4, Block 2, "Seminole Park Subdivision" and a portion of Section 32, Township 50 South, Range 42 East, "Plat of Sections 28, 29, 31 and 32,"), Policy 2.13.1 of the Broward County Land Use Plan **would not require replatting** if the post-1953 portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case the post-1953 portion constitutes a majority of the enlarged parcel and the development parcel is less than 10 acres total (2.52 acres).

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Dania Beach's platting requirements should be investigated.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Dawn Teetsel at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:DBT

cc/email: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach

Eleanor Norena, Director, Community Development Department
City of Dania Beach

This instrument prepared by
and to be returned to:

Name: Rod A. Feiner, Esq.
Address: Coker & Feiner
1404 S. Andrews Ave.
Ft. Lauderdale, FL 33316
Telephone: (954) 761-3636
Email: rafeiner@coker-feiner.com

Prop. App. Id: 5042 3260 0010
5042 3206 0150
5042 3201 0421

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN LIEU OF UNITY OF TITLE

KNOW ALL BY THESE PRESENTS that the undersigned Owners being the fee simple owners of the real property located in the City of Danie Beach, Broward County, Florida, legally described as follows:

> Parcel A, GRIFFIN LIVING, according to the map or plat thereof recorded at Plat Book 183, Page 566 of the Public Records of Broward County, Florida *(referred to herein as Parcel A)*; and
>
> Lot 4, Block 2, SEMINOLE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 24, Page 32 of the Public Records of Broward County, Florida *(referred to herein a Parcel B-1)* and
>
> The North 86 feet of the South 206 feet measured along the East and West property lines of the following described property: That portion of Lot 4, of Block 2 of Section 32, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 2, Page 32, of the Public records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida, described as follows: Beginning at the Northeast corner of the West 1/2 of Lot 4, of Block 2 and run Thence South on the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet; Thence run in an Easterly direction on the line parallel with the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet; Thence run North on a line parallel with the Easterly boundary line of the West 1/2 of said Lot 4, of Block 2, a distance of 528 feet to the Northerly boundary line of said Lot 4, of Block 2; Thence run West on the Northerly boundary line of said Lot 4, of Block 2, a distance of 165 feet to the Point of Beginning *(referred to herein as Parcel B-2)*.

Parcel B-1 and Parcel B-2 being collectively referred to herein as ("Parcel B"); and

Parcel A, Parcel B-1 and Parcel B-2 being collectively referred to herein as the ("Property"),

A/K/A: 2750 Griffin Road, 4880 SW 28th Ave. and 4901 SW 27th Terrance, Dania Beach, FL;

and

WHEREAS, 2750 Griffin Living, LLLP, a Florida limited liability limited partnership is the Owner of Parcel A and 2700 Griffin Living, LLLP, a Florida limited liability limited partnership is the Owner of Parcel B, and

WHEREAS, Owners hereby make, declare and impose on the Property these easements and covenants, conditions, limitations and restrictions which shall both run with the land and be binding on the Owners, all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them; and

WHEREAS, the undersigned Owners hold the fee simple title to the Property and Owners intend to and does subject the Property to this Declaration of Covenants, Conditions and Restrictions in Lieu of Unity of Title ("Unity Declaration"); and

WHEREAS, Owners have developed a mixed-use project on the Property and are in the process of adding associated amenities and improvements to the mixed-use project on Parcel B ("Project") and wants to assure the City of Dania Beach that the Project will be built in accordance with the approved and proffered plans which are consistent with the City of Dania Beach's Land Development Code and which were and are the basis for the approval of the site plan and all amendments to the site plan by the City of Dania Beach; and

WHEREAS, Parcel A and Parcel B of the Project are not bound together in title; and

WHEREAS, the Owners may develop the buildings on the Property in a condominium format of ownership and/or in two or more phases; and

WHEREAS, the Owners may develop the buildings on the Property for sale to multiple owners or in a condominium or association format of ownership and/or in two or more phases; and

WHEREAS, the Owners may wish to convey portions of the Property from time to time and may wish to offer units as condominiums; and

WHEREAS, this instrument is executed in order to assure that the phased development, or development of the property with future multiple ownership, will not violate the Land Development Regulations of the City of Dania Beach; and

WHEREAS, Owners wish to give assurances to the City of Dania Beach that the Property is to be treated as one overall project and development, regardless of how title is or may be held to the Property in the future.

NOW, THEREFORE, in consideration of the foregoing, Owners hereby freely, voluntarily and without duress agrees that the Property shall be subject to the following conditions, easements and restrictions:

1. This Unity Declaration shall constitute a covenant running with the land and shall be recorded at Owners' expense in the Public Records of Broward County, Florida and shall remain in full force and effect and be binding upon the heirs, successors and assigns of the respective parties hereto, including but not limited to subsequent fee simple owners, until such time as the same is released in writing as hereinafter provided; provided however, that recordation of a mortgage on any portion of the Property shall not be deemed to be in contravention to this Unity Declaration.

2. That the Property shall be declared to be unified as an indivisible building and zoning site. Furthermore, the site plan for the Property and the exterior of a building or structure on the Property may not be modified, amended or constructed without first receiving the prior written consent of all of the other Owners of the Property and the approval of the City of Dania Beach pursuant to the requirements of the City's Land Development Regulations and any adopted Resolutions affecting the Property.

3. Where necessary, and to the extent necessary, Owners hereby reserves easements and hereby grants reciprocal cross-easements to the owners of the Property, in and over the Property for utilities, water and sewer lines, common parking areas, streets, driveways, entrance and exits, pedestrian pathways, etc., so that the integrity of the development and Project shall be maintained.

4. In the event of multiple ownerships subsequent to site plan approval, each of the subsequent owners shall be bound by the terms, provisions and conditions of the declaration of restrictive covenants. Owners further agree that they will not convey portions of the subject property to such other parties unless and until the Owners and such other party or parties shall have executed and mutually delivered, in recordable form, an instrument to be known as an Easement and Operating Agreement which shall contain, among other things:

(i) Easements in the common area of each parcel for ingress to and egress from the other parcels;

(ii) Easements in the common area of each parcel for the passage and parking of vehicles:

(iii) Easements in the common area of each parcel for the passage and accommodation of pedestrians;

(iv) Easements for access roads across the common area of each parcel to public and private roadways;

(v) Easements for the installation, use, operation, maintenance, repair, replacement, relocation and removal of utility facilities in appropriate areas in each such parcel;

(vi) Easements on each such parcel for construction of buildings and improvements in favor of each such other parcel;

(vii) Easements upon each such parcel in favor of each adjoining parcel for the installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations;

(viii) Easements on each parcel for attachment of buildings;

(ix) Easements on each parcel for building overhangs and other overhangs and projections encroaching upon such parcel from the adjoining parcels such as, by way of example, marquees, canopies, lights, lighting devices, awnings, wing walls and the like;

(x) Appropriate reservation of rights to grant easements to utility companies;

(xi) Appropriate reservation of rights to road right-of-ways and curb cuts;

(xii) Easements in favor of each such parcel for pedestrian and vehicular traffic over dedicated private ring roads and access roads; and

(xiii) Appropriate agreements between the owners of the several parcels as to the obligation to maintain and repair all private roadways, parking facilities, common areas and common facilities and the like.

5. The easement provisions or portions thereof may be waived by the Director if they are not applicable to the subject property (such as for conveyances to purchasers of individual condominium units). These provisions of the Easement and Operating Agreement shall not be amended without prior written approval of the City Attorney. In addition, such Easement and Operating Agreement shall contain such other provisions with respect to the operation, maintenance and development of the Property as to which the parties thereto may agree, or the Director may require, all to the end that although the Property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.

6. The provisions of this instrument shall become effective upon their recordation in the public records of Broward County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then owners of the Property and the Director of the Department of Community Development, acting for and on behalf of the City of Dania Beach, Florida upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the Property for the purposes herein intended.

7. The provisions of this instrument may be amended, modified or released by a written instrument executed by the then Owner or Owners of the Property, with joinders by all mortgagees, if any. Should this Declaration of Restrictive Covenants be so modified, amended or released, and the Director of the Department of Community Development or his successor, approves, then such Director or successor shall forthwith execute a written instrument effectuating and acknowledging such amendment, modification or release. No modification, amendment or release shall be effective without the Director's, or his successor's, approval.

8. 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 Declaration 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 his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

9. 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.

10. In the event of a violation of this Declaration, in addition to any other remedies available, the City of Dania Beach is hereby authorized to withhold any future permits, and refuse to make any inspections or grant any approval, until such time as this Declaration is complied with.

11. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

12. 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.

13. The City of Dania Beach is an intended Third-Party Beneficiary of this Unity Declaration and the City of Dania Beach shall be deemed to have any necessary rights to enforce the provisions of this Unity Declaration.

IN WITNESS WHEREOF, the Owners have executed this Declaration this ____ day of March, 2024.

Signed, sealed and delivered in our presence:

Name: Ted A Fairer
Address: 1404 S Andrews Ave
Ft Lauderdale FL 33316

Theresa Montgomery
Name: Theresa Montgomery
Address: 1831 NW 32nd St.
Oakland Park FL 33309

OWNER

2750 Griffin Holdings, LLLP, a Florida limited liability limited partnership

By: BSD Capital, LLC, a Florida limited liability company

Its: General Partner

By: _____
Printed Name: Guy Levintin
Its: Authorized Member

Signed, sealed and delivered in our presence:

Name: Ted A Fairer
Address: 1404 S Andrews Ave
Ft Lauderdale FL 33316

2700 Griffin Holdings, LLLP, a Florida limited liability limited partnership

_____

Theresa Montgomery
Name: Theresa Montgomery
Address: 1404 S Andrews Ave
Fort Lauderdale FL 33316

By: BSD Capital, LLC, a Florida limited liability company

Its: General Partner

By: _____
Printed Name: Guy Levintin
Its: Authorized Member

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or by ☐ online notarization, on 11/15, 2023, by Guy Levintin, as the Authorized Member of BSD Capital, LLC, a Florida limited liability company who is the General Partner of both 2750 Griffin Holdings, LLLP, a Florida limited liability limited partnership and 2700 Griffin Holdings, LLLP, a Florida limited liability limited partnership. He/she is personally known to me or has produced _____as identification.

(Seal)

ROD A FEINER
Notary Public - State of Florida
Commission # HH 409162
My Comm. Expires Jun 11, 2027
Bonded through National Notary Assn.

_____
Signature of Notary Public

_____
Print, type or stamp name of Notary and Commission No.

Approved:

_____
Director of Community Development

_____
Date

Approved as to form & language & for execution:

_____
City Attorney

_____
Date

LAW OFFICES
COKER & FEINER
1404 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316-1840

RICHARD G. COKER, JR., P.A.
ROD A. FEINER
KATHRYN R. COKER

TELEPHONE (954)761-3636
TELEFAX (954)761-1818

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

Date: September 4, 2024

To: City of Dania Beach

From: Rod A. Feiner, Esq.

Re: 2700 Griffin Holdings, LLLP
Re-Zoning Request

GENERAL PROJECT DESCRIPTION

GENERAL NATURE OF THE REQUEST

The Applicant and Owner, 2700 Griffin Holdings, LLLP ("Griffin Holdings"), purchased two parcels of property that are adjacent to the existing Griffin Living project which is zoned PRD-1. In conjunction with this purchase the Owner signed a Unity of Title which linked the title to the two parcels which were purchased thereby making them one parcel overall. A copy of the Unity of Title as recorded in the Broward County Public Records is attached hereto. In addition to the Unity of Title, the Owner also signed a Declaration of Covenants in Lieu of Unity of Title with the Griffin Living project.[1] A copy of the recorded Declaration is attached hereto. The Unity of Title and the Declaration effectively make the parcels part and parcel of the Griffin Living Project and any development which occurs on these parcels will be related to and part of the Griffin Living Project.

RE-ZONING REQUEST

A re-zoning from the RD-8000 and RS-6000 Zoning Districts, respectively, to the PRD-1 Zoning District.

RE-ZONING REVIEW STANDARDS

1. The request is consistent with the City's Comprehensive Plan.

The re-zoning request is consistent with the City's comprehensive plan. The plans at the existing time are to use the recently acquired lots for a swimming pool (accessory structure) for the Griffin Living Project.

[1] The Declaration was reviewed and approved by the City Attorney prior to being signed and recorded.

At the current time the Owner has no plans to place any commercial uses on these two parcels. Since the parcels currently have a residential land use designation the re-zoning to PRD-1 with an underlying Residential Land Use means that the zoning will be consistent with the City's Comprehensive Plan.

2. The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans approved by the City Commission.

The requested re-zoning is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans to the extent that such plans exist for this area.

3. The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated zoning district unrelated to adjacent or nearby districts.

The re-zoning request will not give privileges extended to other similarly situated properties or result in an isolated zoning district. The PRD Zoning District allows mixed use, commercial and residential uses, to occur on one property and the Unity of Title and the Declaration mean that these properties are being added to the already approved Griffin Living Project which is zoned PRD-1. Rezoning these parcel to PRD-1 allows the parcels to be a part of the Griffin Living Project.

a. The request furthers the City's adopted community redevelopment plan, if applicable

There are not adopted community redevelopment plans for this area but the rezoning for an already existing project is a goal common to the City's Comprehensive Plan.

b. An error or ambiguity must be corrected.

There is no current error or ambiguity in the Code. However, the parcels are now part and parcel of an already approved project and it would inconsistent to allow a single project to have inconsistent zoning districts.

c. There exists changed or changing conditions which make approval of the request appropriate.

Changed or changing conditions exist which make approval of the request appropriate. The Unity of Title and the Declaration constitute changed circumstances and changed conditions regarding the Property sought to be rezoned.

d. Substantial reasons exist why the property cannot be used in accordance with existing zoning.

The property cannot be used in accordance with existing zoning. The existing zoning districts which the property is currently zoned do not allow mixed use nor would they allow a pool to serve the mixed use or any other uses which would serve the mixed use development of which these parcels are now a part.

e. The rezoning is appropriate for the orderly development of the City and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

The re-zoning is appropriate for the orderly development of the City. The re-zoning is adjacent to and seeks to be part of an already existing mixed-use project and allows the portions of the mixed-use project to be located on the property sought to be re-zoned. This allows for both the orderly development of the City and the project. It is also compatible with existing zoning and land uses.

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

May 7, 2025

Via E-mail and Federal Express

Ms. Barbara Blake Boy, Executive Director
Broward County Planning Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Re: Platting Determination Request

Dear Barbara:

Please be advised that I represent 2750 Griffin Holdings LLLP (Folio No. 5042 3260 0010) and 2700 Griffin Holdings LLLP (Folio Nos. 5042 3201 0421 and 5042 3206 0150). A map from the Property Appraiser is attached which show the Owner of these parcels. I have also attached the legal descriptions of the three (3) parcels which are the subject of this platting determination request. 2700 Griffin Holdings has already filed and recorded a Unity of Title for the two (2) parcels which it owns. A copy of the Unity of Title is attached hereto.

The 2750 Griffin Holdings property was recently platted and is known as the Griffin Living Plat. The Griffin Living Plat is recorded at Plat Book 183, Page 556 of the Broward County Public Records. A copy of the Griffin Living Plat is also attached hereto. 2750 Griffin Holdings has since developed the Griffin Living Plat in accordance with an approved site plan with a mixed-use development that is consistent with its plat note (Griffin Living). A copy of the Griffin Living Site Plan is also attached.

The equitable ownership of both 2750 Griffin Holdings and 2700 Griffin Holdings are the same. As a result the Owners of 2750 Griffin Holdings and 2700 Griffin Holdings desire to amend the Griffin Living Site Plan to include the 2700 Griffin Holdings property. The 2700 Griffin Holdings property will be developed with a pool, some barbeque stations and the existing house on the property will undergo an interior renovation such that the house will be converted to a changing area/locker room. A copy of the proposed site plan is attached hereto. All of these uses are accessory to and will be part of the Griffin Living project. The square footage of the house will

not be increased. As part of this request the Owner has proposed a Declaration in Lieu of a Unity of Title ("Declaration") which will treat all three (3) parcels as one unified development for purposes of the City's Zoning Code and the Building Code.

