

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 27, 2016 - 7:00 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. Presentation by the Broward County Marine Advisory Committee of a check from Broward County for reimbursement for the marina project grant.

4. PROCLAMATIONS

5. CITIZEN COMMENTS

Addressing the Commission: Comments by Dania Beach citizens, or other interested parties that are not part of the regular agenda, may be made during each Commission meeting during the period set aside for "citizen comments." A thirty (30) minute "citizen comments" period shall be designated on the agenda for citizens and interested persons to speak on matters not scheduled on that day's agenda. Each speaker shall be limited to 3 minutes for his or her comments. Persons desiring to speak during the citizen comment period shall inform the City Clerk prior to the beginning of the meeting of their intention to speak. If more than 10 speakers express a desire to speak, the Commission shall determine, on a meeting by meeting basis, whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

1. Minutes:

Approve Minutes of September 7, 2016 Budget Workshop
Approve Minutes of September 7, 2016 Abatement Hearing
Approve Minutes of September 13, 2016 City Commission Meeting
Approve Minutes of September 14, 2016 First Budget Public Hearing
Approve Minutes of September 20, 2016 Second Budget Public Hearing

2. Travel Requests:

Request from Brad Kaine, Public Services Director, to attend the American Public Works Association Florida Chapter Executive Committee Quarterly Meeting, in Sebastian, Florida on October 21-22, 2016 (Estimated cost \$223.50)

3. RESOLUTION NO. 2016-126

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE SERVICES FROM PUBLIC UTILITY MANAGEMENT AND PLANNING SERVICES, INC. (PUMPS), AND WAIVING THE COMPETITIVE BID PROCESS AS ESTABLISHED BY THE CITY'S PURCHASING POLICY FOR AMOUNTS IN EXCESS OF FIVE THOUSAND DOLLARS (\$5,000.00) FOR CONSTRUCTION SUPERVISION OF LIME SOFTENING UPGRADES FOR CHLORINE CONVERSION AND FILTER REPAIRS OF THE CITY WATER PLANTS IN THE AMOUNT OF FOURTEEN THOUSAND DOLLARS (\$14,000.00); TO BE PAID FROM ANNUAL BUDGETED APPROPRIATIONS IN THE WATER FUND; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2016-127

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO INCREASE FUNDING APPROPRIATIONS FOR FISCAL YEAR 2015-2016 TO FUND REQUIRED "BUILDING CODE SERVICES" WITH BROWARD COUNTY TO BE PERFORMED BY THE BROWARD COUNTY PERMITTING, LICENSING AND CONSUMER PROTECTION DIVISION OF THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2016-128

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A RIGHT-OF-WAY DEED CONVEYING TITLE FOR RIGHT-OF-WAY PURPOSES FROM DANIA ENTERTAINMENT CENTER, LLC FOR THE RE-DEDICATION OF A PORTION OF NORTHEAST 2ND STREET AS LEGALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2016-129

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR PARTS AND SERVICES FOR THE CITY’S WILO LIFT STATION PUMPS, WHICH PARTS AND SERVICES WERE AND ARE PURCHASED FROM KAMAN INDUSTRIAL TECHNOLOGIES FOR FISCAL YEAR 2015-2016 ENDING SEPTEMBER 30, 2016, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN THE RESPECTIVE DEPARTMENTS’ APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. RESOLUTION NO. 2016-130

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS FOR ENGINEERING SERVICES PROVIDED BY PREMIERE DESIGN SOLUTIONS, INC. RELATING TO ENGINEERING SERVICES FOR STORMWATER DRAINAGE IMPROVEMENTS FOR NORTHEAST 7TH AVENUE AND TAYLOR LANE, FOR FISCAL YEAR 2015-2016, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN AN AMOUNT NOT TO EXCEED FIFTEEN THOUSAND SIX HUNDRED DOLLARS (\$15,600.00); PROVIDING FOR FUNDING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2016-018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DAVID OPTEKAR, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED ON THE SOUTH SIDE OF DANIA BEACH BOULEVARD AT 850 W. DANIA BEACH BOULEVARD LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMERCIAL (C-1) DISTRICT TO NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICT (RZ-60-16), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

2. ORDINANCE NO. 2016-019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DANIA BEACH MARINA, CORP, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED TO THE NORTH OF DANIA BEACH BOULEVARD, AT 90 N. BRYAN ROAD, LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) DISTRICT TO GENERAL BUSINESS (C-3) DISTRICT (RZ-71-16), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

3. RESOLUTION NO. 2016-103

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE BRYAN ROAD WAREHOUSES PLAT (DR-61-16) SUBMITTED BY DANIA BEACH MARINA CORP., ON BEHALF OF THE PROPERTY OWNER FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from July 26, 2016 and September 10, 2016)*

4. RESOLUTION NO. 2016-118

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-60-00MOD) AND APPROVING A SPECIAL EXCEPTION (SE-72-16) SUBMITTED BY MICHAEL LALLY, ON BEHALF OF THE PROPERTY OWNER DANIA BEACH MARINA CORPORATION, FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. ORDINANCE NO. 2016-020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY STEPHANIE TOOTHAKER, AGENT FOR THE PROPERTY OWNER FLORIDA ARTMARINE, LLC, TO REZONE PROPERTY LOCATED AT 3100 STATE ROAD 84, DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD OFFICE AND BANKING DISTRICT (C-1) TO INDUSTRIAL-RESEARCH OFFICE-MARINE AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

6. ORDINANCE NO. 2016-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE”, OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE 100 “GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS,” CONCERNING MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 285, “EMERGENCY GENERATORS,” TO FIX A TYPOGRAPHICAL ERROR; AMENDING ARTICLE 305 “INCENTIVES” CONCERNING VOLUNTARY SUSTAINABLE BUILDING PRACTICES; AMENDING ARTICLE 306, “PARKING AND LOADING REGULATIONS” TO ADD ACCESS HIERARCHY CRITERIA FOR THE CRA FORM-BASED DISTRICTS; AMENDING ARTICLE 330 “COMMUNITY FACILITIES DISTRICT (CF)” CONCERNING SPECIAL EXCEPTION USES; AMENDING ARTICLE 510 “PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS” CONCERNING APPEARANCE STANDARDS FOR CANOPIES; AMENDING ARTICLE 610 “PUBLIC HEARING NOTICES” CONCERNING PUBLIC NOTICE REQUIREMENTS AND STANDARDS; AMENDING ARTICLE 635, “SITE PLANS” TO ADDRESS SITE PLAN PROCESSING; AMENDING ARTICLE 640, “PLATS” TO ADDRESS PLAT PROCESSING; AMENDING ARTICLE 715, “DEPARTMENT OF COMMUNITY DEVELOPMENT”, TO PROVIDE DEVELOPMENT REVIEW COMMITTEE REVIEW; AMENDING ARTICLE 825, “TREE PRESERVATION” REGARDING GENERAL LICENSES AND TREE REPLACEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

7. ORDINANCE NO. 2016-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY AND EASEMENT VACATION REQUESTS (VC-05-15, VC-06-15, VC-07-15) MADE BY CRAVEN THOMPSON AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER, CTKO DANIA VENTURE, LLC, FOR PROPERTIES GENERALLY LOCATED AT 4 NORTH FEDERAL HIGHWAY WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

8. RESOLUTION NO. 2016-131

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-73-16) AND VARIANCE (VA-80-16) SUBMITTED BY SCHWEBKE-SHISKIN AND ASSOCIATES ON BEHALF OF THE PROPERTY OWNER, ROCKLYN HOMES, FOR PROPERTY LOCATED AT 4430 SOUTHWEST 32 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9. RESOLUTION NO. 2016-132

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-77-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST ENDING OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. RESOLUTION NO. 2016-133

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-78-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

11. RESOLUTION NO. 2016-134

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-79-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED EAST OF SOUTHWEST 39 WAY AND SOUTH OF SOUTHWEST 58 STREET, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. DISCUSSION AND POSSIBLE ACTION

11. COMMISSION COMMENTS

- 11.1. Commissioner Brandimarte
- 11.2. Commissioner Fetscher
- 11.3. Commissioner Grace
- 11.4. Vice-Mayor Jones
- 11.5. Mayor Salvino

12. APPOINTMENTS

- 1. Dania Beach Housing Authority
Mayor Salvino - Re-appoint Ruth White and Gloria Black to 4-year terms ending October 31, 2020; and appoint Tiffany Carlisle to the remainder of the term previously occupied by Brenda Lowary

13. ADMINISTRATIVE REPORTS

- 13.1. City Manager
- 13.2. City Attorney
- 13.3. City Clerk - Reminders

Monday, October 10, 2016 - 6:00 p.m.	CRA Board Meeting
Monday, October 10, 2016 - 7:00 p.m.	City Commission Meeting
Tuesday, October 25, 2016 - 7:00 p.m.	City Commission Meeting

14. ADJOURNMENT

MINUTES OF MEETING
DANIA BEACH CITY COMMISSION
BUDGET WORKSHOP
WEDNESDAY, SEPTEMBER 7, 2016 – 3:00 P.M.

1. Call to Order/Roll Call

Mayor Salvino called the meeting to order at 3:02 p.m.

Present:

Mayor:	Marco A. Salvino, Sr.
Commissioners:	Chickie Brandimarte
	Paul Fetscher
	Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson

Absent:

Vice-Mayor:	Albert C. Jones
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City Manager Baldwin noted Vice-Mayor Jones would not attend due to a family illness.

2. Finance Presentation

Nicki Satterfield, Director of Finance, presented a PowerPoint overview of the proposed budget, which is attached to and incorporated into these minutes. She noted an additional amendment was received today from the Broward Sheriff's Office for a \$65,000.00 credit for the lease of the ambulance and the funds will be returned to Commission Contingency.

3. Items for Discussion

Commissioner Brandimarte questioned the body worn camera item, and Director Satterfield reviewed the equipment purchase and operating costs components.

Mayor Salvino questioned if we could get a revenue bond to cover the cost of Phase II for the beach renovations, and recoup the money over the years as development comes in.

Mayor Salvino questioned and commented on the Intermedix EMS Transport Fee Billing & Collection item included in the handout distributed to the Commission. He noted we have lost hundreds of thousands of dollars in uncollected transport fees.

Director Satterfield suggested the Commission adopt a formal collection policy to submit to the company, so that Dania Beach residents do not pay for their EMS services because they pay through their property tax bill.

Commissioner Grace questioned the percentage of people who live outside the City that we would try to collect from, because it will not be feasible for us to pursue.

City Manager Baldwin noted the call rate for Dania Beach is high; he assumes there is a high volume of non-resident calls because we are somewhat of a transportation hub of Broward County.

Commissioner Brandimarte would like to see what other cities do in regard to collecting unpaid transport charges.

4. Adjournment

Mayor Salvino adjourned the meeting at 3:45 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

MINUTES OF MEETING
DANIA BEACH CITY COMMISSION
ABATEMENT HEARING
WEDNESDAY, SEPTEMBER 7, 2016 – 5:00 P.M.

1. Call to Order

Commissioner Grace called the meeting to order at 5:01 p.m.

2. Roll Call

Present:

Vice-Mayor:	Albert C. Jones
Commissioners:	Chickie Brandimarte
	Paul Fetscher
	Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas J. Ansbro
City Clerk:	Louise Stilson
Code Attorney:	Tim Ryan

Absent:

Mayor:	Marco A. Salvino, Sr.
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3. Abatement Requests

3.1 Abatement Request from Isela Gonzalez, 2 SW 6 Avenue, Case# 08-0473 (Folio #0234-01-2560)

Attorney Ryan noted the City Commission abated the lien to \$20,000.00 at the March 2, 2016 Abatement Hearing, to be paid within 90 days. Ms. Gonzalez is requesting that the Commission reconsider the fine reduction and approve a payment plan with an initial payment of \$5,000.00 and monthly payments of \$750.00 for a total of 20 months.

Isela Gonzalez, 3531 Lone Wolf Trail, St. Augustine, property owner, noted she has been saving money to pay the lien, and she could make an initial payment of \$5,000.00 and monthly payments of \$750.00 for 20 months.

Commissioner Fetscher questioned if she was willing to sign an agreement that if she misses a payment, the amount will be due in full. Ms. Gonzalez responded in the affirmative.

Attorney Ryan noted that his office will prepare the agreement.

Commissioner Fetscher motioned to accept the initial payment of \$5,000.00 with monthly payments of \$750.00 per month for 20 months; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Fetscher	Yes	Mayor Salvino	Absent
Commissioner Grace	Yes		

3.2 Abatement Request from Berthum & Carolyn Knight, 227 NW 8 Avenue, Case #2014-1023 (Folio #0234 20 0040)

Attorney Ryan noted this case involved 6 violations. The fine ran for 334 days for a total of \$33,607.50, including recording fees of \$207.50. The out of pocket cost to the City is \$1,200.00. The Special Magistrate recommends an abatement of \$3,400.00.

Berthum Knight, 227 NW 8th Avenue, requested monthly payments of \$300.00 per month.

Vice-Mayor Jones motioned to abate the lien to \$1,200.00, to be paid in 4 monthly installments of \$300.00 per month; seconded by Commissioner Grace. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Fetscher	Yes	Mayor Salvino	Absent
Commissioner Grace	Yes		

3.3 Abatement Request from Inval LC % Geoffrey Wayne, VAC LOT E of 4032 SW 52 Street, Case #14-0858 (Folio #0136 02 0971)

Attorney Ryan noted this case involved 3 violations. The fine ran for 695 days for a total of \$69,754.00, including recording fees of \$254.00. The out of pocket cost to the City is \$1,200.00. The Special Magistrate recommends an abatement of \$6,950.00.

Attorney David Bage, representative for the property owner, stated that notices were sent to an incorrect address. He requested the fine be completely abated because it was a minor violation on a vacant lot.

Attorney Ryan confirmed the notices were sent to the address from the Broward County Property Appraiser's office, as required by state law.

Rafael Fernandez, 14011 NW 13 Street, Pembroke Pines, representative of Inval LC, noted he was very lucky to receive the last notice sent by the City in July. They were unaware that they were responsible for maintaining the swale area outside of their fenced property. He is willing to pay around \$3,000.00.

Vice-Mayor Jones motioned to abate the lien to \$3,000.00. Motion died for lack of a second.

Commissioner Fetscher motioned to abate the lien to \$6,950.00, as recommended by the Special Magistrate, to be paid in 60 days; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Fetscher	Yes	Mayor Salvino	Absent
Commissioner Grace	Yes		

3.4 Abatement Request from 4214 Building LLC, 42 SW 14 Street, Case #14-1982 (Folio #1203 10 5980)

Attorney Ryan noted this case involved 3 violations. The fine ran for 517 days for a total of \$129,554.00, including recording fees of \$304.00. The out of pocket cost to the City is \$1,500.00. The Special Magistrate recommends an abatement of \$7,755.00.

Alexi Salopian, 1951 NE 185 Terrace, North Miami Beach, representative for 4214 Building LLC, was present at the meeting. He noted the previous property owner stole more than \$20,000.00 from them.

Rafi Huck, 2645 NE 207 Street, Aventura, property manager, noted he took care of the minor violations when he was hired after the previous property manager was fired, however, it took longer to get the funds to repave the parking lot.

Commissioner Fetscher motioned to abate the lien to \$7,755.00, as recommended by the Special Magistrate, to be paid in 90 days; seconded by Vice-Mayor Jones. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Fetscher	Yes	Mayor Salvino	Absent
Commissioner Grace	Yes		

3.5 Abatement Request from Floridian Costal Properties LLC, 417 SW 7 Terrace, Case #15-0854 (Folio #1203 35 0100)

Attorney Ryan noted this case involved 4 violations. The fine ran for 213 days for a total of \$53,512.50, including recording fees of \$262.50. The out of pocket cost to the City is \$1,800.00. The Special Magistrate recommends an abatement of \$5,325.00.

Eric Bosh, 25 N Albany Avenue, Atlantic City, New Jersey, explained they corrected the violation for the sidewalk repairs, and they were unaware of the parties being held by their tenant. They knew they were going to evict her, and they misunderstood that they had to attend the Special Magistrate meeting. After evicting the tenant, she continued to come back and have parties on the property.

Vice-Mayor Jones motioned to abate the lien to \$5,325.00, as recommended by the Special Magistrate, to be paid in 30 days; seconded by Commissioner Brandimarte.

Robert Goldstein, 4100 Ft. Lauderdale, property owner, noted they told the tenant she had to immediately stop having the parties and put her under eviction. He noted they lost 5 months of rent due to the eviction process. He is not a slum lord and all his properties are well maintained; this was a unique situation.

Commissioner Grace recommended to go half of the Special Magistrate recommendation.

The motion carried on the following 3-1 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Fetscher	Yes	Mayor Salvino	Absent
Commissioner Grace	No		

Mr. Goldstein expressed his dissatisfaction with the City Commission's decision.

The Commission noted that BSO needs to attend Abatement Hearings.

- 3.6 Approval of the Settlement Received for David Quillen, 813 NW 6 Avenue, Case #14-0942, for \$3,500.00 due to sale of property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.7 Approval of the Settlement Received for Scott Cory Hamilton Est., 224 NW 8 Avenue, Case #14-1049, for \$6,000.00 as settlement for release of lien

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.8 Approval of the Settlement Received for Pasquale M Riccitelli, 4236 SW 49 Street, Case #14-2055, for \$2,800.00 due to sale of property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.9 Approval of the Settlement Received for Alfred Corneallus Beason, 4407 SW 25 Terrace, Case #12-0159 and #15-1065, for \$8,500.00 due to sale of property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Fetscher. The motion carried unanimously.

- 3.10 Approval of the Settlement Received for Jose Bencosme, 3040 SW 44 Court, Case #11-1115 and #16-0615, for \$6,500.00 due to sale of property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.11 Approval of the Settlement Received for Armaury Dominguez, 4932 SW 45 Avenue, Case #11-0597 and #15-1611, for \$1,400.00 to release lien on property

Attorney Ryan noted he will send a letter to the Commissioners on how the agreement was reached.

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Fetscher. The motion carried unanimously.

- 3.12 Approval of the Settlement Received for Ferframar LLC, 711 SW 9 Street, Case #15-1747, for \$2,100.00 due to sale of property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.13 Approval of the Settlement Received for Rochelle Jackson, 4530 SW 43 Avenue, Case #08-2020 and #15-0572, for \$21,000.00 due to sale of property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Fetscher. The motion carried unanimously.

- 3.14 Approval of the Settlement Received for Joyce Loftus, 4676 SW 37 Avenue, Case #14-1590, for \$2,500.00 for release of lien on property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.15 Approval of the Settlement Received for Johnny Sorensen Trstee, 5320 SW 30 Terrace, Case #15-1639, for \$3,000.00 to release lien on property

Commissioner Brandimarte motioned to approve the settlement agreement; seconded by Commissioner Fetscher. The motion carried unanimously.

- 3.16 Approval of the Settlement Received for Wilbur & Gloria Fernander, 112 SW 7 Avenue, Case #12-0105 and #13-1639, for \$4,350.65 due to sale of property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.17 Approval of the Settlement Received for Jason Schaffer, 109 NE 2 Place, Case #14-0520, for \$554.00 for release of lien on property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.18 Approval of the Settlement Received for Catherine Weston, 4584 SW 24 Avenue, Case #94-0208, for \$168.00 for release lien on property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Fetscher. The motion carried unanimously.

- 3.19 Approval of the Settlement Received for Bank of New York Mellon Trstee MS 005, 4851 SW 44 Avenue, Case #15-1668, for \$1,500.00 for release of lien on property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.20 Approval of the Settlement Received for Ray & Ester Rex, 4940 SW 45 Avenue, Case #11-0598 and #16-0591, for \$8,500.00 due to sale of property

Vice-Mayor Jones motioned to approve the settlement agreement; seconded by Commissioner Fetscher. The motion carried unanimously.

4. Adjournment

Commissioner Grace adjourned the meeting at 5:55 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, SEPTEMBER 13, 2016 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

Mayor:	Marco A. Salvino, Sr.
Vice-Mayor:	Albert C. Jones
Commissioners:	Chickie Brandimarte
	Paul Fetscher
	Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson

2. Moment of Silence and Pledge of Allegiance

Mayor Salvino 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 K-2 Summer Literacy Program – Dr. Tracy Jackson, Principal, Collins Elementary

Dr. Tracy Jackson, Principal of Collins Elementary, presented a video showcasing the activities of the Collins Elementary Summer Literacy Enrichment Camp.

3.2 A Penny at Work – Transportation and Infrastructure Surtaxes. Update on the public information campaign.

Colin Donnelly, Assistant City Manager, provided an overview of the transportation and infrastructure surtaxes.

On the ballot this November are two one-half percent (or 0.5 cent per dollar) sales surtax questions. One 0.5 cent sales surtax is proposed to fund countywide transportation projects and the other 0.5 cent sales surtax is proposed to fund infrastructure projects. Together, they represent a one percent sales surtax, which is the equivalent of one penny per dollar spent. These two ballot questions are linked together, so that both must pass in order for either to take effect. If only one ballot measure passes, then neither will be implemented.

The funds generated by the combined one penny sales surtax will be used to fund a variety of projects such as enhanced transit options, traffic signal synchronization, water and sewer improvements (pipes and treatment plants), drainage improvements to address street flooding issues, and senior mobility. Both sales surtaxes would expire after 30 years.

- 3.3 Special Event request from the Tamara James Foundation to have a "Pink Fest" on October 8, 2016 at C. W. Thomas Park from 11:00 a.m. – 5:00 p.m.

Commissioner Grace motioned to approve the Pink Fest Special Event request; seconded by Vice-Mayor Jones. The motion carried unanimously.

- 3.4 Special Event request from the Dania Beach Lions Club to have a "Quarter Deck/Dania Beach Lions Club Moonlite Classic Car Show" on October 15, 2016 from 5:00 p.m. - 11:00 p.m. This event will be located in the Marina parking lot. The applicant is requesting the use of City barricades to block off the west side of the parking lot.

Vice-Mayor Jones motioned to approve the Moonlite Classic Car Show Special Event request; seconded by Commissioner Grace. The motion carried unanimously.

- 3.5 Special Event request from the St. Maurice at Resurrection Church to have a "St. Maurice Country Fair". The requested event will be held October 27- 30, 2016 at the St. Maurice at Resurrection Church located at 441 NE 2nd Street.

Commissioner Grace motioned to approve the St. Maurice County Fair Special Event request; seconded by Vice-Mayor Jones. The motion carried unanimously.

- 3.6 Special Event request from the Broward County Environmental Planning & Community Resilience Division to have an "Ocean Conservancy International Coastal Cleanup" on September 17, 2016 from 9:00 a.m. -12:00 p.m. on Dania Beach. The applicant is requesting a pickup for trash collected and to suspend beach raking services the morning of the event.

Commissioner Grace motioned to approve the Ocean Conservancy International Coastal Cleanup Special Event request; seconded by Commissioner Fetscher. The motion carried unanimously.

4. Proclamations

There were no proclamations at this meeting.

5. Citizen Comments

Linda Wilson, Friends of the Dania Beach Library, Kristin Dridge, Friends of the Dania Beach Paul DeMaio Library, and Tim Bain, Manager of the Dania Beach Paul DeMaio Library, thanked the Commission for the charitable contribution they received last year. They noted none of the money they receive is spent on administration; it is only spent on programs. They asked if they could add their monthly schedule to the City website.

Vivik Golikeri, 301 SE 3rd Street, noted he is having problems contacting BSO through their telephone system. He proposed the creation of a restitution program for minor criminal offenders.

Linda Meyer, 438 SE 11 Terrace, had questions regarding a dead-end road near the new Walmart. She also questioned the noise ordinance because Walmart will be receiving deliveries during nighttime hours.

Kara Weber Castor, 25 SE 11th Street and 39 SE 12th Street, complained of crime in her neighborhood, and the antique businesses in downtown.

Jason Wilson, 75 Gulfstream Road, spoke of responsible development. He recommended the City adopt policies to better inform residents of developer-backed initiatives.

Betty Sokol, 609 NW 10th Street, questioned what happened to the lights at the main entrance to Melaleuca Gardens.

Elizabeth Parella, 85 Gulfstream Road, voiced her concerns with the developments in the City. She requested a traffic study for Gulfstream Road, and that the Bureau of Alcohol, Tobacco and Firearms be contacted to establish how close a building should be to TNT Fireworks.

Peter Parella, 85 Gulfstream Road, spoke about the time allowed for citizen comments and comments made about development at the last Commission meeting.

Douglas Edwards, 75 Gulfstream Road, said his community is misunderstood. He would like Dania Beach to host a public forum on the Gateway mixed-use area; we need a workshop and open house.

Carolyn Jones, 722 SW 3rd Street, spoke of cancer awareness, and events that will be held at St. Ruth Missionary Baptist Church during the month of October.

Ray Rapaglia, 301 S 57th Way, Hollywood, spoke in favor of the Hope Spot Center. He noted he is currently the director of Jaycees Recovery House and executive director of the James Club.

James "Riley" Wynn, 323 NE 7th Avenue, Ft. Lauderdale, noted he was once a resident at the Dismas House. He was a drug user for 46 years, and said the Hope Spot is a sacred place that helps save and change lives.

Brenda Lepage-Stephens, 145 SW 5th Court, Apt #2, said Dania Beach has the best Police Department in the world. She attends meetings at the Hope Spot every day, and added we need

to work together to stop the use of drugs. She asked to keep the Hope Spot open, or to help find a place where they can relocate to.

Mario Rass, 5001 Hollywood Boulevard, Hollywood, is one of the owners of the Hope Spot. Their intention was to have a safe place for addicts to meet, and they chose the current location because they saw that these areas got hit the hardest. He took responsibility for not checking into the regulations and guidelines as to where they could meet, and asked the City to work with them.

Barbara Jefford, 126 NE 2nd Avenue, stated the Hope Spot is an issue worth fighting for. They offer hope and solutions that can change lives.

Lance Getreider, 126 NE 2nd Avenue, spoke in favor of allowing the Hope Spot to continue its operation.

Betty Sokol noted the Methodist church used to have a Monday night program, and she wondered where the people went when the church closed.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, advised of upcoming BSO events: Walk for Peace will be begin at Collins Elementary at 9:00 a.m. on September 24th, and Operation Medicine Cabinet will be held at the I. T. Parker Community Center during the Seniors Meeting on October 6th. Captain Marks also reported on high profile crimes in the City.

Sean Brown, Battalion Chief, BSO Fire Rescue, reported on a fire that happened on September 4th at the FPL substation.

7. Consent Agenda

7.1 Minutes:

Approve Minutes of August 23, 2016 City Commission Meeting

7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #2016-113

A RESOLUTION OF THE CITY COMMISSION OF THE CITY DANIA BEACH, FLORIDA REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION FOR ADVERTISEMENT OF THE CAPITAL PURCHASE OF TWO UNITS OF DIESEL TRAILER MOUNTED PUMPS FOR THE CITY AND FURTHER AUTHORIZING THE CITY MANAGER TO PREPARE AND ISSUE A REQUEST FOR PROPOSALS FOR

DESIGN-BUILD SERVICES; PROVIDING FOR FUNDING, PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

7.4 RESOLUTION #2016-114

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE APPROPRIATION AND USE OF STATE LAW ENFORCEMENT TRUST FUNDS IN AN AMOUNT NOT TO EXCEED FORTY FIVE THOUSAND ONE HUNDRED EIGHTY TWO DOLLARS (\$45,182.00) FOR IMPLEMENTATION OF THE BODY WORN CAMERA PROGRAM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.5 RESOLUTION #2016-115

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS FOR SERVICES PURCHASED FROM SHI INTERNATIONAL CORP UNDER FLORIDA STATE CONTRACT 43230000-15-02 FOR FISCAL YEAR 2015/2016, ENDING SEPTEMBER 30, 2016, INCLUSIVE OF EXISTING PURCHASES FOR ANNUAL SOFTWARE LICENSING AND POTENTIAL FUTURE PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); WITHOUT COMPETITIVE BIDDING AND AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.6 RESOLUTION #2016-116

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, FOR USE OF TEMPORARY DEBRIS MANAGEMENT SITES AND OTHER RELATED SERVICES THROUGH NOVEMBER 30, 2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.7 RESOLUTION #2016-117

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RENEWAL OF THE COMPREHENSIVE PROPERTY/LIABILITY INSURANCE COVERAGE PACKAGE AND WORKERS' COMPENSATION INSURANCE FOR THE CITY OF DANIA BEACH, FLORIDA, THROUGH BROWN & BROWN D/B/A PUBLIC RISK INSURANCE AGENCY ("PRIA"), WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, SUCH PACKAGE TO INCLUDE COVERAGE FOR PROPERTY AND CASUALTY, CRIME, EMPLOYEE DISHONESTY, GENERAL LIABILITY, AUTOMOTIVE LIABILITY AND PHYSICAL DAMAGE, PUBLIC OFFICIALS' LIABILITY, EMPLOYMENT PRACTICES' LIABILITY AND WORKERS' COMPENSATION AND IN ADDITION THROUGH BROWN & BROWN, COVERAGE FOR POLLUTION LIABILITY WITH ILLINOIS UNION INSURANCE COMPANY, DOCK PROPERTY COVERAGE WITH GREAT LAKES REINSURANCE AND NFIP FLOOD PROGRAM POLICIES WITH WRIGHT NATIONAL FLOOD INSURANCE COMPANIES FOR A COMBINED ANNUAL PREMIUM AMOUNT OF NINE HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED FIFTY EIGHT DOLLARS (\$951,758.00) FOR COVERAGE BEGINNING OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

City Attorney Ansbro noted that all of the public hearings on tonight's agenda will be heard at the September 27, 2016 City Commission meeting; however, Item #9.3 needs a motion to continue until the September 27, 2016 City Commission meeting. A memo is attached to and incorporated into these minutes.

9.1 ORDINANCE #2016-018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DAVID OPTEKAR, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED ON THE SOUTH SIDE OF DANIA BEACH BOULEVARD AT 850 W. DANIA BEACH BOULEVARD LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMERCIAL (C-1) DISTRICT TO NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICT (RZ-60-16), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

9.2 ORDINANCE #2016-019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DANIA BEACH MARINA, CORP, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED TO THE NORTH OF DANIA BEACH BOULEVARD, AT 90 N. BRYAN ROAD, LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) DISTRICT TO GENERAL BUSINESS (C-3) DISTRICT (RZ-71-16), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

9.3 RESOLUTION #2016-103

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE BRYAN ROAD WAREHOUSES PLAT (DR-61-16) SUBMITTED BY DANIA BEACH MARINA CORP., ON BEHALF OF THE PROPERTY OWNER FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from July 26, 2016)*

Vice-Mayor Jones motioned to continue Resolution #2016-103 until the September 27, 2016 City Commission meeting at 7:00 p.m.; seconded by Commissioner Grace. The motion carried unanimously.

9.4 RESOLUTION #2016-118

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-60-00MOD) AND APPROVING A SPECIAL EXCEPTION (SE-72-16) SUBMITTED BY MICHAEL LALLY, ON BEHALF OF THE PROPERTY OWNER DANIA BEACH MARINA CORPORATION, FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9.5 ORDINANCE #2016-020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY STEPHANIE TOOTHAKER, AGENT FOR THE PROPERTY OWNER FLORIDA ARTMARINE, LLC, TO REZONE PROPERTY LOCATED AT 3100 STATE ROAD 84, DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD OFFICE AND BANKING DISTRICT (C-1) TO INDUSTRIAL-RESEARCH OFFICE-MARINE AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

9.6 ORDINANCE #2016-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE "LAND DEVELOPMENT CODE", OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," CONCERNING MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 305 "INCENTIVES" CONCERNING VOLUNTARY SUSTAINABLE BUILDING PRACTICES; AMENDING ARTICLE 330 "COMMUNITY FACILITIES DISTRICT (CF)" CONCERNING SPECIAL EXCEPTION USES; AMENDING ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS" CONCERNING APPEARANCE STANDARDS FOR CANOPIES; AMENDING ARTICLE 610 "PUBLIC HEARING NOTICES" CONCERNING PUBLIC NOTICE REQUIREMENTS AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

10. Discussion and Possible Action

There were no discussion items on this agenda.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte had no comments.

11.2 Commissioner Fetscher

Commissioner Fetscher had no comments.

11.3 Commissioner Grace

Commissioner Grace had no comments.

11.4 Vice-Mayor Jones

Vice-Mayor Jones noted we need to look at our sign ordinance. He feels Dania Beach candidates are treated differently from candidates for federal, state and court elections regarding signs placed on swales and public property. He also noted a lot of his signs are being taken, and he thought this practice went away in 2012. He is offering a reward for any signs that are being taken, regardless of who they belong to.

11.5 Mayor Salvino

Mayor Salvino noted next Tuesday night will be a fund raiser for a nurse at Memorial Hospital for her recovery period following amputation of her leg due to cancer.

Mayor Salvino also noted girls' softball, baseball, and tee-ball has started again at Frost Park and sign-ups are currently underway.

12. Appointments

There were no appointments at this meeting.

13. Administrative Reports

13.1 City Manager

City Manager Baldwin distributed a report on the collection of water fees, which is attached to and incorporated into these minutes.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

Wednesday, September 14, 2016 - 5:01 p.m.
Tuesday, September 20, 2016 - 5:01 p.m.
Tuesday, September 27, 2016 - 6:00 p.m.
Tuesday, September 27, 2016 - 7:00 p.m.
Monday, October 10, 2016 - 6:00 p.m.
Monday, October 10, 2016 - 7:00 p.m.

First Budget Public Hearing
Second Budget Public Hearing
CRA Board Meeting
City Commission Meeting
CRA Board Meeting
City Commission Meeting

14. Adjournment

Mayor Salvino adjourned the meeting at 8:25 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

MINUTES OF FIRST BUDGET PUBLIC HEARING
DANIA BEACH CITY COMMISSION
WEDNESDAY, SEPTEMBER 14, 2016 – 5:01 P.M.

1. Call to Order/Roll Call

Mayor Salvino called the meeting to order at 5:01 p.m.

Present:

Mayor:	Marco A. Salvino, Sr.
Vice-Mayor:	Albert C. Jones
Commissioners:	Chickie Brandimarte
	Paul Fetscher
	Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson

2. Presentation

City Manager Baldwin thanked the Commission for their direction in the preparation of the budget. He noted there is no increase in the current millage rate, however, partial funding (\$345,000.00) for the five firefighter/paramedics, formerly funded through the SAFER Grant, comes from undesignated reserves.

Nicki Satterfield, Director of Finance, presented an overview of the recommended budget, which is attached to and incorporated into these minutes.

Vice-Mayor Jones questioned if parking meters could be used in the parking garage.

Marc LaFerrier, Director of Community Development, reported we have collected \$70,000.00 from Park n Go, and we have also sold monthly parking passes to several downtown businesses. The Morrison Hotel will be leasing 87 spaces in the next six to nine months. We will soon be enforcing parking in the garage and we will be bringing two parking meters from the beach to the parking garage, which will add to the revenue from the garage.

Mayor Salvino stated the last thing we want to do is give people who are shopping in Dania Beach a ticket if we do not have a way for them to pay for parking. He questioned how parking passes work.

Vice-Mayor Jones noted patrons shopping downtown should have their parking validated so they do not have to pay to shop downtown.

Mayor Salvino said we have to get the parking garage operational before we start fining people for parking.

Vice-Mayor Jones wants to make sure the garage is utilized due to its cost; it cannot just sit there and not be viable.

Vice-Mayor Jones spoke of decreasing the millage rate by three percentage points in order to help those taxpayers who are struggling. He said he will not vote for the millage rate because it is a tax increase due to the increase in property values.

3. Public Hearings

City Attorney Ansbro announced:

The OPERATING MUNICIPAL MILLAGE will be 5.9998 MILLS

The proposed millage rate is an 8.99% increase over the rolled back rate of 5.5051mills as computed in accordance with the provisions of Section 200.065(1), Florida Statutes.

The voter-approved debt service millage rate is 0.2464 mills in accordance with the provisions of law pursuant to Chapter 200, Florida Statutes.

The City's aggregate millage rate is 6.2462 Mills (5.9998 Mills for operating and 0.2464 Mills for debt service).

The City Commission of the City of Dania Beach will meet in the City Commission Chamber in City Hall, 100 West Dania Beach Boulevard, Dania Beach, Florida, on Tuesday, September 20, 2016 at 5:01 p.m. for the purpose of final adoption of the above stated millage rates and for the purpose of answering any related questions.

3.1 RESOLUTION #2016-119

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE PROPOSED MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2016-2017 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-119.

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

Commissioner Grace motioned to adopt Resolution #2016-119; seconded by Commissioner Brandimarte. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	Yes
Commissioner Fetscher	Yes
Commissioner Grace	Yes

Vice-Mayor Jones	No
Mayor Salvino	Yes

3.2 RESOLUTION #2016-120

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF DANIA BEACH, FLORIDA; RE-IMPOSING FIRE RESCUE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF DANIA BEACH FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-120.

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

Commissioner Fetscher motioned to adopt Resolution #2016-120; seconded by Vice-Mayor Jones. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	Yes
Commissioner Fetscher	Yes
Commissioner Grace	No

Vice-Mayor Jones	Yes
Mayor Salvino	Yes

3.3 RESOLUTION #2016-121

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES IN THE CITY OF DANIA BEACH, FLORIDA; IMPOSING AND RE-IMPOSING STORMWATER ASSESSMENTS AGAINST PROPERTY LOCATED WITHIN THE CITY OF DANIA BEACH FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-121.

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

Commissioner Grace motioned to adopt Resolution #2016-121; seconded by Vice-Mayor Jones. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes
Commissioner Fetscher	Yes
Commissioner Grace	Yes

Vice-Mayor Jones	Yes
Mayor Salvino	Yes

3.4 RESOLUTION #2016-122

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE PROVISION OF SOLID WASTE SERVICE ASSESSMENTS IN THE CITY OF DANIA BEACH, FLORIDA; RE-IMPOSING SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE CITY OF DANIA BEACH FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-122.

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

Commissioner Grace motioned to adopt Resolution #2016-122; seconded by Commissioner Fetscher. The motion carried on the following 5-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Fetscher	Yes	Mayor Salvino	Yes
Commissioner Grace	Yes		

3.5 RESOLUTION #2016-123

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING A TENTATIVE ANNUAL BUDGET FOR THE CITY FOR THE FISCAL YEAR 2016-2017; PROVIDING FOR A PUBLIC HEARING WHEN OBJECTIONS WILL BE HEARD AND QUESTIONS CONCERNING THE BUDGET WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-123.

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

Vice-Mayor Jones motioned to adopt Resolution #2016-123, as amended; seconded by Commissioner Fetscher. The motion carried on the following 3-2 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	No
Commissioner Fetscher	Yes	Mayor Salvino	Yes
Commissioner Grace	No		

4. Adjournment

Mayor Salvino adjourned the meeting at 5:50 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

MINUTES OF SECOND BUDGET PUBLIC HEARING
DANIA BEACH CITY COMMISSION
TUESDAY, SEPTEMBER 20, 2016 – 5:01 P.M.

1. Call to Order/Roll Call

Mayor Salvino called the meeting to order at 5:01 p.m.

Present:

Mayor:	Marco A. Salvino, Sr.
Vice-Mayor:	Albert C. Jones
Commissioners:	Chickie Brandimarte
	Paul Fetscher
	Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson

2. Presentation

City Manager Baldwin noted this is the second public hearing for the FY2016-2017 budget, and thanked the Commission for their work and deliberations. As requested, there is no increase in the operating millage and the 3-man med unit at Station 1 will be maintained. It is recommended the millage be set at the same rate as the current year; otherwise, reductions in expenditures will need to be made.

Nicki Satterfield, Director of Finance, presented an overview of the final budget, which is attached to and incorporated into these minutes.

Vice-Mayor Jones asked if we were aware of new stormwater regulations that will no longer allow outfall into the ocean, and how it would affect Dania Beach.

City Manager Baldwin noted we have been aware for years of the coming change, and we do not know how it will affect us. He will get information and provide it to the Commission.

Vice-Mayor Jones thought we could offer tax relief to the residents by reducing the millage rate by 3 percentage points. He noted he will not support the budget, and would like to have a discussion for the next budget to do something for our citizens.

3. Public Hearings

City Attorney Ansbro announced:

The OPERATING MUNICIPAL MILLAGE will be 5.9998 MILLS

The proposed millage rate is an 8.99% increase over the rolled back rate of 5.5051 mills as computed in accordance with the provisions of Section 200.065(1), Florida Statutes.

The voter-approved debt service millage rate is 0.2464 mills in accordance with the provisions of law pursuant to Chapter 200, Florida Statutes.

The City's aggregate millage rate is 6.2462 Mills (5.9998 Mills for operating and 0.2464 Mills for debt service).

3.1 RESOLUTION NO. 2016-124

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2016-2017 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-124.

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

Commissioner Brandimarte motioned to adopt Resolution #2016-124; seconded by Commissioner Fetscher. The motion carried on the following 3-2 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	No
Commissioner Fetscher	Yes	Mayor Salvino	Yes
Commissioner Grace	No		

3.2 RESOLUTION NO. 2016-125

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING ITS FINAL ANNUAL BUDGET FOR THE FISCAL YEAR 2016-2017; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-125.

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

Commissioner Fetscher motioned to adopt Resolution #2016-125, as amended; seconded by Commissioner Brandimarte. The motion carried on the following 3-2 Roll Call vote:

Commissioner Brandimarte **Yes**
Commissioner Fetscher **Yes**
Commissioner Grace **No**

Vice-Mayor Jones **No**
Mayor Salvino **Yes**

4. Adjournment

Mayor Salvino adjourned the meeting at 5:23 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Request from Brad Kaine, Public Services Director, to attend the American Public Works Association Florida Chapter Executive Committee Quarterly Meeting, in Sebastian, Florida on October 21-22, 2016 (Estimated cost \$223.50)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Kaine Travel Package



**CITY OF DANIA BEACH
PRE-APPROVED CONFERENCE OR TRAINING AUTHORIZATION/RECONCILIATION**

EMPLOYEE: Brad Kaine DEPARTMENT: Public Services
LOCATION: Sebastian, FL TRIP/TRAINING DATE: October 21 - 22, 2016
PURPOSE: APWA Florida Chapter Executive Committee Quarterly Meeting

☒ Overnight

☐ Out of State

☐ Air Travel

TRAVEL EXPENSES ESTIMATED: (Policy #2002-10-1)

REGISTRATION (attach conference brochure)	\$ -
LODGING (# of nights <u>1</u>)	125.00
MEALS (per diem)	88.50
OTHER INCIDENTAL EXPENSES:	
MILEAGE	-
TOLLS (round trip)	10.00
OTHER TRANSPORTATION (Shuttle/Taxi/Parking)	-
SUPPLIES/MATERIALS	-
TOTAL ESTIMATED EXPENSES:	\$ 223.50

This seminar is required for: ☐ Certification ☐ General Training
☐ License ☒ Other APWA Florida Chapter Executive Committee Quarterly Meeting

Note any overnight or out of state travel events attended in the last 12 months:

APWA Conference April 2016

Employee Signature: 


Department Director

TRAVEL AUTHORIZATION:


Finance Director


City Manager

If payment is made through City's credit card, please indicate "credit card" under "Date" Column

Check Payee:			RECONCILIATION	
	Amount:	Date:	Actual	Differences
Registration:	\$ -		\$ -	\$ -
Lodging: Captain Hiram's Resort	125.00		\$ -	\$ 125.00
Transportation: Tolls	10.00		\$ -	\$ 10.00
Traveler: Per Diem	88.50		\$ -	\$ 88.50
Others:	-		\$ -	\$ -
Account #: 401-33-01-533-40-10	\$ 223.50		\$ -	\$ 223.50

Total actual travel expense
The City paid up front
Total reimbursement to Traveler

\$ -
\$ -
\$ -



CITY OF DANIA BEACH Per Diem Calculator

Name: Brad Kaine
Location: Sebastian, FL
Purpose: APWA Florida Chapter Executive Committee Quarterly Meeting

M&IE

\$59.00 (obtain from Per diem form on City's Intranet)
 Conference Hours

Day	10/21/2016	10/22/2016	Total Est Exps
Meal Provided:	Travel	Travel	
Per Diem	\$44.25	\$44.25	\$ 88.50
Lodging	125.00		\$ 125.00
Mileage			\$ -
Tolls	5.00	5.00	\$ 10.00
Parking	-		\$ -
Conference Registration Fees	-		\$ -
			<u>\$ 223.50</u>

* Travel day

per diem reductions

Breakfast (B) 15%	\$8.85
Lunch (L) 35%	\$20.65
Dinner (D) 50%	\$29.50


Sign In[NEWS](#) [CHAPTER](#) [BRANCHES](#) [RESOURCES](#) [EDUCATION](#)

Home : All Event List : Florida Chapter Executive Committee Quarterly Meeting

FLORIDA CHAPTER EXECUTIVE COMMITTEE QUARTERL

Event Start Date & Time: 10/21/2016 9:00 AM

Event End Date & Time: 10/22/2016 12:00 PM

Venue :

Captain Hiram's Resort
1580 US Highway 1
Sebastian , FL , 32958

Contact Person :

Arnesa Zunic
Email : info@pae-tampabay.com
Phone : (727) 544-1400
Company : Plan Ahead Events
Title :

Description :

The Florida Chapter's second Executive Committee Quarterly meeting for the 2016-2017 will be at the Captain Hiram's Resort in Sebastian. Registration will be available closer to the event.

[Join Now](#) | [Membership Overview](#) | [National Contacts](#) | [APWA Legal Notice](#)

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Dunleavy, Sherie

From: Kaine, Brad
Sent: Thursday, September 08, 2016 1:45 PM
To: Dunleavy, Sherie
Subject: FW: IMPORTANT REMINDER: APWA Executive Committee Meeting (10/21-22, 2016)
Importance: High

Here is more information on the meeting I have to attend. Please see if this can be processed through finance.

From: Sam May [<mailto:smay@margatefl.com>]
Sent: Wednesday, September 07, 2016 3:02 PM
To: Kaine, Brad
Subject: FW: IMPORTANT REMINDER: APWA Executive Committee Meeting (10/21-22, 2016)
Importance: High

FYI

From: Plan Ahead Events [<mailto:info@pae-tampabay.com>]
Sent: Wednesday, September 07, 2016 12:43 PM
To: Al Lnero; Alisha Wetherell; Amanda Wheeler ; Becky Ares ; Bill Armentrout; Bill Chamberlin; Bill Hallisey; Bob Hall; Brandi Allegood; Carsey Patrick; Chad Shoultz ; Chris Evers; Chris Sharek ; Dan Moretti; Don Jacobovitz; Duane Kent; Frank DeCelles; George Recktenwald; James Singleton; Jamie Brown; Jeff Wilson; Jeffrey Roberts; Jennifer Vigil ; Jim Myers; Joe Velardo; Joey Duncan; John Chasteen ; John Davis; John Dunton; John Gilreath; John Locklear; Jon Crull; Ken Carpenter ; Kim Kirby; Mark Collins; Matt LaChance; Mike McCabe; Missie Barletto; Nicole Monahan; Patrick Day; Paul Moore; Robert Nowak; Robert Oberling; Sam May; Sandra Boudrea ; Shane LeBlanc; Teresa Mills
Subject: IMPORTANT REMINDER: APWA Executive Committee Meeting (10/21-22, 2016)
Importance: High

Hello Everyone,

Our records indicate that you have not signed up to attend the next APWA Executive Committee Meeting. The next APWA Executive Committee Meeting is **October 21st & 22nd** at **Capt Hiram's Resort in Sebastian, FL**. Click on this [link](#) for more information and to register to attend. **If you know that you are not able to make it, please let us know.**

The cut-off date at the hotel is **September 21st**, so please make your reservations ASAP by calling **772-388-8588** to secure the group rate of \$125.00. The group rate is available only for Thursday, October 20th & Friday, October 21st. The hotel is sold out on Saturday night, October 22nd.

If you need any assistance at all, just call.

Arnesa Zunic

Plan Ahead Events - Tampa Bay



P: 727-544-1400 | F: 727-546-1956
7431 114th Avenue North, Suite 102
Largo, FL 33773
www.pae-tampabay.com



driving time 33004 to 32958

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[Images](#)
[More ▾](#)
[Search tools](#)

About 4,230 results (0.74 seconds)

From Dania Beach, FL 33004

To Sebastian, FL 32958



2 h 11 min (138.1 mi) via Florida's Turnpike

[Directions](#)

2 h 15 min (140.8 mi) via I-95 N

3 h (166.5 mi) via US-27 N

Distance between Sebastian, FL and Hollywood, FLwww.distance-cities.com/distance-sebastian-fl-to-hollywood-fl ▾

Distance between Sebastian and Hollywood in miles and kilometers. Driving distance and how to go from Sebastian, Florida to Hollywood, Florida. How long ...

Distance between Sebastian, FL and Fort Lauderdale, FLwww.distance-cities.com/distance-sebastian-fl-to-fort-lauderdale-fl ▾

Distance between Sebastian and Fort Lauderdale in miles and kilometers. Driving distance and how to go from Sebastian, Florida to Fort Lauderdale, Florida.

Distance between Sebastian, FL and Davie, FLwww.distance-cities.com/distance-sebastian-fl-to-davie-fl ▾

Distance between Sebastian and Davie in miles and kilometers. Driving distance and how to go from Sebastian, Florida to Davie, Florida. How long does it take ...

Driving Distance from Sebastian, FL to Miami, FL - Travelmathwww.travelmath.com/drive-distance/from/Sebastian,+FL/to/Miami,+FL ▾

Map of driving directions from Sebastian, FL to Miami, FL. ... The total driving distance from Sebastian, FL to Miami, FL is 156 miles or 251 kilometers. Your trip begins in Sebastian, Florida.

Distance from Miami Beach, FL to Sebastian, FL - Distances.iodistances.io/distance/miami-beach-fl/sebastian-fl ▾

No driving distance nor directions available. It looks like you cannot drive from Miami Beach, FL to Sebastian, FL by car. You can check the straight distance ...

Distance Boca Raton, FL to Sebastian, FL (fuel cost, consumption, map)calculatemyroute.com/distance/Boca-Raton-FL/Sebastian-FL ▾

Route from Boca Raton, FL to Sebastian, FL. Driving directions, Distance, Fuel cost, Consumption, Map, Mileage. Journey by car.

Distance Calculator - How far is it from Fort Lauderdale - Florida ...www.timeanddate.com ▾ Time Zones ▾ World Clock ▾ Time and Date ▾

See distance to other cities from Fort Lauderdale - Florida - USA measured in kilometers (km), miles and nautical miles and their local time. Distances are ...

Key West to Miami drive time - Miami Forum - TripAdvisor

FY 2016 Per Diem Rates for ZIP 32958

(October 2015 - September 2016)

Cities not appearing below may be located within a county for which rates are listed.

To determine what county a city is located in, visit the National Association of Counties (NACO) website (a non-federal website).

The following rates apply for 32958

Primary Destination (1, 2)	County (3, 4)	Max lodging by Month (excluding taxes)												M&IE (5)	
		2015			2016										
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
Vero Beach	Indian River	\$125	\$125	\$169	\$169	\$169	\$169	\$169	\$169	\$125	\$125	\$125	\$125	\$125	\$59

Footnotes

1. Traveler reimbursement is based on the location of the work activities and not the accommodations, unless lodging is not available at the work activity, then the agency may authorize the rate where lodging is obtained.
2. Unless otherwise specified, the per diem locality is defined as "all locations within, or entirely surrounded by, the corporate limits of the key city, including independent entities located within those boundaries."
3. Per diem localities with county definitions shall include "all locations within, or entirely surrounded by, the corporate limits of the key city as well as the boundaries of the listed counties, including independent entities located within the boundaries of the key city and the listed counties (unless otherwise listed separately)."
4. When a military installation or Government-related facility (whether or not specifically named) is located partially within more than one city or county boundary, the applicable per diem rate for the entire installation or facility is the higher of the rates which apply to the cities and/or counties, even though part(s) of such activities may be located outside the defined per diem locality.
5. *Meals and Incidental Expenses*, see Breakdown of M&IE Expenses for important information on first and last days of travel.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

AUTHORIZING THE CITY MANAGER TO PURCHASE SERVICES FROM PUBLIC UTILITY MANAGEMENT AND PLANNING SERVICES, INC. (PUMPS), AND WAIVING THE COMPETITIVE BID PROCESS AS ESTABLISHED BY THE CITY'S PURCHASING POLICY FOR AMOUNTS IN EXCESS OF FIVE THOUSAND DOLLARS (\$5,000.00) FOR CONSTRUCTION SUPERVISION OF LIME SOFTENING UPGRADES FOR CHLORINE CONVERSION AND FILTER REPAIRS OF THE CITY WATER PLANTS IN THE AMOUNT OF FOURTEEN THOUSAND DOLLARS (\$14,000.00); TO BE PAID FROM ANNUAL BUDGETED APPROPRIATIONS IN THE WATER FUND

Purchasing Requests ONLY

Dept: Public Services	Acct #: Transfer from the Water Fund Filter Upgrade Infrastructure Account Number 401-33-42-533-63-10 to the Filter Upgrade Engineering Account Number 401-33-42-533-31-30	Amt: \$14,000.00
-----------------------------	--	---------------------

Fund: Water

Fiscal Impact/Cost Summary

Funding for these services is available as a transfer from the Water Fund Filter Upgrade Infrastructure Account Number 401-33-42-533-63-10 to the Filter Upgrade Engineering Account Number 401-33-42-533-31-30 in the amount of Fourteen Thousand Dollars (\$14,000.00).

Exhibits Attached

Resolution, Memorandum to Board, Scope of Work/Agreement

RESOLUTION NO. 2016-126

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE SERVICES FROM PUBLIC UTILITY MANAGEMENT AND PLANNING SERVICES, INC. (PUMPS), AND WAIVING THE COMPETITIVE BID PROCESS AS ESTABLISHED BY THE CITY'S PURCHASING POLICY FOR AMOUNTS IN EXCESS OF FIVE THOUSAND DOLLARS (\$5,000.00) FOR CONSTRUCTION SUPERVISION OF LIME SOFTENING UPGRADES FOR CHLORINE CONVERSION AND FILTER REPAIRS OF THE CITY WATER PLANTS IN THE AMOUNT OF FOURTEEN THOUSAND DOLLARS (\$14,000.00); TO BE PAID FROM ANNUAL BUDGETED APPROPRIATIONS IN THE WATER FUND; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection (j), authorizes the City Manager to purchase supplies, services, equipment and materials for the City government in amounts in excess of the established monetary threshold without competitive bidding; and

WHEREAS, the City Commission authorized bidding for upgrades to complete the upgrade process at the water plant for filters and chlorine conversion; and

WHEREAS, the City of Dania Beach awarded contracts for both projects for a total of Eight Hundred Twenty Two Thousand Eight Hundred Ninety One Dollars and Forty Cents (\$822,891.40); and

WHEREAS, there will be ongoing inspection and construction services required for both projects to coordinate contracts, pay requests, conduct verification of work, and contract administration; and

WHEREAS, the Public Services Director has determined that using the engineer who prepared the bid documents for construction services is the person who is the most familiar with the project requirements; and

WHEREAS, the Public Services Director recommends that the City enter into an agreement with Public Utility Management and Planning Services, Inc. (PUMPS) to perform project management services during construction in the amount of Fourteen Thousand Dollars (\$14,000.00);

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

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

Section 2. That the proper City Officials are authorized to execute a contract with Public Utility Management and Planning Services, Inc. for Fourteen Thousand Dollars (\$14,000.00) to cover the contract services.

Section 3. That funding for these services is available as a transfer from the Water Fund Filter Upgrade Infrastructure Account Number 401-33-42-533-63-10 to the Filter Upgrade Engineering Account Number 401-33-42-533-31-30 in the amount of Fourteen Thousand Dollars (\$14,000.00).

Section 4. That all resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Public Utility Management and Planning Services, Inc.
P.O. Box 1890
Hollywood, FL 33022-1890

SCOPE OF SERVICES

LIME SOFTENING CHLORINE AND FILTER UPGRADE CONSTRUCTION SERVICES

This proposal is made in response to a request by the City of Dania Beach (“City”) for services during startup of the upgrades to the lime softening plant involving chlorine upgrades and filter repairs upgrades. This project will be funded by the Water Fund.

Task 1 – Construction Project Oversight

Public Utility Management and Planning Services, Inc. will conduct a preconstruction conference, conduct monthly progress meetings, attend on-site meetings, prepare meeting minutes, provide oversight of work and provide services as needed during construction and completion of the upgrades for the chlorine conversion to hypochlorite and upgrades to the filters to the lime softening plant. These two contracts are expected to overlap and require coordination and interface between contractors

Estimate of Cost to Complete

Public Utility Management and Planning Services, Inc. will bill this service on a monthly basis. The projects are anticipated to take six (6) months to complete. The monthly billing from Public Utility Management and Planning Services, Inc. will be One Thousand Dollars (\$1,000.00) for each contract. A seventh (7th) month is anticipated for each project for final completion, plus some close-out efforts. The maximum value of this contract is not to exceed Fourteen Thousand Dollars (\$14,000.00).

The schedule is as follows:

Project	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Chlorine Conversion												
Filter Repairs												

All costs will be billed monthly basis. Payment to be made 30 days after invoice is submitted. Costs do not include any support for litigation.

This agreement is in accordance with the current contract between the City and Public Utility Management and Planning Services, Inc., which is incorporated by this reference.

Public Utility Management and Planning Services, Inc.

Date

Frederick Bloetscher, Ph.D., P.E., President

Recommend Approval:

Date

Brad Kaine, P.E. Public Service Director

Reviewed/Accepted:

Date

Nicki Satterfield, Finance Director

Approved as to Form and Correctness:

Date

Thomas J. Ansbro, City Attorney

Approved:

Date

Robert Baldwin, City Manager



City of Dania Beach

Department of Public Services

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

MEMORANDUM

TO: Mayor Marco A. Salvino, Sr.
Vice Mayor Albert C. Jones
Commissioner Chickie Brandimarte
Commissioner Paul Fetscher, Sr.
Commissioner Bobbie H. Grace

FROM: Robert Baldwin, City Manager

BY: Brad Kaine, Director of Public Services

Date: August 25, 2016

RE: Approval to Execute an Agreement and Provide Funding for Project
Management Services during Construction of the Lime Softening Upgrades
- Chlorine Conversion and Filter Upgrades

Introduction and Background

The City Commission has two contracts for construction upgrades at the lime softening water plant for upgrades to the filters and conversion of the chlorine system to hypochlorite. These two contracts amount to \$822,891.40 in construction costs and will require ongoing coordination and communication. The Public Services Director recommends using Public Utility Management and Planning Services, Inc. (PUMPS), the engineer that prepared the bids for construction services, since this firm is most familiar with the project requirements to perform this work. Public Services Department also seeks to waive the competitive bidding for items in excess of \$5,000.00 as required by the City's purchasing policy.



City of Dania Beach

Department of Public Services

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

Funding for these services is available as a transfer from the Water Fund Filter Upgrade Infrastructure Account #401-33-42-533-63-10 to the Filter Upgrade Engineering Account 401-33-42-533-31-30 in the amount of \$14,000.00. Since City Staff will also be assisting with this work, the cost for these services is \$12,000.00 plus a \$2,000.00 contingency, is much lower than normal percentages for the size of the construction contracts (1.5% vs typical 12%).

Recommendation

It is recommended that the City Commission approve a Resolution to have PUMPS provide project management services during construction in the amount of \$14,000.00 and authorize the City Manager to execute the documents.

Public Utility Management and Planning Services, Inc.
P.O. Box 1890
Hollywood, FL 33022-1890

SCOPE OF SERVICES

LIME SOFTENING CHLORINE AND FILTER UPGRADE CONSTRUCTION SERVICES

This proposal is made in response to a request by the City of Dania Beach ("City") for services during startup of the upgrades to the lime softening plant involving chlorine upgrades and filter repairs upgrades. This project will be funded by the Water Fund.

Task 1 – Construction Project Oversight

Public Utility Management and Planning Services, Inc. will conduct a preconstruction conference, conduct monthly progress meetings, attend on-site meetings, prepare meeting minutes, provide oversight of work and provide services as needed during construction and completion of the upgrades for the chlorine conversion to hypochlorite and upgrades to the filters to the lime softening plant. These two contracts are expected to overlap and require coordination and interface between contractors

Estimate of Cost to Complete

Public Utility Management and Planning Services, Inc. will bill this service on a monthly basis. The projects are anticipated to take six (6) months to complete. The monthly billing from Public Utility Management and Planning Services, Inc. will be One Thousand Dollars (\$1,000.00) for each contract. A seventh (7th) month is anticipated for each project for final completion, plus some close-out efforts. The maximum value of this contract is not to exceed Fourteen Thousand Dollars (\$14,000.00).