The Owners are currently undergoing a site plan review as part of this request. As part of the review of the site plan amendment the City of Dania Beach has requested that we obtain a Platting Determination Letter as to whether or not the 2700 Griffin Living Properties need to be platted. Typically I would agree that if a principal building were being constructed on either of the these two properties that platting would be required. However, what is being developed on this property is purely accessory to the already platted and developed Griffin Living Project. In addition, the house which is already existing is not being demolished or expanded by more than fifty percent (50%), in fact the house is not being expanded at all. Furthermore, the house is also being used for an accessory purpose to the Griffin Living Project.

As a result of the above, I am of the opinion that platting for the 2700 Griffin Holdings Property is **not** required. The reason is that the use of these parcels are purely accessory to the 2750 Griffin Holdings property and the Griffin Living Development. The Administrative Rules Document specifies that a principal building is a new building on an undeveloped site or an unattached building which is not clearly secondary in function to the principal building on the lot or parcel. In this case the developments on the 2700 Griffin Holdings property do not constitute a principal building. In addition, there is an exemption to platting for parcels which are less than 10 acres in size when the majority of the combined parcel is included in the plat which has been recorded after June 4, 1953. The majority of the combined parcel is the Griffin Living Plat which was platted after June 4, 1953. The overall project of the development is approximately 2.5 acres and the 2700 Griffin Living properties only comprise .57 acres or 22% of the overall project size.

Please let me know if you have any questions or if you require any additional information. I look forward to receiving your response and have enclosed the $500.00 check made payable to BOCC which is the fee for this platting determination request.

Very truly yours,

ROD A. FEINER
For the Firm

RAF:yt
Enclosure
C: Client
Corrine Lajoie, City of Dania Beach
Thuy Turner, Turner Planning Solutions

Rod Feiner

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Thursday, June 05, 2025 8:10 AM
To: Rod Feiner
Subject: RE: Platting Determination Letter - Giffin Living - Dania Beach
Attachments: Good morning!

Good morning, Rod—
Planning Council staff will issue the requested letter no later than Monday, June 9th. The proposed accessory uses will not trigger (re)platting consistent with our previous correspondence dated October 31, 2024. Have a great day.
Barbara

BROWARD COUNTY Planning Council

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6982 (direct) www.broward.org/planningcouncil

Visit Us: BROWARDNEXT

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

From: Rod Feiner <rafeiner@coker-feiner.com>
Sent: Wednesday, June 4, 2025 8:08 PM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Subject: Re: Platting Determination Letter - Giffin Living - Dania Beach

Ok, thanks for letting me know.

Sent from my iPhone

> On Jun 4, 2025, at 6:33 PM, Blake Boy, Barbara <BBLAKEBOY@broward.org> wrote:
>
> Hi! I will check in the morning. We are super short staffed right now. I have two people on vacation and someone else out with a kid. It's an excuse but it's just how things are working right now lol
>
> Barbara Blake Boy
> Executive Director
> Broward County Planning Council

Sent from the mobile app
Please excuse any typos or misspellings

From: Rod Feiner <rafeiner@coker-feiner.com>
Sent: Wednesday, June 4, 2025 6:08:05 PM
To: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Subject: Platting Determination Letter - Giffin Living - Dania Beach

Any update on the Platting Determination Letter for Griffin Living ?

Thanks !!

Rod

Rod A. Feiner, Esq.
Coker & Feiner
1404 South Andrews Avenue
Fort Lauderdale, Florida 33316
Telephone: (954) 761-3636
Facsimile: (954) 761-1818
rafeiner@coker-feiner.com

This e-mail message and any files transmitted with it are subject to the attorney-client privilege and contain confidential information intended only for the person(s) to whom this e-mail message was addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this e-mail in error, please notify the sender immediately by either return e-mail or contacting Rod A. Feiner, Esq., Coker & Feiner, 1404 S. Andrews Ave., Ft. Lauderdale, FL 33316 and destroy the original of this message without making a copy. Thank you.

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

Rod Feiner

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>
Sent: Thursday, October 31, 2024 7:08 AM
To: Rod Feiner
Subject: Good morning!

Per our conversation, please find the following link to the online Administrative Rules Document: BCLUP and the excerpt below:

Administrative Rules Document Section 4.3 defines the following:

PRINCIPAL BUILDING - A building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

(A) A principal building includes:
(1) A new building on an undeveloped lot or parcel.
(2) An attached addition to an existing building which addition or cumulative additions are greater than one hundred percent (100%) of the gross floor area of the original principal building to which the addition is to be attached.
(3) An unattached building, regardless of size, located on a developed lot or parcel, which is not clearly secondary in function to the principal building(s) on the lot or parcel.
(4) An unattached building on a developed lot or parcel which contains a gross floor area greater than any principal building(s) on the lot or parcel.

(B) A principal building does not include:
(1) A building which is an accessory use to property devoted solely to an agricultural, open space or recreational principal use.
(2) An unmanned building which is an accessory use to property devoted solely to a communication or utility principal use.
(3) A temporary structure, such as sales trailer.

Accessory uses do not generally trigger (re)platting. An accessory use generally means a use or activity naturally and customarily incidental, subservient or subordinate to the principal use or activity on site.

I hope this is helpful. Please let me know if I can be of further assistance. Have a great day.
Barbara

BROWARD COUNTY Planning Council

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301
954.357.6982 (direct) www.broward.org/planningcouncil

Visit Us: BROWARDNEXT

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

LAW OFFICES
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1404 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316-1840

RICHARD G. COKER, JR., P.A.
ROD A. FEINER
KATHRYN R. COKER

TELEPHONE (954)761-3636
TELEFAX (954)761-1818

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

MEMORANDUM

Date: September 4, 2024

To: City of Dania Beach

From: Rod A. Feiner, Esq.

Re: 2700 Griffin Holdings, LLLP
Re-Zoning Request

GENERAL PROJECT DESCRIPTION

GENERAL NATURE OF THE REQUEST

The Applicant and Owner, 2700 Griffin Holdings, LLLP ("Griffin Holdings"), purchased two parcels of property that are adjacent to the existing Griffin Living project which is zoned PRD-1. In conjunction with this purchase the Owner signed a Unity of Title which linked the title to the two parcels which were purchased thereby making them one parcel overall. A copy of the Unity of Title as recorded in the Broward County Public Records is attached hereto. In addition to the Unity of Title, the Owner also signed a Declaration of Covenants in Lieu of Unity of Title with the Griffin Living project.[1] A copy of the recorded Declaration is attached hereto. The Unity of Title and the Declaration effectively make the parcels part and parcel of the Griffin Living Project and any development which occurs on these parcels will be related to and part of the Griffin Living Project.

RE-ZONING REQUEST

A re-zoning from the RD-8000 and RS-6000 Zoning Districts, respectively, to the PRD-1 Zoning District.

RE-ZONING REVIEW STANDARDS

1. The request is consistent with the City's Comprehensive Plan.

The re-zoning request is consistent with the City's comprehensive plan. The plans at the existing time are to use the recently acquired lots for a swimming pool (accessory structure) for the Griffin Living Project.

[1] The Declaration was reviewed and approved by the City Attorney prior to being signed and recorded.

At the current time the Owner has no plans to place any commercial uses on these two parcels. Since the parcels currently have a residential land use designation the re-zoning to PRD-1 with an underlying Residential Land Use means that the zoning will be consistent with the City's Comprehensive Plan.

2. The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans approved by the City Commission.

The requested re-zoning is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans and master plans to the extent that such plans exist for this area.

3. The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated zoning district unrelated to adjacent or nearby districts.

The re-zoning request will not give privileges extended to other similarly situated properties or result in an isolated zoning district. The PRD Zoning District allows mixed use, commercial and residential uses, to occur on one property and the Unity of Title and the Declaration mean that these properties are being added to the already approved Griffin Living Project which is zoned PRD-1. Rezoning these parcel to PRD-1 allows the parcels to be a part of the Griffin Living Project.

a. The request furthers the City's adopted community redevelopment plan, if applicable

There are not adopted community redevelopment plans for this area but the rezoning for an already existing project is a goal common to the City's Comprehensive Plan.

b. An error or ambiguity must be corrected.

There is no current error or ambiguity in the Code. However, the parcels are now part and parcel of an already approved project and it would inconsistent to allow a single project to have inconsistent zoning districts.

c. There exists changed or changing conditions which make approval of the request appropriate.

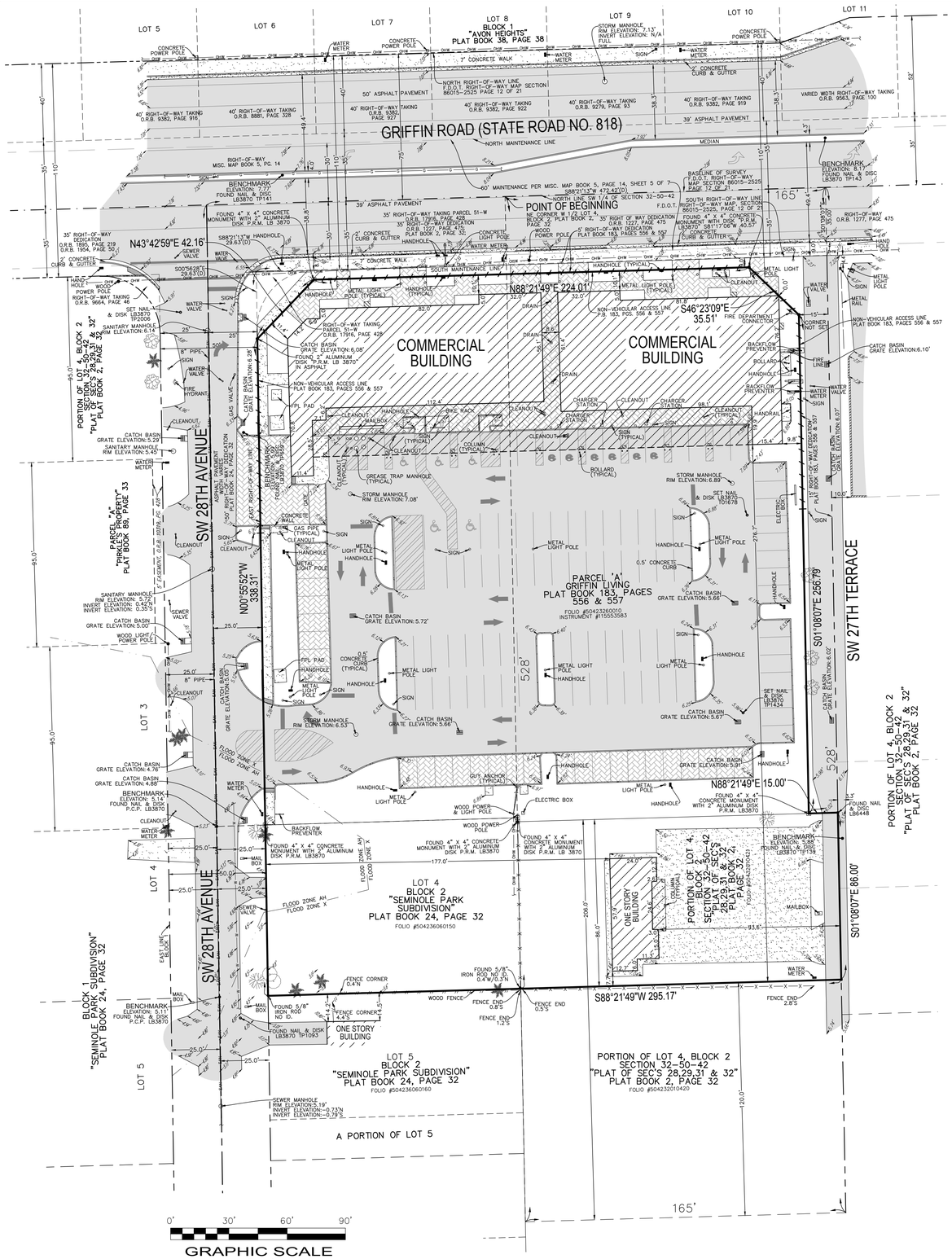
Changed or changing conditions exist which make approval of the request appropriate. The Unity of Title and the Declaration constitute changed circumstances and changed conditions regarding the Property sought to be rezoned.

d. Substantial reasons exist why the property cannot be used in accordance with existing zoning.

The property cannot be used in accordance with existing zoning. The existing zoning districts which the property is currently zoned do not allow mixed use nor would they allow a pool to serve the mixed use or any other uses which would serve the mixed use development of which these parcels are now a part.

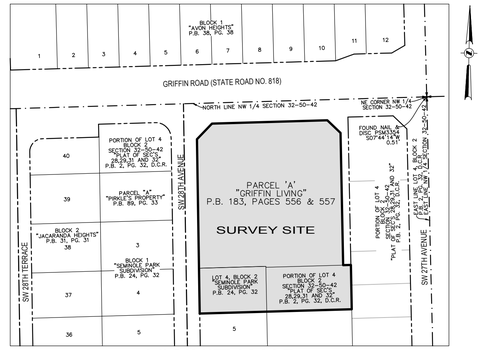
e. The rezoning is appropriate for the orderly development of the City and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

The re-zoning is appropriate for the orderly development of the City. The re-zoning is adjacent to and seeks to be part of an already existing mixed-use project and allows the portions of the mixed-use project to be located on the property sought to be re-zoned. This allows for both the orderly development of the City and the project. It is also compatible with existing zoning and land uses.