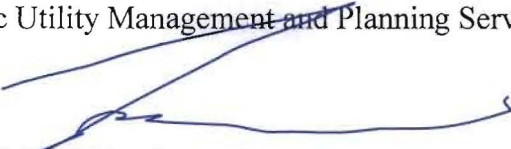
The schedule is as follows:

Project	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Chlorine Conversion												
Filter Repairs												

All costs will be billed monthly basis. Payment to be made 30 days after invoice is submitted. Costs do not include any support for litigation.

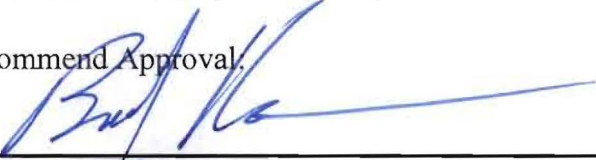
This agreement is in accordance with the current contract between the City and Public Utility Management and Planning Services, Inc., which is incorporated by this reference.

Public Utility Management and Planning Services, Inc.


Date

Frederick Bloetscher, Ph.D., P.E., President

Recommend Approval.


Date

9/9/16

Brad Kaine, P.E. Public Service Director

Reviewed/Accepted:

Date

Nicki Satterfield, Finance Director

Approved as to Form and Correctness:

Date

Thomas J. Ansbro, City Attorney

Approved:

Date

Robert Baldwin, City Manager

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

Increase Funding Appropriations for Building Code Services to be provided by Broward County to the City of Dania Beach for the remaining 2015-2016 fiscal year.

Purchasing Requests ONLY

Dept: Community Development	Acct #: 107-15-02-524-31-10	Amt: \$250,000.00
-----------------------------	-----------------------------	-------------------

Fund: Building Fund

Fiscal Impact/Cost Summary

Appropriation of Funds From:

Building Fund, Contingency Account No. 107-15-02-524-99-10 \$250,000.00

Appropriation of Funds To:

Building Fund, Professional Services Account No. 107-15-02-524-31-10 \$250,000.00

Exhibits Attached

Memo, Reso



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

DATE: September 23, 2016

TO: Robert Baldwin, City Manager

FROM: Marc LaFerrier, AICP, Director 

SUBJECT: Increase Funding Appropriations for Building Code Services to be provided by Broward County to the City of Dania Beach for the remaining 2015-2016 fiscal year.

The current FY 2015-2016 budget provided funding for \$770,000.00 for Building Code services. However, due to the significant increase in large scale development and the demand for overtime inspections (ie Jai-Alai, Dania Place) the Community Development Department is requesting an increase to the current purchase order #2015-20 in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) for the remainder of fiscal year 2015-2016.

RECOMMENDATION

Approve the resolution authorizing a budget transfer and purchase order increase from Building Fund Contingency Account 107-15-02-524-99-10 to the Professional Services Account 107-15-02-524-31-10 in the amount of \$250,000.00 for building code services for the remaining 2015-2016 fiscal year.

EXHIBITS:
Resolution

RESOLUTION NO. 2016-127

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO INCREASE FUNDING APPROPRIATIONS FOR FISCAL YEAR 2015-2016 TO FUND REQUIRED "BUILDING CODE SERVICES" WITH BROWARD COUNTY TO BE PERFORMED BY THE BROWARD COUNTY PERMITTING, LICENSING AND CONSUMER PROTECTION DIVISION OF THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Interlocal Agreement for Building Code Services (the "ILA") between the City and Broward County was entered into on August 26, 2014; and

WHEREAS, on September 30, 2016, the Interlocal Agreement for Building Code Services between the City and Broward County will expire; and

WHEREAS, on July 26, 2016 the City Commission approved Resolution 2016-096 extending the agreement with Broward County until September 30, 2018; and

WHEREAS, the current Fiscal Year 2015-2016 budget provided funding in the amount of Seven Hundred Seventy Thousand Dollars (\$770,000.00) which has now been fully expended; and

WHEREAS, the City wishes to increase the current Purchase Order with Broward County for Building Code Services in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) for the remaining 2015-2016 fiscal year;

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

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

Section 2. That the City Commission approves and authorizes an additional appropriation of funds in an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000.00) in available funds from the Building Fund - Contingency Account, to be used for plan review and inspection services from Broward County.

Section 3. That the City Administration is authorized and directed to amend the approved 2015-2016 Fiscal Year's City budget as follows:

Appropriation of Funds From:

Building Fund, Contingency Account No. 107-15-02-524-99-10 \$250,000.00

Appropriation of Funds To:

Building Fund, Professional Services Account No. 107-15-02-524-31-10 \$250,000.00

Section 4. That this funding appropriation represents estimated plan review and inspection costs that will be incurred for the remainder of Fiscal Year 2015-2016.

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

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

PASSED AND ADOPTED on September 27, 2016

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
--

Acceptance of Right-of-Way (ROW) Deed for the Re-Dedication/Re-Conveyance of a portion of N.E. 2nd Street

Purchasing Requests ONLY		
--------------------------	--	--

Dept:	Acct #:	Amt:
-------	---------	------

Fund:

Fiscal Impact/Cost Summary

--

Exhibits Attached

Reso, Deed, Memo 9/15/2016

RESOLUTION NO. 2016-128

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A RIGHT-OF-WAY DEED CONVEYING TITLE FOR RIGHT-OF-WAY PURPOSES FROM DANIA ENTERTAINMENT CENTER, LLC FOR THE RE-DEDICATION OF A PORTION OF NORTHEAST 2ND STREET AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach, Florida (the "City") and Dania Entertainment Center, LLC ("DEC") entered into a Second Amended and Restated Development Agreement dated November 6, 2014 and approved by Resolution No. 2014-072; and

WHEREAS, DEC and the City entered into an Amendment to the Second Amended and Restated Development Agreement dated November 20, 2015 and approved by Resolution No. 2015-117 (the "Development Agreement") which approved a revised DEC Capital Improvement Plan; and

WHEREAS, the Development Agreement provides for the rededication/re-conveyance of a portion of Northeast. 2nd Street conditioned upon Broward County approval of the proposed vacation of the platted relocated Northeast. 2nd Street; and

WHEREAS, consistent with the Development Agreement, DEC has presented to the City a Right-Of-Way Deed for the rededication/re-conveyance of a portion of N.E. 2nd Street as right-of-way property, as more particularly described in the Right-of-Way Deed attached and made a part of this Resolution as Exhibit "A" (the 'Right-of-Way Deed); and

WHEREAS, the Right-of-Way Deed conveyance is made subject to the easements for access and air rights in favor of DEC subject to the terms and conditions provided for within the Development Agreement; and

WHEREAS, the City desires to accept the Right-of-Way Deed conveying title to the City for public right-of-way purposes; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to accept the Right-of-Way Deed for the health, safety and welfare of the citizens of the City;

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 incorporated as the legislative intent of this Resolution.

Section 2. That the Right-Of-Way Deed, substantially in the form attached as Exhibit “A”, is accepted and approved.

Section 3. That the proper City officials are authorized to take all action and execute any documents necessary to accept the Right-of-Way Deed and implement the purposes of this Resolution.

Section 4. A certified copy of this Resolution, and the executed original Right-Of-Way Deed, shall be recorded in the Public Records of Broward County, Florida.

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

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

PASSED AND ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A
(RIGHT OF WAY (ROW) DEED)

This Instrument Prepared by:

Anthony C. Alfonso, Esq.
Holland & Knight LLP
515 East Las Olas Blvd, Suite 1200
Fort Lauderdale, FL 33301

**RIGHT OF WAY DEED TO CITY OF DANIA BEACH, FLORIDA
CONVEYS THE TITLE FOR PUBLIC ROADWAY PURPOSES**

THIS INDENTURE, made this ____ day of _____, 2016, by and between DANIA ENTERTAINMENT CENTER, LLC, a Delaware limited liability company, whose address is 301 East Dania Beach Boulevard, Dania Beach, Florida 33004 (“Grantor”), and the CITY OF DANIA BEACH, a Florida municipal corporation, whose address is 100 West Dania Beach Boulevard, Dania Beach, Florida 33004 (“Grantee”).

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to Grantee, and its successors in interest, for the purpose of a public roadway and purposes incidental thereto, all the right, title, interest, claim or demand of Grantor, in and to the following described land, situate, lying and being in Broward County, State of Florida, to-wit:

See Exhibit “A” attached hereto and by this reference made a part hereof.

It is the intention of Grantor, by this instrument, to convey to Grantee, and its successors in interest, the land above described for use as a public roadway and for all purposes incidental thereto.

It is expressly provided that if and when the said roadway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to Grantor, its successors and assigns, and it or they shall have the right to immediately repossess the same.

This conveyance is made subject to easements for access and air rights in favor of Grantor, and its successors and assigns, which are hereby retained pursuant to the terms of that certain Second Amended and Restated Development Agreement by and between Grantor and Grantee dated November 6, 2014, and recorded on November 12, 2014 in Official Records Book 51237, Page 93 of

the Official Records Book of Broward County, Florida.

And Grantor will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses

DANIA ENTERTAINMENT CENTER, LLC,
a Delaware limited liability company

Signature: _____

Print Name: _____

By: _____

Name: _____

Title: _____

Signature: _____

Print Name: _____

STATE OF FLORIDA)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, as _____ of DANIA ENTERTAINMENT CENTER, LLC, a Delaware limited liability company, on behalf of the company. He/She ____ is personally known to me or ____ has produced a driver's license as identification.

Notary Public
Print Name: _____
Serial No. (if any): _____

Exhibit A

DESCRIPTION

N.E. 2ND STREET RE-DEDICATION
DANIA JAI-ALAI PLAT, P.B. 177, PGS. 170-174, B.C.R.
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

A parcel of land being a portion of N.E. 2nd Street, Fronton Boulevard and N.E. 4th Court as described and vacated per Official Records Book 44126, Page 1208 and being a portion of Parcel "A" of DANIA JAI-ALAI PLAT, according to the plat thereof as recorded in Plat Book 177, Page 170 of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southerly most Southwest corner of CAYDEN'S CORNER, according to the plat thereof as recorded in Plat Book 176, Pages 36 and 37 of the Public Records of Broward County, Florida;

THENCE N 88°41'36" E along the South line of said CAYDEN'S CORNER, said line also being the North right-of-way line of N.E. 2nd Street, a distance of 228.22 feet to the POINT OF BEGINNING;

THENCE continue N 88°41'36" E along said North right-of-way line (previously vacated), a distance of 576.03 feet to a point of curvature of a tangent curve concave to the Northwest;

THENCE Easterly, Northeasterly and Northerly along the arc of said curve to the left, having a radius of 25.00 feet and a central angle of 90°14'04" for an arc distance of 39.37 feet to a point of cusp of a tangent line;

THENCE S 01°32'28" E a distance of 85.10 feet to the South right-of-way line of said N.E. 2nd Street;

THENCE S 88°41'36" W along the said South right-of-way line of N.E. 2nd Street (previously vacated), a distance of 494.33 feet to the East right-of-way line of Fronton Boulevard;

THENCE S 01°30'00" E along the said East right-of-way line of Fronton Boulevard, a distance of 19.92 feet;

THENCE S 88°41'36" W a distance of 100.00 feet to a point on the arc of a non-tangent curve concave to the Southwest, a radial line of said curve through said point having a bearing of N 88°30'00" E;

THENCE Northerly, Northwesterly and Westerly along the arc of said curve to the left, having a radius of 25.00 feet and a central angle of 42°26'19" for an arc distance of 18.52 feet to a point on a non-tangent line;

THENCE N 01° 45'47" W a distance of 63.06 feet to the POINT OF BEGINNING;

Prepared by
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Eller Drive - Suite 600
Fort Lauderdale, FL 33316
November 2, 2006
Revised March 19, 2007
Revised April 24, 2007

P:\Projects\2013\135689 Dania Entertainment Center\Survey\Legal Descriptions\063303-V-SD-28TR-RE-DEDICATION.dwg

Said land situate within the City of Dania Beach, Broward County, Florida and containing 38,235 square feet (0.8778 acres), more or less.

NOTES:

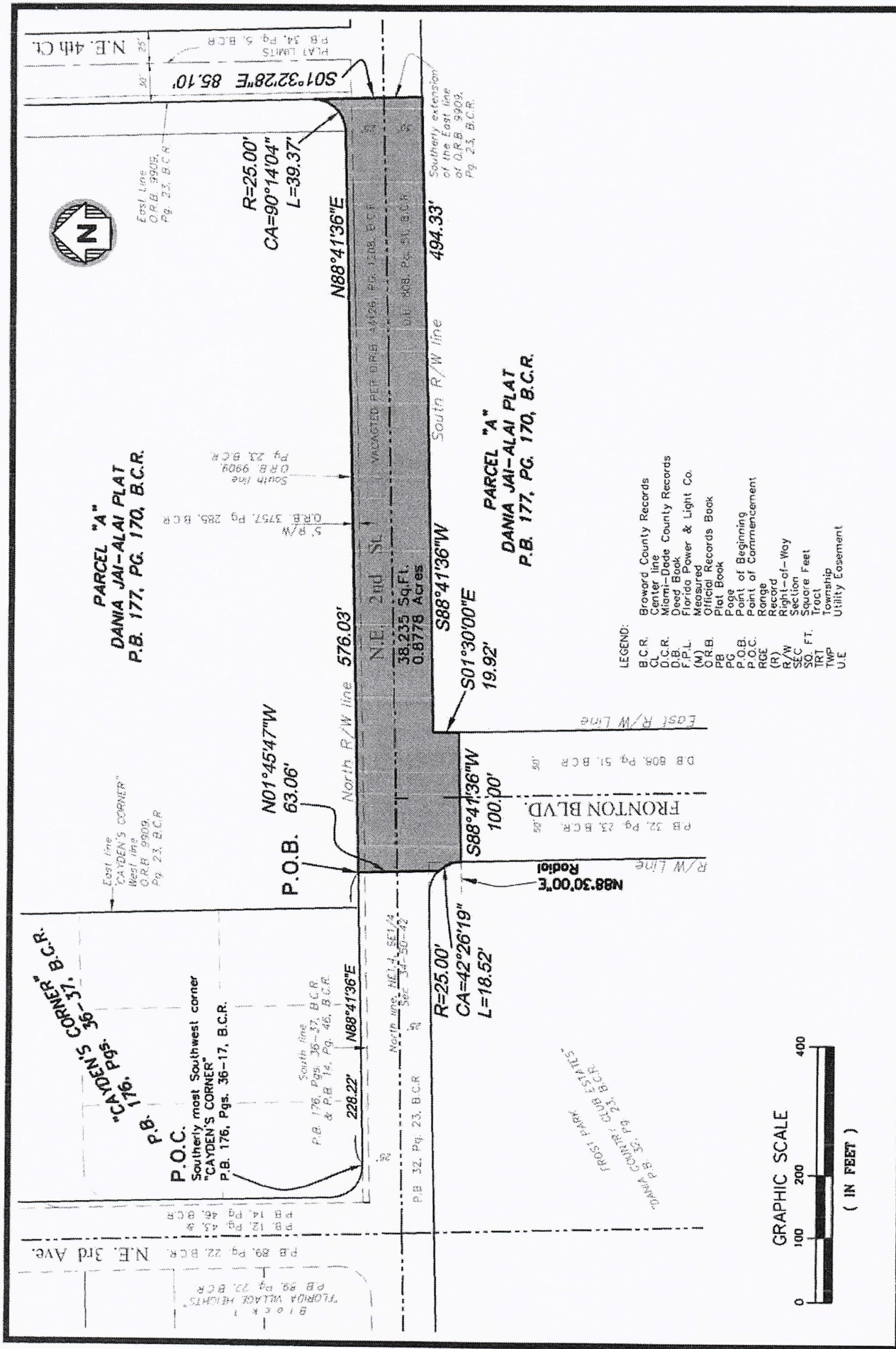
1. Not Valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted, by the Surveyor, for Rights-of-Way, Easements, Ownership, or other matters that may appear in the Public Records of Broward County.
3. Bearings are based on the North right-of-way line of Northeast 2nd Street having an assumed bearing of S 88°41'36" W.
4. Information shown hereon does not represent a Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.

Signed: 

DATE: 8/3/2015

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number 4588



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
 1800 Eller Drive, Suite 600
 Fort Lauderdale, Florida 33316
 Phone: 954.981.7781 Fax 954.981.8807
 Certification of Authorization 8781

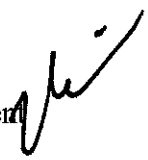
SKETCH AND LEGAL DESCRIPTION
NE 2nd ST. RE-DEDICATION - DANIA JAI-ALAI PLAT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MEMORANDUM

Date: September 27, 2016

To: Marco A. Salvino, Sr., Mayor
Albert C. Jones, Vice Mayor
Chickie Brandimarte, Commissioner
Bobbie H. Grace, Commissioner
Paul Fetscher, Sr., Commissioner

CC: Robert Baldwin, City Manager

From: Marc LaFerrier, Director, Community Development Department 

Subject: Acceptance of Right-of-Way (ROW) Deed for the Re-Dedication/Re-Conveyance of a portion of N.E. 2nd Street

DANIA ENTERTAINMENT CENTER, LLC ("DEC") is the owner of real property located in the City on which is located the "Dania Jai Alai" pari-mutuel facility (the "Property"). Previously, DEC and the City entered into a Second Amended and Restated Development Agreement dated November 6, 2014 and approved by Resolution No. 2014-072 for the renovation, expansion and redevelopment of the Property. Subsequently, the parties entered into an Amendment to the Second Amended and Restated Development Agreement dated November 20, 2015 and approved by Resolution No. 2015-117 (the "Development Agreement") which approved a revised DEC Capital Improvement Plan.

The Development Agreement provides for the rededication/re-conveyance of a portion of N.E. 2nd Street conditioned upon Broward County approval of the proposed vacation of the platted relocated N.E. 2nd Street. The roadway was vacated and effectively given back to the original property owner, the Dania Jai Alai owners, as part of the development plan proposed some years ago. The current owner does not intend to develop this property in the same manner and the City has requested that this road be "given back" to the public by a re-dedication for public use.

DEC has presented to the City a Right-Of-Way Deed for the rededication/re-conveyance of a portion of N.E. 2nd Street as right-of-way property, as more particularly described in the Right-of-Way Deed attached to the Resolution as Exhibit "A" (the "Right-of-Way Deed"). Consistent with the terms and conditions provided for within the Development Agreement, the Right-of-Way Deed conveyance is made subject to easements for access and air rights in favor of DEC.

The City's acceptance of the Right-Of-Way Deed for a portion of N.E. 2nd Street satisfies the requirements and conditions set forth within the Development Agreement and provides for the rededication/re-conveyance of right-of-way property.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR PARTS AND SERVICES FOR THE CITY'S WILO LIFT STATION PUMPS, WHICH PARTS AND SERVICES WERE AND ARE PURCHASED FROM KAMAN INDUSTRIAL TECHNOLOGIES FOR FISCAL YEAR 2015-2016 ENDING SEPTEMBER 30, 2016, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS

Purchasing Requests ONLY

Dept: Public Services	Acct #: 402-35-02-535-46-70	Amt: \$0.00
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Fund: Sewer

Fiscal Impact/Cost Summary

All Department purchases from Kaman Industrial Technologies shall be subject to and made from available within the respective Departmental approved annual appropriations and charged to the Sewer Fund Repair and Maintenance Utility Account Number 402-35-02-535-46-70.

Exhibits Attached

Resolution, Memorandum to Board, Kaman - Sole Source

RESOLUTION NO. 2016-129

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR PARTS AND SERVICES FOR THE CITY'S WILLO LIFT STATION PUMPS, WHICH PARTS AND SERVICES WERE AND ARE PURCHASED FROM KAMAN INDUSTRIAL TECHNOLOGIES FOR FISCAL YEAR 2015-2016 ENDING SEPTEMBER 30, 2016, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Public Services Department has purchased and will purchase various parts and services from Kaman Industrial Technologies during the current fiscal year, which parts and services pertain to the City's Wilo lift station pumps which costs now exceed the annual Twenty Five Thousand Dollars (\$25,000.00) City purchase threshold for a single vendor and, therefore, require City Commission approval; and

WHEREAS, the Public Services Director has determined that Kaman Industrial Technologies is the sole authorized and exclusive contracted sales representative for Wilo USA, LLC wastewater pump and mixer sales, and service for the State of Florida with the exception of Jefferson County, Florida and all counties west of Jefferson County; and

WHEREAS, the Public Services Department has now incurred expenses for necessary parts and repairs to the City's Wilo Lift Stations totaling Twenty Seven Thousand Eight Hundred Sixty Dollars and Ninety One Cents (\$27,860.91) for Fiscal Year 2015-2016; and

WHEREAS, the Public Services Department is seeking approval to exceed Twenty Five Thousand (\$25,000.00) for any necessary future parts and repairs for the remainder of Fiscal Year 2015-2016 provided funding is available and appropriated in the current budget year;

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

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

Section 2. That the City Commission authorizes and ratifies the purchase of parts and services from Kaman Industrial Technologies for all Wilo pump parts and repairs in an amount exceeding the annual amount of Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor.

Section 3. That all Department purchases from Kaman Industrial Technologies shall be subject to and made from available funds within the respective Departmental approved annual appropriations and charged to the Sewer Fund Repair and Maintenance Utility Account Number 402-35-02-535-46-70.

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

Section 5. That this Resolution shall become effective upon its passage and adoption.

PASSED and ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



City of Dania Beach

Department of Public Services

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

MEMORANDUM

TO: Mayor Marco A. Salvino, Sr.
Vice Mayor Albert C. Jones
Commissioner Chickie Brandimarte
Commissioner Paul Fetscher, Sr.
Commissioner Bobbie H. Grace

FROM: Robert Baldwin, City Manager

BY: Brad Kaine, Director of Public Services

DATE: August 25, 2016

SUBJECT: Approval of Resolution to Procure Parts and Services from Kaman Industrial Technologies

Public Services Department is requesting Commission approval to ratify expenditures incurred for Kaman Industrial Technologies in the amount of \$27,860.91 which now exceeds the City's \$25,000.00 annual per vendor threshold.

Kaman Industrial Technologies is the sole authorized representative for Wilo USA, LLC wastewater pump and mixer sales, and service for the State of Florida. All Wilo Warranties and Operations and Maintenance Manuals require use of genuine Wilo components in order for the warranties to be valid and ensure proper operation.

Public Services Department is also seeking approval to exceed the \$27,860.91 for any necessary future repairs for the remainder of FY 2016 provided funding is available and appropriated in the current budget year in the Sewer Fund 402-35-02-535-46-70

Recommendation:

Public Services' recommends approval of the Resolution to exceed the City's \$25,000.00 threshold to a single vendor and ratify expenses in the amount of \$27,860.91 for Kaman Industrial Technologies and further recommend approve for any future necessary repairs for FY 2016 from available appropriations in the Sewer Fund.



WILO USA LLC, 86 Genesis Parkway, Thomasville, GA 31792

11.05.2014

To Whom It May Concern,

This letter confirms that Florida Bearings, a division of Kaman Industrial Technologies, is the sole and exclusive contracted sales representative for Wilo USA, LLC (formally known as Davis-EMU or WILO-EMU) wastewater pump and mixer sales, and service, for the state FL with the exception of Jefferson County and all counties west of Jefferson County.

Wilo USA, LLC, a subsidiary of Wilo SE, is the sole provider in the United State of pump and mixers manufactured under the Wilo brand. Please note that all Wilo Warranties and Operations and Maintenance Manuals require the use of genuine Wilo components in order for the warranties to be valid and ensure proper operation.

Should you have any questions, please contact me via email harold.adams@wilo-usa.com or (229) 200-1145.

Regards,

Harold Adams

Harold Adams

National Sales Manager – Water Management

Wilo USA, LLC.

WILO USA LLC
86 Genesis Parkway
Thomasville, GA 31792

T + (229) 200-1145
F + (229) 200-1145
www.wilo-usa.com

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS FOR ENGINEERING SERVICES PROVIDED BY PREMIERE DESIGN SOLUTIONS, INC. RELATING TO ENGINEERING SERVICES FOR STORMWATER DRAINAGE IMPROVEMENTS FOR NORTHEAST 7TH AVENUE AND TAYLOR LANE, FOR FISCAL YEAR 2015-2016, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN AN AMOUNT NOT TO EXCEED FIFTEEN THOUSAND SIX HUNDRED DOLLARS (\$15,600.00); PROVIDING FOR FUNDING

Purchasing Requests ONLY

Dept: Public Services	Acct #: 403-38-30-538-63-10	Amt: \$15,600.00
Fund: Stormwater		

Fiscal Impact/Cost Summary

Funding for the \$15,600.00 is available and appropriated in the Taylor Lane Drainage Project Account Number 403-38-30-538-63-10 which has a current remaining project balance of Five Hundred Seventy Two Thousand Six Hundred Fifty Dollars (\$572,650.00).

Exhibits Attached

Memorandum to Board, Proposal from Premiere Design Solutions, Resolution



City of Dania Beach

Department of Public Services

1st Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6808 · (954) - 923-1109 (fax)

MEMORANDUM

TO: Mayor Marco A. Salvino, Sr.
Vice Mayor Albert C. Jones
Commissioner Chickie Brandimarte
Commissioner Paul Fetscher, Sr.
Commissioner Bobbie H. Grace

THRU: Robert Baldwin, City Manager

FROM: Brad Kaine, Director of Public Services
Ronnie Navarro, PE, Deputy Director/City Engineer

DATE: September 12, 2016

SUBJECT: Authorization to Waive Competitive Bidding for Engineering Services Provided by Premiere Design Solutions for the Taylor Lane Drainage Improvement Project

Introduction and Background

As the Taylor Lane Drainage work continues, Premiere Design Solutions provided a proposal to the City for additional professional engineering services related to drainage improvements intended for Taylor Lane and extending through the Derecktor Shipyard for proposed drainage outfall and MarineMax for access easement. The boundaries of this project are Taylor Lane on the north side, Derecktor Shipyard to the south, MarineMax to the west and Powell Brothers on the east.

The additional seven tasks proposed are at a cost not to exceed \$15,600 as follows:

Lump Sum Contract Amount	\$12,100.00
Allowance	\$ 3,000.00
Reimbursable Expenses	<u>\$ 500.00</u>
	\$15,600.00

The Public Services Director determined that the engineering services were best obtained at the least cost to the City, without competitive bidding and without advertisement for bids from Premiere Design Solutions, Inc.

The City has already paid Premiere Design Solutions a total of \$17,171.19 in Fiscal Year 2015-2016. Public Services Department currently owes \$9,600.00 to Premiere Design Solutions for a portion of the scope of work outlined above. Therefore, Public Services Department is seeking ratification of these prior expenditures and ratification of the contract not to exceed \$15,600.00.

Funding for this project is planned and appropriated in the Stormwater Fund Taylor Lane Project Account No. 403-38-30-538-63-10 with a remaining budget of Five Hundred Seventy Two Thousand Six Hundred Fifty Dollars (\$572,650.00).

Recommendation

Public Services Department is seeking approval on the attached proposal from Premiere Design Solutions. Public Services Department recommends approval.

Attachment

CC: Nicki Satterfield, Finance Director



PREMIERE DESIGN SOLUTIONS, INC

2900 Glades Circle, Suite 700, Weston, FL 33327

Tel: (954) 237-7850 Fax: (954) 337-2332

December 17, 2015

Mr. Ronnie Navarro, P.E.
Deputy Director | City Engineer
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

REF: Professional Engineering Services
Taylor Lane Drainage Connection Through Derecktor Boatyard
PDS Project Number 13110015.5

Dear Mr. Navarro:

Premiere Design Solutions, Inc. (**PDS**) is pleased to submit this proposal to the City of Dania Beach (Client), to provide professional engineering services for the proposed drainage improvements intended for Taylor Lane, and extending through the Derecktor Boatyard. The project is bounded on the north side by Taylor Lane, Derecktor Boatyard to the south, MarineMax to the west and by Powell Brothers on the east side.

It is our understanding from our conversation with the Client on December 16, 2015 that improvements are intended along Taylor Lane and within the Derecktor Boatyard property. **PDS** will develop engineering plans to be utilized for the construction of the improvements.

SCOPE OF SERVICES

In order to meet the Client's need for this project, **PDS** will need to complete the following tasks:

Task 1 – Sketch and Legal Description for MarineMax Parcel - \$800 (Lump Sum)

PDS shall prepare a sketch and legal description for the proposed easement within the MarineMax property on the north side of Taylor Lane adjacent to the 5th Avenue right way owned by the City of Dania Beach. Based upon the previously approved plans locating the proposed 5th Avenue roadway, **PDS** shall prepare a sketch and legal description intended to be part of the easement document (prepared by the City). **PDS** shall coordinate the preparation of the sketch and legal description and address any comments that the City would have.

Task 2 – Sketch and Legal Description for Derecktor Parcel - \$1,000 (Lump Sum)

PDS shall prepare a sketch and legal description for the proposed easement within the Derecktor property on the south side of Taylor Lane. Based upon our discussions with the City staff, the City intends to connect to the existing Derecktor drainage system in order to provide a drainage outfall for the Taylor Lane Drainage System. The easement will extend from the Taylor Lane right of way and include drainage piping up to the existing outfall into the canal waterway. **PDS** shall prepare a sketch and legal description intended to be part of the easement document (prepared by the City). **PDS** shall coordinate the preparation of the sketch and legal description and address any comments that the City would have.

Task 3 – Topographic Survey of Derecktor Parcel - \$800 (Lump Sum)

PDS shall prepare a topographic survey of the Derecktor parcel. The survey shall include the areas specifically mentioned in the meeting on December 16, 2015 and shall include the areas on the south and west sides of the existing Derecktor dock inlet where the stormwater currently discharges. The area to be surveyed is roughly 500' by 75'. If additional areas are needed as a result of the drainage analysis, this survey work will be billed on an hourly basis.

Task 4 – Schematic Plan & Feasibility Analysis - \$2,000 (Lump Sum)

PDS shall attempt to obtain copies of the existing permits (if available) for the Derecktor Boatyard in conjunction with analyzing the topographic information collected. A schematic drawing shall be prepared for the purposes of meeting with the governmental agencies. **PDS** shall analyze the survey data and permit information to determine impacts to the Derecktor site and if any upgrades will need to be made to their system.

PDS shall meet with the governmental agencies (Broward County Department of Planning and Environmental Protection - Drainage) having jurisdiction over this property for drainage and shall discuss the proposal of providing a discharge for Taylor Lane. This meeting shall be the basis for preparing the engineering plans for the proposed discharge.