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BRICK PAVERS
- 10.00' ELEVATION
- OHW OVERHEAD WIRES
- SAN UNDERGROUND SANITARY SEWER LINE
- G UNDERGROUND GAS LINE
- ℄ CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- (D) DEED
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- LB LICENSED BUSINESS
- AC AIR CONDITIONER
- PALM TREE
- OAK TREE
- UNIDENTIFIED TREE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 'A', "GRIFFIN LIVING", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 556 AND 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOT 4, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE NORTH 86 FEET OF THE SOUTH 206 FEET MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 4, BLOCK 2 OF "SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 4, OF BLOCK 2 AND RUN THENCE SOUTH ON THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF LOT 4, BLOCK 2, A DISTANCE OF 528 FEET; THENCE RUN IN AN EASTERLY DIRECTION ON THE LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET; THENCE RUN NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY LINE OF THE WEST 1/2 OF SAID LOT 4, OF BLOCK 2; THENCE RUN WEST ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 4, BLOCK 2, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 103,383 SQUARE FEET (2.373 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2685; ELEVATION: 3.666 FEET.
3. FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 5 FEET/NONE; PANEL #12011C0566H; COMMUNITY #120034; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD BEING N88°21'49"E.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: TURNER PLANNING SOLUTIONS LLC; 2750 GRIFFIN HOLDINGS LLLP; COKER & FEINER; COMMONWEALTH LAND TITLE INSURANCE COMPANY; ISRAELI DISCOUNT BANK, ITS SUCCESSORS AND ASSIGNS.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SITE CONTAINS 120 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (109 REGULAR & 5 DISABLED, 6 ELECTRIC VEHICLE).
10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
11. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
12. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

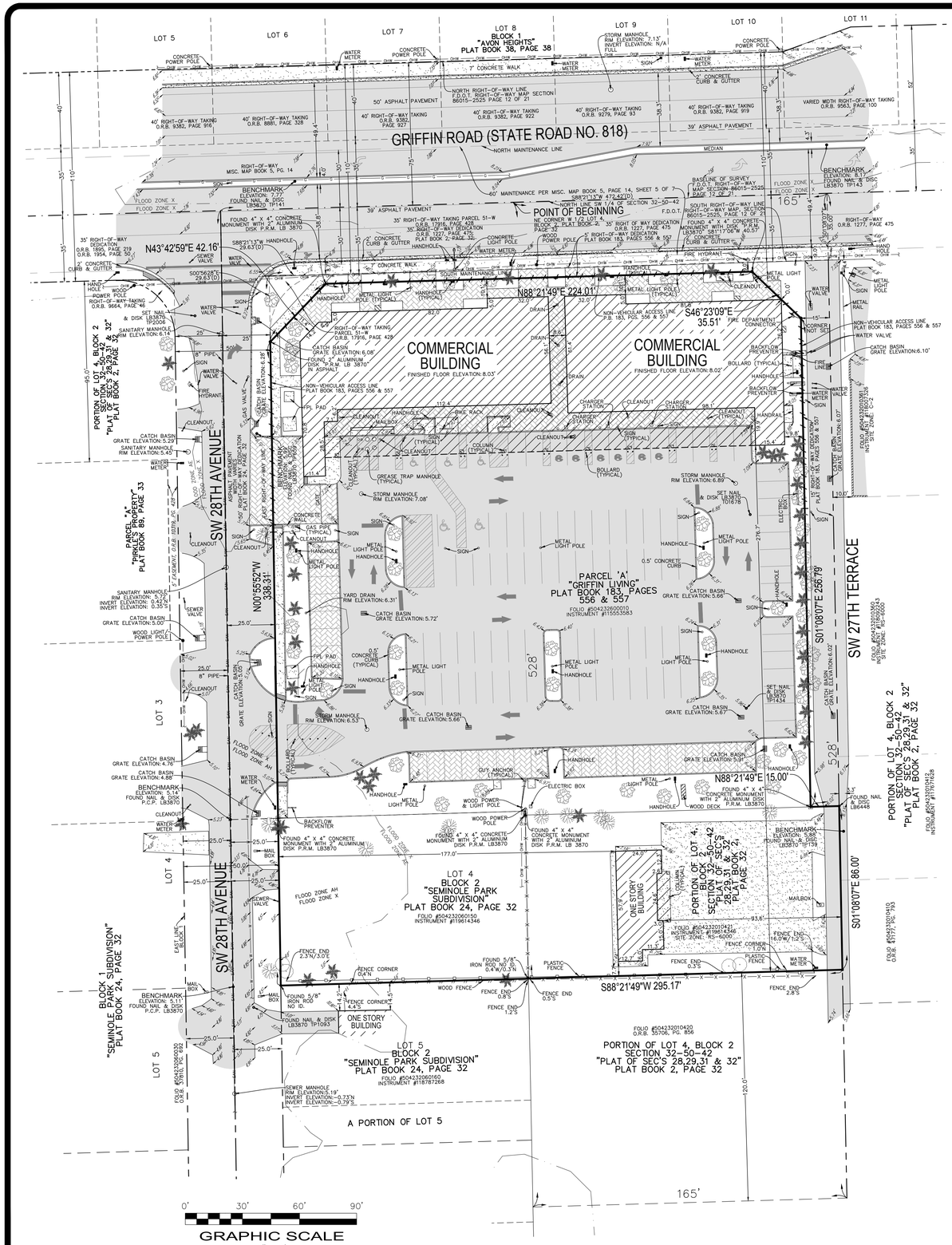
NO.	REVISIONS	BY
9	#72626-UPDATE SURVEY 4/27/24	K.F.
8	#70272-UPDATE SURVEY 8/3/22	J.M.P.
7	RESET PRM'S/ADDED 4 TREES 4/8/22	B.B.
6	REVISED NOTE 6/ADDED STATE PLANE COORDINATES 3/9/22	B.B.
5	#69729-UPDATE SURVEY TO UNRECORDED PLAT 02/15/22	B.B.
4	MOVE NE P.R.M. 02/23/22	B.B.
3	#69295-SET P.R.M.'S 02/15/22	B.B.
2	#68349-LOT 4 LOCATIONS 04/07/21	L.H.
1	REVISED OPINION OF TITLE & ADJACENT R/W REPORT 12/14/18	B.B.
	#68120 BOUNDARY, TOPOGRAPHIC, ALTA SURVEY 4/7/21	B.B.

GRIFFIN LIVING SITE
2730-2750 GRIFFIN ROAD
DANIA BEACH, FLORIDA 33312
(CITY OF DANIA BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

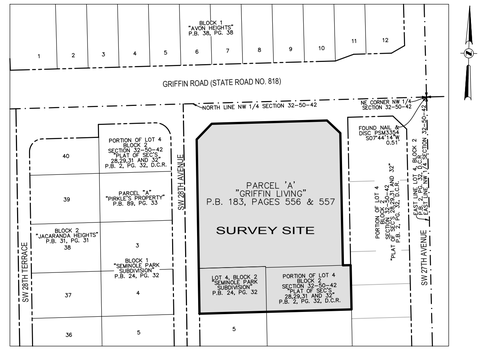
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 30'	CLIENT: TURNER PLANNING SOLUTIONS LLC
CHECKED BY: J.F.P.	SURVEY DATE: 4/27/24	ORDER NO.: 72626



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BRICK PAVERS
- 10.00 ELEVATION
- OHW OVERHEAD WIRES
- SAN UNDERGROUND SANITARY SEWER LINE
- G UNDERGROUND GAS LINE
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- (D) DEED
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- LB LICENSED BUSINESS
- AC AIR CONDITIONER
- PALM TREE
- OAK TREE
- UNIDENTIFIED TREE


GRIFFIN ROAD (STATE ROAD NO. 818)
NORTH LINE NW 1/4 SECTION 32-50-42
SW 28TH AVENUE
SW 28TH TERRACE
SW 27TH AVENUE
PARCEL 'A'
"GRIFFIN LIVING"
P.B. 183, PAGES 556 & 557
SURVEY SITE
BLOCK 1
"AVON HEIGHTS"
P.B. 38, PG. 38
BLOCK 2
"JACARANDA HEIGHTS"
P.B. 31, PG. 31
BLOCK 1
"SEMINOLE PARK
SUBDIVISION"
P.B. 24, PG. 32
LOT 4, BLOCK 2
"SEMINOLE PARK
SUBDIVISION"
P.B. 24, PG. 32
PORTION OF LOT 4
BLOCK 2, SECTION 32-50-42
"PLAT OF SEC'S 28,29,31 & 32"
P.B. 2, PG. 32, D.C.R.
PARCEL "A"
"PIRKLE'S PROPERTY"
P.B. 89, PG. 33
PORTION OF LOT 4
BLOCK 2, SECTION 32-50-42
"PLAT OF SEC'S 28,29,31 & 32"
P.B. 2, PG. 32, D.C.R.
FOUND NAIL & DISC
P.C.P. LB3870
"SOUTH 1/4 CORNER"
SECTION 32-50-42
FOUND NAIL & DISC
"PLAT OF SEC'S 28,29,31 & 32"
P.B. 2, PG. 32, D.C.R.
FOUND NAIL & DISC
"PLAT OF SEC'S 28,29,31 & 32"
P.B. 2, PG. 32, D.C.R.
FOUND NAIL & DISC
LB3870 TP1434
FOUND NAIL & DISC
LB3870 TP1435
FOUND NAIL & DISC
LB3870 TP1436
FOUND NAIL & DISC
LB3870 TP1437
FOUND NAIL & DISC
LB3870 TP1438
FOUND NAIL & DISC
LB3870 TP1439
FOUND NAIL & DISC
LB3870

Law Offices
COKER & FEINER
1133 Southeast 4th Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636

E-mail: rafeiner@coker-feiner.com

RECEIVED
JAN 06 2026
BY:

December 21, 2025

Re: Notice of Community Meeting

Dear Neighbor:

Please be advised that this firm represents 2750 Griffin Holdings, LLLP and 2700 Griffin Holdings, LLLP. This letter is to invite you to a community meeting relating to a re-zoning and site plan modification for the properties located at 2750 Griffin Road, 4901 SW 27th Terrace and 4880 SW 28th Ave. The property is generally located on the south side of Griffin Road between SW 28th Ave. and SW 27th Terrace. A location map for the project is on the back of this letter.

2750 Griffin Holdings and 2700 Griffin Holdings are currently pursuing approvals through the City of Dania Beach to allow a re-zoning from RD-8000 and RS-6000 to PRD-1 (Planned Residential Development District) along with a site plan modification to add a pool, bath house, courtyard area, dog park and other accessory items to the existing Griffin Living development. As you are the project's neighbors we would like to explain the proposed project, answer any questions you may have and receive your input into the project.

We have scheduled a meeting at the following location:

Date:	January 12, 2026
Time:	6:30 PM
Location:	PJ Meli Aquatic Complex PJ Meli Community Center 2901 SW 52nd Street Dania Beach, FL 33312

At the meeting we will also have a copy of the proposed site plan for you to review. Of course, if you have any questions or would like to speak with me, please feel free to contact me at the e-mail or phone number above.

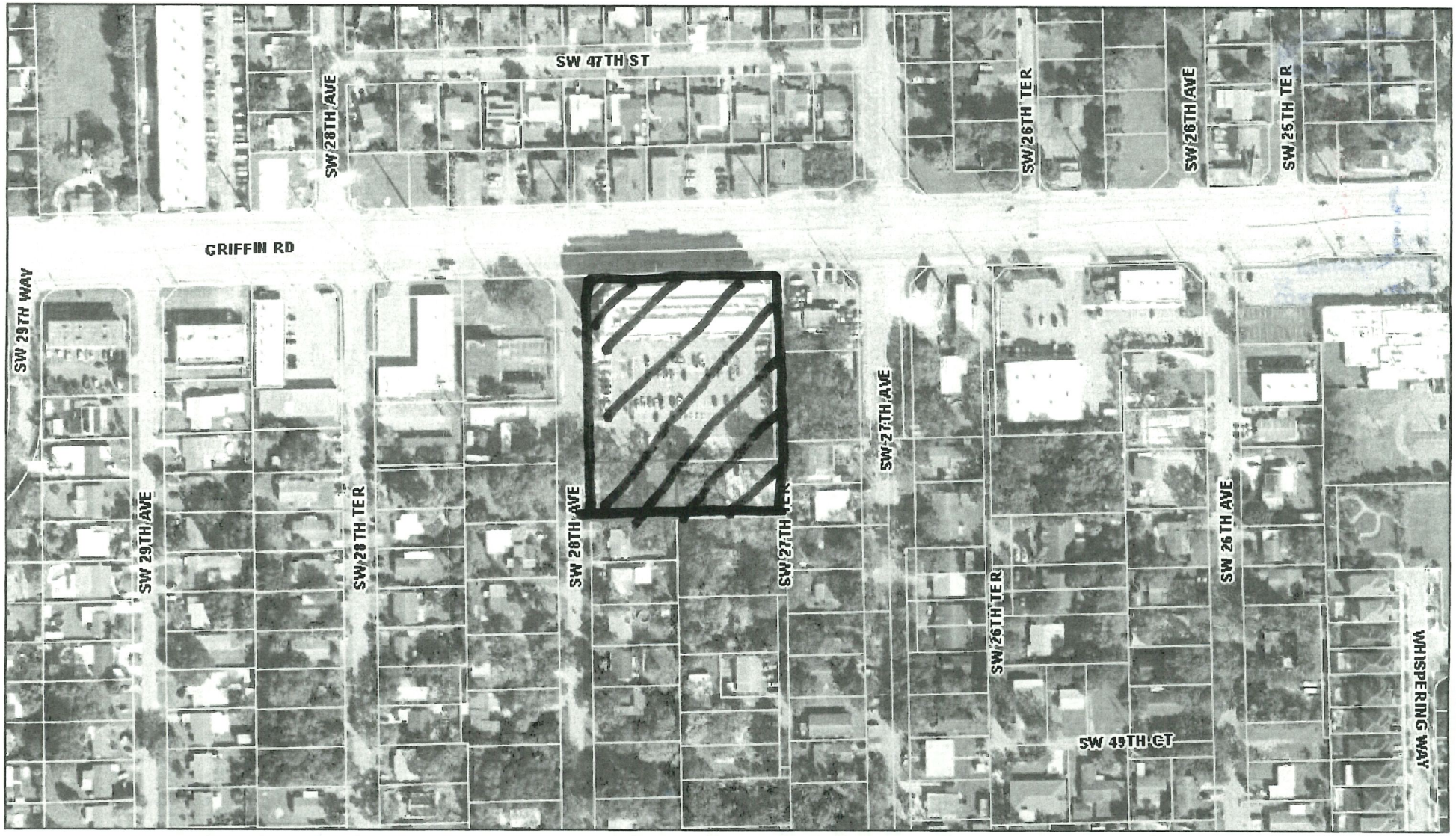
More than one elected official may appear at the community meeting and should disclose their attendance at said meeting once the City Commission is to hear the quasi-judicial item.

Sincerely,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

Property Id: 504232060150 **Please see map disclaimer



December 30, 2025

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Jan 4, 2025 Broward Co

Law Offices
COKER & FEINER
1133 Southeast 4th Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636 E-mail: rafeiner@coker-feiner.com

December 29, 2025

Re: Notice of Community Meeting

Dear Neighbor:

Please be advised that this firm represents 2750 Griffin Holdings, LLLP and 2700 Griffin Holdings, LLLP. This letter is to invite you to a community meeting relating to a re-zoning and site plan modification for the properties located at 2750 Griffin Road, 4901 SW 27th Terrace and 4880 SW 28th Ave. The property is generally located on the south side of Griffin Road between SW 28th Ave. and SW 27th Terrace. A location map for the project is on the back of this letter.

2750 Griffin Holdings and 2700 Griffin Holdings are currently pursuing approvals through the City of Dania Beach to allow a re-zoning from RD-8000 and RS-6000 to PRD-1 (Planned Residential Development District) along with a site plan modification to add a pool, bath house, courtyard area, dog park and other accessory items to the existing Griffin Living development. As you are the project's neighbors we would like to explain the proposed project, answer any questions you may have and receive your input into the project.

We have scheduled a meeting at the following location:

Date:	January 12, 2026
Time:	6:30 PM
Location:	PJ Meli Aquatic Complex PJ Meli Community Center 2901 SW 52nd Street Dania Beach, FL 33312

At the meeting we will also have a copy of the proposed site plan for you to review. Of course, if you have any questions or would like to speak with me, please feel free to contact me at the e-mail or phone number above.

More than one elected official may appear at the community meeting and should disclose their attendance at said meeting once the City Commission is to hear the quasi-judicial item.

Sincerely,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

Via E-mail Only

January 15, 2026

Ms. Eleanor Norena, Director
Community Development Department
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

Re: Griffin Living; Re-Zoning and Site Plan Amendment
Community Outreach Meeting

Dear Ms. Norena:

As you are aware, our firm represents 2750 Griffin Holdings LLLP and 2700 Griffin Holdings LLLP who are the Applicants and Owners for a re-zoning and a site plan amendment related to the Griffin Living Project.

As the attorney for the Applicant we advertised, notified and invited all property owners within the notice radius provided for by Code to attend a community meeting on January 12, 2026 at 6:30 p.m. at the PJ Meili Park.

Attached please find the Notice List for everyone who signed in at the meeting. In addition to the people set forth on the Notice List, I would estimate that there were about an additional ten (10) people who were in attendance at the meeting who chose not to sign in.

We explained the request for the re-zoning, what was being proposed and showed a site plan of what was proposed. The topics that were raised in the discussion were as follows:

1. Potential parking problems. Because the current valet for the restaurant is using the vacant lot on SW 28th Ave that belongs to the applicant, where the dog park would be located, some people expressed concerns about where those parking spaces would go. We explained that the valet was using those spaces because the land was available but

that once construction started the valet would be using the spaces at the nearby Dollar Tree property and that this was not an issue because the Dollar Tree store was not going to be open during these parking times. We also explained that many of the retail stores in the existing Griffin Living development, like the Urgent Care, the UPS store and the café were not open during the same time that Puya was open or engaged primarily in business so these businesses were not competing for parking spaces.

In addition, some residents expressed concern about Uber, DoorDash, UPS and other delivery services parking on their street and on Griffin Road. This concern also included patrons of the UPS store in the existing Griffin Living Project and that they parked on Griffin Road or SW 28th Street even though parking spaces were available. Again, while we explained we could not control where third parties parked we did instruct all the Tenants and business owners to explain where they should park and the Owner also posted signs in the lobby of the building which instructed people to tell Door Dash and Uber Eats where to park.

Finally, we had discussion about SW 27th Terrance and how there was no access from the Griffin Living project to that street and that FDOT would not allow either a traffic light at that intersection nor could any improvements be made to the driveway. We also showed the site plan amendment to the residents telling them of the 10 foot landscape buffer that was being created and how that would likely stop some of the concerns that were expressed about people parking illegally on the street.

2. Some residents expressed concerns about surface water and said that there street on SW 28th Ave. had flooded during the bad rainfall events and heavy rainfall events. We explained that this was an overall issue in the City, that the Griffin Living Project was required and was in fact retaining all of its own surface water. We also explained that as part of the site plan amendment the Owner was installing additional drainage improvements on the two properties that were the subject of the re-zoning and site plan approval.

3. Some asked that if the re-zoning was approved did that mean for potential development could occur on the two properties other than the proposed clubhouse, pool and dog park. We explained that while this could happen with the re-zoning it could not happen in reality unless the City's Land Use Plan was amended to either change the land use plan designation for these properties or an application for additional flex units was filed with the City. We also explained that public notice would be given about such applications and any landowner could file such applications.

4. Some residents expressed concern about potential noise and excess trash coming from the clubhouse. It was explained that the clubhouse was only open to residents and their guests and that no parking is allowed at the clubhouse. We also explained that the pool would not be open after dusk and there were no speakers or other provisions being made for playing music at the pool or clubhouse and that anyone who utilized these

features needed to abide by the City's noise ordinance. In addition, we also showed the site plan amendment to the residents and told them of the 10 foot landscape buffer that was being created and that this would help with both noise and any potential trash deposits. In addition to this, the Owner also explained that he had hired full-time maintenance staff to police the area and that this would both continue and occur more often.

I also received some e-mail communications from two (2) residents. Those are attached hereto. I do note that Ms. Stewart copied her e-mail communications to me (or I was copied on the e-mail communications she had with the City) to the City Manager.

Should you have any questions or require any additional information please feel free to contact me.

Very truly yours,

/s/ Rod A. Feiner

ROD A. FEINER
For the Firm

\tms
C: Client

Rod Feiner

From: Jen stewart
Sent: Tuesday, January 06, 2026 7:45 PM
To: Rod Feiner
Cc: Garcia, Ana M.; Sosa-Cruz, Candido
Subject: Re: Meeting on the 12th



More than 20 cars are parked here right now And the traffic continues to roll in.

On Tue, Jan 6, 2026 at 7:21 AM Jen stewart wrote:

Well, I'm grateful to my neighbor for sharing it with me, or I would have missed out on the opportunity to learn and share my thoughts. Pretty peculiar that I haven't received it, given that many of the others I've spoken with have.

I hope your presentation includes a better and larger-than-microscopic drawing, as well as a solid plan for parking, since the tenant uses the 28th Avenue property as a parking lot on a nightly basis. Looking forward to hearing the plans.

On Mon, Jan 5, 2026 at 9:16 AM Rod Feiner <rafeiner@coker-feiner.com> wrote:

Ms. Stewart ---

Happy New Year.

Thank you for your e-mail. We used the same notice list that we used the last time. Maybe there was a delay in your receiving the notice from the USPS, which is where all notices were sent.

I'll see you Monday and if there is anything you need in the interim please let me know.

Also, for your convenience, attached is a copy of the Notice Letter that was sent out (minus the location sketch).

Thank you,

Rod

Rod A. Feiner, Esq.

Coker & Feiner

1133 Southeast 4th Ave.

Ft. Lauderdale, FL 33316-1119

Telelephone: (954) 761-3636

Facsimile: (954) 761-1818

rafeiner@coker-feiner.com

NOTE: ***We have moved.*** **The address above is effective as of June 30, 2025**

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From: Jen stewart
Sent: Monday, January 05, 2026 7:38 AM
To: Rod Feiner <rafeiner@coker-feiner.com>
Cc: Garcia, Ana M. <agarcia@daniabeachfl.gov>; Sosa-Cruz, Candido <csosacruz@daniabeachfl.gov>
Subject: Meeting on the 12th

Good morning. A friend of mine just told me about the meeting on January 12. I find it odd that I did not receive it. You might want to check your mail list. I'll see you on Monday.

Rod Feiner

From: Jen stewart
Sent: Tuesday, July 15, 2025 9:04 AM
To: Garcia, Ana M.
Cc: Davis, Joyce; Lewellen, Lori; Ryan, A. J.; Salvino, Marco; Rod Feiner; Rimoli, Luis; Sosa-Cruz, Candido; Norena, Eleanor; Jason Tarala; Lottier, Christine
Subject: Re: Peaceful night on Sw 28 Ave?



Jen stewart reacted via Gmail

On Tue, Jul 15, 2025 at 7:07 AM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:
Good Morning Mrs. Stewart, our office Manager Chris will be reaching out to you today to schedule us.
Thank you.
Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

On Jul 15, 2025, at 4:42 AM, Jen stewart wrote:

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

954-895-5004

I have quite a few meetings on my calendar today, so if we can coordinate a time today or this week, it would be much appreciated

On Mon, Jul 14, 2025 at 8:04 PM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:
Good evening Mrs. Stewart,

No problem at all mam. Can you please provide me the best number to reach you. Chatting will be a much better way to communicate and for us to connect and discuss the best way for us to help you. Thank you, have a good evening.

Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

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On Jul 14, 2025, at 3:24 PM, Jen stewart < > wrote:

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Excuse the typos in these emails, but I suppose I shouldn't email when I'm so full of emotion - truly disappointed and hurt by this group who pretends to care for their residents, but doesn't show it.

On Mon, Jul 14, 2025 at 3:18 PM Jen stewart < wrote:

I'm so disappointed in this commission and staff who clearly read and hear to what I'm trying to say but are not listening or reading to understand. Truly disappointed.

On Mon, Jul 14, 2025 at 3:13 PM Jen stewart > wrote:

Ms. Garcia,

Please tell me how to get a meeting with you and your staff to discuss without back and forth of email. Honestly, I'm too livid by the dismissive response from a 20+ year resident to fully respond to your email right now.

I need better understanding of what is needed to build a case about street parking. I don't understand how the photos don't show that. Please tell me specifically what you need and I will be sure to share this with my neighbors.

As I explained in my previous email I was not home when this happened, the phots were sent to me by a neighbor. I never said anything about sound so I'm not sure why you included that.

On Mon, Jul 14, 2025 at 2:46 PM Garcia, Ana M. <agarcia@daniabeachfl.gov> wrote:

Good Afternoon Mrs. Stewart,

I went by the property this am to inspect. Additionally we held a meeting with our Deputy City Manager, and our Director of Community Development who oversee Code division, our Public Services Director was present as well to discuss your concerns. The photos you sent us did not provide us with what can actually lead to an action on our end hence why I am emailing you in hopes to best help you mitigate your concerns and give us what we need to Cite property or properties as the quality of life of our residents is a priority for all of us who serve here in Dania Beach.

Our non emergency number for BSO Law enforcement is 954-764-4357. The more we have officially on record the better to build a case if it is warranted. Additionally from 11pm to 7am we have a city wide noise ordinance so no noise in that time period. Thank you for reaching out to us and we will remain vigilant and responsive. Our Director of Community Development will also reach out to property owner to inform him of your situation as you have shared with us. Thank you.
Sent from my iPhone

Ana M. Garcia, ICMA-CM, City Manager
agarcia@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd, Dania Beach, FL, 33004
Phone: 954.924.6800, x3610

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On Jul 13, 2025, at 12:56 AM, Jen stewart

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From tonigh, this past hour. It doesn't look like the parking issues have been resolved as all so confidently states on

July 8. I would have called police but I'm not home, my neighbor just sent me these pictures.

Rod Feiner

From: Kirsty
Sent: Friday, November 07, 2025 6:12 AM
To: Rod Feiner
Subject: Cigarette butts

Good morning Rod,

I see from the lack of furniture on the second balcony, that it appears he has moved rather than just being on vacation. I no longer have to walk through his disgusting confetti.

I really appreciate your resolving the issue.

Thank you!

Kind Regards,

Kirsty

Rod Feiner

From: Kirsty
Sent: Tuesday, November 04, 2025 5:37 AM
To: Rod Feiner
Subject: Falling tree

Good morning Rod,

The last week has been much better with the cigarettes. Not sure if the guy is on vacation or if your speaking to him has finally worked, but there has only been the odd butt, rather than a whole slew of them.

I did also want to reach out and let you know there is one of the sea grape trees leaning at around 45° onto 27th terrace, trying desperately to fall over.

Kind Regards,

Kirsty

Rod Feiner

From: Kirsty
Sent: Thursday, September 04, 2025 6:04 AM
To: Rod Feiner
Subject: RE: Cigarette Litter

Sorry to report, another 17+ fresh cigarette butts in the street.

He's just taking the mickey at this point

Kind Regards,

Kirsty

On Sun, Aug 10, 2025 at 3:48 PM, Rod Feiner <rafeiner@coker-feiner.com> wrote:

Kristy –

Thanks for letting me know. We will have the apartment manager speak to this Tenant directly (without mentioning names) and will also post something for all the residents to see.

I agree, completely disgusting.

Rod

Rod A. Feiner, Esq.

Coker & Feiner

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From: Kirsty
Sent: Sunday, August 10, 2025 3:29 PM
To: Rod Feiner <rafeiner@coker-feiner.com>
Subject: Cigarette Litter

Hi Mr Feiner,

I reside on 27th terrace in Fort Lauderdale where you work with the large 6 floor building on Griffin Road.

I was wondering if you speak with one of you tenants (the one who lives on the Northeast corner, second balcony up), as he seems to think it is acceptable to throw his cigarette butts from his balcony, to collect like white confetti all over the street below. While I appreciate that you have someone who cleans up around 'your' building, he doesn't clean up all the butts collecting on the East side of 27th Terrace.

I have held my tongue regarding this disgusting matter ever since it started, as it seems that more and more human beings think that littering the streets is perfectly acceptable, and you may think I am being oversensitive. However, when I was walking my dog, as I do every day, your tenant seemed to think it was quite acceptable to throw his butt over the balcony right as I was approaching. Granted, it was early and still dark, and he may not have seen me, but the point is he shouldn't be throwing his garbage over the balcony. I don't throw my garbage in his apartment.

I appreciate your attention to this matter.

Kind regards

Rod Feiner

From: Kirsty
Sent: Sunday, August 10, 2025 3:52 PM
To: Rod Feiner
Subject: Re: Cigarette Litter

Thank you so much for such a quick response.

Much appreciated!

On Sunday, August 10, 2025 at 03:48:59 PM EDT, Rod Feiner <rafeiner@coker-feiner.com> wrote:

Kristy –

Thanks for letting me know. We will have the apartment manager speak to this Tenant directly (without mentioning names) and will also post something for all the residents to see.

I agree, completely disgusting.

Rod

Rod A. Feiner, Esq.

Coker & Feiner

1133 Southeast 4th Ave.

Ft. Lauderdale, FL 33316-1119

Telelephone: (954) 761-3636

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To: Rod Feiner <rafeiner@coker-feiner.com>
Subject: Cigarette Litter

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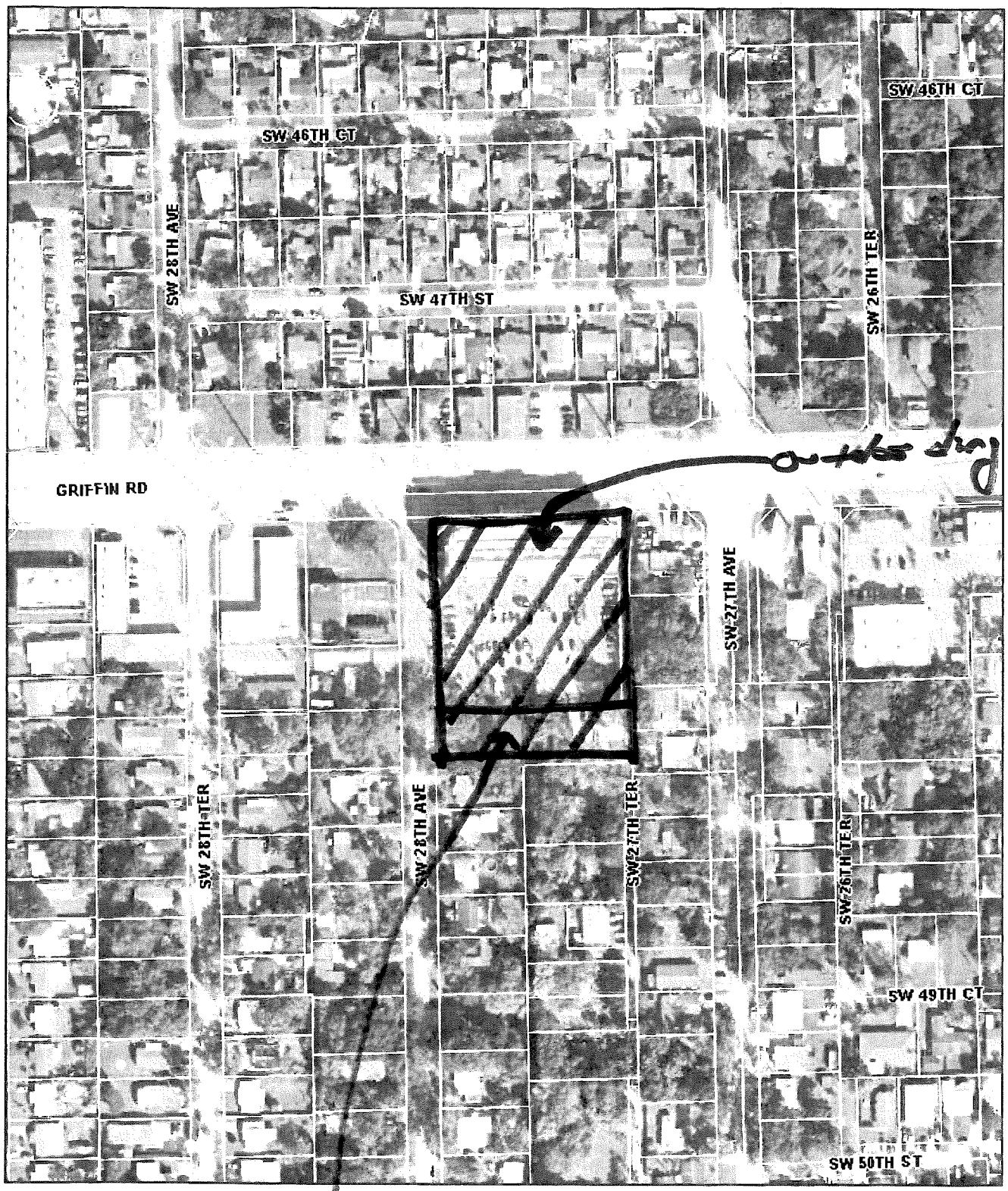
I have held my tongue regarding this disgusting matter ever since it started, as it seems that more and more human beings think that littering the streets is perfectly acceptable, and you may think I am being oversensitive. However, when I was walking my dog, as I do every day, your tenant seemed to think it was quite acceptable to throw his butt over the balcony right as I was approaching. Granted, it was early and still dark, and he may not have seen me, but the point is he shouldn't be throwing his garbage over the balcony. I don't throw my garbage in his apartment.