As mentioned in previous discussions with the City, **PDS** will require assistance from the City staff to obtain approval for the proposed outfall. Current Broward County codes do **not** allow for an outfall for Taylor Lane since historical flows into an outfall basin cannot be proven.

Task 5 – Engineering Plans - \$5,000 (Lump Sum)

PDS shall prepare engineering plans depicting the proposed outfall from the Taylor Lane Drainage System through the Derecktor property. Based upon preliminary discussions, the drainage connection will occur on the west side of the Derecktor property and will extend to the existing outfall. The drainage connection to the Derecktor system will be a

controlled discharge so as to not impact the Derecktor drainage system and also to meet drainage code requirements regarding water quality.

Task 6 – Engineering Permitting - \$2,500 (Lump Sum)

PDS shall submit a permit application to Broward County Department of Planning and Environmental Protection (BCDPEP) for approval. PDS shall address comments provided during the BCDPEP review and will resubmit as needed accordingly.

As mentioned in previous discussions with the City, PDS will require assistance from the City staff to obtain approval for the proposed outfall. Current Broward County codes do **not** allow for an outfall for Taylor Lane since historical flows into an outfall basin cannot be proven.

Task 7 – Engineering Services During Construction - \$3,000 (Allowance)

PDS shall provide the following engineering services during construction for the completion and close-out of the construction of the drainage system through Derecktor property:

- Response to RFI's
- Provide consultation and advice to the owner
- Participate in inspections and prepare punch list for substantial and final acceptance
- As-Built Review
- Final Certification and Closeout

Reimbursable Expenses

PDS has provided an estimate for reimbursable expenses including but not limited to mileage, plan reproduction, etc. The Client will only be billed for expenses incurred. In the event the estimated amount will be exceeded PDS will notify the Client.

PROPOSED COST OF SERVICES

PDS can complete the tasks as described in the scope of services for a lump sum contract of **\$12,100.00** and an allowance of **\$3,000** for task 7. In addition, PDS estimates an allowance of **\$500** for reimbursable expenses.

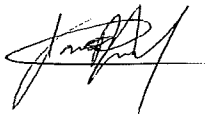
PROPOSED TIME SCHEDULE

PDS estimates completion time for the tasks to be approximately two (2) months.

We value the opportunity to provide our professional services on this exciting project. If you decide to accept this proposal, please sign below and return an executed copy to our office. If you have any questions please call us at (954)-237-7850

Sincerely,

PREMIERE DESIGN SOLUTIONS, Inc.

A handwritten signature in black ink, appearing to read 'L. Jurado', written over a horizontal line.

Luis J. Jurado, P.E.
President

Contract Terms and Agreements

1. This contract agreement is for a lump sum fee plus reimbursable expenses. Any work performed outside of the scope of work outlined in this proposal will be billed based in the hourly rates provided herein.
2. All permit fees are paid by the Client. Permit fees paid directly by **PDS** will be invoiced to the Client at cost plus an 18% finance charge.
3. Invoices are due net 30 days from invoice date.
4. Any invoices past due more than 30 days will accrue a 1.5% interest per month fee.
5. Client agrees to pay expenses incurred by **PDS** including telephone calls, telegrams, shipping and postage, plan reproduction and written document reproduction.

Contract Billing Rates Schedule of Fees

<u>Personnel</u>	<u>PDS Office Rate (Hourly)</u>
1. Principal	\$165
2. QA/QC Manager	\$137
3. Project Manager	\$122
4. Project Engineer	\$92
5. CAD Technician	\$65
6. Clerical	\$47
7. Surveying Crew	\$186.76

<u>Reimbursable Expenses</u>	<u>Rate (Unit)</u>
1. Plan Reproduction (24" x 36")	\$2.25/ea
2. Standard Copies (11"x 17")	\$0.60/ea
3. Standard Copies (8.5" x 11")	\$0.35/ea
4. Mileage	\$0.565/ea (2014 rate)

Cost of these services are: \$12,100.00 Lump Sum plus an allowance of \$3,000 for task 7,
plus an allowance of \$500 for reimbursable expenses

CONTRACT AGREEMENT ACCEPTANCE

Premiere Design Solutions, Inc.

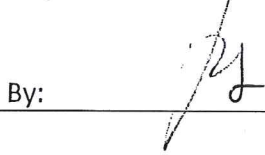


Date: 12-17-14

By: _____

Name: Luis J. Jurado, P.E.
Title: President

City of Dania Beach



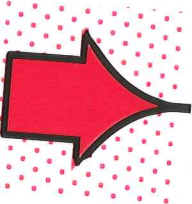
Date: 1/15/2016

Name: Ronnie Navarro, P.E.
"Approved as to scope of work"

By: _____

Date: _____

Name: Robert Baldwin
City Manager



RESOLUTION NO. 2016-130

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AND RATIFYING THE EXPENDITURE OF FUNDS FOR ENGINEERING SERVICES PROVIDED BY PREMIERE DESIGN SOLUTIONS, INC. RELATING TO ENGINEERING SERVICES FOR STORMWATER DRAINAGE IMPROVEMENTS FOR NORTHEAST 7TH AVENUE AND TAYLOR LANE, FOR FISCAL YEAR 2015-2016, INCLUSIVE OF EXISTING PURCHASES THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN AN AMOUNT NOT TO EXCEED FIFTEEN THOUSAND SIX HUNDRED DOLLARS (\$15,600.00); PROVIDING FOR FUNDING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Public Services Department purchased engineering services related to Taylor Lane during the current fiscal year, which services will now exceed the annual Twenty Five Thousand Dollar (\$25,000.00) City purchase threshold for a single vendor and now requires City Commission approval; and

WHEREAS, the Public Services Director has determined that the engineering services can be obtained at the least cost to the City, without competitive bidding and without advertisement for bids from Premiere Design Solutions, Inc.; and

WHEREAS, the Public Services Director utilized Premiere Design Solutions, Inc. for the engineering services related to Taylor Lane drainage improvements; and

WHEREAS, the Public Services Director is seeking approval to ratify a contract with Premiere Design Solutions, Inc. in an amount not to exceed Fifteen Thousand Six Hundred Dollars (\$15,600.00) attached as Exhibit "A" which is made a part of and incorporated into this Resolution by this reference; and

WHEREAS, the Public Services Director is seeking to ratify expenses related to that contract in the amount of Nine Thousand Six Hundred Dollars (\$9,600.00) which will bring the annual vendor total to Thirty Two Thousand Seven Hundred Seventy One Dollars and Nineteen Cents (\$32,771.19) for Fiscal Year 2015-2016 exceeding the annual Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor;

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

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

Section 2. That the City Commission approves and ratifies a contract with Premiere Design Solutions, Inc. in an amount not to exceed Fifteen Thousand Six Hundred Dollars (\$15,600.00).

Section 3. That the City Commission authorizes and ratifies expenses in the amount of Nine Thousand Six Hundred Dollars (\$9,600.00) for services provided by Premiere Design Solutions which now exceeds the annual amount of Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor.

Section 4. That funding for the \$15,600.00 is available and appropriated in the Taylor Lane Drainage Project Account Number 403-38-30-538-63-10 which has a current remaining project balance of Five Hundred Seventy Two Thousand Six Hundred Fifty Dollars (\$572,650.00).

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

Section 6. That this Resolution shall become effective upon its passage and adoption.

PASSED and ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE REQUEST MADE BY DAVID OPTEKAR, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED ON THE SOUTH SIDE OF DANIA BEACH BOULEVARD AT 850 W. DANIA BEACH BOULEVARD LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMERCIAL (C-1) DISTRICT TO NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICT (RZ-60-16), SUBJECT TO CERTAIN RESTRICTIONS

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Ordinance



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

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

SUBJECT: **RZ-60-16:** The applicant and owner, David Optekar, is requesting to rezone a property located at 850 W. Dania Beach Boulevard (SECOND READING).

**REQUEST
REZONING**

To rezone approximately property from Neighborhood Office and Banking District (C-1) to Neighborhood Residential (NBHD-RES) zoning.

PROPERTY INFORMATION

EXISTING ZONING:	Neighborhood Office and Banking District (C-1)
PROPOSED ZONING:	Neighborhood Residential (NBHD-RES)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The applicant is requesting to rezone the property to Neighborhood Residential (NBHD-RES) zoning, which is compatible to the Neighborhood Residential* designation of the neighboring property to the east. The current zoning designation of C-1 does not allow residential use. The proposed zoning of NBHD-RES allows various forms of residential use allow for more compatible redevelopment of the parcel.

REZONING

The request satisfies the rezoning criteria identified in Section 645-40 of the City's LDC as indicated in the applicant's justification statement. The criteria are identified below.

- (1) "That the request is consistent with the city's comprehensive plan; and"
- (2) "The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and"
- (3) "The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and
 - a. the request furthers the city's adopted community redevelopment plan, if applicable; or
 - b. An error or ambiguity must be corrected; or

- c. There exists changed or changing conditions which make approval of the request appropriate; or
- d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or
- 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 rezoning application requires two (2) readings by the City Commission for approval.

CITY COMMISSION PREVIOUS ACTION

On August 23, 2016 the City Commission approved the item on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board heard this item on July 20, 2016 and recommended approval of the rezoning request.

RECOMMENDATION

The rezoning request meets the criteria identified in the City's Land Development Code (LDC).
Approve the ordinance to rezone the property.



June 17, 2016

Corinne LaJoie, AICP, LEED Green Associate
Planning and Zoning Manager Community Development
City of Dania Beach
100 W. Dania Beach Blvd
Dania Beach Florida 33004

Re; Criteria Statement for Rezoning Application for 850 W. Dania Beach Blvd.

Dear Ms. Lajoie;

The zoning designation we are seeking is NBHD-RES. This zoning is prevalent and surrounding this parcel on the North, South, and East side. The current zoning of C-1 is a permitted non-conforming use. Changing this zoning from C-1 to NBHD-RES would bring the parcel into conformity with the surrounding parcels. It would be consistent with the parcel I own directly adjacent to and east of the parcel in question. The request is consistent with the City of Dania Beach's comprehensive plan for development. It would also be consistent with the proposed development that is being considered by the Dania Beach Housing Authority directly across the street and north of the subject property to allow for greater housing opportunities and to revitalize this area of the neighborhood. Granting this request would not in any way confer a special privilege to my property as evidenced by the fact this is the existing zoning in this area. Finally this rezoning request is appropriate and consistent with the City of Dania Beach's development plans as evidenced by the trend to enhance this area as it becomes eventually connected with Bryan Road and the extensive development currently underway there.

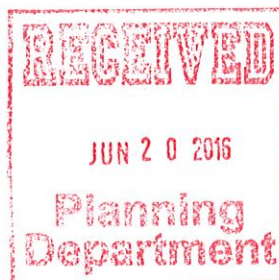
Attached you will find;

- 1.) Cover letter
- 2.) Completed Zoning Application
- 3.) Two Aerial Photos of the property showing existing zoning
- 4.) Letter from attorney stating ownership and encumbrances
- 5.) Survey of the Parcel for which we are requesting the zoning change

If you should have any questions please do not hesitate to call me at (954)682-9791. I appreciate your consideration and approval of this application and look forward to working with you throughout this process.

Sincerely yours;

David Optekar, L.C.S.W.
Pres.
Our House in Dania, Inc.



LAW OFFICES
WILLIAM J. MCPHARLIN
A PROFESSIONAL ASSOCIATION

June 17, 2016

Mr. Marc LaFerrier
City Of Dania Beach
100 W. Dania Beach Blvd
Dania Beach, FL 33004

SUITE 122
BERKLEY SOUTH BUILDING
3015 NORTH OCEAN BOULEVARD
FORT LAUDERDALE, FLORIDA 33308

TELEPHONE (954) 566-8893
FAX (954) 566-8869
E-MAIL: MCPHARLINLAW@AOL.COM

RE: Opinion of title regarding property at 850 West Dania Beach Blvd, Dania Beach, FL
described in Exhibit A attached.

Dear Mr. LaFerrier:

Based on my review of title information provided by Attorneys' Title Fund Services, LLC, it is my opinion that, as of June 9, 2016, the ownership of and encumbrances on the real property described in Exhibit A attached to this letter are as follows:

Owner: David Optekar
Encumbrances:

1. Easement granted to Florida Power and Light Company by instrument dated 7/20/59 and recorded 7/23/59 in OR Book 1617, Page 398.
2. Easement Deed dated 11/28/84 from Victory Villas, Inc. to City of Dania, Florida, for road and other related purposes upon the North 15' of the land described herein, recorded in OR Book 12185, Page 709.
3. Easement Deed dated 11/28/84 from Victory Villas, Inc., to City of Dania, Florida, for road and other related purposes upon the west 10' of Block 2 of the land described herein, recorded in OR Book 12185, page 710.
4. Easement Agreement dated February 21, 2007 by and between Victory Villas, Inc., a Florida not-for-profit corporation, and Victory Living Programs, Inc., a Florida not for profit corporation, for the use and maintenance of a driveway adjacent to and east of the east boundry of the land described herein, recorded 08/03/2007 in OR Book 44425, Page 212.
5. Mortgage dated 07/20/2007 by David Optekar to Community Bank of Broward and recorded 08/01/2007 in OR Book 44409, Page 260, in the original principal amount of \$150,000.00; together with an Assignment Of Rents recorded in OR Book 44409, Page 270, and a Financing Statement recorded in OR Book 44409, Page 277.

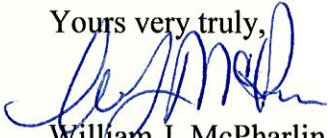


June 17, 2016
Mr. Marc LaFerrier
City Of Dania Beach

6. Second Mortgage by David Optekar to Florida Community Loan Fund, Inc. dated 9/18/200 and recorded 9/22/2009 in OR Book 46537, Page 1001, in the original principal amount of \$36,550.00; together with an Assignment Of Rents recorded in OR Book 46537, Page 1011, a Financing Statement recorded in OR Book 46537, Page 1016, and a Modification recorded under Instrument #112794005.

Note: All of the above documents setting forth an Official Records and Page number or Instrument number were recorded in the Public Records of Broward County, Florida.

Yours very truly,



William J. McPharlin
WJM/mab

FILED 1732P 2/59

BASE ME 4 T

DWO No. 59- 69257

ER No. 5826

Pole No.

OFF REC 1617 MAG 298 July 20, 1959

FLORIDA POWER & LIGHT COMPANY
Miami, Florida

Gentlemen:

In consideration of the payment to me us by you of \$ 1.00 and other good and valuable consideration which I we have received, I we and those holding through me us, grant and give to you and your successors the right to set and maintain poles, guy stubs, guy wires and anchors for electric transmission and distribution lines and the necessary appurtenances for such lines, and the right to permit the attachment of conductors, wires or cables of any other Company or person; also, the right to cut, trim and keep clear all trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said lines, on my our property described as follows.

Anchors together with guy wires to be located approximately 65 feet East of the West line and approximately 1140 feet and 500 feet respectively South of the North line of Block 2, Henry Park, a Sub-division as recorded in Plat Book 24, Page 27 of the Public Records of Broward County, Florida.

Also

Install and maintain electric conductors and appurtenances over and above the West 7 feet of the above described Block 2, Henry Park.

In the presence of:

Shadon Mizell II
A. R. McCarty

J. S. Mizell (SEAL)

Minnie Mizell (SEAL)

(SEAL)

RECORDED IN PUBLIC RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS (SEAL)
JUL 21 1959

STATE OF FLORIDA AND COUNTY OF Broward

I, a Notary Public in and for the County and State aforesaid, do hereby certify that J. S. Mizell

and Minnie Mizell known to me, personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed

WITNESS my hand and official seal in said County and State this 20 day of July 1959

My Commission expires June 5, 1960

A. R. McCarty
Notary Public, State of Florida

(road/corporate)

84-418223

EASEMENT DEED

Victory Villas Inc. a Non-profit corporation, Grantor,
for and in consideration of the sum of One Dollar (\$1.00) and other
good and valuable considerations paid by Grantee, the receipt where-
of is hereby acknowledged, does hereby grant unto the CITY OF DANIA,
FLORIDA, a municipal corporation organized and existing under the
laws of the State of Florida, Grantee, and its successors and assigns,
an Easement for road and other related purposes, upon, over, and
across the following described land, situate, lying and being in
Broward County, Florida, to wit:

The North 15 feet of Block 2, "HENRY PARK", according to the Plat
thereof as recorded in Plat Book 24, page 27, of the public records
of Broward County, Florida.

Dec 10 2 38 PM '94

IN WITNESS WHEREOF, the Grantor has caused these presents to
be executed in its name and its corporate seal to be affixed by its
proper officer thereunto duly authorized this 28 day of
November, 1984.

VICTORY VILLAS, INC.

By: Charles Johnson

[Corporate Seal]

STATE OF FLORIDA

COUNTY OF BROWARD

RECORDED IN THE PUBLIC RECORDS OF
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

I HEREBY CERTIFY that on this day, before me, an Officer duly
authorized in the State and County aforesaid to take acknowledgements,
personally appeared Charles Johnson
well known to me to be the President
of the corporation named as Grantor in the foregoing deed and that he
acknowledged executing the same in the presence of two subscribing wit-
nesses freely and voluntarily under authority duly vested in him by
said corporation and that the seal affixed thereto is the true corporate
seal of said corporation.

WITNESS my hand and official seal in the County and State last
aforesaid this 28th day of November, 1984.

Lynn M. Hadden
Notary Public

My Commission Expires:

Notary Public, Florida, State at Large
My Commission Expires Aug. 8, 1986
Bonded thru Jedco Insurance Agency

[Seal]

RECEIVED BY CITY AND COUNTY

Paul C. Allen

Return to:
Wanda Mullikin
City Clerk-Auditor
100 West Dania Beach Blvd.
Dania, Florida 33004

VOL 12185 Pg 709

5/11

(road/corporate)

84-418224

EASEMENT DEED

Victory Villas Inc. a non-profit corporation, Grantor,
for and in consideration of the sum of One Dollar (\$1.00) and other
good and valuable considerations paid by Grantee, the receipt where-
of is hereby acknowledged, does hereby grant unto the CITY OF DANIA,
FLORIDA, a municipal corporation organized and existing under the
laws of the State of Florida, Grantee, and its successors and assigns,
an Easement for road and other related purposes, upon, over, and
across the following described land, situate, lying and being in
Broward County, Florida, to wit:

The West 10 feet of the North 253.61 feet of Block 2, "HENRY PARK"
according to the Plat thereof as recorded in Plat Book 24, page 27,
of the public records of Broward County, Florida.

IN WITNESS WHEREOF, the Grantor has caused these presents to
be executed in its name and its corporate seal to be affixed by its
proper officer thereunto duly authorized this 28 day of
November, 1984.

VICTORY VILLAS, INC.

By: [Signature]

RECORDED IN THE PUBLIC RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

STATE OF FLORIDA
COUNTY OF BROWARD

[Corporate Seal]

I HEREBY CERTIFY that on this day, before me, an Officer duly
authorized in the State and County aforesaid to take acknowledgements,
personally appeared Charles Johnson
well known to me to be the President
of the corporation named as Grantor in the foregoing deed and that he
acknowledged executing the same in the presence of two subscribing wit-
nesses freely and voluntarily under authority duly vested in him by
said corporation and that the seal affixed thereto is the true corporate
seal of said corporation.

WITNESS my hand and official seal in the County and State last
aforesaid this 28th day of November, 1984.

[Signature]
Notary Public

My Commission Expires:

Notary Public, Florida, State at Large
My Commission Expires Aug. 8, 1985
Bonded thru Jeco Insurance Agency

Return to:
Wanda Mullikin
City Clerk-Auditor
100 West Dania Beach Blvd.
Dania, Florida 33004

APPROVE FOR ROAD AND EASEMENTS

[Signature]

Dec 19 1984

1218596 710

[Seal]

[Signature]

Feb. 6. 2007 4:44PM

No. 5246 P. 2

Prepared by and return to:
William J. McPharlin, Esq.
3015 N. Ocean Boulevard, Suite 122
Fort Lauderdale, FL 33308

EASEMENT AGREEMENT

This Easement Agreement entered into this 21st day of February, 2007, by and between Victory Villas, Inc., a Florida not-for-profit corporation (the "First Party"), and Victory Living Programs, Inc., a Florida not-for-profit corporation (the "Second Party").

WHEREAS, First Party is the owner of the real property described in Exhibit "A" attached hereto, herein referred to as "Parcel 1"; and

WHEREAS, Second Party is the owner of the real property described in Exhibit "B" attached hereto, herein referred to as "Parcel 2"; and

WHEREAS, a portion of Parcel 1 consists of the driveway described in Exhibit "C" attached hereto, herein referred to as the "Driveway", which Driveway is jointly used by the owners of Parcel 1 and Parcel 2, and there respective guests and invitees.

NOW, THEREFORE, in consideration of the mutual premises, \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties mutually agree as follows:

1. First Party hereby grants to Second Party, it's successors and assigns, a non-exclusive easement for vehicular and pedestrian ingress and egress over, upon, through and across the Driveway for access to Parcel 2.

2. The Driveway shall remain substantially as it currently exists and no significant change shall be made to the Driveway without the prior written consent of the owners of both Parcel 1 and Parcel 2. Neither party shall unreasonably interfere with the use of the Driveway by the other party or the guests or invitees of the other party. The parties agree that the use of the Driveway shall be in accordance with all applicable governmental laws, ordinances and regulations.

3. First Party shall maintain the Driveway in good condition and repair, and one-half of the reasonable costs incurred by First Party for such maintenance and repair shall be reimbursed by Second Party within thirty days of receipt of a copy of an invoice incurred by First Party for such maintenance and/or repair.

4. Second Party agrees to indemnify and hold First Party harmless from any liability, damage and/or expense incurred by First Party arising out of the use of the Driveway by Second Party or it's guests or invitees. Second Party shall, at it's own expense, maintain liability insurance coverage for any such liability of not less than \$500,000.00 for each incident, naming First Party and it's mortgagee(s) as additional insureds, and providing for thirty days written notice to First Party and it's mortgagee(s) if such insurance is not renewed or is cancelled.

5. This Agreement shall bind and inure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns. This Agreement shall not be amended or modified in any manner, except in writing executed by the owners of both Parcel 1 and

(8)

Feb. 6. 2007 4:44PM

No. 5246. 2. 3

Parcel 2. Interpretation and enforcement of this Agreement shall be governed by the laws of Florida, and venue of any action relating to this Agreement shall be exclusively in Broward County, Florida. The prevailing party in any action arising out of this Agreement shall recover costs and reasonable attorney's fees at all court levels.

IN WITNESS WHEREOF, this Agreement has been executed on the date written above.

Executed in the Presence of:

M. J. [Signature]
witness signature
M. J. [Signature]
printed name
[Signature]
witness signature
DAVID HEIDRICH
printed name

Victory Villas, Inc.

By: [Signature]
Name: Ronald Schwartz
Title: President

Executed in the Presence of:

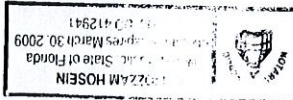
M. J. [Signature]
witness signature
M. J. [Signature]
printed name
[Signature]
witness signature
DAVID HEIDRICH
printed name

Victory Living Programs, Inc.

By: [Signature]
Name: Ronald Schwartz
Title: President

STATE OF FLORIDA
COUNTY OF BROWARD

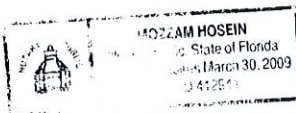
The foregoing instrument was acknowledged before me this 21st day of February, 2007, by Ronald Schwartz as President of Victory Villas, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced a driver's license as identification.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 3.30.09

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of February, 2007, by Ronald Schwartz as President of Victory Living Programs, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced a driver's license as identification.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires: 3.30.09

EXHIBIT "A"

LEGAL DESCRIPTION

The North 253.61 feet of Block 2, "Henry Park", according to the plat thereof as recorded in Plat Book 24, Page 27, of the Public Records of Broward County, Florida, being further described as follows;

BEGINNING at the Northeast corner of said Block 2;

Southwesterly along the East Block 2, a distance of 261.95 feet;

Thence Westerly, parallel with and 253.61 feet South of the north line of Block 2 a distance of 311.85 feet to the West line of Block 2;

Thence Northerly along said West line 253.62 feet to the Northwest corner of said Block 2;

Thence Easterly 375.19 feet to the POINT OF BEGINNING;

TOGETHER WITH:

That portion of Southwest 11th Terrace, as shown on the plat of HENRY PARK, according to the plat thereof as recorded in Plat Book 24, Page 27 of the Public Records of Broward County, Florida and vacated by City of Dania Beach Ordinance Number 41-86, recorded in Official Records Book 15163, Page 973 of the Public Records of Broward County, lying adjacent to and adjoining the North 253.61 feet of Block 2 of said HENRY PARK.

LESS THEREFROM:

A portion of Block 2, HENRY PARK, according to the plat thereof as recorded in Plat Book 24, Page 27 of the Public Records of Broward County, Florida, together with a portion of the right-of-way of Southwest 11th Avenue as shown on said HENRY PARK and as vacated by City of Dania Beach Resolution Number 41-86, recorded in Official Records Book 15163, Page 973 of the Public Records of Broward County, Florida, being more particularly as follows:

BEGINNING at the Northwest corner of said Block 2;

THENCE North 90°00'00" East on the North line of said Block 2, a distance of 117.09 feet;

THENCE South 12°15'06" West, 49.13 feet;

THENCE South 00°30'30" West, 205.61 feet to the intersection with the South line of the North 253.61 feet of said Block 2;

THENCE South 90°00'00" West on said South line and it's Westerly projection, 127.09 feet to the intersection with the West boundary of said plat of HENRY PARK;

EXHIBIT "A" (cont.)

LEGAL DESCRIPTION

THENCE North 00°30'30" East on the West boundary, a distance of 223.62 feet;

THENCE North 90°00'00" East on the Northerly limits of that portion of Southwest 11th Avenue vacated by said City of Dania Beach Ordinance Number 41-86, a distance of 20.00 feet to the intersection with the West line of said Block 2;

THENCE North 00°30'30" East on the West line of said Block 2, a distance of 30.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Dania Beach, Broward County, Florida and containing a total net area of 59721 square feet (1.3710 acres) more or less.

EXHIBIT "B"

LEGAL DESCRIPTION

A portion of Block 2, HENRY PARK, according to the plat thereof as recorded in Plat Book 24, Page 27 of the Public Records of Broward County, Florida, together with a portion of the right-of-way of Southwest 11th Avenue as shown on said HENRY PARK and as vacated by City of Dania Beach Resolution Number 41-86, recorded in Official Records Book 15163, Page 973 of the Public Records of Broward County, Florida, being more particularly as follows:

BEGINNING at the Northwest corner of said Block 2;

THENCE North 90°00'00" East on the North line of said Block 2, a distance of 117.09 feet;

THENCE South 12°15'06" West, 49.13 feet;

THENCE South 00°30'30" West, 205.61 feet to the intersection with the South line of the North 253.61 feet of said Block 2;

THENCE South 90°00'00" West on said South line and it's Westerly projection, 127.09 feet to the intersection with the West boundary of said plat of HENRY PARK;

THENCE North 00°30'30" East on the West boundary, a distance of 223.62 feet;

THENCE North 90°00'00" East on the Northerly limits of that portion of Southwest 11th Avenue vacated by said City of Dania Beach Ordinance Number 41-86, a distance of 20.00 feet to the intersection with the West line of said Block 2;

THENCE North 00°30'30" East on the West line of said Block 2, a distance of 30.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Dania Beach, Broward County, Florida and containing 31,872 square feet (0.7317 acres) more or less.

EXHIBIT "C"

LAND DESCRIPTION
24-FOOT INGRESS/EGRESS EASEMENT
VICTORY VILLAS
PORTION OF BLOCK 2, "HENRY PARK"
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

A portion of Block 2, HENRY PARK, according to the plat thereof as recorded in Plat Book 24, Page 27 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Block 2;

THENCE North 90°00'00" East on the North line of said Block 2, a distance of 117.09 feet to the POINT OF BEGINNING;

THENCE continue North 90°00'00" East on the North line of said Block 2, a distance of 24.56 feet;

THENCE South 12°15'06" West, a distance of 51.87 feet;

THENCE South 00°30'30" West, a distance of 202.93 feet to the intersection with the South line of the North 253.61 feet of said Block 2;

THENCE South 90°00'00" West on said South line, a distance of 24.00 feet;

THENCE North 00°30'30" East, a distance of 205.61 feet;

THENCE North 12°15'06" East, a distance of 49.13 feet to the POINT OF BEGINNING;

Said lands lying in the City of Dania Beach, Broward County, Florida and containing 6,114 square feet (0.1404 acres) more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/1/2006
P:\Projects\1998\982770 Victory Villas Pci A Svy\SURVEY\Legal Descriptions\982770-V-SD-EGRS-ESMT.doc

Sheet 1 of 3 Sheets

3. Bearings shown hereon are based on assumed datum with the North line of Block 2, HENRY PARK, recorded in Plat Book 24, Page 27, Broward County, Records, having a bearing of North 90°00'00" East.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

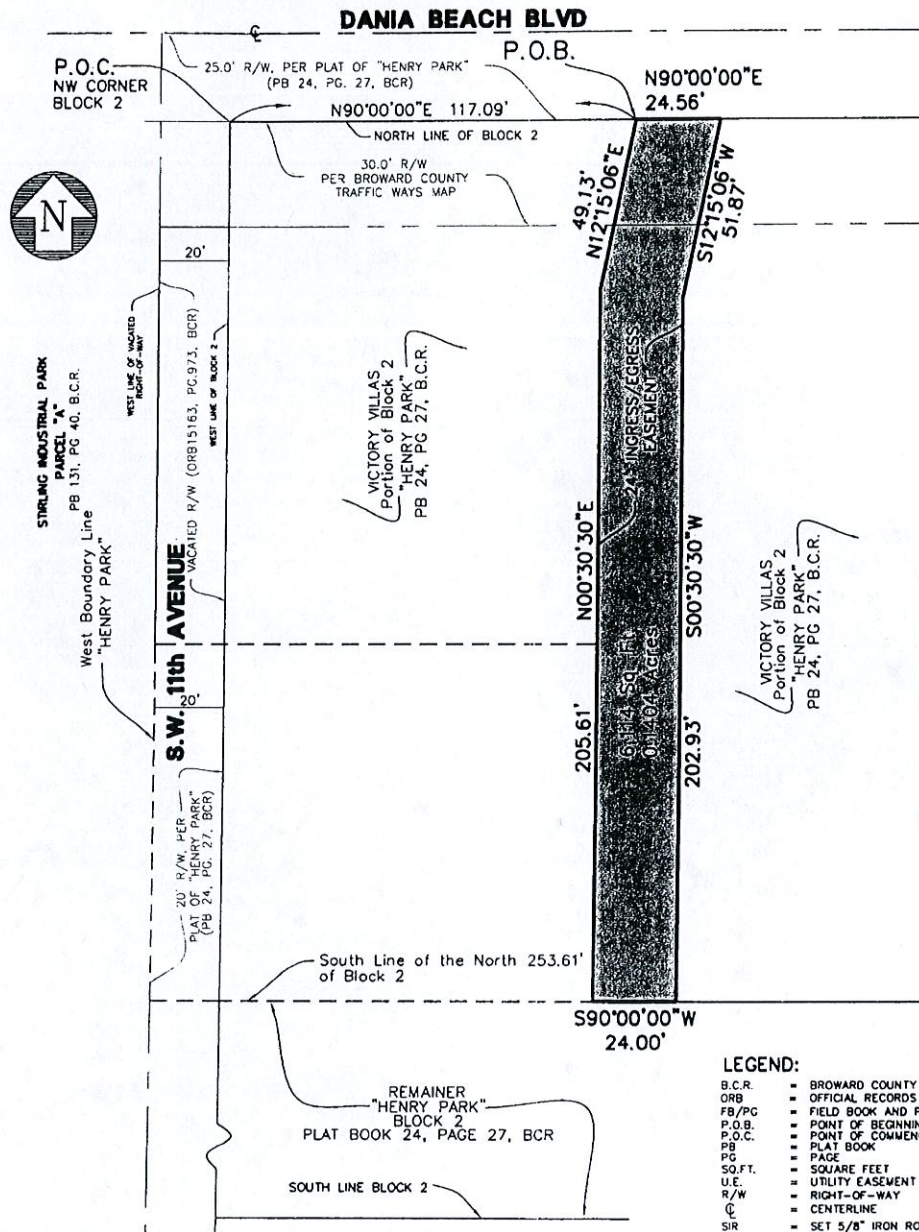
CALVIN, GIORDANO AND ASSOCIATES, INC.