I appreciate your attention to this matter.

Kind regards

Kirsty

Property Id: 504232060150 **Please see map disclaimer



May 23, 2025

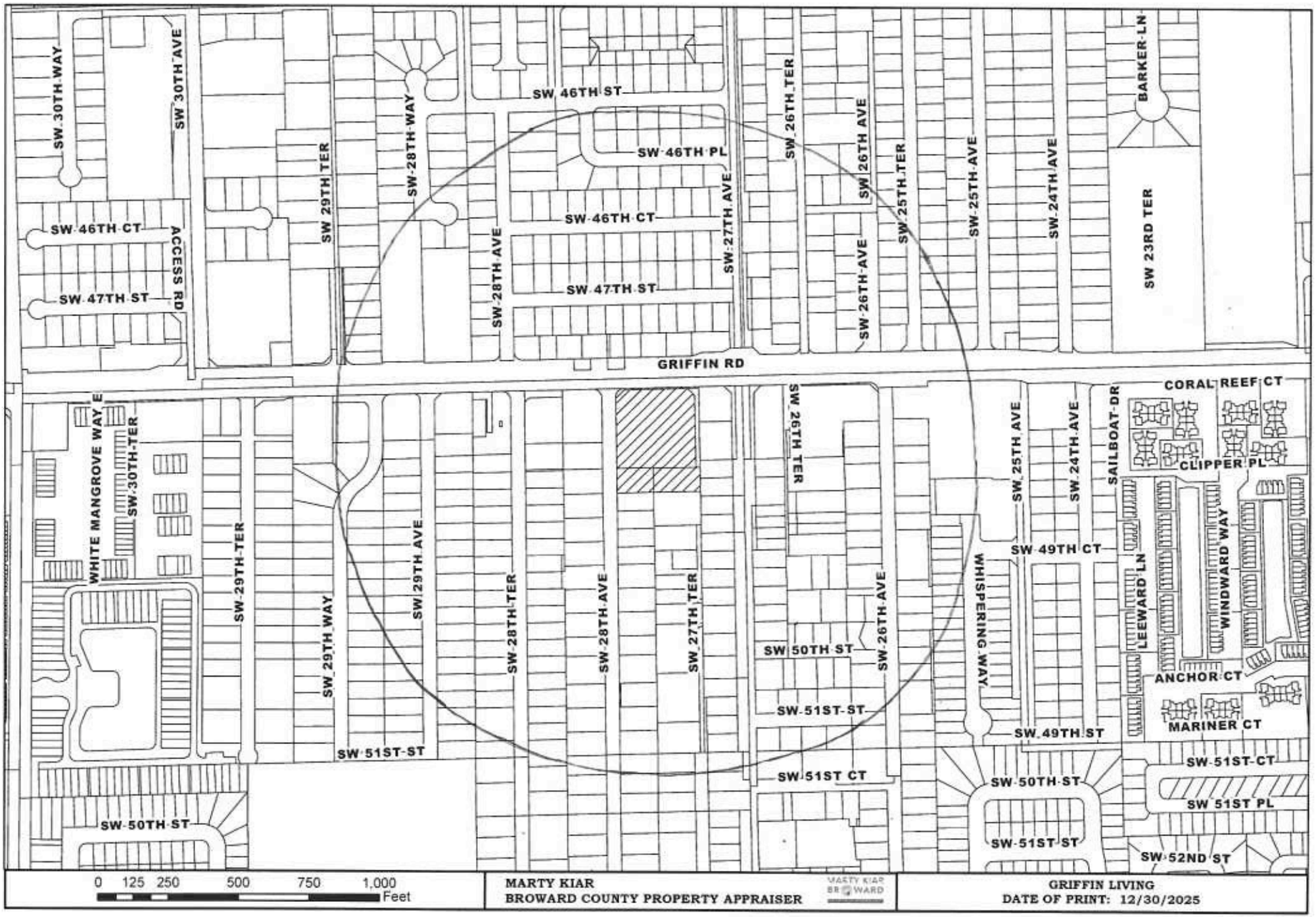
1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Site plan + rezoning

Flight Date : Jan 4, 2025 Broward County Property Appraiser


SW 30TH WAY
SW 30TH AVE
SW 46TH ST
SW 46TH PL
SW 46TH CT
ACCESS RD
SW 47TH ST
SW 29TH TER
SW 28TH WAY
SW 28TH AVE
SW 27TH AVE
SW 26TH TER
SW 26TH AVE
SW 25TH TER
SW 25TH AVE
SW 24TH AVE
BARKER LN
SW 23RD TER
GRIFFIN RD
WHITE MANGROVE WAY E
SW 30TH TER
SW 29TH TER
SW 29TH WAY
SW 29TH AVE
SW 28TH TER
SW 28TH AVE
SW 27TH TER
SW 26TH TER
SW 26TH AVE
SW 50TH ST
SW 51ST ST
SW 51ST CT
SW 50TH ST
WHISPERING WAY
SW 25TH AVE
SW 24TH AVE
SAILBOAT DR
CORAL REEF CT
CLIPPER PL
WINDWARD WAY
LEEWARD LN
SW 49TH CT
ANCHOR CT
MARINER CT
SW 49TH ST
SW 51ST CT
SW 50TH ST
SW 51ST PL
SW 51ST ST
SW 52ND ST
0 125 250 500 750 1,000 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
GRIFFIN LIVING
DATE OF PRINT: 12/30/2025

name1	name2	add	city	state	zip	zip 4
1630 SW 4TH AVE LLC		835 NE 16 TER	FORT LAUDERI	FL	33304	4576
2484 SW 10 ST LLC		475 BRICKELL AVE #2813	MIAMI	FL	33131	
26 RESIDENCE LLC		4031 SW 54 CT	DANIA BEACH	FL	33314	
2700 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD #10	HOLLYWOOD	FL	33020	
2741HATZ LLC		9180 EQUUS CIR	BOYNTON BEA	FL	33472	
2748 SOUTH WEST REALTY LLC		811 AVENUE W	BROOKLYN	NY	11223	
2750 GRIFFIN HOLDINGS LLLP		2790 STIRLING RD STE 10	HOLLYWOOD	FL	33020	
2857 LLC		20315 NE 15 CT	MIAMI	FL	33179	
2950 GRIFFIN ROAD LLC%	ANGELA SULEYMANOVA	4801 29TH WAY STE 6	FORT LAUDERI	FL	33312	
307-309 DANIA INC		1019 SE 8 CT	DEERFIELD BE	FL	33441	
4 WALLS RENTAL LLC		21234 NE 19 CT	MIAMI	FL	33179	
4847 ZBRE LLC		2539 AMBASSADOR AVE	COOPER CITY	FL	33026	
4935A SW 27TH LAND	TRTRSTE LLC TRSTEE	1901 W COLONIAL DR	ORLANDO	FL	32804	
4941 LLC		7561 POLK ST	HOLLYWOOD	FL	33024	
4950 DANIA LLC		19790 W DIXIE HWY STE 1001	MIAMI	FL	33180	
ABU-HASHISH,LAWRENCE		4903 WHISPERING WAY	FORT LAUDERI	FL	33312	
ADAMS,DAMON J & DONNA LYNN		4924 SW 27 AVE	FORT LAUDERI	FL	33312	6028
ADAMS,DIANE K	CASTRONOVO,PHYLLIS J	2639 SW 50 ST	FORT LAUDERI	FL	33312	6034
ADIAH,STEPHEN		4651 SW 26 TER	FORT LAUDERI	FL	33312	5764
ALDICK,ABDEL	RALDICK,GHADA	4700 SW 55 AVE	DAVIE	FL	33314	
ALEKSANDR OSTROVSKIY	TROSTROVSKIY,ALEKSANDR TRSTEE	12411 OSBORNE ST #86	PACOIMA	CA	91331	
ALTMAN,CHRISTINA L		2733 SW 47 ST	FORT LAUDERI	FL	33312	
ANDREWS,DALE A		4680 SW 27 AVE	FORT LAUDERI	FL	33312	5708
ANGRAND,EDNER & ADELINE		2716 SW 47 ST	FORT LAUDERI	FL	33312	
APONTE,MARIE ISABEL		2796 SW 46 CT	FORT LAUDERI	FL	33312	
AUTO FINANCING LLC		17145 N BAY RD #4504	SUNNY ISLES E	FL	33160	
AVERY,VIVIAN		4975 SW 28 AVE	FORT LAUDERI	FL	33312	
BAEZA,EDWARD		4731 SW 26 TER	FORT LAUDERI	FL	33312	
BARILE,CHRISTI M & LUCILLE A		5099 SW 28 AVE	FORT LAUDERI	FL	33312	5853
BARNETT,PATRICIA		4650 SW 26 AVE	FORT LAUDERI	FL	33312	5730
BARRERA,RAUL	VALLADARES,DANIA ROSA	5479 NW 184 ST	MIAMI GARDEN	FL	33055	
BBS BUILDERS, INC		1760 NW 91 TER	PLANTATION	FL	33322	
BEAUDRY,CHRISTOPHER L		4940 SW 26 AVE	FORT LAUDERI	FL	33312	
BELITSIS,DIMITRIOS		4920 SW 28 TER	FORT LAUDERI	FL	33312	
BHO18 LLC		3840 N 49 AVE	HOLLYWOOD	FL	33021	
BOGAR,JANET EST		5021 SW 29 AVE	FORT LAUDERI	FL	33312	5813
BOHADANAH,ELIYAHU		3950 SW 6 ST	FORT LAUDERI	FL	33312	2632
BOKOBZA,ERIC D & ZOHAR		4821 SW 29 AVE	FORT LAUDERI	FL	33312	
BORGIONE,ROMINA P		2732 SW 46 CT	FORT LAUDERI	FL	33312	
BORRELLI,DAMARIS	DAMARIS BORRELLI REV LIV TR	4631 SW 25 TER	FORT LAUDERI	FL	33312	5725
BOURBEAU,COLLEEN		2780 SW 46 CT	FORT LAUDERI	FL	33312	5638
BRADY,DWIGHT		11400 NW 4 CT	PLANTATION	FL	33325	
BRADY,DWIGHT		1320 SW 88 WAY	PEMBROKE PI	FL	33025	
BROUWER,ANDREW		4951 SW 27 AVE APT B	FORT LAUDERI	FL	33312	6027
BROWARD COUNTY BOARD	OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-	FORT LAUDERI	FL	33301	1801
BROWARD LAND BUYERS LLC		232NW 14 WAY	DANIA BEACH	FL	33004	
BROWN,GREGORY A & JEANNE		4634 SW 28 WAY	FORT LAUDERI	FL	33312	5613
BUBA INVESTMENTS LLC		3728 NW 88 TER	HOLLYWOOD	FL	33024	
BUCASEY,ARON H/E	BUCASEY,PERLA	4671 SW 26 TER	FORT LAUDERI	FL	33312	

BUNJEVACKI,TIJANAPEREYRA,ANTHONY		2637 SW 50 ST	FORT LAUDERI	FL	33312	
BURTON 53 LLC		5369 SW 34 AVE	FORT LAUDERI	FL	33312	
CALLAHAN,JOSEPHINE M POWELL EST		5020 SW 29 WAY	FORT LAUDERI	FL	33312	5826
CAMARAZA,JOHANA ROSADO		4910 SW 29 AVE	FORT LAUDERI	FL	33312	
CAMPUZANO,KATHY	SWOOD,RONALD A	5037 SW 28 AVE	FORT LAUDERI	FL	33312	5853
CANGRO,K & NEILA A		4649 SW 28 WAY	FORT LAUDERI	FL	33312	5612
CARDENAS,FATIMA	CELENELISBEY,GILBERTO M	2797 SW 46 CT	FORT LAUDERI	FL	33312	
CARMICHAEL,CARLEIGH	RAETHOMAS,ADAM CLAYTON	2661 SW 51 CT	FORT LAUDERI	FL	33312	
CASHFLOW VENTURES LLC		4700 SW 74 TER	DAVIE	FL	33314	
CASTELLANO,LISA	CASTELLANO,WALTER JR	4901 SW 29 AVE	FORT LAUDERI	FL	33312	5811
CATCHINGS,GLENN ANTHONY		4923 WHISPERING WAY	FORT LAUDERI	FL	33312	
CATON,STEVEN		3790 RAMBLEWOOD CT	MELBOURNE	FL	32934	
CEPEK FAMILY HOLDINGS INC		2381 GRIFFIN RD	FORT LAUDERI	FL	33312	
CERBERUS SFR HOLDINGS II LP		600 GALLERIA PKWY STE 300	ATLANTA	GA	30067	
CF & A HILL FAMILY LTD		261 SW 13 ST	DANIA BEACH	FL	33004	
CHAMBERLAIN,NANCY		2724 SW 46 PL	FORT LAUDERI	FL	33312	5656
CHESTO,DANIEL & GRACE		PO BOX 820461	PEMBROKE PI	FL	33082	0461
CHRISTINE M PROST LIV REV	TRDANIELLE AGUIAR LIV REV TR ETAL	PO BOX 290484	DAVIE	FL	33329	
CLAYTON,CHRISTINA E		4830 SW 27 AVE #B	FORT LAUDERI	FL	33312	
COLBERT,R B & JANET		4605 SW 27 TER	FORT LAUDERI	FL	33312	5606
COLLINS,BILLY JR	H/EGARCIA,EDGAR J	2756 SW 46 PL	FORT LAUDERI	FL	33312	5656
CONGDON,JANE M		512 SW 12 ST	LAKE BUTLER	FL	32054	2418
CORCHADO,LUIS A		4730 SW 29 TER #B	FORT LAUDERI	FL	33312	5659
CORDELL,THOMAS H/E	CORDELL,DAVID H/E & CORDELL,D	4601 SW 27 TER	FORT LAUDERI	FL	33312	5606
CORDERO,LUIS G	H/EZUNIGA,JAVIER E	5010 SW 29 AVE	FORT LAUDERI	FL	33312	
CRAWFORD,HERBERT F & DONNA K		4960 SW 29 AVE	FORT LAUDERI	FL	33312	5812
CREO SOLUTIONS LLC		1400 SW 87 AVE	PEMBROKE PI	FL	33025	3307
D & S MANAGEMENT LLC		2011 LEE ST	HOLLYWOOD	FL	33020	
DALONZO,DIANA M		2708 SW 46 PL	FORT LAUDERI	FL	33312	5656
DANIA BEACH LAND TR	REYES,CARLOS J TRSTEE	396 MALLARD RD	WESTON	FL	33327	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	4916 WHISPERING WAY	FORT LAUDERI	FL	33312	
DDCTD CURRENT & FUTURE OWNERS	WHISPERING OAKS COMMUNITY ASSN I	6555 POWERLINE RD STE 105	FORT LAUDERI	FL	33309	2048
DEL RIO,RAFAEL		2749 SW 47 ST	FORT LAUDERI	FL	33312	5643
DEL VALLE QUINTANA,ADRIANA H/E	PIRELA NARANJO,OSCAR DANIEL	2797 SW 47 ST	FORT LAUDERI	FL	33312	
DENIS,DONALD		4624 SW 28 AVE	FORT LAUDERI	FL	33312	5608
DEZIEL,ALAIN ARMAND		5020 SW 29 AVE	FORT LAUDERI	FL	33312	
DIAMOND,GARY W & MARY LOU		4914 SW 27 AVE	FORT LAUDERI	FL	33312	6028
DIANNE GREENFIELD TR	GREENFIELD,DIANNE TRSTEE	5061 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
DIDIO,ANTHONY P H/E	SHERWIN,MARIE ELAINA	4930 SW 26 AVE	FORT LAUDERI	FL	33312	6024
DND MANAGEMENT LLC		1915 SW 21 AVE STE B305	FORT LAUDERI	FL	33312	3104
DO AMARAL,ADRIANA FKA MEHARRY		4641 SW 25 TER	FORT LAUDERI	FL	33312	5725
DRAGOSLAVIC,GORAN		1800 W BROWARD BLVD	FORT LAUDERI	FL	33312	
DROUSKIN,IDAN		1710 SW 100 TER	DAVIE	FL	33324	7474
DROUSKIN,IDAN IZHAK		10225 SW 20 ST	DAVIE	FL	33324	7427
DRUSKIN PROPERTIES 1 LLC		2920 SW 46 CT	FORT LAUDERI	FL	33312	
DULAR,LISA		5011 SW 29 AVE	FORT LAUDERI	FL	33312	5813
DWYER,MARY JANE	DWYER,RICHARD	4621 SW 42 TER	FORT LAUDERI	FL	33314	4715