 Date: 10/31/06
Perk J. Alacosta
Professional Surveyor and Mapper
Florida Registration Number LS 4328

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/1/2006
P:\Projects\1998\982770 Victory Villas Pcl A Svy\SURVEY\Legal Descriptions\982770-V-SD-EGRS-ESMT.doc

Sheet 2 of 3 Sheets

SKETCH OF DESCRIPTION 24 FOOT INGRESS/EGRESS EASEMENT



LEGEND:

- | | |
|--------|---------------------------|
| B.C.R. | BROWARD COUNTY RECORDS |
| ORB | OFFICIAL RECORDS BOOK |
| FB/PG | FIELD BOOK AND PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| PB | PLAT BOOK |
| PG | PAGE |
| SQ.FT. | SQUARE FEET |
| U.E. | UTILITY EASEMENT |
| R/W | RIGHT-OF-WAY |
| C | CENTERLINE |
| SIR | SET 5/8" IRON ROD AND CAP |
| L.B. | LICENSE BUSINESS |



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
 1800 Eller Drive, Suite 800
 Fort Lauderdale, Florida 33318
 Phone: 954.921.7781 Fax 954.921.8807

VICTORY VILLAS
 City of Dania Beach
 Broward County, Florida

SCALE
 1" = 40'
 DATE
 11/01/06

PROJECT No
 98-2770
 CAD FILE
 SEE LEFT MARGIN

SHEET
 3
 OF 3



NW 10TH CT

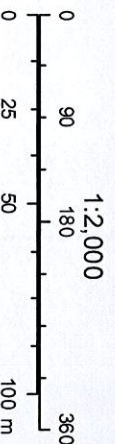
W DANIA BEACH BLVD

SW 8TH AVE



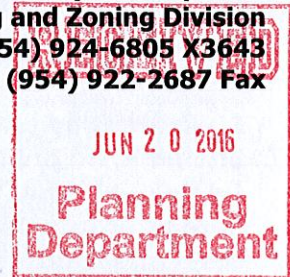
June 8, 2016

RECEIVED
JUN 20 2016
Planning
Department





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



Standard Development Application

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

Date Rec'd: _____

Petition No.: _____

R2-600-16

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 850 W. DANIA Bch Blvd, DANIA BEACH, FL 33004

Lot(s): _____ Block: 2 Subdivision: HENRY PARK

Recorded Plat Name: HENRY PARK

Folio Number(s): 504234-24-0110 Legal Description: "SEE ATTACHED"

Applicant/Consultant/Legal Representative (circle one) DAVID OPTEKAR

Address of Applicant: 480 SW 55th TERR, PLANTATION, FL 33317

Business Telephone: (954) 682-9791 Home: (954) 682-9791 Fax: (954) 924-6005

E-mail address: MAXTWO SOCKS@Bellsouth.NET

Name of Property Owner: DAVID OPTEKAR

Address of Property Owner: 480 SW 55th TERR, PLANTATION, FL 33317

Business Telephone: (954) 682-9791 Home: (954) 682-9791 Fax: (954) 924-6005

Explanation of Request: REZONE to be more CONSISTENT with my adjoining properties.
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: _____ Gross Acreage: 0.7317^{ACRE} Prop. Square Footage: 31,871 sq. ft.

Existing Use: COMMERCIAL Proposed Use: NBHD-RES

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 17 DAY OF June, 20 16

By:

Marisol Rueda
(Print name of person acknowledging)

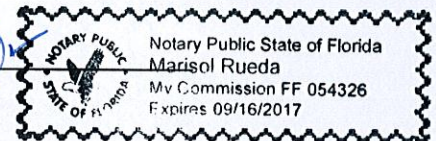
(Joint owner signature if applicable)

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



Personally known _____ or Produced Identification ☒

Type of identification produced: FLX # 0132162 or Drivers License
491740



*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.**

ORDINANCE NO. 2016-018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DAVID OPTEKAR, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED ON THE SOUTH SIDE OF DANIA BEACH BOULEVARD AT 850 W. DANIA BEACH BOULEVARD LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM COMMERCIAL (C-1) DISTRICT TO NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICT (RZ-60-16), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled “Land Development Code,”(LDC) of Part 6, entitled “Development Review Procedures And Requirements,” Article 645 “Rezoning” (the “City Code”), David Optekar, the property owner (the “Applicant”), has applied to the City of Dania Beach (the “City”) for approval of a rezoning (Application RZ-60-16) for property legally described in Exhibit “A” (the “Property”); and

WHEREAS, the City Planning and Zoning Advisory Board sitting as the Local Planning Agency, held a duly advertised public hearing on July 20, 2016 and determined that the proposed rezoning is consistent with the goals and objectives of the City of Dania Beach Comprehensive Plan (the “Comprehensive Plan”), and therefore recommended approval of the proposed rezoning; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with law; and;

WHEREAS, the City Commission finds that the approval of the proposed rezoning 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. The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Ordinance.

Section 2. Pursuant to Chapter 28, the “Land Development Code,” Part 6, “Development Review Procedures And Requirements,” Article 645, “Rezoning” the rezoning

from Commercial (C-1) District to Neighborhood Residential (NBHD-RES) District zoning classification for the Property, as legally described in Exhibit “A” is approved.

Section 3. Issuance of a development permit by a municipality does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

Section 5. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED on first reading on August 23, 2016.

PASSED AND ADOPTED on second reading on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION

A portion of Block 2, HENRY PARK, according to the plat thereof as recorded in Plat Book 24, Page 27 of the Public Records of Broward County, Florida, together with a portion of the right-of-way of Southwest 11th Avenue as shown on said HENRY PARK and as vacated by City of Dania Beach Resolution Number 41 – 86, recorded in official Records Book 15163, Page 973 of the Public Records of Broward County, Florida, being more particularly as follows:

BEGINNING at the Northwest corner of said Block 2; THENCE North 90 degrees 00’00” East on the North line of said Block 2, a distance of 117.09 feet; THENCE South 12 degrees 15’ 06” West, 49.13 feet; THENCE SOUTH 00 DEGREES 30’ 30” West, 205.61 feet to the intersection with the South line of the North 253.61 feet of said Block 2; THENCE South 90 degrees 00’00” West on said South line and it’s Westerly projection, 127.09 feet to the intersection with the West boundary of said plat of HENRY PARK; THENCE North 00 degrees 30’ 30” East on the West boundary, a distance of 223.62 feet; THENCE North 90 degrees 00’ 00” East on the Northerly limits of that portion of Southwest 11th Avenue vacated by said City of Dania Beach Ordinance Number 41-86, a distance of 20.00 feet to the intersection with the West line of said Block 2; THENCE North 00 degrees 30’ 30” East on the West line of said Block 2, a distance of 30 feet to the POINT OF BEGINNING. Said lands lying in the City of Dania Beach, Broward County, Florida and containing a total area of 31,871 square feet “0.7317 acres” more or less, and located at 850 West Dania Beach Blvd, Dania Beach, Florida.

24-FOOT INGRESS/EGRESS EASEMENT

VICTORY VILLAS

PORTION OF BLOCK 2, “HENRY PARK”

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

A portion of Block 2, HENRY PARK, according to the plat thereof as recorded in Plat Book 24, page 27 of the public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Block 2; THENCE North 90 degrees 00’ 00” East on the North line of said Block 2, a distance of 117.09 feet to the POINT OF BEGINNING; THENCE continue North 90 degrees 00’ 00” East on the North line of said Block 2 a distance of 24.56 feet; THENCE South 12 degrees 15’ 06” West, a distance of 51.87 feet; THENCE South 00 degrees 30’ 30” West, a distance of 202.93 feet to the intersection with the South line of the North 253.61 feet of said Block 2; THENCE South 90 degrees 00’ 00” West on said South line, a distance of 24 feet; THENCE North 00 degrees 30’ 30” East, a distance of 205.61 feet; THENCE North 12 degrees 15’ 6” East a distance of 49.13 feet to the POINT OF BEGINNING; Said lands lying in the City of Dania Beach, Broward County, Florida and containing 6,114 square feet (0.1404 acres) more or less.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE REQUEST MADE BY DANIA BEACH MARINA, CORP, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED TO THE NORTH OF DANIA BEACH BOULEVARD, AT 90 N. BRYAN ROAD, LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) DISTRICT TO GENERAL BUSINESS (C-3) DISTRICT (RZ-71-16), SUBJECT TO CERTAIN RESTRICTIONS

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Ordinance



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

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

SUBJECT: **RZ-71-16:** The applicant, Dania Beach Marina Corp., is requesting a rezoning from Industrial Research Office Marine (IROM) to General Business District (C-3) for the property located at 90 N. Bryan Road (SECOND READING).

REZONING

To rezone the property from Industrial Research Office Marine (IROM) to General Business District (C-3).

PROPERTY INFORMATION

EXISTING ZONING:	Industrial, Research, Office, Marine (IROM)
PROPOSED ZONING	General Business District (C-3)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The subject property is located on the east side of Bryan Road. The property is the current location of a drystack boat storage structure. The applicant is requested to change the zoning on the property to General Business District (C-3) zoning.

The applicant has constructed and installed a tiki bar and grill without permits and is in the process of obtaining permits and licensing required to make the use legal. The proposed bar and grill is not a permitted use in the IROM zoning district but is identified as a Special Exception use in the C-3 zoning district.

In addition, the applicant identified in his application that his rezoning request is consistent with the Dania Pointe development project, which is located immediately to the west of this property.

Community Development Department received a letter from an attorney identifying that the person who submitted the application is not the majority owner of the property. The City Attorney's office has determined that the Plan of Termination for the condominium will become final on August 17, 2016 and therefore the application for rezoning can move forward.

REZONING

The request satisfies the rezoning criteria identified in Section 645-40 of the City's LDC as indicated in the applicant's justification statement. The criteria are identified below.

- (1) "That the request is consistent with the city's comprehensive plan; and"
- (2) "The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and"
- (3) "The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and
 - a. the request furthers the city's adopted community redevelopment plan, if applicable; or
 - b. An error or ambiguity must be corrected; or
 - c. There exists changed or changing conditions which make approval of the request appropriate; or
 - d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or
 - 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 rezoning application requires two (2) public hearings, or readings, by the City Commission for approval.

CITY COMMISSION PREVIOUS ACTION

On August 23, 2016 the City Commission approved this item on first reading.

PLANNING AND ZONING BOARD RECOMMENDATION

On July 20, 2016 the Planning and Zoning Board heard this item and recommended approval of the rezoning request.

RECOMMENDATION

The rezoning request meets the criteria identified in the City's Land Development Code (LDC). Approve the ordinance to rezone the property.



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

Standard Development Application

JUL 07 2015
Planning
Department

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

Date Rec'd: _____

Petition No.: R2-71-16

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 90 N BRYAN ROAD DANIA
Lot(s): PLAT BOOK 170 Block: PAGE 112 Subdivision: N.A.

Recorded Plat Name: BRYAN ROAD WAREHOUSES

Folio Number(s): 504233AB0020 Legal Description: SEE ATTACHED SURVEY

Applicant/Consultant/Legal Representative (circle one) DANIA BEACH MARINA CORP

Address of Applicant: 90 N BRYAN ROAD, DANIA BEACH FL 33004

Business Telephone: 954-920-5595 CELL Home: 786-344-6032 Fax: 954-920-5585

E-mail address: FLYLALLY@AOL.COM

Name of Property Owner: DANIA BEACH MARINA CORP.

Address of Property Owner: 90 N BRYAN ROAD, DANIA BEACH, FL 33004

Business Telephone: 954-920-5595 CELL Home: 786-344-6032 Fax: 954-920-5585

Explanation of Request: ZONING CHANGE FROM IRONI TO C-3 WITH SPECIAL EXCEPTION
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 2.35 Gross Acreage: 2.95 Prop. Square Footage: 102,801 SQ FT NET

Existing Use: FULL SERVICE MARINA Proposed Use: FULL SERVICE DRYSTACK MARINA

* BOATS, INDOOR STORAGE OF NEW OR USED ONLY WITH FUEL SALES SHIPSTORE, TIKI BAR AND ON PROPERTY ABUTTING A NAVIGABLE WATERWAY BOAT SALES AND SERVICE

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

Renee M. Smith, Esq. PA.

LEGAL OPINION ON TITLE

July 10, 2016

City of Dania Beach
Mr. Marc LaFerrier, AICP
W Dania Beach Blvd.
Dania Beach, FL 33004

Re: Re- Zoning Application for 90 N Bryan Road, Dania Beach FL

Dear City of Dania Beach;

Dania Beach Marina Corp is requesting a rezoning of its current use, IROM with a marina dry stack uses permitted under the current City of Dania Beach code. In order for Dania Beach Marina Corp, DBA Dania Beach Offshore to operate as a full service marina, which would include a Tiki Bar and Grille, that is not clearly allowed under IROM uses, it is necessary for our client to request the rezoning to C3/C4 which is covered under Article 110 within Ordinance #2016-013: Use Regulations for Commercial and Mixed-Use Districts.

In support of that request, I have reviewed the Public Records of Broward County, survey, title, corporate charters and confirm the following:

1. Duly recorded on May 17, 2016 was a Plan of Termination of Dania Beach Boat Club, a Condominium transferring multi folio ownership into one folio ownership managed by Trustee, Dania Beach Marina Corp., a Florida corporation.
2. The above said termination plan was prepared by the undersigned and properly recorded to terminate the condominium.
3. The rezoning request is consistent with both the Dania Beach Boat Club, recorded declaration of condominium; Dania Beach Marina Corp, incorporation documents; and the duly performed survey showing the necessary setbacks as insured by a current title policy.

It is my legal opinion that Dania Beach Marina Corp has full power and authority to seek this rezoning and the rezoning is permitted by all recorded documents, title evidence and the corporate charters of effected interests.

Your cooperation is appreciated in the approval of the rezoning application.

If you have any questions, please contact my office.

Sincerely,

Renee M. Smith

Renee M Smith, Esq.

**Dania Beach Marina Corp.
90 N Bryan Road
Dania Beach, FL 33004**

July 7, 2016

City of Dania Beach
Mr. Marc LaFerrier, AICP
W Dania Beach Blvd.
Dania Beach, FL 33004

Re: Re- Zoning Application for 90 N Bryan Road, Dania Beach FL

Dear Mr. LaFerrier;

Dania Beach Marina Corp is requesting a rezoning of its current use, IROM with a marina drystack uses permitted under the current City of Dania Beach code. We believe that our request is consistent with the current city comprehensive plan, due to the fact of the mixed use project, Dania Pointe, across the street for our site.

The redevelopment of Dania Pointe is underway, including infrastructure changes to Bryan Road as well as Stirling Road and Old Griffin roads. Since Dania Pointe has commercial uses as well as residential uses planned and approved by both the city and county, and the county land use for this area is commercial, we feel that this change will help in preventing spot zoning within the city. Both properties north and south of the subject are full service marinas and even a manufacturing plant for Dusky Boats.

In order for Dania Beach Marina Corp, DBA Dania Beach Offshore to operate as a full service marina, which would include a Tiki Bar and Grille, that is not clearly allowed under IROM uses, it is necessary for us to request the rezoning to C3/C4 which is covered under Article 110 within Ordinance #2016-013 : Use Regulations for Commercial and Mixed-Use Districts.

Therefore, we are requesting a rezoning change as submitted to allow marina related uses along with a Tiki Bar and Grill that allows the sale of beer, wine and liquor, as well as food at our existing marina. This is necessary because the necessary additional licenses required to these uses by the State of Florida.

Thank you for your consideration in this matter.

Sincerely,



Michael M. Lally, as its President



FILE COPY

ORDINANCE NO. 2016-019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY DANIA BEACH MARINA, CORP, OWNER OF THE PROPERTY, TO REZONE LAND GENERALLY LOCATED TO THE NORTH OF DANIA BEACH BOULEVARD, AT 90 N. BRYAN ROAD, LOCATED WITHIN THE CITY OF DANIA BEACH, FLORIDA, CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) DISTRICT TO GENERAL BUSINESS (C-3) DISTRICT (RZ-71-16), SUBJECT TO CERTAIN RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the “Land Development Code,” Part 6, “Development Review Procedures And Requirements,” Article 645, “Rezoning” of the City Code of Ordinances (the “City Code”), Dania Beach Marina Corp (the “Applicant”), has applied to the City of Dania Beach (the “City”) for approval of a rezoning from the Industrial Research Office Marine (IROM) District to the General Business (C-3) District (Application RZ-71-16), for property legally described in Exhibit “A” (the “Property”); and

WHEREAS, the City Planning and Zoning Advisory Board, sitting as the Local Planning Agency, held a duly advertised public hearing on July 20, 2016 and determined that the proposed rezoning is consistent with the goals and objectives of the City of Dania Beach Comprehensive Plan (the “Comprehensive Plan”), and therefore, recommended approval of the proposed rezoning; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with law; and

WHEREAS, the City Commission finds that the approval of the proposed rezoning will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

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

Section 1. The foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Ordinance.

Section 2. Pursuant to Chapter 28, the “Land Development Code,” Part 6, “Development Review Procedures And Requirements,” Article 645, “Rezoning” of the City

Code, the requested rezoning (RZ-71-16) from the Industrial Research Office Marine (IROM) District to the General Business (C-3) District for the Property, as legally described in Exhibit “A”, is approved.

Section 3. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

Section 5. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED on first reading on August 23, 2016.

PASSED AND ADOPTED on second reading on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION

All of Parcel A, BRYAN ROAD WAREHOUSES, according to the plat thereof, as recorded in Plat Book 170, Page 112 of the Public Records of Broward County, Florida; Together with a 40 foot strip of land lying adjacent to and contiguous with the easterly boundary of said Parcel A.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING A PLAT NOTE AMENDMENT TO THE BRYAN ROAD WAREHOUSES PLAT (DR-61-16) SUBMITTED BY DANIA BEACH MARINA CORP., ON BEHALF OF THE PROPERTY OWNER FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

Staff Report, Application and Backup, Resolution



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

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

SUBJECT: **DR-61-16:** The applicant, Dania Beach Marina Corp., is requesting a plat note amendment for the property located at 90 N. Bryan Road

PLAT NOTE AMENDMENT

To allow marina, commercial and restaurant use.

PROPERTY INFORMATION

EXISTING ZONING: Industrial, Research, Office, Marine (IROM)
LAND USE DESIGNATION: Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The subject property is located on the east side of Bryan Road. The current plat note is too restrictive, limiting the use to industrial only. As such, the applicant is requesting the proposed changes.

PLAT MODIFICATION

The applicant is in the process of platting the property through Broward County to allow a variety of uses. The applicant is requesting to amend the restrictive note on the plat as follows:

FROM:

This plat is restricted to 45,000 square feet of industrial use on Parcel "A". Any additional uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increase impacts.

TO:

Parcel "A" (see attached legal description) is restricted to 45,000 square feet of industrial use (35,000 square feet of existing marina uses, and 2,500 square feet proposed ancillary commercial use; and 1,600 square feet of restaurant use, 1,000 square feet existing) and 210 existing dry stack boat slips (12 existing wet slips).

CITY COMMISSION PREVIOUS ACTION

On September 13, 2016 and July 26, 2016 the City Commission continued this item.

RECOMMENDATION

The request meets the applicable regulations of the Land Development Code (LDC). Approve the resolution amending the plat note.

H:\Community Development Work Folder\Commission staff reports\2016\9-27\Bryan Road Warehouses (Lally) note amendment.docx



Sanchez Law

Albert A. Sanchez, Jr.
Attorney at Law

VIA OVERNIGHT MAIL AND EMAIL

City Of Dania Beach
Planning and Zoning Board
Attention: Ms. Corinne Lajoie-Manager
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, Fl. 33004

Re: RZ-71-16: Applicant, Dania Beach Marina Corp.

Dear Ms. Lajoie:

This firm represents Mr. Pierre Forcier, owner of Unit B205 Dania Beach Boat Club Condominium. Mr. Forcier received the Notice of Public Hearing for the above-referenced Dania Beach Marina Corp. ("Dania Corp") rezone petition and inquires how the Petition can proceed given the following public information:

1. The current status of that certain circuit court case styled Anchor Investments, Inc. vs. Dania Beach Marina Corp., et al, Case Number CACE 15022399. In this case the plaintiff is seeking a foreclosure judgment and ownership and possession of all of the real property owned by Dania Corp.
2. The Notice of Interest in Property dated November 3, 2016 and recorded in the public records of Broward County, Instrument #113325839 which states that Mr. Lally IS NOT the majority owner of Dania Corp; Messrs. Morgenson and Mercer own 66 2/3% of Dania Corp. and Mr. Morgerman is the President of Dania Corp.
3. The Notice of Intent to Contest and File a Petition for Arbitration, a copy of which is attached hereto, wherein Mr. Forcier gives notice of his intent to contest the Plan of Termination of the Dania Beach Boat Club, for the reasons cited in the enclosed Notice of Intent, which include the assertion that Mr. Lally is currently NOT the undisputed majority owned of Dania Corp. and therefore lacks authority to commit Dania Corp. and the Dania Beach Boat Club to any actions requiring a majority vote of Dania Corp.

Very Truly Yours,


Albert A. Sanchez, Esq.

Construction Law Project Development Business Law



Sanchez Law

Albert A. Sanchez, Jr.
Attorney at Law

July 7, 2016

VIA CERTIFIED MAIL

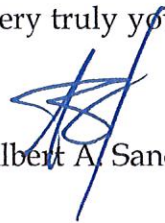
Michael Lally
90 North Bryan Road
Dania Beach, FL 33004

Re: Dania Beach Boat Club Plan of Termination

Dear Mr. Lally:

Please find enclosed a notice, pursuant to F.S. § 718.117(16) from Mr. Pierre Forcier of his intent to contest the plan of termination of Dania Beach Boat Club.

Very truly yours,


Albert A. Sanchez, Esq.

AAS/ces
Enclosure

Construction Law Project Development Business Law

NOTICE OF INTENT TO CONTEST AND FILE A PETITION FOR ARBITRATION
PURSUANT TO F.S. §718.117

To: Dania Beach Marina Corp. ("Respondent")
Attention: Mr. Michael Lally

From: Pierre Forcier ("Petitioner")

Date: July 6, 2016

Pursuant to F.S. §718.1255 (4) (b) , advance written notice is hereby given and served on you that Petitioner, owner of Unit B 205 intends to contest the plan of termination for the Dania Beach Boat Club, recorded in the public records of Broward County, on May 17, 2016, Instrument # 113699628 ("the Plan"). Pursuant to F.S. §718.117 (16) a petition for non-binding arbitration will be filed to contest the plan in the absence of a resolution to this dispute.

I. The specific nature of the dispute is as follows:

A. Pursuant to F.S. §718.117 (3)(d) , "if the members of the board of administration are elected by the bulk-owner, unit owners other than the bulk-owner may elect at least one-third of the members of the board of administration before the approval of any plan of termination".

Although Petitioner was not notified of any meetings whatsoever, it is the belief of Petitioner that no unit owners were notified of or granted the opportunity to elect members of the board of administration.

B. Pursuant to F.S. §718.117(9) a copy of the proposed plan of termination shall be given to all unit owners in the same manner as for notice of an annual meeting, at least 14 days prior to the meeting at which the plan of termination is to be voted upon or prior to or simultaneously with the distribution of the solicitation seeking execution of the plan of termination or written consent to or joinder in the plan.

Petitioner did not receive a copy of the plan of termination, in any fashion, as required by F.S. §718.117(9). Pursuant to a copy of an email sent by Renee Marie Smith, Esq. to Mr. Mike Lally which is described as "Dania Beach Boat Club Meeting Minutes from 3.4.16" ("Minutes"), no unit owners other than Mr. Mike Lally, on behalf of the Respondent, were in attendance at the meeting for which the "Minutes" were taken. It is the belief of Petitioner that no unit owners, other than Respondent, received a copy of the plan of termination in violation of F.S. §718.117(9).

C. F.S. §718.117(10) (d) provides that "If pursuant to the plan of termination condominium property or real property owned by the association is to be sold following termination, the plan must provide for the sale".

The Plan does not provide for the sale.

Pursuant to paragraph 3 of the Plan, the termination trustee is Respondent. Pursuant to paragraph 4 of the Plan the termination trustee, Respondent, may sell the Property "on any terms that it believes is in the best interest of the owners (former Unit Owners) to any person including to Dania Beach Marina Corp", i.e. the Respondent. As such, the Respondent as majority owner, termination trustee and purchaser will conduct a sale to itself which will be "in the best interests of the unit owners".

D. Pursuant to F.S. §718.117(13) the association shall serve as the trustee unless another person is appointed in the plan of termination. Although unclear, it appears that the termination trustee was appointed by Mr. Lally without a notice to or meeting with other unit owners. The trustee appointed by Respondent is the Respondent.

E. The Minutes state "Majority owner Dania Beach Marina Corp. voted to terminate association as unable to sell more than 14 units and property taxes too high". Pursuant to the circuit court case styled Anchor Investments, Inc. vs. Dania Beach Marina Corp., et al, Case Number CACE 15022399, ("the Case") the condominium property is the subject of a foreclosure action. Further pursuant to the Case, that certain Shareholder Agreement between Michael Lally, Richard M. Morgerman and Leonard J. Mercer and that certain Notice of Interest in Property dated November 3, 2016 and recorded in the public records of Broward County, Instrument #113325839, Mr. Lally is not the majority owner of Respondent. In fact it is asserted by Messrs. Morgerman and Mercer that the ownership interest in Respondent is one-third Lally, one-third Morgerman and one-third Mercer. Messrs. Morgerman and Mercer further assert that Mr. Morgerman is the president of Respondent.

If the allegations contained in the Case and exhibits are correct Mr. Lally misrepresented his ownership interests, voting control and legal authority to vote on behalf of Respondent in any meeting appertaining to the association and the condominium property. As such all actions taken by Mr. Lally in the name of Respondent, including the recording of the plan of termination, were unauthorized, invalid and void.

F. One of the Exhibits in the Case is an Exclusive Listing Agreement entered into by Respondent for the period of August 2014 through August 2015. This Listing Agreement values "180 dockominiums" at \$7,200,000. Although no plan of sale has been delivered to Petitioner, it is the belief of Petitioner that Respondent, as majority owner, termination trustee and purchaser, seeks to value the condominium property at a far lower value than what Respondent sought to receive one year ago for the dockominiums owned by

Respondent; and what an independent termination trustee would conclude is the value of the condominium property.

II. The Petitioner demands as its relief, that Respondent vacate the recorded plan of termination because:

A. The Case involves a foreclosure action which may result in the public sale of the condominium property including the real property owned by the association.

B. Michael Lally does not possess undisputed ownership of a majority of the shares of Respondent and thus is not authorized to take actions on behalf of Respondent, as he has, to complete a plan of termination.

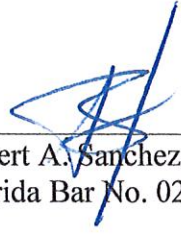
C. Respondent did not comply with the requirements set forth in F.S. §718.117 for notice to unit owners, appointment of association board members, appointment of a termination trustee, delivery of a copy of the plan of termination and proper valuation of the condominium property. In fact, Respondents actions constitute blatant self-dealing and are not "in the best interests" of all unit owners.

III. Petitioner intends to file an arbitration petition or other legal action in the absence of a resolution of the dispute.

CERTIFICATE OF SERVICE

I HERE BY CERTIFY that a true and correct copy of the foregoing was furnished by certified mail to the following parties: MICHAEL LALLY, 90 North Bryan Road, Dania Beach, Florida 33004; RICHARD MORGERMAN, 8211 West Broward Boulevard, Suite 200, Plantation, Florida 33324; LEONARD MERCER, 99 S.E. Mizner Boulevard, Apartment 329, Boca Raton, FL 33432; AILEEN FRANKLIN, ESQ., FRANKLIN LAW GROUP, P.A., 8181 N.W. 154th Street, Suite 120, Miami Lakes, Florida 33016; and RENEE M. SMITH, ESQ., 17171 West Dixie Highway, Suite 110, Aventura, Florida 33160.

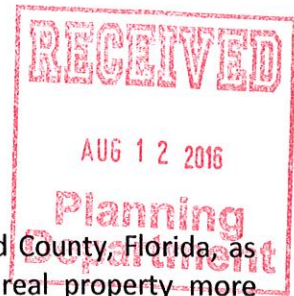
Respectfully submitted,

By: 

Albert A. Sanchez, Jr.
Florida Bar No. 0267953

SANCHEZ LAW, PLLC
2055 Wood Street, Suite 206
Sarasota, Florida 34237
(941) 366-0001 Phone
(941) 366-0025 Fax
aasanchezlaw@gmail.com

**OPINION OF TITLE
TO THE CITY OF DANIA BEACH**



This Opinion of Title is furnished to the City of Dania Beach, Broward County, Florida, as inducement for the acceptance of a request for re-zoning covering the real property more particularly described herein.