EADES,DONNA L		4711 SW 25 TER	FORT LAUDERI	FL	33312	5908
ECHEONA,XOCHIL		691 LAKE BLVD	WESTON	FL	33326	
EG SERVICES LLC		8737 ESTADA CIR	COOPER CITY	FL	33024	
ERNESTO CAMARAZA ALFARO REV TR	CAMARAZAALFARO,ERNESTO TRSTEE	13818 SW 152 ST #372	MIAMI	FL	33177	
ESPANOL,R A & ADORACION M		2631 SW 46 CT	FORT LAUDERI	FL	33312	5745
EVANS,BRENT H/E	TOMASSI,PIETRO	5001 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	
EVERRET,LEATHER	TRSTEE H/ELOVING TR ETAL	2772 SW 47 ST	FORT LAUDERI	FL	33312	
FADLON,DAVID		2156 NE 62 ST	FORT LAUDERI	FL	33308	
FADLON,OFER	FADLON,RONIT	201 ANSIN BLVD UNIT A	HALLANDALE E	FL	33009	
FAY,DAVID		5018 SW 28 AVE #1-2	FORT LAUDERI	FL	33312	5845
FERREIRA PEREIRA,CHRISTIAN		2765 SW 47 ST	FORT LAUDERI	FL	33312	5843
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERI	FL	33309	3421
FORGIE,KIRSTY	KIRSTY FORGIE REV TR	5111 SW 27 TER	FORT LAUDERI	FL	33312	6117
FORK,MARY JEAN		4656 SW 28 WAY	FORT LAUDERI	FL	33312	5613
FOSTER,WANDA G		4931 SW 29 WAY	FORT LAUDERI	FL	33312	5823
FRANCOIS,REGINA	SAINTIL,LESLEY	4657 SW 28 AVE	FORT LAUDERI	FL	33312	
FRANK,SVETLANA		2741 SW 46 CT	FORT LAUDERI	FL	33312	
FREITUS,KELSEY		4947 WHISPERING WAY	FORT LAUDERI	FL	33312	
GAL,ADI		6030 HOLLYWOOD BLVD #135	HOLLYWOOD	FL	33024	
GALDORISE,WILLIAM ANTHONY		5010 SW 29 WAY	FORT LAUDERI	FL	33312	5826
GALLARDO,EUGENIO P		2724 SW 46 CT	FORT LAUDERI	FL	33312	
GAMLIEL,AMIR & EDNA		904 NE 2 ST	HALLANDALE E	FL	33009	8512
GARCIA DIAZ,RUBEN		4830 SW 29 AVE	FORT LAUDERI	FL	33312	
GEORGE & ELENA METZKES	REV TRMETZKES,ELENA TRSTEES	6383 NW 40 AVE	COCONUT CRE	FL	33073	
GEORGES,MIREILLE	PEAN,GARDY & PEAN,SHAREEN	4940 SW 28 AVE	FORT LAUDERI	FL	33312	
GERNANT,YOLANDA M		2740 SW 46 CT	FORT LAUDERI	FL	33312	5638
GIBSON,MARY LMARY	L GIBSON REV TR	4626 SW 28 WAY	FORT LAUDERI	FL	33312	5613
GMAX FL LLC		5201 RAVENSWOOD RD #114	FORT LAUDERI	FL	33312	
GONZALEZ,ELSAFERRER,ANJALI		3800 SW 29 ST # A	MIAMI	FL	33134	7338
GONZALEZ,PELEGRIN & ANA		2741 SW 47 ST	FORT LAUDERI	FL	33312	5643
GRAMMER,THOMAS D		4701 SW 25 TER	FORT LAUDERI	FL	33312	5908
GRATE,MARGARET		4721 SW 25 TER	FORT LAUDERI	FL	33312	
GRECCO,COOPER NICOLE		4919 WHISPERING WAY	DAVIE	FL	33312	
GRECO,KASSANDRA		4961 SW 29 AVE	FORT LAUDERI	FL	33312	
GREENBARG,AARON D	AARON GREENBARG REV TR	4927 WHISPERING WAY	FORT LAUDERI	FL	33312	
GREENWELL,WENDY ANNE		2725 SW 47 ST	FORT LAUDERI	FL	33312	
GUERRERO,BIANCA	GUERRERO,LUCRECIA	5071 SW 27 AVE	FORT LAUDERI	FL	33312	
GUILLEN,BENEDICTO		4700 SW 25 TER	FORT LAUDERI	FL	33312	
HAMMONDS,ROBERT LEE II		4616 SW 28 AVE	FORT LAUDERI	FL	33312	
HANNOVER,KYLE		2709 SW 46 CT	FORT LAUDERI	FL	33312	5637
HARLEY,JENNIFER M		4980 SW 29 AVE	FORT LAUDERI	FL	33312	5812
HARPER,CHERRILYN B		5487 NW 95 AVE	SUNRISE	FL	33351	7731
HERGERT,CONNIA MCONNIA	M HERGERT REV TR	4710 SW 25 TER	FORT LAUDERI	FL	33312	5909
HERNANDEZ,FRANK & PADILLA,SILVIA		4944 SW 26 TER	FORT LAUDERI	FL	33312	5938
HERNANDEZ,NICHOLAS & RACHEL		2789 SW 46 CT	FORT LAUDERI	FL	33312	
HEWITT,ROBERT		2757 SW 46 CT	FORT LAUDERI	FL	33312	5637
HICKS,NANCY L		2709 SW 47 ST	FORT LAUDERI	FL	33312	
HIGGINS,JOHN		4943 WHISPERING WAY	FORT LAUDERI	FL	33312	
HOANG,VICTOR QTSAN,MINH L		4930 SW 28 TER	FORT LAUDERI	FL	33312	

HOFFMAN,MARTIN J		50 GREENS RD	HOLLYWOOD	FL	33021	8411
HOLLYWOOD PARK	APARTMENTS NORTH LLC	407 POINCIANA DR	HALLANDALE E	FL	33009	
HOLUB,JOHN L & LORRAINE M		4999 SW 27 TER	FORT LAUDERI	FL	33312	5845
HOULE,MARCEL		2773 SW 46 CT	FORT LAUDERI	FL	33312	5637
HOUSTON,BONNIE RUTH		3720 SW 48 CT	FORT LAUDERI	FL	33312	
HUSBAND,DAN		480 NW 48 ST	FORT LAUDERI	FL	33309	
I B C R LLC		17555 COLLINS AVE #1606	SUNNY ISLES E	FL	33160	
INGRAM,JOHN B & PAMELA A	JOHN & PAMELA INGRAM REV TR	4751 SW 26 TER	FORT LAUDERI	FL	33312	5910
IONITA,ANA MARIA		4903 SW 28 TERR	FORT LAUDERI	FL	33312	
ITYA36 LLC		21304 ROCK RIDGE DR	BOCA RATON	FL	33428	
JEAN-MARY,FRITZ		2732 SW 46 PL	FORT LAUDERI	FL	33312	
JOAN ALICE LEHMAN REV	TRLEHMAN,JOAN ALICE TRSTEE	2880 NE 14 ST #913	POMPANO BEA	FL	33062	3659
JOHANSON,JARED		2781 SW 46 CT	FORT LAUDERI	FL	33312	
JOHN,SARAMMA VMATHAI,JOHN V		19 WASHINGTON DR	LINDENHURST	NY	11757	
JOHNSON,DARYLDYK,MEGAN VAN		4950 SW 29 WAY	FORT LAUDERI	FL	33312	
JONES,CLIFTON & JERLONDA	JONES FAM REV TR	4920 SW 29 AVE	FORT LAUDERI	FL	33312	5812
JOSEPHINE D BOVIE REV LIV	TRBOVIE,JOSEPHINE D TRSTEE	2695 SW 121 TER	DAVIE	FL	33330	
JUVIEL,NELSON A ZERQUERA	H/EPEREZ,ROXANA ALONSO	2732 SW 47 ST	FORT LAUDERI	FL	33312	
K & K GROUP 4885 LLC		8040 VARNA AVE	LOS ANGELES	CA	91402	
K E 2700 LLC		2700 GRIFFIN RD	DAVIE	FL	33312	
KADOCH,AARON HERRERA	LOBATON,PAMELA	4731 SW 25 AVE	FORT LAUDERI	FL	33312	5906
KAMER,CLAUDIA & PETER	M H/EKAMER,PAUL	4626 SW 27 AVE	DANIA BEACH	FL	33332	
KANJIRATHUMKAL,JIJI	KANJIRATHUMKAL,JOHN	4911 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
KARP,HENRY & DEBRA		5081 SW 27 AVE	FORT LAUDERI	FL	33312	6029
KATZ,DAVID		550 NE 172 ST	NORTH MIAMI I	FL	33162	
KEMETHER,DAVID		4480 SW 34 TER	FORT LAUDERI	FL	33312	
KEY,STEPHEN ANDREW JR		2749 SW 46 CT	FORT LAUDERI	FL	33312	
KGS FLORIDA LLC		3781 W STATE RD 84 #102	DAVIE	FL	33312	
KHACHATRYAN,JACOB HAYK		8040 VERNA AVE	PANORAMA CI	CA	91402	
KHARDAS,BORIS & BETTI		4930 SW 29 AVE	FORT LAUDERI	FL	33312	
KOSS,DOREEN		5055 SW 28 AVE	FORT LAUDERI	FL	33312	5853
KRIVOSHAPKIN,OLEG	KRIVOSHAPKINA,NADEZHDA	5080 SW 28 AVE	FORT LAUDERI	FL	33312	
KRZEMINSKI,CATHERINE	AKRZEMINSKI,JOHN	2630 SW 51 ST	FORT LAUDERI	FL	33312	6037
KYLIE INVESTMENT LLC		702 BREAKWATER TER	SEBASTIAN	FL	32958	
LA ROC,DANA M		2641 SW 46 CT	FORT LAUDERI	FL	33312	
LABONTE,ROGER L & JULIA		5070 SW 28 AVE	FORT LAUDERI	FL	33312	5854
LAINEZ,MIRIAM		4907 WHISPERING WAY	FORT LAUDERI	FL	33312	
LAMBERT,CARLA L		5030 SW 29 AVE	FORT LAUDERI	FL	33312	
LANDRY,THOMAS P		4711 SW 26 TER	FORT LAUDERI	FL	33312	
LAWHORN-BENNETT,TAMMIE R		4650 SW 27 AVE	FORT LAUDERI	FL	33312	
LAWRENCE,EVELYN		5105 SW 27 TER	FORT LAUDERI	FL	33312	
LAWSON,JAMES		4991 SW 27 TER	FORT LAUDERI	FL	33312	
LEE,JEFFREY	LEE,KIRSTEN LESLIE	412 VENADO DR	SANTA BARDA	CA	93111	
LESMOND,ALDERMAN ROWE N		5072 SW 28 TER	FORT LAUDERI	FL	33312	
LILLIAN M BARRON REV	TRBARRON,LILLIAN TRSTEE	8541 SW 30 ST	DAVIE	FL	33328	1807
LISBEY,HILBERTO A & ACELITA L		2772 SW 46 CT	FORT LAUDERI	FL	33312	5638
LONESKE,REBECCA		4901 SW 27 AVE	FORT LAUDERI	FL	33312	
LOZANO,MICHAEL		4971 SW 28 TER #1-2	FORT LAUDERI	FL	33312	
LUCKLY LOTS LLC		1560 NE 205 TER	MIAMI	FL	33179	
LYNCH,KIMBERLY		5091 SW 26 AVE	FORT LAUDERI	FL	33312	7419

M F & VICTORIA A MARRALE REV	TRMARRALE,MICHAEL & VICTORIA A TRS	6000 SW 55 ST	DAVIE	FL	33314	
MALIKMO LLC		899 N SUMMIT ST	CRESCENT CIT	FL	32112	
MANCINI,DAWN M		4900 SW 28 AVE	FORT LAUDERI	FL	33312	5852
MARGOLES,GLENN T & JEAN KAHLE		939 TYLER ST	HOLLYWOOD	FL	33019	1301
MARQUEZ,ASHLEY YOUNG	ROSEVEGA,EDGAR B	4730 SW 25 TER	FORT LAUDERI	FL	33312	
MARQUEZ,LINA MARIA		4985 SW 27 TER	FORT LAUDERI	FL	33312	
MARREN,PAUL J		4981 SW 27 AVE	FORT LAUDERI	FL	33312	6027
MARTINEZ,CARLOS L	H/EMARTINEZ,ANIELKA M	5000 SW 29 WAY	FORT LAUDERI	FL	33312	5826
MARY P RICHARDS REV	TRRICHARDS,MARY P TRSTEE	3066 BRISTLECONE RD	AVON PARK	FL	33825	
MAYO 23 LLC		10400 NW 30 CT #308	SUNRISE	FL	33322	
MCEACHIN,ONEIDA	H/EMCEACHIN,RYAN	4939 WHISPERING WAY	FORT LAUDERI	FL	33312	
MCGOWAN,DENNIS R	SAVER,SUSAN T	2725 SW 46 PL	FORT LAUDERI	FL	33312	5655
MCLEAN,DANA LYNNE & ZACHARY E		4710 SW 27 AVE	FORT LAUDERI	FL	33312	
MCMAHON,LESLIE & MAJOVSKY,JURAJ		740 ELLIOTT PL	COUPEVILLE	WA	98239	4014
MEDVEDEVA,ELENA		1835 E HALLANDALE BEACH E	HALLANDALE E	FL	33009	4619
MEGNAUTH,DEOKUMAR	H/ERONNAN,ASHLEY	4761 SW 26 TER	FORT LAUDERI	FL	33312	
MEKAITTEN,ASSAF		1 FOXFIRE RD APT 1	HOLLYWOOD	FL	33021	1729
MENASCHE,MORRIS		570 STONEMONT DR	WESTON	FL	33326	
MESTRES,CIRO JR & MARY		604 RIVERSIDE DR #6B	NEW YORK	NY	10031	
MIJARES,HUMBERTO LUIS FUSTES		2788 SW 47 ST	FORT LAUDERI	FL	33312	
MIL PROPERTIES INC		2302 N 37 AVE	HOLLYWOOD	FL	33021	3603
MILLER,CHRISTIAN		2725 SW 46 CT	FORT LAUDERI	FL	33312	5637
MIRACLE 55 LLC		3291.5 SW 44TH ST	FORT LAUDERI	FL	33312	
MOLINO,WILLIAM J		4960 SW 29 WAY	FORT LAUDERI	FL	33312	
MORA,CHRISTIAN		1495 SW 28 AVE	FORT LAUDERI	FL	33312	3944
MORA,IVAN SANTIAGO	SUAREZ,AMANDA	4884 SW 26 AVE	FORT LAUDERI	FL	33312	
MORDEHAY,DORIT		4640 SW 29 TER	FORT LAUDERI	FL	33312	
MORDES,JERRY & SUSAN		4836 SW 26 TER	FORT LAUDERI	FL	33312	
MORDY 613 INC		4750 SW 27 AVE	FORT LAUDERI	FL	33312	
MULDOON,MICHAEL		4610 SW 26 TER	FORT LAUDERI	FL	33312	
N & D HOLDING INC		5310 W STATE ROAD 84	FORT LAUDERI	FL	33314	1240
NADLAN INVESTMENTS LLC		1201 N STATE RD 7 STE 100	LAUDERHILL	FL	33313	
NANAN,CLYDELONG	ISLAND INVESTMENT GROUP LLC	260 NW 14 WAY	DANIA BEACH	FL	33004	
NANCY J CHILDS TR	CHILDS,NANCY J TRSTEE	520 FRONT ST	MARION	MA	02738	
NAPO,JACQUELINE		2788 SW 46 CT	FORT LAUDERI	FL	33312	5638
NEASE,ABBY H/E	EVANS,CHRISTOPHER	4921 SW 29 AVE	FORT LAUDERI	FL	33312	
NELSON-BLAKE,SHERINE C		4670 SW 27 AVE	FORT LAUDERI	FL	33312	
NELSON,BONICE S		2740 SW 47 ST	FORT LAUDERI	FL	33312	
NEW BHNV DANIA 2 LLC		5430 SW 25 AVE	FORT LAUDERI	FL	33312	
NIKOGHOSYAN,LUIZA		4625 SW 27 AVE	FORT LAUDERI	FL	33312	
NJARAVELIL,JOHNY		5354 N STERLING RANCH CIR	DAVIE	FL	33314	
NUNEZ,GEORGE		4935 SW 27 TER	FORT LAUDERI	FL	33312	5845
OBYMAKO,MICHAEL	H/EYIN,DONGXIAN	2645 SW 49 CT	FORT LAUDERI	FL	33312	
OE INVESTMENTS LLC		5373 SW 32 WAY	FORT LAUDERI	FL	33312	
OGBUAGU,HENRY M & CYNTHIA		2757 SW 47 ST	FORT LAUDERI	FL	33312	5643
ORDONEZ,CARLOS	H/EORDONEZ,GERMAN	2733 SW 46 CT	FORT LAUDERI	FL	33312	
OVIEDO,JENNIFER		2621 SW 49 CT	FORT LAUDERI	FL	33312	
OWENS,DAVID R		5041 SW 28 TER	FORT LAUDERI	FL	33312	5807

OWINGS,MERI		5081 SW 28 AVE	FORT LAUDERI	FL	33312	
PACIFICO,SARAH JANE		4820 SW 29 AVE	FORT LAUDERI	FL	33312	5810
PAOLETTI,VICTORIA		4640 SW 27 AVE	FORT LAUDERI	FL	33312	
PARDO,MARIA L		2796 SW 47 ST	FORT LAUDERI	FL	33312	
PARRA VIELMA,EDWARS J	SANCHEZ,MERCEDES SOLANGE	2708 SW 46 CT	FORT LAUDERI	FL	33312	
PAUL COHEN REV TR	GOLDENBERG,SANDY TRSTEE	20201 E COUNTRY CLUB DR #	AVENTURA	FL	33180	
PERKINS,JANICE M		2779 GRIFFIN RD	FORT LAUDERI	FL	33312	
PETRARCA,J C & KATHLEEN A		4661 SW 25 TER	FORT LAUDERI	FL	33312	5725
PETTERSEN,DOLYRES G		4660 SW 27 AVE	FORT LAUDERI	FL	33312	
PIERRE'S ROOFING COMPANY		5101 SW 40 AVE	DANIA BEACH	FL	33314	
PLACA,ROBERT JR		4913 SW 27 TER	FORT LAUDERI	FL	33312	
POLANCO,LINDA S		5001 SW 29 AVE	FORT LAUDERI	FL	33312	5813
POWMESAMY,DANA LATCHMI	H/EPOWMESAMY,LEARIE	4911 SW 26 AVE #1-2	FORT LAUDERI	FL	33312	
POZADA,ELIZABETH G	H/EPOZADA,CARLOMAGNO TOMAS	4688 SW 29 TER #1-2	FORT LAUDERI	FL	33312	
PREMIER LM GROUP LLC		3650 SW 61 TER	MIRAMAR	FL	33023	
PRICE,THOMAS W &	DIANAPRICE,THOMAS A	1413 ARGONAUT ISLE	DANIA BEACH	FL	33004	2327
PROLIFIC TECHNOLOGIES LLC		15800 NE 14 CT	MAIMI	FL	33179	
PUERTA,GUILLERMO		2756 SW 47 ST	FORT LAUDERI	FL	33312	
RAMIREZ,IRIS		3916 HAYES ST	HOLLYWOOD	FL	33021	
RAMIREZ,LUPITA		2748 SW 46 PL	FORT LAUDERI	FL	33312	
RAPPOLI,JAMES J & SUSAN J		5019 SW 28 AVE	FORT LAUDERI	FL	33312	5853
RAYMOND LAWRENCE SHORE	LIV TRMARIA ROSE SHORE LIV TR	10801 SW 29 PL	DAVIE	FL	33328	
REDMOND,RICHARD D		5079 SW 28 TER	FORT LAUDERI	FL	33312	5807
RENAUD,MARJORIE		2717 SW 47 ST	FORT LAUDERI	FL	33312	
RICHARD J WEINSTEIN REV TR		8046 N SAVANNAH CIR	DAVIE	FL	33328	
RICHARDSON,TERRIS		2650 SW 50 ST	FORT LAUDERI	FL	33312	
RITCHIE,JOSEPH WILLIAM		2773 SW 47 ST	FORT LAUDERI	FL	33312	
RITTER,PATRICK A & SUSAN J		4621 SW 26 TER	FORT LAUDERI	FL	33312	5764
RIVERA,JOSHUA APARICIO	CORRAL,JESIKA D OLIVA	2611 SW 50 ST	FORT LAUDERI	FL	33312	
ROBERGE,JOEL	H/EROBERGE,EDWARD	4930 SW 27 AVE	FORT LAUDERI	FL	33312	
ROBINSON,ROBERTA J		4632 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODESKY,LARRY & GEORGINA		4891 SW 26 AVE	FORT LAUDERI	FL	33312	5901
RODRIGUEZ,JEFFREY		5050 SW 27 AVE	FORT LAUDERI	FL	33312	
RODRIGUEZ,JORGE	H/ERENTEL,MARIA E ETAL	4608 SW 28 AVE	FORT LAUDERI	FL	33312	5608
RODRIGUEZ,JUAN CARLOS & LIGIA		2789 SW 47 ST	FORT LAUDERI	FL	33312	5643
RODRIGUEZ,PETER J		4954 SW 28 AVE	FORT LAUDERI	FL	33312	5852
ROGER M HARRISON REV	TRHARRISON,ROGER M TRSTEE	4970 SW 28 TER	FORT LAUDERI	FL	33312	
ROGERS,SUSAN A		5000 SW 29 AVE	FORT LAUDERI	FL	33312	5814
ROMA,JOSEPHFOLIGNO,NICOLE		5117 SW 27 TER	FORT LAUDERI	FL	33312	6117
ROS,EDUARDO JR		4721 SW 25 AVE	FORT LAUDERI	FL	33312	
ROSENBERGER,BRIAN CARLL	H/EROSENBERGER,LUZ IVETTE	4935 WHISPERING WAY	FORT LAUDERI	FL	33312	5756
ROSS,JOHN V		4911 WHISPERING WAY	FORT LAUDERI	FL	33312	
RYLES,DEBBIE L		4921 SW 29 WAY	FORT LAUDERI	FL	33312	
SAAVEDRA,MARILYS N & NICHOLAS		4625 SW 28 AVE	FORT LAUDERI	FL	33312	
SALAS MONTES,ELBA KATHERINE	CHAREM MOUDABBES,MOHAMED Y	4970 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SALAS,JEANETTE	ESCOBAR,CARLOS	4911 SW 29 WAY	FORT LAUDERI	FL	33312	
SANABRIA,RIGOBERTO		4730 SW 27 AVE	FORT LAUDERI	FL	33312	5903
SANCHEZ,JULIO & MARGARITA		3713 MCKINLEY ST	HOLLYWOOD	FL	33021	
SANDERS,JOHN	JOHN SANDERS TR	2631 SW 51 ST	FORT LAUDERI	FL	33312	
SARDINA,VIENGSOUK P		4926 SW 27 AVE	FORT LAUDERI	FL	33312	

SAWYER,MICHAEL DANE		4911 SW 27 AVE	FORT LAUDERI	FL	33312	
SCHEBOVITZ,NIKI		5241 SW 32 AVE	FORT LAUDERI	FL	33312	
SCHERRER,LAWRENCE E & DEBORAH M		4980 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SCHONWETTER,SAMUEL R & DAWN L		3189 CLEVELAND ST	HOLLYWOOD	FL	33021	
SCHOTT,DAVID OWEN		2624 SW 49 CT	FORT LAUDERI	FL	33312	6033
SCOTT,ANDREW JOHN		2764 SW 46 CT	FORT LAUDERI	FL	33312	5638
SCULLY,JACQUELINE T		4930 SW 28 AVE	FORT LAUDERI	FL	33312	5852
SDC DEVELOPMENT & TRUST LLC		2900 GRIFFIN RD	DAVIE	FL	33312	
SDS DEVELOPMENT & TRUST LLC		5256 SW 38 AVE	FORT LAUDERI	FL	33312	
SHARABI,SHACHAR		4837 SW 28 AVE # 3	FORT LAUDERI	FL	33312	5849
SHESHBESH 5 LLC		2974 GRIFFIN RD UNIT 6	FORT LAUDERI	FL	33312	
SHIGETANI,YUICHI		4999 SW 26 AVE	FORT LAUDERI	FL	33312	6077
SHNICER,EVGENIYA VALERYEVNA		4915 WHISPERING WAY	FORT LAUDERI	FL	33312	
SHORT,MONA M		4640 SW 28 WAY	FORT LAUDERI	FL	33312	5613
SHULTZ,SHERRIE L	SARTIN,CARL D JR	5031 SW 29 AVE	FORT LAUDERI	FL	33312	5813
SHUMILIN,MADINA & ALEXANDR		2697 SW 51 CT	FORT LAUDERI	FL	33312	
SIMONE,DEBRA	SIMONE,EMMANUEL	4831 SW 29 AVE	FORT LAUDERI	FL	33312	
SMITH,LISA MARIE		4990 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SNI PROPERTIES LLC		2165 VAN BUREN ST #1407	HOLLYWOOD	FL	33020	
SOFFER LEGACY LLC		21051 BLACK MAPLE LN	BOCA RATON	FL	33428	1708
SOT HOUSING LLC		5650 STIRLING RD #4	HOLLYWOOD	FL	33021	
SRP SUB LLC		1717 MAIN ST #2000	DALLAS	TX	75201	
STARVISH,RONALD		2680 SW 51 ST	FORT LAUDERI	FL	33312	
STEWART,JENNIFER L		4891 SW 28 AVE	FORT LAUDERI	FL	33312	
SUAREZ,JOANA H/E	VERA,JOHN A & RICARDA	5040 SW 29 AVE	FORT LAUDERI	FL	33312	5814
SWANN,SINDY		4930 SW 29 WAY	FORT LAUDERI	FL	33312	5824
SYNCSUITES DOGS LLC		7901 4 ST N STE 300	SAINT PETERS	FL	33702	
TAGGART,THOMAS J		4940 SW 29 WAY	FORT LAUDERI	FL	33312	5824
TALAMO,DIEGO M		4681 SW 26 TER	FORT LAUDERI	FL	33312	
TREBOL TRTALLIN LLC TRSTEE		PO BOX 1720	DANIA BEACH	FL	33004	
TRIANA,MARIA DEL ROSARIO	FERNANDEZ,AMAYA LAZARA MARTINEZ	2717 SW 46 CT	FORT LAUDERI	FL	33312	
TRIBOLETTI,DANIEL P	DANIEL P TRIBOLETTI REV TR	4891 SW 27 AVE	FORT LAUDERI	FL	33312	5932
TRIVINO JIMENEZ,CECILIO ANTONIO		4960 SW 28 TER	FORT LAUDERI	FL	33312	
TROPICAL ACRES STEAK HOUSE		2500 GRIFFIN ROAD	FORT LAUDERI	FL	33312	5999
TURTLE BAY RESERVE LLC		2724 SW 47 ST	DANIA BEACH	FL	33004	
TWIN HARBORS PROPERTY MGT LLC		3020 SW 187TH TER	MIRAMAR	FL	33029	5848
UNITARIAN UNIVERSALIST	CONGREGATION OF F LAUDERDALE INC	2810 GRIFFIN RD	FORT LAUDERI	FL	33312	5842
URTECHO,JOSE & LORI		5050 SW 29 AVE	FORT LAUDERI	FL	33312	
VALENCIA,HERNEY M H/E	VALENCIA,MELISSA M	4951 SW 29 AVE	FORT LAUDERI	FL	33312	5811
VASQUEZ FAM REV TR	VASQUEZ,WILMER & PATRICIA TRSTEE	404 BRIARWOOD CIR	HOLLYWOOD	FL	33024	
VAYNER,SHLOMO		4955 SW 28 AVE	FORT LAUDERI	FL	33312	
VAZQUEZ,OSWALDO & JULIA E		6420 ALLEN ST	HOLLYWOOD	FL	33024	
VELEZ,CHRISTOPHER A		9009 GERALD DR # 2128	CHARLOTTE	NC	28217	3080
VERRILLI,SALVATORE		2890 GRIFFIN RD STE 5	FORT LAUDERI	FL	33312	
VIE & FAMILY RENTALS LLC		6579 COBIA CIRCLE	BOYNTON BEA	FL	33437	
VILLA,MATTHEW P		4641 SW 28 WAY	FORT LAUDERI	FL	33312	5612

WARD,ROBERT G JR		4877 SW 28 TER	FORT LAUDERI	FL	33312	5803
WAREHAM,ROSANNA	WAREHAM,WILLIAM J H/E ETAL	4851 SW 29 AVE	FORT LAUDERI	FL	33312	5809
WEINSTEIN,RONALD M		1330 W AVE #2911	MIAMI BEACH	FL	33139	
WEINSTEIN,RONALD MITCHELL		1330 WEST AVE #2911	MIAMI BEACH	FL	33139	
WELLS,STEVEN L	H/EWELLS,ANAYANSI	2716 SW 46 PL	FORT LAUDERI	FL	33312	5656
WESTFALL,CHERYL		4900 SW 29 AVE	FORT LAUDERI	FL	33312	5812
WETTERER,JACQUELINE		4940 SW 29 AVE	FORT LAUDERI	FL	33312	
WHISPERING OAKS COMMTY ASSN	INC% PROPERTY KEEPERS MGMT LLC	6555 POWERLINE ROAD SUITI	FORT LAUDERI	FL	33309	
WHITE,COREY MAURICE	JEANLOUIS,MISOUCA CRETCHELL	4900 SW 27 AVE #1-2	FORT LAUDERI	FL	33312	6028
WICHER,KRZYSZTOF		4881 SW 27 AVE	FORT LAUDERI	FL	33312	5932
WILDRIDGE,ROSE	ROSE WILDRIDGE REV TR	2740 SW 46 PL	FORT LAUDERI	FL	33312	5656
WILSON,CAROLYN F		4950 SW 29 AVE	FORT LAUDERI	FL	33312	
WINTERS,PAUL D		4950 SW 28 AVE	FORT LAUDERI	FL	33312	
YEAA LLC% HYB HOLDING LLC		151 N NOB HILL RD STE 455	PLANTATION	FL	33324	
YEDIDIM USA INC		872 EAST PLANTATION CIR	PLANTATION	FL	33324	
YONKER,EMILY J		4897 SW 26 AVE	FORT LAUDERI	FL	33312	5901
YOUNG,DONNA J		4941 SW 29 AVE	FORT LAUDERI	FL	33312	5811

SunSentinel
MEDIA GROUP

Campaign No.	38717
Today's Date	4 Mar 2026
P.O. Number	
Sales Rep	Walters, Dustin

bill-to

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

advertiser

City of Dania Beach- City Clerk's Office
100 W. Dania Beach Blvd
Dania Beach, FL 33004-3699
Tel: 954 924-6800
Account No: 105628

Campaign Summary

Description	RZ-034-24 Griffin Living 2nd Reading - Ad
Start Date	3/9/2026
End Date	3/10/2026
Currency	

Cost Summary

Gross Amount	$299.28
Agency Commission	$0.00
Net Amount	$299.28
Estimated Tax	$0.00
Total	**$299.28**

Package Details

Description	Start Date	Price
Notice of Public Meeting	3/9/2026	299.28

Package Component Detail	Start Date
Public Notices	3/9/2026
Affidavit	3/9/2026
Sun Sentinel Classified	3/9/2026

Preview - Content may appear in color online but may be printed in black and white.