I hereby certify that I have made a comprehensive search of the Public Records of Broward County, Florida* covering the period from the beginning to August 1, 2016 6:00am, inclusive, of the following described property:

See **Exhibit A** attached hereto and by this reference made a part hereof ("**Property**") **

* Alternate bases of title, such as abstract, title commitment, or ownership and encumbrance search, are acceptable.

** Legal description must match the description in the application or other submission to the City.

It is my opinion that on the last mentioned date, fee simple title to the Property was vested in:

Dania Beach Marina Corp., a Florida Corporation

by virtue of the following instruments of record (list vesting deeds):

Special Warranty Deed CFN# 110800361 OR BK 48807, PG 178 Recorded 6.6.2012

Note: If any property owner is a partnership or trust, please include the names of all partners or trustees who are required to execute documents.

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES (if none, state none):

Revere High Yield Fund, L.P., a Delaware limited partnership, dated 08/06/14 filed 08/07/14 in Official Records Book 50997 Page 1440 along with UCC/Financing Statement recorded in Official Records Book 50997, Page 1500, in the original principal sum of \$2,100,000.00; of the Public Records of Broward County, Florida.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS (if none, state none):

Claim of Lien in favor of City of Dania Beach recorded 10/23/13, in Official Record Book 50278, Page 865, of the Public Records of Broward County, Florida.

Lis Pendens filed under Case No. 15-22399, Broward County, Florida, as disclosed by Notice of Lis Pendens filed 1/11/16, as recorded under Instrument No. 113448953 of the Public Records of Broward County, Florida.

Notice of Interest recorded 11/3/15 under Instrument No. 113325839, of the Public Records of Broward County, Florida.

3. EASEMENTS AND RIGHTS OF WAY (if none, state none):

Terms, provisions, restrictive covenants, conditions, reservations and easements contained in Declaration of Condominium recorded in Official Records Book 40327 Page 905, as amended of the Public Records of Broward County, Florida.

Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 37973, Page 1050, of the Public Records of Broward County, Florida.

Right of Way Deed as recorded in Official Records Book 5499, Page 397 Public Records of Broward County, Florida.

Right of Way Deed as recorded in Official Records Book 3559, Page 291 Public Records of Broward County, Florida.

Right of Way Deed as recorded in Official Records Book 2161, Page 802, and Official Records Book 2161, Page 804, Public Records of Broward County, Florida.

4. GENERAL EXCEPTIONS:

- 4.1 Taxes for 2014 and subsequent years, and taxes or special assessments which are not shown as existing liens by the Public Records.
- 4.2 Rights or claims of parties in possession not shown by the Public Records.
- 4.3 Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the Property.
- 4.4 Easements or claims of easements not shown by the Public Records.
- 4.5 Any lien or right to a lien for labor, equipment, material, or supplies heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 4.6 Any adverse claim to all or any part of the Property which is now under water or which has previously been under water but filled or exposed through the efforts of man.

All recording references are to the Public Records of Broward County, Florida.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT
SCHEDULE A

Effective date: **August 1, 2016 at 6:00 A.M.**

FILE NO: 15-525082A

Agent's File No: 2015-169

1. POLICIES TO BE ISSUED: Amount

(a) ALTA OWNER'S POLICY - (06/06) with Florida Modifications

Proposed Insured:

(b) ALTA LOAN POLICY (06/06) with Florida Modifications

Proposed Insured:
2. The estate or interest in the land described or referred to in this Commitment and covered herein is:
FEE SIMPLE
3. Title to said estate or interest in said land is at the effective date hereof vested in:

Dania Beach Marina Corp., a Florida Corporation
4. The land referred to in this Commitment is described as follows:

All of Parcel A, BRYAN ROAD WAREHOUSES, according to the plat thereof, as recorded in Plat Book 170, Page 112 of the Public Records of Broward County, Florida; Together with a 40 foot strip of land lying adjacent to and contiguous with the easterly boundary of said Parcel A.

Renee M. Smith Esquire. PA.
Issuing Agent

17071 West Dixie Hwy Suite 110
Mailing Address

34596
Agent No.

Aventura
City

Agent's Signature

Florida,
State

33160
Zip Code

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FILE NO: 15-525082A

Agent's File No: 2015-169

SCHEDULE B – SECTION I
Requirements

I. The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Instrument(s) creating the estate or interest to be insured must be approved, executed, and filed for record.
3. Release of Mortgage in favor of Revere High Yield Fund, L.P., a Delaware limited partnership, dated 08/06/14 filed 08/07/14 in Official Records Book 50997 Page 1440 along with UCC/Financing Statement recorded in Official Records Book 50997, Page 1500, in the original principal sum of \$2,100,000.00; of the Public Records of Broward County, Florida.
4. Partial-Release of Claim of Lien in favor of City of Dania Beach recorded 10/23/13, in Official Record Book 50278, Page 865, of the Public Records of Broward County, Florida.
5. Dismissal with prejudice of litigation and discharge of Lis Pendens filed under Case No. 15-22399, Broward County, Florida, as disclosed by Notice of Lis Pendens filed 1/11/16, as recorded under Instrument No. 113448953 of the Public Records of Broward County, Florida.
6. Release of Notice of Interest recorded 11/3/15 under Instrument No. 113325839, of the Public Records of Broward County, Florida.
7. Proof of payment of any municipal liens and/or assessments for the City of Dania Beach.
8. Proof of payment of taxes, DELINQUENT TAXES and assessments for the year 2014 and prior years, for all units.
9. Satisfactory evidence must be furnished from the secretary or other duly qualified office of the condominium Association showing that all assessments and fees, including special assessments or payments due, and others such as master associations, are paid in full through the date of closing.
10. Proof of payment of all waste fees.
11. Proof of payment of all water and sewer bills.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defect, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective 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.
2.
 - a. The lien of all taxes or special assessments for the year 2015 and thereafter, which are not yet due and payable.
 - b. Rights of claims of parties in possession not recorded in the Public Records.
 - 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.
 - d. Easements, or claim of easements, not recorded in the Public Records.
 - e. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
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, filed and artificially exposed lands, and lands accreted to such lands.

END OF SCHEDULE B – SECTION I

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FILE NO: 15-525082A

Agent's File No: 2015-169

SCHEDULE B – SECTION II

Exceptions

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective 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.
2. Facts that would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims or parties in possession.
4. Construction, Mechanic's Contractors' or Materialmen's liens and lien claims, if any where no notice thereof appears of record.
5. Easements, or claims of easements, not shown by the public records.
6. General or special taxes and/or assessments required to be paid in the year 2015 and subsequent years.
7. Restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), contained in Plat Book 170, at page 112, of the Public Records of Broward County, Florida.
8. Terms, provisions, restrictive covenants, conditions, reservations and easements contained in Declaration of Condominium recorded in Official Records Book 40327 Page 905, as amended of the Public Records of Broward County, Florida.
9. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 37973, Page 1050, of the Public Records of Broward County, Florida.
10. Right of Way Deed as recorded in Official Records Book 5499, Page 397 Public Records of Broward County, Florida.
11. Right of Way Deed as recorded in Official Records Book 3559, Page 291 Public Records of Broward County, Florida.
12. Right of Way Deed as recorded in Official Records Book 2161, Page 802, and Official Records Book 2161, Page 804, Public Records of Broward County, Florida.
13. Riparian and/or littoral rights are neither guaranteed nor insured.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

14. "Any loss or damages caused by a lien for assessments pursuant to Section 718.116(5) (a), Florida Statutes, or for unpaid assessments pursuant to Section (a) Florida Statutes not, withstanding assurances to the contrary in any attached ALTA 4 Condominium Endorsement or Florida Endorsement Form 9." (AS TO MORTGAGEE POLICY ONLY)

NOTE: Agent must compare this tax information with any current year tax bill that may be presented at, or prior to, closing. Agent must also search for county and municipal tax liens not recorded in the Public Records or the County Tax Collector's Office.

SEARCH COMMENCING WITH THE EFFECTIVE DATE HEREOF WILL BE PERFORMED PRIOR TO CLOSING THIS TRANSACTION. IF THIS SEARCH REVEALS AN OBJECTION OR TITLE DEFECT, AN ENDORSEMENT WILL BE ISSUED REQUIRING THAT SAID OBJECTION OR DEFECT BE CLEARED BEFORE CLOSING. NUMBER 1, SCHEDULE BII WILL BE DELETED AT CLOSING.

STANDARD A.L.T.A 8.1 ENDORSEMENT WILL BE ATTACHED TO AND MADE A PART OF THE FINAL MORTGAGEE POLICY WITHOUT DELETIONS.

STANDARD FLORIDA FORM 9 ENDORSEMENT WILL BE ATTACHED TO AND MADE PART OF THE FINAL MORTGAGEE POLICY WITHOUT DELETIONS.

STANDARD A.L.T.A. 4.1 ENDORSEMENT WILL BE ATTACHED TO AND MADE A PART OF THE FINAL MORTGAGEE POLICY WITHOUT DELETION.

END OF SCHEDULE B – SECTION II

Renee M. Smith, Esq. PA.

LEGAL OPINION ON TITLE

July 10, 2016

City of Dania Beach
Mr. Marc LaFerrier, AICP
W Dania Beach Blvd.
Dania Beach, FL 33004

Re: Re- Zoning Application for 90 N Bryan Road, Dania Beach FL

Dear City of Dania Beach;

Dania Beach Marina Corp is requesting a rezoning of its current use, IROM with a marina dry stack uses permitted under the current City of Dania Beach code. In order for Dania Beach Marina Corp, DBA Dania Beach Offshore to operate as a full service marina, which would include a Tiki Bar and Grille, that is not clearly allowed under IROM uses, it is necessary for our client to request the rezoning to C3/C4 which is covered under Article 110 within Ordinance #2016-013: Use Regulations for Commercial and Mixed-Use Districts.

In support of that request, I have reviewed the Public Records of Broward County, survey, title, corporate charters and confirm the following:

1. Duly recorded on May 17, 2016 was a Plan of Termination of Dania Beach Boat Club, a Condominium transferring multi folio ownership into one folio ownership managed by Trustee, Dania Beach Marina Corp., a Florida corporation.
2. The above said termination plan was prepared by the undersigned and properly recorded to terminate the condominium.
3. The rezoning request is consistent with both the Dania Beach Boat Club, recorded declaration of condominium; Dania Beach Marina Corp, incorporation documents; and the duly performed survey showing the necessary setbacks as insured by a current title policy.

It is my legal opinion that Dania Beach Marina Corp has full power and authority to seek this rezoning and the rezoning is permitted by all recorded documents, title evidence and the corporate charters of effected interests.

Your cooperation is appreciated in the approval of the rezoning application.

If you have any questions, please contact my office.

Sincerely,

Renee M. Smith

Renee M Smith, Esq.

FILE COPY

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name <u>Bryan Road Warehouses</u>			
Plat Number <u>101412922</u>	Plat Book - Page <u>170/112</u> (If recorded)		
Owner/Applicant <u>Dania Beach Marina Corp</u>	Phone <u>954-920-5595</u>		
Address <u>90 N Bryan Road</u>	City <u>Dania Beach</u>	State <u>FL</u>	Zip Code <u>33004</u>
Owner's E-mail Address <u>flylally@aol.com</u>	Fax # <u>954-920-5585</u>		
Agent <u>Mike Lally</u>	Phone <u>678-344-6032</u>		
Contact Person <u>Mike Lally</u>			
Address <u>90 N Bryan Road</u>	City <u>Dania Beach</u>	State <u>FL</u>	Zip Code <u>33004</u>
Agent's E-mail Address <u>flylally@aol.com</u>	Fax # <u>305-574-0397</u>		

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat The plat is restricted to industrial use on Parcel "A" Free standing office and/or commercial retail uses are not permitted without approval of the Board of County Commissioners who shall review and

Proposed note for entire plat This plat is restricted to a marina which includes 210 boat slips (12 existing wet, 180 existing dry, and 6 proposed dry); 2500 sq ft of annicillary commercial use; and 1000 sq. ft of restuarant use (144 sq ft existing, 856 sq. ft.)

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
☐ Yes ☐ No ☒ Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? ☐ Increase ☐ Decrease ☒ No Change
 Does the note represent a major change in Land Use? ☐ Yes ☒ No

Will project be served by an approved potable water plant? If YES, state name and address. ☒ Yes ☐ No

Will project be served by an approved sewage treatment plant? If YES, state name and address ☒ Yes ☐ No

Are on-site wells for potable water currently in use or proposed? ☐ Yes ☒ No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? ☐ Yes ☒ No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 75

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 25

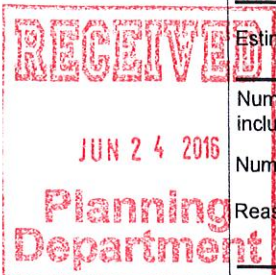
Number of students for a daycare center or school STUDENTS NA

Reasons for this request (Attach additional sheet if necessary.) Both properties on either side are full service marinas

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories *plus* Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification



REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- **Recorded or approved plat.**
- **Letter of approval from the applicable municipality**, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- **Current letter is required from the appropriate utility service area** stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property *if on-site wells for potable water and/or septic tanks that are currently in use or proposed.*
- **Signed and sealed sketch and legal description** for any new parcel or tract created by the application.
- **A check for the application fees** made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Full Service Marina	35,000 sq ft	Jan 25 2016	Yes	Yes	No

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent _____

Sworn and subscribed to before me this _____ day of January, 2016

by Michael M Lally ☒ He/she is personally known to me or

☐ Has presented _____ as identification.

Signature of Notary Public _____

Type or Print Name _____

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date _____ Acceptance Date _____

Comments Due _____ C.C. Mtg. Date _____ Fee \$ _____

☐ Plats ☐ Survey ☐ Site Plan ☐ City Letter ☐ Agreements

Other Attachments(Describe) _____

Title of Request _____

Distribute to: ☐ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting

☐ Health Department (on septic tanks and/or wells) ☐ Zoning Code Services (unincorporated area only)

☐ Planning & Redevelopment (unincorporated area only) ☐ Other _____

Adjacent City _____ Received by _____



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

Standard Development Application

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

Date Rec'd: _____

Petition No.: DR-01-10

☒ Other: DELEGATION REQUEST (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

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

Location Address: 90 N BRYAN ROAD

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

Recorded Plat Name: BRYAN ROAD WAREHOUSES PLAT #101412922

Folio Number(s): 504233AB0020 Legal Description: PLAT BOOK - PAGE 170/112

Applicant/Consultant/Legal Representative (circle one) DANIA BEACH MARINA CORP

Address of Applicant: 90 N. BRYAN ROAD, DANIA BEACH, FL 33004

Business Telephone: 954/920/5595 ^{CELL} Home: 786-344-6032 Fax: 954/920/5585

E-mail address: FLYLALLYC AOL.COM

Name of Property Owner: DANIA BEACH MARINA CORP.

Address of Property Owner: 90 N BRYAN ROAD DANIA BEACH, FL 33004

Business Telephone: 954-920-5595 ^{CELL} Home: 786-344-6032 Fax: 954-920-5585

Explanation of Request: DELEGATION REQUEST

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

Prop. Net Acreage: 2.36 Gross Acreage: 2.90 Prop. Square Footage: 126,324 sq ft

Existing Use: DRY STACK MARINA Proposed Use: FULL SERVICE DRY STACK MARINA WITH SALES, SERVICE, FUEL AND RESTAURANT/TIKI BAR OPERATIONS

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

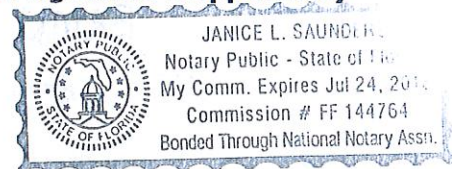
BEFORE ME THIS 23rd DAY OF June, 2016

By:

Janice Saunders
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Janice Saunders
(Signature of Notary Public – State of Florida)



Personally known _____ or Produced Identification ✓

Type of identification produced: _____ or Drivers License ✓

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

RESOLUTION NO. 2016-103

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE BRYAN ROAD WAREHOUSES PLAT (DR-61-16) SUBMITTED BY DANIA BEACH MARINA CORP., ON BEHALF OF THE PROPERTY OWNER FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the “Bryan Road Warehouses” Plat was approved by the Broward County Planning Council in 2001; and

WHEREAS, pursuant to Chapter 28, “Land Development Code,” Part 6, “Development Review Procedures And Requirements,” Article 640, “Plats”, of the City Code of Ordinances (the “City Code”), Michael M Lally, representing the property owner Dania Beach Marina Corp., (the “Applicant”) has applied to the City of Dania Beach, Florida (the “City”), for approval of a Plat Note Amendment attached as Exhibit “B,” for property legally described in Exhibit “A” (Application DR-61-16); and

WHEREAS, the Applicant is requesting to amend the Plat Note, as follows:

FROM:

This plat is restricted to 45,000 square feet of industrial use on Parcel “A”. Any additional uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impact fees.

TO:

Parcel “A” is restricted to a marina which includes 222 boat slips (12 existing wet slips); 2,500 square feet ancillary commercial use; and 1,600 square feet of restaurant use (844 square feet existing and 756 square feet additional proposed).

WHEREAS, Broward County requires that the City concur with the proposed Plat Note Amendment prior to a review by the Broward County Commission; and

WHEREAS, the City Commission finds that the approval of the proposed Plat Note Amendment complies with the City Code and will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

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

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

Section 2. That the BRYAN ROAD WAREHOUSES Plat Note Amendment (DR-61-16) to allow for a marina with ancillary commercial uses and a restaurant use as provided in the attached Exhibit “B,” a copy of which is made a part of and incorporated into this Resolution by this reference, is accepted and approved.

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

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

PASSED AND ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A

LEGAL DISCRIPTION

PARCEL "A" OF BRYAN ROAD WAREHOUSES, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A 40 FOOT STRIP OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EASTERLY BOUNDARY OF SAID PARCEL "A".

ALSO DESCRIBED AS:

THE WEST HALF (WEST 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY; LESS THOSE PORTIONS CONVEYED BY WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 802; OFFICIAL RECORDS BOOK 3559, PAGE 291 AND OFFICIAL RECORDS BOOK 5499, PAGE 397, ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORDS, IF ANY. SAAID LANDS BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 2.36 ACRES MORE OR LESS.

EXHIBIT B

FROM:

This plat is restricted to 45,000 square feet of industrial use on Parcel "A." Free standing office and/or commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increase impacts.

TO:

Parcel "A" is restricted to a marina which includes 222 boat slips (12 existing wet slips); 2,500 square feet ancillary commercial use; and 1,600 square feet of restaurant use (844 square feet existing and 756 square feet additional proposed).

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE SITE PLAN (SP-60-00MOD) AND APPROVING A SPECIAL EXCEPTION (SE-72-16) SUBMITTED BY MICHAEL LALLY, ON BEHALF OF THE PROPERTY OWNER DANIA BEACH MARINA CORPORATION, FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff report, Application and Backup, Plans, Resolution



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **SE-72-16/SP-60-00MOD:** The applicant, Dania Beach Marina Corp., is requesting a Special Exception and Site Plan modification for the property located at 90 N. Bryan Road.

SPECIAL EXCEPTION

To allow a restaurant and bar.

SITE PLAN MODIFICATION

To allow for the construction of a new tiki hut with a bar and grill.

PROPERTY INFORMATION

EXISTING ZONING:	Industrial, Research, Office, Marine (IROM)
PROPOSED ZONING	General Business District (C-3)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The subject property is located on the east side of Bryan Road. The property is the current location of a drystack boat storage structure. The applicant is requesting to allow a tiki hut with a bar and grill, to remain on the property, as both were constructed without permits. The applicant is in the process of obtaining all necessary permits and licensing required to make the new uses legal. The property currently operates as a dry stack boat storage facility.

SPECIAL EXCEPTION

The City's Land Development Code (LDC) allows restaurants and bars as a Special Exception use in the C-3 zoning district. The applicant has provided photographs that show the vacant property on the east side of the C-10 Canal which has overgrowth of vegetation, which serves a buffer from the subject property.

Section 630-50 of the Land Development Code states, the City Commission or Planning and Zoning Board, if applicable, shall review the application to determine whether the Special Exception use complies with the following criteria standards:

- (1) "That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code."

(2) "That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located."

(3) "That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning."

(4) "That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities."

(5) "That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets."

(6) "That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community."

(7) "That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community."

(8) "That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance."

(9) "That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan."

(10) "That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character."

(11) "That the use will not overburden existing public services and facilities."

The applicant provided a justification statement identifying how their request is consistent with the Special Exception criteria.

SITE PLAN MODIFICATION

The applicant is proposing to construct new tiki hut with a bar and grill. To the north is NW 1 Street and Dusky Marine, to the south is Dania Beach Boulevard Right-of-Way and Nautical Ventures, to the east is the C-10 Canal and Byrd Pointe neighborhood, and to the west is Bryan Road and the Dania Pointe project.

The applicant has added a bathroom with access from the exterior of the building and an bar open to the east, facing the C-10 Canal.

Development Review Committee (DRC)

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

1. There are multiple existing trees in the vicinity of the proposed bathroom. Please show all existing trees in the vicinity of the proposed bathroom, depict symbols in a legend, and provide a table listing the information per Sec 275-80(C) (LANDSCAPING).
2. It appears that one tree is proposed to be relocated in associating with the new proposed bathroom. Please clearly indicate/label all proposed tree removals/relocations on the plans (LANDSCAPING).
3. Please provide the square footage of the proposed new bathroom (LANDSCAPING).
4. Please note that a Tree Removal/relocation Permit Application will be required for any trees to be removed/relocated on site (LANDSCAPING).

5. Please provide a PDF plan set to Daniel Parobok at daniel.parobok@metriceng.com (LANDSCAPING).
6. Fire Hydrant Flow Test (BSO FIRE).
7. Traffic statement should come from a Florida Registered professional engineer based on latest ITE traffic generation rates (ENGINEERING).
8. Since an additional impervious pavement is being proposed, please provide an updated stormwater management calculations based on SFWMD Permit Volume IV for the entire site. Not Addressed (ENGINEERING).
9. Please provide location and dimension of a grease interceptor system prior to discharge into the City's sewer system. Not Addressed (ENGINEERING).
10. Provide a new tabulation of water consumption for the entire site. Existing packaged sewer system may not suffice to handle existing and additional volume (ENGINEERING).
11. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format (ENGINEERING).
12. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (ENGINEERING).

13. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50 must provide the following items:

(S) Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination; 2nd time requested.

(Y)(1) Total gross and net acreage; (2nd time requested)

(3) Total existing and proposed square footage of building and breakdowns by floor, use type, bay and tenant space, and dwelling units, including required and provided minimum floor areas;

(4) Area devoted to vehicular use areas (roadways, aisles, parking);

(6) Lot coverage by roofed structures;

(7) Pervious and impervious surface area, also expressed as a percentage of the site area;

(8) Number of required and provided parking spaces including handicapped accessible, and any space devoted to attendant parking, if provided;

(9) Minimum lot area, width and depth required and provided;

(10) Minimum yard setbacks or specific build-to lines required and provided;

(11) Maximum and minimum (if applicable) required and proposed building height;

(12) Minimum floor area required;

14. PLATTING: Must provide copy of recorded modified plat prior to issuance of a building permit (PLANNING).

15. PARKING:

- Per Section 635-50(Y)(8) identify the number of required and provided parking on site plan. 2nd time requested (PLANNING).
- Per Section 265-50(21) "Boat or marine vehicle storage" requires 1 parking space per 10 marine storage spaces. Identify number of marine storage spaces on site plan so staff can confirm compliance. 2nd time requested (PLANNING).
- Per Section 265-50(52) "Restaurants, full service; night clubs; bars; and other eating places" required 1 parking space per 40 square feet of Customer Service Area including open-air seating. Identify square footage of Customer Service Area on site plan so staff can confirm compliance. 2nd time requested (PLANNING).

16. USE: Per Section 110-20 "Restaurants and bars" are a Special Exception use in C-3 zoning. The applicant has submitted an application for a Special Exception which will be processed concurrently for City Commission public hearing (PLANNING).

17. Provide minimum bicycle parking requirements identified in Section 265-51. Identify calculation and location on site plan. 2nd time requested (PLANNING).

18. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. 2nd time requested (PLANNING).

19. Must provide latest revised set of plans on disk prior to going to public hearing (PLANNING).

20. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach (PLANNING).
21. Sheet SP-1, NW Corner identify edge of pavement (PLANNING).
22. Per Section 290-50(F) "All receptacles and bulk containers which temporarily store garbage, liquid waste, food from food handling operations including, but not limited to, bakeries, meat processing plans, or any business establishment where it is determined that garbage, liquid waste, or food will be accumulated, shall provide a raised concrete slab, a drain, and clean water facilities for such receptacles and containers and shall be constructed in accordance with the provisions of the Florida Building Code." Provide detail on plans (PLANNING).
23. Per Section 290-50(B) dumpster must provide a maze-style pedestrian access. Revise site plan accordingly (PLANNING).
24. Per Section 290-80 the perimeter of all dumpster enclosure shall be landscaped pursuant to Section 275-170. Revise site plan accordingly (PLANNING).
25. On Sheet SP-1 changed proposed zoning to C-3 in Site Data table (PLANNING).
26. Provide not on plan indicating no amplified sound will be used, as residential homes are located to the east of this site (PLANNING).
27. Revise site plan to identify the parking spaces meet the LDC minimum of 8' X 18".

RECOMMENDATION

SPECIAL EXCEPTION

The Special Exception request meets the criteria identified in the Land Development Code (LDC). Approve the resolution to grant the Special Exception for the bar and grill.

SITE PLAN

The Site Plan request, with the conditions of approval, meets the requirements of the LDC, provided the Special Exception is also granted. Approve the resolution to grant the site plan with the DRC comments as conditions to the approval.



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: flylally@gmail.com

From: mwray@daniabeachfl.gov

Date: 08/25/2016

Re: Bryan Road Warehouse

PZ#: SP-60-00MOD- 2nd Review

Dear Applicant:

Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, August 25th will be at 10:00 A.M.

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Anne-Christine Carrie at 954-924-6805 X3654.

Thank you.

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



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, AUGUST 25, 2016

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

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

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

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

- 1) 10:00 A.M. **SP-60-00MOD, BRYAN ROAD WAREHOUSE, 90 N BRYAN ROAD, 2nd REVIEW**
- 2) 10:30 A.M. **SP-08-13MOD/SE-83-14EXT/VA-84-14EXT/VA-94-14EXT/VA-95-14EXT/VA-118-14EXT/VA-119-14 EXT /VA-120-14EXT/VA-121-14EXT - BROWARD COUNTY WATER TREATMENT PLANT, 4980 SW 40TH AVE., SITE PLAN MODIFICATION, SPECIAL EXCEPTION AND VARIANCE EXTENSIONS, 2nd REVIEW**
- 3) 11:00 A.M. **SP-18-16 - RUNWAY LAKES WAREHOUSE - 3001 SW 26 TERRACE - SITE PLAN, 4TH REVIEW**
- 4) 11:30 A.M. **SP-49-16, DANIA POINTE PHASE II, N. BRYAN ROAD, 3rd REVIEW**

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
Anne-Christine Carrie at (954) 924-6805 x 3654 or acarrie@daniabeachfl.gov

Landscape Plan Review: Bryan Road Warehouse



SP-60-00MOD
PZ Log No.: SP-73-16

Review Number: 2

Reviewer: Michael McCoy

Date: August 17, 2016

The following comments are based on a review of the set of site plans submitted to the Planning Department on 8/4/2016, for compliance with the City of Dania Beach Landscape Code.

The most recent submittal does not appear to have updated landscape plans (submitted plans are photocopies of plans that were last signed/sealed in 2000 and 2002). Please provide a point-by-point written response for each of the comments below and associated plan edits to address the comments provided previously and listed below for reference. In addition to the comment responses and hard copy plan set, please provide a PDF copy of the landscape plans to mmccoy@metriceng.com.

- 1) There are multiple existing trees in the vicinity of the proposed bathroom. Please show all existing trees in the vicinity of the proposed bathroom, depict symbols in a legend, and provide a table listing the information per Sec 275-80(C).
- 2) It appears that one tree is proposed to be relocated in associating with the new proposed bathroom. Please clearly indicate/label all proposed tree removals/relocations on the plans.
- 3) Please provide the square footage of the proposed new bathroom.
- 4) Please note that a Tree Removal/relocation Permit Application will be required for any trees to be removed/relocated on site.
- 5) Please provide a PDF plan set to Daniel Parobok at daniel.parobok@metriceng.com

Feel free to contact Michael McCoy (305) 235-5098 mmccoy@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.

END OF COMMENTS



BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District

103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265



SITE PLAN REVIEW COMMENTS

Date: 8/18/16 **Site Plan No.:** SP-60-200MOD **Time Required For Review:** 1

Project: Mike Lolly - Bryan Road Boat Rack Restaurant **Sq. Feet:** 102,801

Plan Reviewer: Sean Brown, Battalion Chief / Plans Examiner

☐ Approved As Submitted ☐ Denied ☐ Approved With Conditions
☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

Below are two tiers of comments. Tier one comments must be satisfied prior to site plan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit for site work.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

Tier 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Hydrant Flow Test

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004

THE FOLLOWING INFORMATION IS PROVIDED FOR EXPLANATORY PURPOSES ONLY. THE NOTES BELOW CONTAIN MORE SPECIFIC INFORMATION AS IT RELATES TO THE COMMENTS YOU MAY HAVE RECEIVED IN YOUR SITE PLAN REVIEW FROM THE FIRE MARSHAL'S OFFICE.