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, March 24, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE : City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: RZ-034-24: The applicant, 2700 Griffin Holdings LLLP, is requesting to rezone two properties located at 4880 SW 28 Avenue and 4901 SW 27 Terrace from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential District (RS-6000), respectively, to Planned Residential Development District (PRD-1). (Second Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP FOR PROPERTIES GENERALLY LOCATED AT 4880 SW 28th AVE AND 4901 SW 27th TERRACE, IN THE CITY OF DANIA BEACH, FLORIDA, TO REZONE THE PROPERTIES FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) AND SINGLE-FAMILY 6000 RESIDENTIAL (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1) (UNDER APPLICATION RZ-034-24), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office, 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information
Project: Rezoning
Application Site: 4880 SW 28 Avenue and 4901 SW 27 Terrace
Property Owner: 2700 Griffin Holdings LLLP
Request: To request rezoning approval for two properties from Two-Family Resi-

Request: To request rezoning approval for two properties from Two-Family Residential District (RD-8000) and Single-Family 6000 Residential to Planned Residential Development District (PRD-1).
Hearing Date & Time: March 24, 2026 at 7:00 PM
Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd
Contact Information: Jessica Mackey, Planner, 954-924-6805 Ext. 3639
3/9/2026 38717

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at https://www.tribpub.com/central-terms-of-service/) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.


CITY OF DANIA BEACH
PUBLIC HEARING NOTICE
TUESDAY, MARCH 24, 2026
THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS

PUBLIC HEARING NOTICE
Petition number:
Date:
Time: **7:00 PM**
Telephone number of the City's Community Development Department:
(954)924-6800 Ext. 3654

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Sworn to (or affirmed) and subscribed before me by means of physical presence, this 13 day of March, 2026, 202_, by Christina Mathews.

Signature of Notary Public – State of Florida

Jefferson Durham
Print, Type/Stamp Name of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

Personally known: X

OR Produced Identification:_____

Type of Identification Produced:_____

AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF BROWARD

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

1. I, Christina Mathews (Print Name), am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

_____ I am the property Owner,

OR

X I am a representative of the property owner(s), 2750 Griffin Holdings LLLP & 2700 Griffin Holdings LLLP and _____, for property located at 4880 SW 28 Avenue, 4901 SW 27 Terrace 2706-2750 Griffin Road (the "Property"), and this sworn statement pertains to the application for Rezoning Site Plan relating to Petition numbers RZ-034-24 & SP-022-20MOD3 in the Code of Ordinances of the City of Dania Beach, Florida.

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on March 13, 2026 202_, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. For a subject property having more than five hundred (500) feet of street frontage on any single street, one (1) additional sign was posted for each five hundred (500) feet or fraction thereof. Notwithstanding Section 610-30 (6), if I, as the owner, applicant or agent, am aware that the sign is destroyed or removed from the property, or damaged beyond full legibility, I am responsible for obtaining another sign from the city and posting the sign on the property. Prior to the Public Hearing the sign(s) shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeals, and request for review or hearings by another body. The sign information shall be changed as needed to reflect the information to be provided as specified in Section 610-30 (1).

City of Dania Beach
Community Development Memorandum

DATE: 3/24/2026

TO: 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, MURP, AICP, Deputy Director

SUBJECT: Ranking the previously approved preferred list of artists who responded to the City's Creative Visions Call for Artist for implementation of the City's Public Art Plan goals and select one of the top three ranked artists/projects for FY 2025-2026.

Request:
The Community Development Department is requesting that the City Commission approve the ranking of the previously approved preferred list of artists to the City's Creative Visions Call for Artist Qualifications and Concepts for implementation of the City's Public Art Plan goals.

Background:
On February 1, 2025, the Call for Artist Qualifications and Concepts was published with an anticipated maximum project budget of $50,0000 per artist project. A total of thirty (30) submittals were received upon the closure of the Call on March 28, 2025. On May 19, 2025, the Public Art Advisory Board selected eight (8) artists whom they would like to request full proposal. The eight (8) artists selected are identified below.

On July 8, 2025, the City Commission approved the preferred list of artist, consistent with the Public Art Advisory Board's recommendation, which included the following artist listed alphabetically.

- Xavier Cortada
- Sonata Kazimieratiene
- Sujin Lim
- Russell Mason
- Nat Mohler
- OSRS Murals
- Timothy Robert
- Jason Tetlak

After reviewing detailed proposals from each of the first eight (8) selected artists and listening to

the artist presentations, the proposals have been ranked on a 100-point scale by the Public Art Advisory Board (PAAB). Through strong community engagement and site responsive design, the PAAB feels that each project has the potential to establish the City of Dania Beach as a vibrant arts destination.

Based on the panel's rankings and the Public Art annual budget, staff would like to proceed with one artist/project from the top 3 ranked artists/projects, as identified below. All of the Creative Visions Proposals will be kept for future project considerations.

Artist	Art Project	Cost	Score	Timeline
1. Xavier Cortada	The Underwater: Dania Beach	$ 50,000.00	94%	4 Months
2. Sonata KA	The Ocean in a Drop: A Community Mosaic Celebrating Connection	$ 45,000.00	89%	4 Months
3. Timothy Smith	Mural at Olsen Middle School	$ 49,387.00	86%	4 Months

Budget Impact

Funding for one selected Public Art project has been budgeted and appropriated from the City's approved Public Art Fund for fiscal year 2025/2026 budget and shall not exceed $50,000.

PAAB Actions

On February 23, 2026, the PAAB recommended approval of the ranking of all eight artists/projects and recommends the City Commission to move forward with one of the top three artists (Xavier Cortada, Sonata KA, or Timothy Smith) under the Creative Visions initiative by unanimous vote.

Budgetary Impact

Funding for one selected Public Art project has been budgeted and appropriated from the City's approved Public Art Fund for fiscal year 2025/2026 budget and shall not exceed $50,000.

Recommendation

The Community Development Department is recommending that the City Commission approve the ranking of the preferred list of eight (8) artists and choose one artist/project for implementation in the public art plan and select one of the top three ranked artists/projects for FY 2025-2026.

RESOLUTION NO. 2026-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVAL OF SHORT-LISTED ARTIST RANKING AND AUTHORIZATION TO PROCEED WITH ONE (1) OF THE TOP THREE (3) ARTISTS/PROJECTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 1, 2025, the City Commission published the Creative Visions Call to Artists, to create a list of qualified artists for implementation of the City's Public Art Plan;

WHEREAS, on March 28, 2025, the open Call to Artist closed thirty (30) artist applications in response to the open Call to Artists; and

WHEREAS, on May 19, 2025, the Public Art Advisory Board (PAAB) selected the first eight (8) artists to work with from the thirty (30) artist submissions received; and

WHEREAS, on February 23, 2026, the PAAB approved the ranking of the eight (8) selected artists/project as follows:

1. Xavier Cortada– The Underwater;
2. Sonata Kazimieratiene – The Ocean in a Drop;
3. Timothy Robert Smith – Mural at Olsen Middle School;
4. Russell Mason - Tides of Time: A Celebration of Dania Beach;
5. Jason Tetlak – Inspirations;
6. Nate Molher - Solar Obelisks;
7. Sujin Lim - Silver Lining with Corals; and
8. OSRS Murals - *No defined name*

WHEREAS, final decision on art pieces and contracts will be the decision of the City Commission; and

WHEREAS, the PAAB and the City Administration request that the City Commission choose one of the top three (3) ranked artists/projects for implementation in fiscal year 25/26.

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

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

Section 2. That the City Commission approves one of the top three (3) artists as identified in this Resolution to work with the PAAB and administration in proposing a public art installation and location including budget consistent with the City's Public Art plan.

Section 3. The chosen artists shall receive an amount not to exceed fifty thousand dollars ($50,000.) to be paid from the Public Art Fund, Account No.: 115-15-01-515-67-10.

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

Section 5. That this Resolution shall be effective 10 days after passage.

PASSED AND ADOPTED on _____, 2026.

Motion by_____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Lori Lewellen	____	____
Commissioner Luis Rimoli	____	____
Commissioner Archibald J. Ryan IV	____	____
Vice Mayor Marco Salvino	____	____
Mayor Joyce L. Davis	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach
Commission Memorandum

DATE: 3.24.26

TO: Vice Mayor Marco A. Salvino
Commissioner Lori Lewellen
Commissioner Luis Rimoli
Commissioner Archibald J. Ryan IV

FROM: Mayor Joyce L. Davis

SUBJECT: City Manager Succession Discussion

Request:
Request to discuss the succession process for the new City of Dania Beach city manager.

Background:

The City of Dania Beach has benefited from strong executive leadership that has helped guide our organization through significant progress, strategic planning initiatives, and complex operational challenges. As the Commission considers the future leadership of our City, it is appropriate to evaluate both internal and external options as part of a thoughtful succession discussion.

Candido Sosa-Cruz currently serves as Deputy City Manager for the City of Dania Beach and Executive Director of the Community Redevelopment Agency. Over the past seven years, he has demonstrated exceptional leadership, operational acumen, fiscal responsibility, and a strong commitment to public service.

Candido has served in municipal leadership roles for more than 14 years across three cities, including nearly seven years as Deputy City Manager in Dania Beach since May 2019. He is an ICMA Credentialed Manager and a respected leader within our organization and the broader municipal management profession.

During his tenure in Dania Beach, Candido has played a significant role in strengthening the City's leadership team. In partnership with the City Manager, he has contributed to the recruitment and hiring of department directors and deputy directors across the

organization. He has also worked closely with the Chief Financial Officer and City Manager in the preparation and development of the City's last seven annual budgets, helping maintain fiscal discipline while advancing the priorities established by the City Commission.

Candido has also been an important contributor to the City's Strategic Plan and its subsequent update, helping align long-term priorities, measurable objectives, and operational implementation with the Commission's vision for Dania Beach.

Currently, Candido provides executive oversight for several critical areas of city operations, including the Community Redevelopment Agency (CRA), Public Services, Community Development, Information Technology, and the Fire Department. He also co-oversees the City's Emergency Operations Center (EOC) alongside the Fire Chief and has played an active leadership role during emergency events, including flooding incidents, infrastructure disruptions, and other operational challenges requiring coordinated response.

Throughout his tenure, Candido has served as Acting City Manager on numerous occasions, providing continuity of leadership and operational stability. In those moments, the organization has continued to function effectively and without disruption.

His prior municipal experience further strengthens his qualifications. Before joining Dania Beach, Candido served nearly five years as Deputy City Manager in a municipality of approximately 45,000 residents and held the role of Public Services Director in Biscayne Park. His broader public sector experience includes service with Miami Beach, Miami-Dade County, the Florida Office of Financial Regulation, and the Florida Department of Health.

Candido also honorably served four years of active duty in the United States Marine Corps, an experience that helped shape the discipline, leadership, and commitment to service that he brings to public administration today.

Academically, he holds a Master of Business Administration in Strategic Management and a bachelor's degree in finance. He is certified in all four levels of Code Enforcement through the Florida Association of Code Enforcement. His professional involvement includes service as Secretary and Treasurer of the Miami-Dade County and City Manager's Association, Chair of the Retirement Plan and Trust for the General Management Employees of the City of North Miami Beach, and Vice President of the South Florida Association of Code Enforcement.

Candido brings strong institutional knowledge of Dania Beach operations, regional experience in municipal governance, and a demonstrated ability to guide teams through complex operational environments.

Budgetary Impact:

There is no direct budgetary impact associated with this discussion item. Any salary adjustments or contractual terms related to the appointment of a City Manager will be presented to the Commission for consideration and approval at a future meeting.

Recommendation:

It is recommended that the City Commission discuss and move forward with the succession of Candido Sosa-Cruz to serve as the next City Manager for the City of Dania Beach.

MEMORANDUM

To: City Clerks
From: Mary Lou Tighe, Executive Director
Date: February 24, 2026
Re: 2026-27 Board of Director Appointments

According to the League By-Laws:

- Each city shall appoint a Director, Alternate, and Second Alternate to attend and vote at any Board of Directors or General Membership meeting held where he/she represents his/her municipality.

- It is the responsibility of each Director to communicate with his/her respective municipal officials, employees, and constituents concerning actions taken or to be taken by the Board of Directors or the general membership. Directors are responsible for bringing issues of collective importance to the attention of the Board of Directors.

- Each member of the Board of Directors shall notify his or her Alternate to attend Board of Director Meetings when that voting member will not attend. The Alternate shall have the right to participate and vote. In the event the Alternate cannot attend, the Alternate shall notify his or her Second Alternate to attend Board of Director meetings when the Alternate cannot attend. The Second Alternate shall have the right to participate and vote.

Please agenda the selection of your Director, Alternate, and Second Alternate for an upcoming commission meeting. See the attached attendance record for the last year. **The deadline for board appointments is April 17, 2026**. The term will begin on May 30, 2026, where members will be sworn in at the 69th Annual Gala at Margaritaville. The term will end in May of 2027.

Please forward the information below to scochrane@browardleague.org.

==========

Municipality: _____

Commissioner/Council Appointments:

Director: _____

Alternate: _____

Second Alternate: _____

2025-2026 OFFICERS
President Denise Horland
Councilmember, Plantation
First Vice President Joyce Davis
Mayor, Dania Beach
Second Vice President Neil Kerch
Commissioner, Sunrise
Treasurer Traci Callari
Commissioner, Hollywood

DIRECTORS
Immediate Past President Felicia Brunson
Mayor, West Park
Past President Todd Drosky
Mayor, Deerfield Beach
Past President Susan Starkey
Councilmember, Davie
Past President Joy Cooper
Mayor, Hallandale Beach
Jim Allbritton
Councilmember, Southwest Ranches
Pamela Beasley-Pittman
Commissioner, Fort Lauderdale
Heather Berman
Commissioner, Hillsboro Beach
Samson Borgelin
Mayor, North Lauderdale
Slava Borshchukov
Councilmember, Sea Ranch Lakes
John Brodie
Commissioner, Coconut Creek
Anthony Caggiano
Commissioner, Margate
Tycie Causwell
Vice Mayor, Lauderdale Lakes
Kicia Daniel
Commissioner, Tamarac
Beam Furr
Mayor, Broward County
Aisha Gordon
Commissioner, Oakland Park
Denise Grant
Mayor, Lauderhill
Jeremy Katzman
Commissioner, Cooper City
Edmund Malkoon
Mayor, Lauderdale-by-the-Sea
Everett Marshall, III
Commissioner, Lighthouse Point
Henry Mead
Vice Mayor, Weston
Wayne Messam
Mayor, Miramar
Nancy Metayer Bowen
Vice Mayor, Coral Springs
Erik Morrissette
Acting Clerk Commissioner, Pembroke Park
Tom Plaut
Commissioner, Deerfield Beach
Maria Rodriguez
Commissioner, Pembroke Pines
Paul Rolli
Commissioner, Wilton Manors
Rhonda Sigerson-Eaton
Commissioner, Pompano Beach
Joy Smith
Vice Mayor, West Park
Rich Walker
Mayor, Parkland

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