FIRE HYDRANT FLOW TEST REQUIREMENTS

Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES

The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)

The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

- a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.
- b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.
- c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.
- e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Lolly - Bryan Road Boat Rack

Routing Date: August 5, 2016

PZ Log No: SP-60-200MOD

Project: SP-60-00MOD

Comments Due: August 18, 2016

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

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

Sean Brown - FIRE
Department

8/18/16
Date

102,801 ϕ



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: BRYAN ROAD WAREHOUSE 2ND
REVIEW

PZ Log No: SP-60-0MOD

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 1

Overtime: _____

Rate per hour: _____

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



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

August 18, 2016

Engineering Comments

Site Plan: SP-73-16 Bryan Road Warehouse (New Restaurant) - revised

Civil EOR:

AOR: Bellon Architecture

1. Traffic statement should come from a Florida Registered professional engineer based on latest ITE traffic generation rates.
2. Since an additional impervious pavement is being proposed, please provide an updated stormwater management calculations based on SFWMD Permit Volume IV for the entire site. Not Addressed.
3. Please provide location and dimension of a grease interceptor system prior to discharge into the City's sewer system. Not Addressed.
4. Provide a new tabulation of water consumption for the entire site. Existing packaged sewer system may not suffice to handle existing and additional volume.
5. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.
6. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

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

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

SP-60-00MOD

Bryan Road Warehouse/Tiki bar & Grill

90 Bryan Road

Zoning designation = IROM; C-3 proposed

FLU designation = RAC

2nd REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

8-12-16

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

2. **APPLICATION:** Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50 must provide the following items:

(N) Photometric plan;

(Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each;

(R) Separate landscape plan prepared in accordance with article 275, "Landscaping Requirements";

(S) Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination; 2nd time requested.

(T) All existing and proposed pedestrian walkways and bicycle paths;

(V) Proposed building floor plans and architectural elevations of all sides of all buildings and structures, including building height and finishes floor elevations;

(Y)(1) Total gross and net acreage; (2nd time requested)

(3) Total existing and proposed square footage of building and breakdowns by floor, use type, bay and tenant space, and dwelling units, including required and provided minimum floor areas;

(4) Area devoted to vehicular use areas (roadways, aisles, parking);

(6) Lot coverage by roofed structures;

(7) Pervious and impervious surface area, also expressed as a percentage of the site area;

(8) Number of required and provided parking spaces including handicapped accessible, and any spaced devoted to attendant parking, if provided;

(9) Minimum lot area, width and depth required and provided;

(10) Minimum yard setbacks or specific build-to lines required and provided;

(11) Maximum and minimum (if applicable) required and proposed building height;

(12) Minimum floor area required;

(Z) Traffic circulation and pavement marking plan (may be shown on site plan sheets);

(CC) Color site plan elevations and renderings for meeting presentation purposes.

3. **PLATTING:** Must provide copy of recorded modified plat prior to issuance of a building permit.

4. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide traffic statement signed and sealed by engineer identifying estimated number of peak trips.

5. **IMPACT FEES:** Impact fees that will be required for the project were e-mailed to Mike Lally on 7-13-16

6. **SIGNS:** Provide copy of all signs for compliance review, see number 2 above. 2nd time requested.

7. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6400.

8. **PARKING:**

- Per Section 635-50(Y)(8) identify the number of required and provided parking on site plan. 2nd time requested.
- Per Section 265-50(21) "Boat or marine vehicle storage" requires 1 parking space per 10 marine storage spaces. Identify number of marine storage spaced on site plan so staff can confirm compliance. 2nd time requested.

- Per Section 265-50(52) "Restaurants, full service; night clubs; bars; and other eating places" required 1 parking space per 40 square feet of Customer Service Area including open-air seating. Identify square footage of Customer Service Area on site plan so staff can confirm compliance. 2nd time requested.

~~9. LOADING: Per Section 270-20 must provide loading space(es) based on square footage. Identify calculations on site plan so staff can review and confirm compliance.~~

10. **USE:** Per Section 110-20 "Restaurants and bars" are a Special Exception use in C-3 zoning. The applicant has submitted an application for a Special Exception which will be processed concurrently for City Commission public hearing.

11. **Provide minimum bicycle parking requirements identified in Section 265-51.** Identify calculation and location on site plan. 2nd time requested.

~~12. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view on site plan.~~

~~13. COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if additional fees are incurred.~~

14. **RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. 2nd time requested.**

15. **Must provide latest revised set of plans on disk prior to going to public hearing.**

16. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.

~~17. Revise site plan to identify the boat storage facility as "Existing", the marina piers as "Existing" and the marina full service restaurant/bar as "Proposed."~~

~~18. Provide dimensions of all parking lot areas, and all landscape areas to ensure compliance with today's LDC as identified in Article 265 and 275.~~

~~19. Per Section 265-110(C)(7) identify on site plan the location and dimensions of "turnaround areas" at dead-end of parking aisle which shall accommodate a 3-point turn.~~

~~20. Lighting—Per Section 265-110(M) and Section 635-50 provide lighting plan meeting the required of Article 280.~~

21. Sheet SP-1, NW Corner identify edge of pavement.

22. Per Section 290-50(F) "All receptacles and bulk containers which temporarily store garbage, liquid waste, food from food handling operations including, but not limited to, bakeries, meat processing plants, or any business establishment where it is determined that garbage, liquid waste, or food will be accumulated, shall provide a raised concrete slab, a drain, and clean water facilities for such receptacles and containers and shall be constructed in accordance with the provisions of the Florida Building Code." Provide detail on plans.

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.

- **FLOOD PLAN:** Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.
- **IMPACT FEES:** Impact fees that will be required for the project were e-mailed to Mike Lally on 7-13-16
-



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

Standard Development Application

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

Date Rec'd: _____

Petition No.: SE-72-16

JUL 11 2016
Planning
Department

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 90 N BRYAN ROAD DANIA BEACH, FL 33004

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

Recorded Plat Name: BRYAN ROAD WAREHOUSES

Folio Number(s): 504233AB0020 Legal Description: SEE ATTACHED

Applicant/Consultant/Legal Representative (circle one) DANIA BEACH MARINA CORP

Address of Applicant: 90 N BRYAN ROAD DANIA BEACH FL 33004

Business Telephone: 954-920-5595 Home: 86-344-6032 Fax: 954-920-5585

E-mail address: FLYLALLY@AOL.COM

Name of Property Owner: DANIA BEACH MARINA CORP.

Address of Property Owner: 90 N BRYAN ROAD DANIA BEACH FL 33004

Business Telephone: 954-920-5595 Home: 86-344-6032 Fax: 954-920-5585

Explanation of Request: SPECIAL EXCEPTION

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

Prop. Net Acreage: 2.36 Gross Acreage: 2.95 Prop. Square Footage: 102,801 SQ FT

Existing Use: TROM-DAYSTACK MARINA Proposed Use: TIKI BAR AND RESTAURANT

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

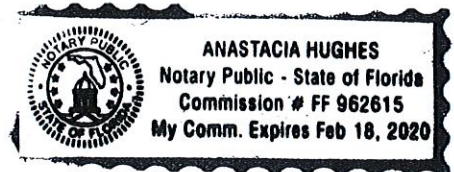
BEFORE ME THIS 12 DAY OF JULY, 2016

By: _____

Lamme James
(Print name of person acknowledging)

[Signature]
(Joint owner signature if applicable)

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



Personally known _____ or Produced Identification ✓

Type of identification produced: L400 553-54-1090 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 Marina Corp.
90 N Bryan Road
Dania Beach, FL 33004**

July 11, 2016

City of Dania Beach
Mr. Marc LaFerrier, AICP
W Dania Beach Blvd.
Dania Beach, FL 33004

Re: Special Exception Use Complies with standards for submitted application for 90 N Bryan Road, Dania Beach FL

Dear Mr. LaFerrier;

Dania Beach Marina Corp is requesting a special exception to its current use, IROM with a drystack marina that is permitted under the current City of Dania Beach code. We believe that our request is consistent with the current city comprehensive plan, which approved a commercial mixed use project, Dania Pointe, which is across the street for our site.

The Dania Pointe project is underway, including infrastructure changes to Bryan Road as well as Stirling Road and Old Griffin roads. Since Dania Pointe has commercial uses as well as residential uses planned and approved by both the city and county, we feel that this change will help in prevent spot zoning within the city and is commercial in nature for the restaurant/tiki bar. Both properties north and south of the subject, are full service marinas and one is a manufacturing plant for Dusky Boats. They both have retail sales of product and services as well. There will be no detrimental impact to the existing properties, since they are commercial in nature.

We have substantial landscaping in place that has matured and provides screening/buffer to the neighborhood. In addition, our property is fenced and gated. The marina also have adequate parking lot lighting for safety as well.

Our existing use is a full service marina, Nautical Ventures to the south and Dusky Marine to the north. Traffic is consistent with our neighbor's uses as well. In addition, Dania Pointe has pending road improvements planned for Bryan Road as well.

The proposed special exception will not have any detrimental effect on the future development of contiguous properties, because they were approved for commercial uses as well. In addition, our proposed Tiki Grille and Bar will not overburden existing public services or facilities, because we are providing additional restrooms at our expense for public use on site.

In summary, many marinas in South Florida have Tiki Bars and Grilles as part of their overall operations for their customer's enjoyment as an ancillary use to their boating storage and service at these marinas. Customers enjoy eating and drinking on the water prior to their departure or upon their return.

We have adequate parking, over 105 existing parking spaces with good access from Bryan Road on the west.

In order for Dania Beach Marina Corp, DBA Dania Beach Offshore to operate as a full service marina, which would include a Tiki Bar and Grille, that is not clearly allowed under IROM uses, it is necessary for us to request a special exception to C3/C4 which is covered under Article 110 within Ordinance #2016-013 : Use Regulations for Commercial and Mixed-Use Districts.

Therefore, we are requesting a special exception as submitted to allow marina related uses along with a Tiki Bar and Grill that allows the sale of food, beer, wine and liquor, at our existing marina facility. This special exception is necessary because the additional licenses are required for these uses by the State of Florida, as well as the City of Dania Beach/

Thank you for your consideration in this matter.

Sincerely,

Michael M. Lally,
as its President

Lajoie, Corinne

From: Mike Lally <flymikelally@gmail.com>
Sent: Tuesday, August 30, 2016 3:41 PM
To: Lajoie, Corinne
Cc: Leo Bellon
Subject: Dania Beach Marina east view from Tiki Hut
Attachments: IMG_3231.JPG; ATT00001.txt; IMG_3232.JPG; ATT00002.txt; IMG_3233.JPG; ATT00003.txt; IMG_3234.JPG; ATT00004.txt

Hi Corrine

I wanted you to see the actual vegetation across the canal that buffers the marina from the adjoining property which is vacant.

It is a natural buffer and since it contains Mangroves gives us both assurances that buffer will remain because they are mangroves therefore, US Army Corps get involved with there jurisdiction; I know, because I permitted our marina myself.

Please advise if you need anything else,thanks.

Sincerely,
Mike Lally











BELLON ARCHITECTURE INC

13131 SW 132 Street Suite 104
Miami Fl. 33186
T.305-278-7776

August 3, 2016

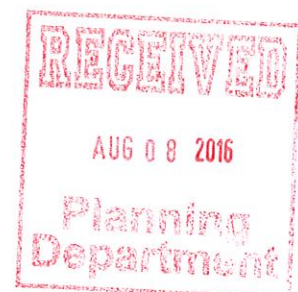
City of Dania Beach
Community Development Department
Cover Letter

Re; Bryan Road Boat Storage Additions and Site Plan Approval
Mike Lally

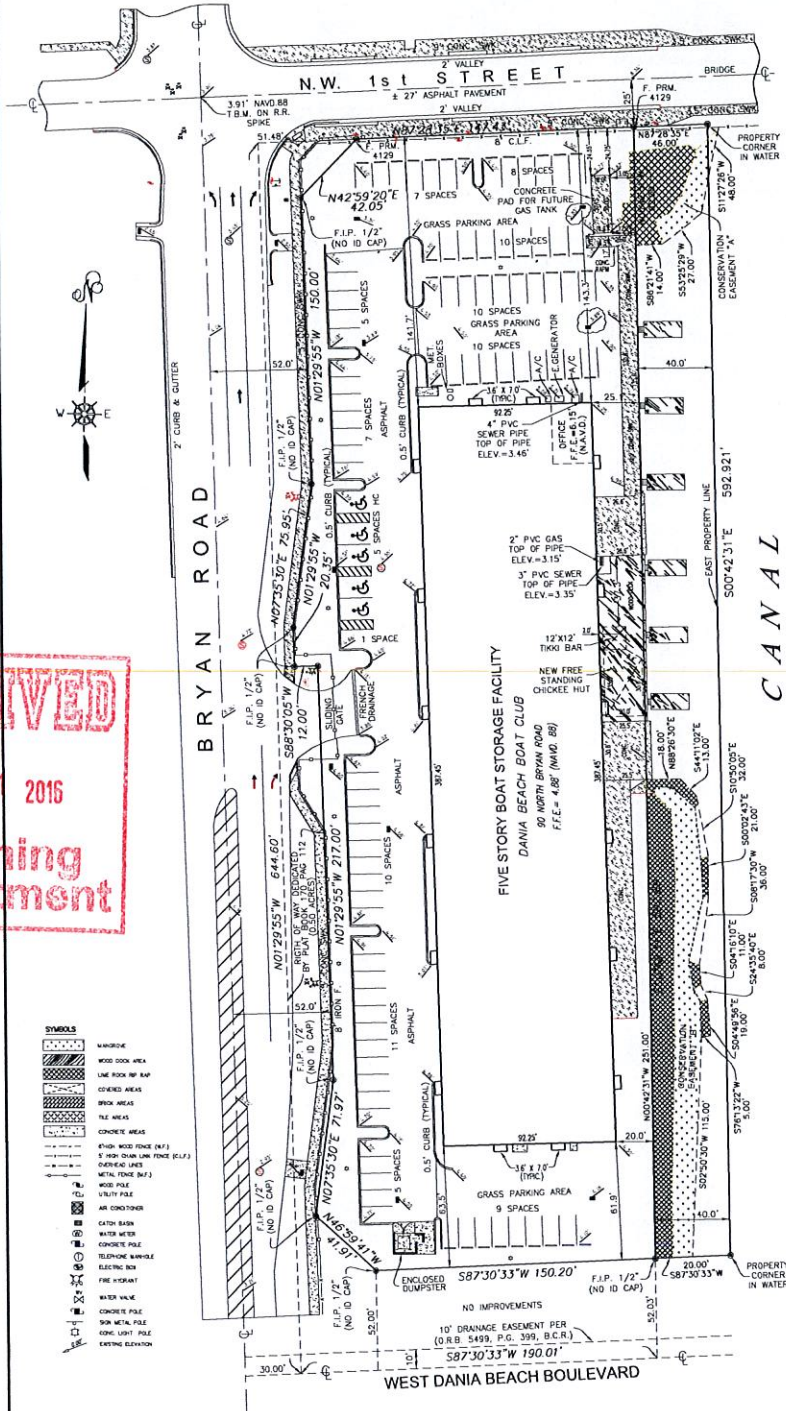
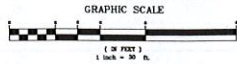
The following are the corrections made to the hearing documents as per department comments.

1. Traffic Study; It was agreed that the existing traffic study used for the permitting of the existing storage building will suffice along with adding a note on the Site Plan indicating the increase in traffic count that the addition will generate. Note was added on the Site Plan.
2. Sheet A-1 is incorporated on the set of plans.
3. Refer to existing building drawings for water & sewer connections to existing building and to new architectural plans for the bathroom addition.
4. Refer to plumbing plans note regarding additional gallons per day generated by the new bathrooms.
5. Refer to existing building construction documents for Florida State Plane Coordinate.
6. A master plan and property survey showing the entire site has been incorporated on the application drawings.
7. Fire Department access etc. was part of the original storage building. Copy of original plans are included.
8. Water supply information, fire hydrants etc. are part of existing building drawings.
9. Photometric plan is included on the new package submitted. Part of original building.
10. Trash dumpster location and size is part of existing building. A note was added stating the amount of trash generated by the new bathroom additions will not affect its present size.
11. Platting, copy of survey/plat is provided.
12. Traffic Study; A traffic study for the original building permit is provided, in addition an statement of traffic is included on the Site Plan.
13. Photometric plan for the original existing building is now provided.

FILE COPY



LOCATION MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- 1) The above proposed Property was surveyed and described based on the above Legal Description provided by Client.
- 2) The above proposed Property was not as described. It is not a certification of Title. Zoning, Easements, or Freedoms of Encumbrances. ABSTRACT NOT REVIEWED
- 3) The above proposed Property was not as described. It is not a certification of Title. The Public Records of the County, Examination of ABSTRACT of Title will be made to determine recorded instruments, if affecting this property.
- 4) The expected use of the land, as disclosed in the Minnesota Technical Standards (X-16,091), is for residential use. The proposed use of the land is for the type of building described in survey 1 lot # 14,000 feet. The accuracy obtained by measurement and calculation of a survey is not a certification of title.
- 5) Foundations and/or findings that may cross beyond the boundary lines of the parcel herein described are not shown herein. Survey may not be located.
- 6) The above proposed Property was not as described. It is not a certification of Title. Surveyor and/or findings to survey map or reports by others than the signing party are not shown herein. Surveyor and/or findings to survey map or reports by others than the signing party are not shown herein.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning Information.
- 8) The above proposed Property was not as described. It is not a certification of Title. Any design work or construction on the property herein described, Surveyor shall be notified and the appropriate authorities shall be notified.
- 9) Area of the Property: 10,054 Sq. Ft.
- 10) The above proposed Property was not as described. It is not a certification of Title.
- 11) Type of Survey: BOUNDARY SURVEY
- 12) The survey supplied herein is not covered by professional liability insurance. The liability of the surveyor is limited to the fee paid for the survey.
- 13) North arrow direction and bearings are based on Recorded Plat Book 178 at Page 112 of 112.
- 14) Elevations are based on the Northern Vertical Datum of 1885.
- 15) Bench Mark: East - Boardwalk County Engineering Division Station No. 2641.
- 16) The above proposed Property was not as described. It is not a certification of Title.
- 17) Zone 70 - Zone 70 - Base Road: N/A as per City of Dorla Beach, Florida.
- 18) The above proposed Property was not as described. It is not a certification of Title.
- 19) THE NEW CHECKOUT LINE, does not have any Electrical and no plumbing. It is a FREE.
- 20) The above proposed Property was not as described. It is not a certification of Title.
- 21) The existing structure is for past production purposes.

CERTIFIED TO:

DANIA BEACH MARINA CORP.
DANIA BEACH BOAT CLUB CONDOMINIUM ASSOCIATION, INC.
NEWMAR, INC.

LEGAL DESCRIPTION:

PARCEL "A" OF BRYAN ROAD WARDHOUSES, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A 40 FOOT STRIP OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EASTERLY BOUNDARY OF SAID PARCEL "A",

ALSO DESCRIBED AS:

THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SARD LAKES DISTRICT, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THOSE PORTIONS CONTAINED WITHIN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2194, PAGE 802, OFFICIAL RECORDS BOOK 3559, PAGE 291 AND OFFICIAL RECORDS BOOK 5490, PAGE 303, ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORDS, IF ANY. SAID LAKES BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 2.36 ACRES MORE OR LESS.

SURVEY FOR:

90 NORTH BRYAN ROAD, DANIA BEACH, FL.

MITIGATION AREA LEGAL DESCRIPTION:

CONSERVATION EASEMENT "A"
 BEGIN AT THE NORTHEAST CORNER OF PARCEL "A" OF BRYAN ROAD WAREHOUSES, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
 THENCE RUN N87°28.35'E FOR A DISTANCE OF 46.00 FEET;
 THENCE RUN S17°26'25"W FOR A DISTANCE OF 45.00 FEET;
 THENCE RUN S53°25'29"W FOR A DISTANCE OF 27.00 FEET;
 THENCE RUN S88°21'41"W FOR A DISTANCE OF 14.00 FEET;
 THENCE RUN N04°02'38"W ALONG THE EAST PROPERTY LINE OF SAID PARCEL "A" FOR A DISTANCE OF 62.00 FEET, TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 2285.751 SQUARE FEET MORE OR LESS.

CONCRESSION EASEMENT "C"
 FROM THE SOUTHEAST CORNER OF PARCEL "A" OF BRYAN ROAD WARDHOUSES, AS RECORDED IN PLAT BOOK 196, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 TO PARCEL 800234-38 ALONG THE EAST PROPERTY LINE OF SAID PARCEL "A" FOR A DISTANCE OF 251.00 FEET.
 THENCE RUN NORTH 90° 30' 00" FOR A DISTANCE OF 18.00 FEET;
 THENCE RUN SOUTH 89° 30' 00" FOR A DISTANCE OF 13.00 FEET;
 THENCE RUN SOUTH 00° 00' 00" FOR A DISTANCE OF 30.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 20.00 FEET;
 THENCE RUN SOUTH 50° 30' 00" FOR A DISTANCE OF 30.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 47° 00' 00" FOR A DISTANCE OF 8.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET;
 THENCE RUN SOUTH 04° 00' 00" FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 10,000.00 SQUARE FEET.

ELEVATIONS ARE BASED IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88)

LEGEND AND ABBREVIATIONS:

LEGEND AND ABBREVIATIONS.

- A = AIR.
- A/C = AIR CONDITIONER PAD.
- B.S. = BUILDING SETBACK.
- C.B. = CATCH BASIN.
- C.L.F. = CHAIN LINK FENCE.
- C. = CURB LINE.
- CL. = CLEAR.
- CONC. = CONCRETE.
- CORNER = CONCRETE BLOCK STRUCTURE.
- ENC. = ENCROACHMENT.
- F.F.E.L. = FINISH FLOOR ELEVATION.
- F.F.P. = FIRE PERMANENT ORIENT NAIL.
- F.F.P.12" = FLOOR FINISH 12" NAIL.
- F.F.P.12" = FOUND FOOT PERMANENT 12" NAIL.
- F.N. = FOUND NAIL.
- F.N.M.D. = FOUND NAIL AND DISC.
- F.P.M. = FOUND PERMANENT REFERENCE MONUMENT.
- L.M.E. = LIVE MAINTENANCE EASEMENT.
- OP. = OPERATION.
- OV. = MEAS-IPD.

AV.D.	MONUMENT LINE
AV.D.	NORTH AMERICAN VERTICAL DATUM
G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
I.	ON LINE
S.	OFF SET
B.	PADE
B.	PLAT BOOK
	POINT OF CURVATURE
C.P.	PERMANENT CONTROL POINT
T.	POINT OF TANGENCY
B.	PLAT BOOK
	RECORD
	RADIUS POINT
R. & M.	RECORD AND MEASURE
W.	RIGHT OF WAY
W.	SIDEWALK
NA.D.	SET NAB. & DISC
TP.	TYPICAL
E.	UTILITY EASEMENT
M.	WATER METER

GARY B. CASTEL SURVEYING, INC.

LAND SURVEYORS

25465 S.W. 134th PLACE, MIAMI FLORIDA 33032
Office Phone: (305) 986-0766
Cell Phone: (786) 486-6786
E-Mail: esplandsinc@gmail.com

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECT AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FOR THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHA-5A-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY B. CASTEL 05/22/2018
Registered Land Surveyor No. 4129
State of Florida

No.	REVISIONS	JOB NO.: JAL-06-05-10-121
1	ON LOCATION AND ELEVATIONS REVISED (2/19/2015)	FIELD CREW: EDMUND
2	TREE SURVEY (7/29/2015)	DRAWN: A.A.
3	NEW CHOICE HUT LOCATION (8/2-3/2015)	CHECKED: G.C.
4	LOCATION AND ELEVATIONS OF CONCRETE PAB FOR FUTURE GAS TANK (8/22/2015)	FIELD DATE: 10/24/2015
		DATE: 10/26/2015
		SHEET



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

JUL 11 2016

Planning
Department

Standard Development Application

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

Date Rec'd: _____

Petition No.: *SP-600-COMOD*

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

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

Location Address: *90 N BRYAN ROAD*

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

Recorded Plat Name: *BRYAN ROAD WAREHOUSES*

Folio Number(s): *509233AB0020* Legal Description: *SEE ATTACHED*

Applicant/Consultant/Legal Representative (circle one) *DANIA BEACH MARINA CORP.*

Address of Applicant: *90 N BRYAN ROAD DANIA BEACH FL 33004*

Business Telephone: *954-920-5595* Home: *786-344-6032* Fax: *954-920-5585*

E-mail address: *FLYLALLY@AOL.COM*

Name of Property Owner: *DANIA BEACH MARINA CORP.*

Address of Property Owner: *90 N. BRYAN ROAD DANIA BEACH FL 33004*

Business Telephone: *954-920-5595* Home: *786-344-6032* Fax: *954-920-5585*

Explanation of Request: _____

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

Prop. Net Acreage: *2.36* Gross Acreage: *2.95* Prop. Square Footage: _____

Existing Use: *TROM - MARINA* Proposed Use: *TIKI BAR AND RESTAURANT USE*

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner Agent signature*)

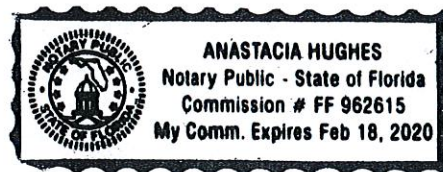
BEFORE ME THIS 12 DAY OF JULY, 2016

By:

Tammie James
(Print name of person acknowledging)

Tammie James
(Joint owner signature if applicable)

Notary Anastacia Hughes
(Signature of Notary Public – State of Florida)



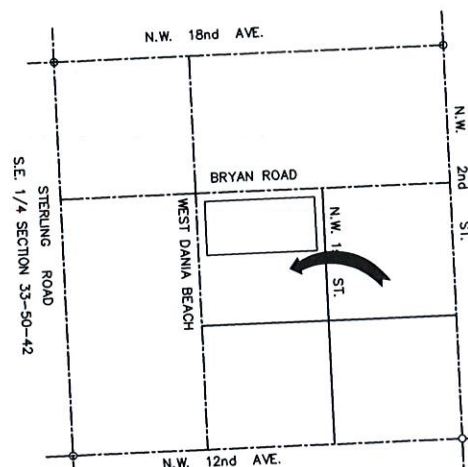
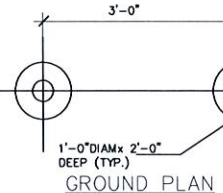
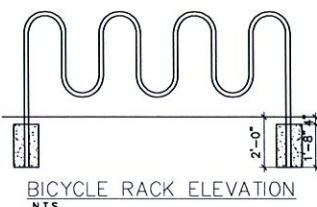
Personally known _____ or Produced Identification ✓

Type of identification produced: L400 553-54-109-0 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.**



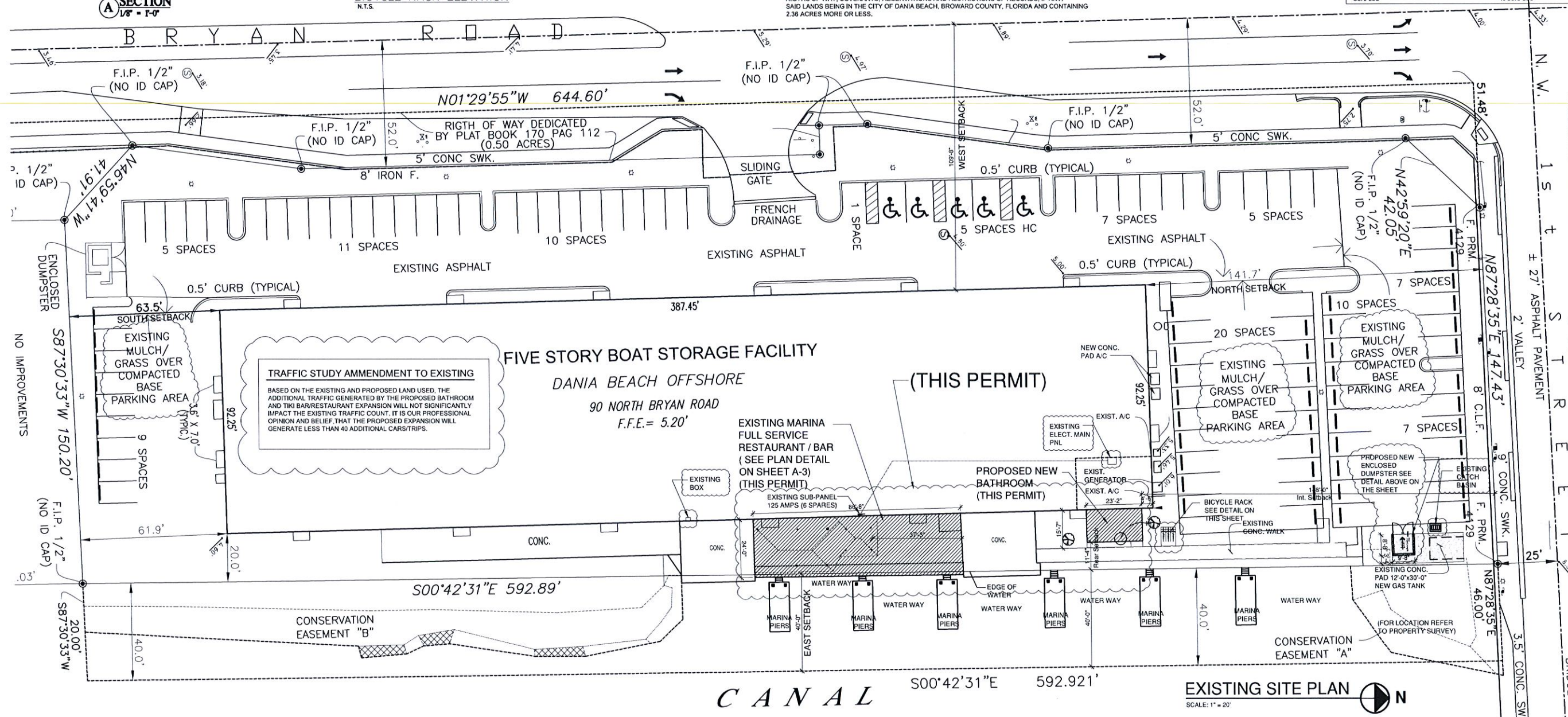
LOCATION SKETCH

LEGAL DESCRIPTION:

THE WEST HALF (W.1/2) OF THE SOUTHWEST QUARTER (SW.1/4) OF THE NORTHEAST QUARTER (NE.1/4) OF THE SOUTHEAST QUARTER (SE.1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA; LESS THOSE PORTIONS CONVEYED BY WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 802; OFFICIAL RECORDS BOOK 2559, PAGE 291 AND OFFICIAL RECORDS BOOK 5499, PAGE 397, ALL OF WHICH ARE IN BROWARD COUNTY, FLORIDA, SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORDS, IF ANY, SAID LANDS BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 2.36 ACRES MORE OR LESS.

EXISTING PVIOUS AREA

EXISTING ZONING LEGEND	
<u>A- SITE DATA</u>	
1.- EXISTING ZONING DISTRICT	IRDM
PROPOSED ZONING CHANGE TO	C3/C4
ORIGINAL LAND AREA	2.95 ACRES/ 128,588
DEDICATED LAND AREA	0.57 ACRES/ 24,829
USABLE LAND AREA	2.38 ACRES/ 103,759
2.- LOT COVERAGE	
BUILDING (34,830 SF)+NEW REST(2,142 SF) + RESTRM (310 SF)	36% / 37,282 SF NEW
PARKING DRIVEWAYS	42.8% / 44,298 SF
EXISTING OPEN AREA PROVIDED(24,631) - NEW 2452 SF	21.2% / 22,179 SF NEW
OPEN AREA REQUIRED	30% / 31,128 SF
3.- SETBACKS	
FRONT PROPERTY LINE (MIN. ALLOWED) 50'-0"	58'-0" PROVIDED
SIDE PROPERTY LINE NORTH (MIN. ALLOWED) 27'-6"	148'-0" PROVIDED
SIDE PROPERTY LINE SOUTH (MIN. ALLOWED) 27'-6"	64'-0" PROVIDED
REAR PROPERTY LINE (MIN. ALLOWED) 27'-6"	20'-0" PROVIDED
OFF STREET PARKING	
PROVIDED	
REGULAR	76 SPACES
COMPACT	24 SPACES
HANDICAP	5 SPACES
EXISTING TOTAL PROVIDED	105 SPACES
BOAT STORAGE	210 BOATS (7 SPACES PER BOAT)
NEW CALCULATION EXISTING OFF STREET PARKING	
NEW CALCULATION EXISTING BOAT STORAGE PARKING 190/10=19 SPACES	
NEW CALCULATION RESTAURANT 1/40 = 1,454/ 40 = 36 SPACES	
NEW CALCULATION HANDICAP = 2 SPACES PROVIDED 5 SPACES	
SURPLUS	= 45 SURPLUSES



BRYAN ROAD BOAT MARINA
COMMERCIAL CENTER ADDITION

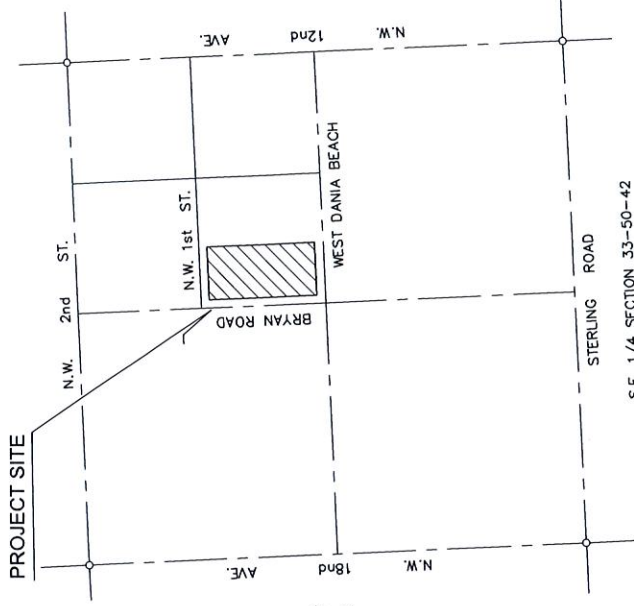
[illegible]

LEOPOLDO BELLON, AIA (AR-87
[REDACTED]
SHEET TITLE

PR	CHARTER
	SITE PLAN

SP-1

LOCATION MAP
NOT TO SCALE



- 1) The above captioned Property was surveyed and described based on the above Legal Description provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments. If any affecting this property.
- 4) The expected use of the land, as classified in the Minimum Technical Standards (SJ-16.051), is "commercial High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundation and/or footings that may cross beyond the boundary lines of the parcel herein are noted on the plat.
- 6) Notwithstanding the signature and the official seal said of a Florida Licensed Surveyor and Mapper, additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon; contact the appropriate authority prior to any excavation project. If underground utilities therein described, Surveyors shall be notified as such deviation from utilities shown hereon.
- 9) Area of the Property: 1.02354 Sq.Ft.
- 10) This survey does not reflect or determine ownership. Ownership subject to option of title.
- 11) Type of Survey: BOUNDARY SURVEY
- 12) The surveyed depicted here is not covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
- 13) This survey is recorded on the Public Records on Recorded Plat Book 170 at Page 112 of the Public Records of Broward County, Florida.
- 14) Elevations are based on the North American Vertical Datum of 1988.
- 15) Bench Mark used: Broward County Engineering Division Benchmark No. 2041, Elev= 12.83 (N.G.V.D.). Broward County, Florida. -1.80' = 11.23 NAVD. 88.
- 16) Flood Zone "X" Base Flood Elev.: N/A as per City of Dania Beach, FL Flood Community Development Department, 101 CDBS# 180000 August 18, 2014.
- 17) This is a FREE Easement Elevation Survey. Elevation points and a small portion is attached to the existing STRUCTURE supported with its own support, and a small portion is attached to the existing structure only for rain protection purposes.

LEGAL DESCRIPTION:

PARCEL "A" OF BRYAN ROAD WAREHOUSES, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A 40 FOOT STRIP OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EASTERLY BOUNDARY OF SAID PARCEL "A".

THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 42 WEST, COUNTY 10 EAST, LYNN AND BEND IN BROWARD COUNTY, FLORIDA, LESS PLOTS PREVIOUSLY PLATTED FOR RECORD 1985, 1986 AND 1987, ACCORDING TO PLAT 9799, BOOK 18, PAGE 201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUBJECT TO THE EXISTING EASEMENTS, RIGHTS OF WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORDS, IF ANY, OF LESS. BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 2.36 ACRES MORE OR LESS.

SURVEY FOR:
90 NORTH BRYAN ROAD, DANIA BEACH, FL.

CONSERVATION EASEMENT A
BEGIN AT THE NORTHEAST CORNER OF PARCEL "A" OF BRYAN ROAD WAREHOUSES, AS RECORDED IN PLAT
BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN S86°21'41"W FOR A DISTANCE OF 14.00 FEET;
THENCE RUN N00°42'31"W ALONG THE EAST PROPERTY LINE OF SAID PARCEL "A" FOR A DISTANCE OF 62.00 FEET, TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 2285.753 SQUARE FEET MORE OR LESS.

CONSERVATION EASEMENT BE-
GINS AT THE SOUTHEAST CORNER OF PARCEL "A" OF BRYAN ROAD WAREHOUSES, AS RECORDED IN PLAT
BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
THENCE RUN N00°42'31W ALONG THE EAST PROPERTY LINE OF SAID PARCEL "A" FOR A DISTANCE OF 251.00
FEET.

THENCE RUN N88°26'30"E FOR
THENCE RUN S44°11'02"E FOR

THENCE S89°50'05"E FOR A DISTANCE OF 32.00 FEET;
THENCE S89°50'05"E FOR A DISTANCE OF 21.00 FEET;
THENCE N00°00'00"E FOR A DISTANCE OF 36.00 FEET;
THENCE N88°17'30"W FOR A DISTANCE OF 11.00 FEET;
THENCE S24°16'10"E FOR A DISTANCE OF 8.00 FEET;
THENCE N24°35'40"E FOR A DISTANCE OF 8.00 FEET;
THENCE N04°49'36"E FOR A DISTANCE OF 19.00 FEET;
THENCE N87°13'22"W FOR A DISTANCE OF 5.00 FEET;
THENCE N82°50'30"W FOR A DISTANCE OF 115.00 FEET;
THENCE N87°30'33"W FOR A DISTANCE OF 20.00 FEET
CONTAINING 6722.395 SQUARE FEET MORE OR LESS.

THENCE RUN S87°33'33"W FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 6722.395 SQUARE FEET MORE OR LESS.

GARY B. CASTEL SURVEYING, INC.

25465 S.W. 134th PLACE, MIAMI FLORIDA 33032
Office Phone: (305) 986-0766
Cell Phone: (786) 486-6786
E-Mail: esplandsinc@gmail.com

06/22/2016
GARY B. CASTEL
Registered Land Surveyor No. 4129
State of Florida

LEGEND AND ABBREVIATIONS:

M ■ MONUMENT LINE

A/C	ARC	N.A./D.	NORTH AMERICAN VERTICAL DATUM
B.S.	BUILDING SETBACK	N.G.D.	NORTH GEODETIC VERTICAL DATUM
C.B.	CATCH BASIN	OL	ON LINE
C.F.	CATCHER'S FENCE	OS	OFF SET
C.L.	CENTER LINE	P.B.	PLANT BOOK
CL	CLAR	P.C.	POINT OF CURVATURE
C.M.	CONCRETE	P.C.P.	PERMANENT CONTROL POINT
CNC.	CONCRETE BLOCK STRUCTURE	P.T.	POINT OF TANGENCY
ENC.	ENCROACHMENT	R.	RECORD
F.F.E.L.	FINISH FLOOR ELEVATION	R.P.	RADIUS POINT
F.F.P.	FOUND FLOOR FINISH POINT	R.A.M.	RIGHT OF WAY
F.I.P.	FOUND IRON PIPE	RAW	RECORD AND MEASURE
F.I.R. 1/2"	FOUND IRON REBAR 1/2"	SWK	SEWER
F.N.	FOUND NAIL	SWK & DISC	SEWER & DISC
F.N.M.D.	FOUND NAIL AND DISC	TPP	TYPICAL
F.P.M.	FOUND PERMANENT REFERENCE MONUMENT	U.E.	UTILITY EASEMENT
L.D.	LAND DISTANCE	WM	WATER METER
M.	MEASURED		

SURVEYOR'S CERTIFICATION:

KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION. I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION.

JOB NO. J.N. 06-2016-121		FIELD CREW: EDMUND
REVISIONS		DRAWN: J.A.
1	1. LOCATION AND ELEVATIONS REVISED (07-25-2016)	CHECKED: S.C.
2	2. TREE SURVEY (07-25-2016)	FIELD DATE: 10/24/2015
3	3. LOCATION (08-25-2016)	DATE: 10/26/2015
4	4. CONCRETE PAVEMENT FUTURE GAS TANK (06-25-2016)	

SHE

RESOLUTION NO. 2016-118

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-61-00MOD) AND APPROVING A SPECIAL EXCEPTION (SE-72-16) SUBMITTED BY MICHAEL LALLY, ON BEHALF OF THE PROPERTY OWNER DANIA BEACH MARINA CORPORATION, FOR PROPERTY LOCATED AT 90 NORTH BRYAN ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Michael M Lally, on behalf of Dania Beach Marina Corp. (the “Applicant”), is requesting site plan approval, and approval of a special exception use for a Tiki Bar and Grille for a further development enhancement of Dania Beach Marina/Dania Beach Offshore, located at 90 N. Bryan Road in the City of Dania Beach, Florida (the “City”), as legally described in Exhibit “A”; and

WHEREAS, the City Code of Ordinances, Chapter 28 “Land Development Code” (the “LDC”), Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plans”, Section 635-20(A), provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Article 630 of the LDC entitled “Special Exception Uses” states that the City Commission may grant a special exception based on its determination that the petitioner has demonstrated that the necessary criteria in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting special exception approval to permit a Tiki Bar and Restaurant in a commercial zoning district; and

WHEREAS, staff recommended approval of the proposed Site Plan (SP-61-00MOD), and Special Exception (SE-72-16) in its report dated September 13 2016; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission finds that the approval of the Site Plan (SP-61-00MOD), and Special Exception (SE-72-16) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the City Comprehensive Plan;

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

Section 1. Recitals. 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. **Approval of Site Plan (SP-61-00MOD).** That pursuant to Chapter 28 “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plans,” the following Site Plan (SP-61-00MOD) is approved.

Section 3. **Approval of Special Exception (SE-72-16).** That pursuant to Chapter 28 “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 630 “Special Exception Uses,” the application for Special Exception Use (SE-72-16) is approved.

Section 4. **Conditions.** That the approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

1. There are multiple existing trees in the vicinity of the proposed bathroom. Please show all existing trees in the vicinity of the proposed bathroom, depict symbols in a legend, and provide a table listing the information per Sec 275-80(C) (LANDSCAPING).
2. It appears that one tree is proposed to be relocated in association with the new proposed bathroom. Please clearly indicate/label all proposed tree removals/relocations on the plans (LANDSCAPING).
3. Please provide the square footage of the proposed new bathroom (LANDSCAPING).
4. Please note that a Tree Removal/relocation Permit Application will be required for any trees to be removed/relocated on site (LANDSCAPING).
5. Please provide a PDF plan set to Daniel Parobok at daniel.parobok@metriceng.com (LANDSCAPING).
6. Fire Hydrant Flow Test (BSO FIRE).
7. Traffic statement should come from a Florida Registered professional engineer based on latest ITE traffic generation rates (ENGINEERING).
8. Since additional impervious pavement is being proposed, please provide updated stormwater management calculations based on SFWMD Permit Volume IV for the entire site. Not Addressed (ENGINEERING).
9. Please provide location and dimension of a grease interceptor system prior to discharge into the City’s sewer system. Not Addressed (ENGINEERING).

10. Provide a new tabulation of water consumption for the entire site. Existing packaged sewer system may not suffice to handle existing and additional volume (ENGINEERING).
11. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format (ENGINEERING).
12. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (ENGINEERING).
13. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50 must provide the following items:
 - (S) Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination; 2nd time requested.
 - (Y)(1) Total gross and net acreage; (2nd time requested)
 - (3) Total existing and proposed square footage of building and breakdowns by floor, use type, bay and tenant space, and dwelling units, including required and provided minimum floor areas;
 - (4) Area devoted to vehicular use areas (roadways, aisles, parking);
 - (6) Lot coverage by roofed structures;
 - (7) Pervious and impervious surface area, also expressed as a percentage of the site area;
 - (8) Number of required and provided parking spaces including handicapped accessible, and any spaced devoted to attendant parking, if provided;
 - (9) Minimum lot area, width and depth required and provided;
 - (10) Minimum yard setbacks or specific build-to lines required and provided;
 - (11) Maximum and minimum (if applicable) required and proposed building height;
 - (12) Minimum floor area required.
14. PLATTING: Must provide copy of recorded modified plat prior to issuance of a building permit (PLANNING).
15. SIGNS: Provide copy of all signs for compliance review, see number 2 above. 2nd time requested (PLANNING).
16. PARKING:
 - Per Section 635-50(Y)(8) identify the number of required and provided parking spaces on site plan. 2nd time requested (PLANNING).
 - Per Section 265-50(21) "Boat or marine vehicle storage" requires 1 parking space per 10 marine storage spaces. Identify number of marine storage spaces on site plan so staff can confirm compliance. 2nd time requested (PLANNING).
 - Per Section 265-50(52) "Restaurants, full service; night clubs; bars; and other eating places" require 1 parking space per 40 square feet of Customer Service Area including open-air seating. Identify square footage of Customer Service Area on site plan so staff can confirm compliance. 2nd time requested (PLANNING).

17. USE: Per Section 110-20 “Restaurants and bars” are a Special Exception use in C-3 zoning. The applicant has submitted an application for a Special Exception which will be processed concurrently for City Commission public hearing (PLANNING).
18. Provide minimum bicycle parking requirements identified in Section 265-51. Identify calculation and location on site plan. 2nd time requested (PLANNING).
19. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on Resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. 2nd time requested (PLANNING).
20. Must provide latest revised set of plans on disk prior to going to public hearing (PLANNING).
21. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise of this property. Please provide acknowledgement and documentation of any public outreach (PLANNING).
22. Sheet SP-1, NW Corner identify edge of pavement (PLANNING).
23. Per Section 290-50(F) ”All receptacles and bulk containers which temporarily store garbage, liquid waste, food from food handling operations including, but not limited to, bakeries, meat processing plants, or any business establishment where it is determined that garbage, liquid waste, or food will be accumulated, shall provide a raised concrete slab, a drain, and clean water facilities for such receptacles and containers and shall be constructed in accordance with the provisions of the Florida Building Code.” Provide detail on plans (PLANNING).
24. Per Section 290-50(B) dumpster must provide a maze-style pedestrian access. Revise site plan accordingly (PLANNING).
25. Per Section 290-80 the perimeter of all dumpster enclosure shall be landscaped pursuant to Section 275-170. Revise site plan accordingly (PLANNING).
26. On Sheet SP-1 changed proposed zoning to C-3 in Site Data table (PLANNING).
27. Provide not on plan indicating no amplified sound will be used, as residential homes are located to the east of this site (PLANNING).
28. Revise site plan to identify the parking spaces meet the LDC minimum of 8’ X 18”.

Section 5. Violation of Conditions. That failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and this Resolution may be revoked by the City Commission at any time upon a determination that Applicant is not in compliance with the City Code.

Section 6. Site Plan Expiration. That pursuant to Section 635.100 “Expiration of Site Plans” of the Land Development Code, the Site Plan (SP-61-00MOD) 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. Expiration of Special Exception. That pursuant to Section 630-70 “Expiration of Special Exceptions” of the Land Development Code, the Special Exception (SE-72-16) 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 8. 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 undertake actions that result in a violation of state or federal law.

Section 9. Conflicts. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 10. **Effective Date.** That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

PROPERTY CONVEYED TO DANIA BEACH MARINA CORP

All of Parcel A, BRYAN ROAD WAREHOUSES, according to the plat thereof, as recorded in Plat Book 170, Page 112 of the Public Records of Broward County, Florida; Together with a 40 foot strip of land lying adjacent to and contiguous with the easterly boundary of said Parcel A.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE REQUEST MADE BY STEPHANIE TOOTHAKER, AGENT FOR THE PROPERTY OWNER FLORIDA ARTMARINE, LLC, TO REZONE PROPERTY LOCATED AT 3100 STATE ROAD 84, DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD OFFICE AND BANKING DISTRICT (C-1) TO INDUSTRIAL-RESEARCH OFFICE-MARINE AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Ordinance



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

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

SUBJECT: **RZ-70-16:** The applicant, Stephanie J. Toothaker, on behalf of the property owner, Arthur B. Choate, is requesting to rezone a property located at 3100 State Road 84 (FIRST READING).

REZONING

To rezone approximately property from Neighborhood Office and Banking District (C-1) to Industrial, Research, Office, Marine – Airport Approach (IROM-AA) zoning.

PROPERTY INFORMATION

EXISTING ZONING:	Neighborhood Office and Banking District (C-1)
LAND USE DESIGNATION:	Industrial

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The property is the current location of Art Marine where there are ten (10) licensed businesses on record with the City. The property was annexed into the city in 2001, shortly thereafter it appears the zoning classification of the property was identified as C-1.

The applicant is requesting to rezone the property to IROM-AA zoning, which is compatible to the underlying Industrial land use designation. The current zoning designation of C-1 does not allow industrial and marine related activities, such as those existing today. However, the proposed zoning of IROM-AA does allow industrial and marine use.

REZONING

The request satisfies the rezoning criteria identified in Section 645-40 of the City's LDC as indicated in the applicant's justification statement. The criteria are identified below.

- (1) "That the request is consistent with the city's comprehensive plan; and"
- (2) "The request is consistent with all applicable redevelopment plans, corridor plans, neighborhood plans, and master plans approved by the city commission; and"
- (3) "The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts; and
 - a. the request furthers the city's adopted community redevelopment plan, if applicable; or

- b. An error or ambiguity must be corrected; or
- c. There exists changed or changing conditions which make approval of the request appropriate; or
- d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or
- 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 Planning and Zoning Board, sitting as the Local Planning Agency, must make a recommendation to the City Commission. The rezoning application requires two (2) readings by the City Commission for approval.

LOCAL PLANNING AGENCY PREVIOUS ACTION

On August 17, 2016, the Local Planning Agency, sitting as the Planning and Zoning Board recommended approval of the rezoning application.

RECOMMENDATION

The rezoning request meets the criteria identified in the Land Development Code (LDC). Approve the ordinance to rezone the property.



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

Standard Development Application

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

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: _____



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

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

Location Address: 3100 State Road 84, Dania Beach

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

Recorded Plat Name: ARTMARINE TRACT 140-3 B

Folio Number(s): 5042 19 22 0010 Legal Description: Tract "A" & PT of Tract "B" lying

within Sec. 20-50-42

Applicant/Consultant/(Legal Representative) (circle one) Stephanie J. Toothaker / Tripp Scott

Address of Applicant: 110 SE 6th Street, 15th Floor, Fort Lauderdale, FL 33301

Business Telephone: 954-765-2905 Home: _____ Fax: 954-761-8475

E-mail address: sjt@trippscott.com

Name of Property Owner: Arthur B. Choate

Address of Property Owner: 3100 State Road 84, Fort Lauderdale, FL 33312

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Rezone to an appropriate marina use category (from C-1 to IROM-AA)

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

Prop. Net Acreage: _____ Gross Acreage: 2.36 Prop. Square Footage: 103,036

Existing Use: Marina/storage/repair Proposed Use: Marina/storage/repair

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Arthur B. Chazotte
(Owner / Agent signature*)

BEFORE ME THIS 21st DAY OF June, 2016

By:

Enrique D. Zamora
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Enrique D. Zamora
Commission # FF970275
Expires: March 10, 2020
Bonded thru Aaron Notary

Personally known _____ or Produced Identification X

Type of identification produced: _____ or Drivers License X Florida

***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.**

STEPHANIE J. TOOTHAKER, MATTHEW H. SCOTT
(954) 525-7500
sjt@trippscott.com, mhs@trippscott.com



JUNE 8, 2016



VIA HAND DELIVERY

MARC LAFERRIER, DIRECTOR
PLANNING AND ZONING DIVISION
CITY OF DANIA BEACH
100 W. DANIA BEACH BLVD.
DANIA BEACH, FL 33004

Re: ARTMARINE, INC.
Rezoning Justification Narrative and Criteria Response

Dear Marc:

This firm represents ArtMarine, LLC ("Applicant"), which owns real property located at 3100 State Road 84 in Dania Beach, Florida ("property"). The property is located on the south side of State Road 84 and north of the I-595 overpass. On behalf of the applicant we are submitting an application to rezone the property from Neighborhood Office and Banking District (C-1) to the more appropriate Industrial-Research Office-Marine Airport Approach District (IROM-AA).

Included in the application package is the signed and notarized application, a check made out to the City of Dania Beach, the signed/sealed survey of the property, and our written responses to the criteria required per LDR, Section 645-40.

Please feel free to contact us at 954-525-7500, if you have any questions or require any additional information.

Sincerely,

STEPHANIE TOOTHAKER MATTHEW H. SCOTT

Enclosures

110 Southeast Sixth Street, Fifteenth Floor • Fort Lauderdale, Florida 33301
Post Office Box 14245 • Fort Lauderdale, Florida 33302
1294588v1 306704.0001 Tel 954.525.7500 • Fax 954.761.8475 • www.trippscott.com

Fort Lauderdale • Tallahassee

ARTMARINE, LLC
REZONING JUSTIFICATION STATEMENT AND CRITERIA RESPONSE

In accordance with Land Development Code, Section 645-40, Review criteria;

1. The request is consistent with the City's Comprehensive Plan.

Response: The subject property currently has an Industrial future land use designation on the City of Dania Beach's Future Land Use Map. The uses permitted in the proposed IROM-AA zoning district are consistent with the Industrial land use designation. Therefore, the proposed application is 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.

Response: As verified with the City of Dania Beach's Planning and Zoning staff, there are currently no neighborhood plans, master plans or redevelopment plans under consideration 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 district unrelated to adjacent or nearby districts; and
 - a. The request furthers the city's adopted community redevelopment plan, if applicable; or
 - b. An error or ambiguity must be corrected; or
 - c. There exists changes or changing conditions which make approval of the request appropriate; or
 - d. Substantial reason exist why the property cannot be used in accordance with the existing zoning; or
 - 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.

Response: The parcel is currently zoned Neighborhood Office and Banking District (C-1), which provides for a limited range of neighborhood-serving commercial uses. C-1 is intended to implement the Commercial category of the comprehensive plan. The C-1 zoning district is more suited for parcels located along a light commercial corridor and/or inland area, where residents and tourists would have access to office uses and banking facilities. The current project location is located along State Road 84 adjacent to other marine uses with marine storage, repair and parking as their main uses. Although the Applicant was unable to confirm this, it seems the C-1 zoning of this property may have arose from an error. The property clearly should have been zoned IROM-AA when Dania Beach annexed it. No special advantage would be provided to the Applicant by this rezoning. In fact, approving the rezoning request would create more continuity of the IROM-AA zoning district in this area.

As alluded to above, it is not known if the current C-1 zoning of the parcel is in fact a scrivener's error or if a mistake was made when the property was annexed from the County. Other existing properties with similar marina uses along the same State Road 84 corridor were annexed from Broward County and zoned into either the Industrial-Research Office-Marine Airport Approach (IROM-AA) district or General Industrial (IG) district.

The Applicant requests to be rezoned to the IROM-AA district, which provides for marine, office, light industrial, limited commercial uses, research uses and outdoor uses including storage, parking, display and similar uses located outside of completely enclosed buildings. This zoning district will allow for the marina to operate as it does currently and would not create a non-conforming use and will remain aligned with adjacent land uses and businesses.

Prepared By and Return to:

NICHOLAS E. CHRISTIN, ESQUIRE
Wicker, Smith, O'Hara, McCoy
& Ford, P.A.
2800 Ponce de Leon Boulevard, Suite 800
Coral Gables, FL 33134

Property ID #5042 19 22 0010

THIS QUIT CLAIM DEED, executed this 15 day of December, 2011, by **ARTHUR B. CHOATE**, first party, to ARTMARINE, LLC, a Florida limited liability company, whose post office address is 1390 South Dixie Highway, Suite 2221, Miami, FL 33146, second party. (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten (\$10.00) Dollars, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward and State of Florida, to-wit:

ARTMARINE TRACT, ACCORDING TO THE Plat thereof, as recorded in Plat Book 140, Page 3 of the Public Records of Broward County Florida; Less; that portion of Tract B of ARTMARINE TRACT lying within the East 220 feet of Section 19, Township 50 South, Range 42 East.

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.

SUBJECT TO: real property taxes for the current year and subsequent years; conditions, restrictions and limitations of record, however, this provision shall not serve to reimpose conditions, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

2

The second party is hereby vested with full power and authority to either protect, conserve and to sell, or to lease, or to encumber or otherwise manage and dispose of the real property hereby conveyed.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Nicholas E. Christin
 Witness Signature
 Printed Name

ARTHUR B. CHOATE
 Witness Signature
 Printed Name

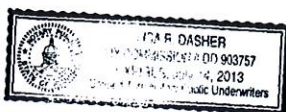
Kimberly Place
 Witness Signature
 Printed Name

1390 South Dixie Highway, Suite 2221
 Miami, FL 33146
 Post Office Address

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ARTHUR B. CHOATE, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) Said persons are personally known to me. Said person provided the following type of identification: .

Witness my hand and official seal in the State and County last aforesaid this 15th day of December, 2011.



Lisa R. Dasher
 Notary Signature
Lisa R. Dasher
 Printed Name
 Expires 7/14/2013

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Profit Corporation**

ARTMARINE, INC.

Filing Information

Document Number	F99853
FEI/EIN Number	59-2218844
Date Filed	09/20/1982
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/21/1985

Principal Address

3100 STATE ROAD 84
FORT LAUDERDALE, FL 33312

Mailing Address

3100 STATE ROAD 84
FORT LAUDERDALE, FL 33312

Registered Agent Name & Address

CHOATE, ARTHUR B.
3100 STATE ROAD 84
FORT LAUDERDALE, FL 33312

Officer/Director Detail**Name & Address**

Title PSD

CHOATE, ARTHUR B
3100 STATE ROAD 84
FT LAUDERDALE, FL

Title VTS

CHOATE, ARTHUR B
3100 ST RD 84
FT. LAUDERDALE, FL

Annual Reports



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\(8\)](#).

[Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.](#)

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

	County	School Board	Municipal	Independent
Just Value	\$2,072,030	\$2,072,030	\$2,072,030	\$2,072,030
Portability	0	0	0	0
Assessed/SOH	\$2,072,030	\$2,072,030	\$2,072,030	\$2,072,030
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	\$2,072,030	\$2,072,030	\$2,072,030	\$2,072,030

Special Assessments

 $\frac{1}{2}$

ORDINANCE NO. 2016-020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY STEPHANIE TOOTHAKER, AGENT FOR THE PROPERTY OWNER FLORIDA ARTMARINE, LLC, TO REZONE PROPERTY LOCATED AT 3100 STATE ROAD 84, DANIA BEACH, FLORIDA; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD OFFICE AND BANKING DISTRICT (C-1) TO INDUSTRIAL-RESEARCH OFFICE-MARINE AIRPORT APPROACH (IROM-AA), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the “Land Development Code,” Part 6, “Development Review Procedures And Requirements,” Article 645, “Rezoning” of the City Code of Ordinances (the “City Code”), Stephanie Toothaker, Esq., agent for the property owner, Artmarine, LLC (the “Applicant”), has applied to the City of Dania Beach (the “City”) for approval of a rezoning (Application RZ-70-16) for property legally described in Exhibit “A”; and

WHEREAS, the City Planning and Zoning Advisory Board, sitting as the Local Planning Agency, held a duly advertised public hearing on August 17, 2016 and determined that the proposed rezoning is consistent with the goals and objectives of the City of Dania Beach Comprehensive Plan (the “Comprehensive Plan”), and therefore, recommended approval of the proposed rezoning; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with law; and

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

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

Section 1. The foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Ordinance.

Section 2. That the rezoning request (RZ-70-16) filed by Stephanie Toothaker, Esq., agent for the property owner Artmarine, LLC, for property located at 3100 State Road 84, in the

City of Dania Beach, Florida, is granted and the parcel legally described in Exhibit “A” is rezoned from Neighborhood Office and Banking District (C-1) to the Industrial-Research Office-Marine Airport Approach (IROM-AA) zoning classification, a copy of which request is attached to this Ordinance.

Section 3. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 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 September 27, 2016.

PASSED AND ADOPTED on second reading on _____, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AMEND CHAPTER 28, OF THE "LAND DEVELOPMENT CODE", OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," CONCERNING MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 285, "EMERGENCY GENERATORS," TO FIX A TYPOGRAPHICAL ERROR; AMENDING ARTICLE 305 "INCENTIVES" CONCERNING VOLUNTARY SUSTAINABLE BUILDING PRACTICES; AMENDING ARTICLE 306, "PARKING AND LOADING REGULATIONS" TO ADD ACCESS HIERARCHY CRITERIA FOR THE CRA FORM-BASED DISTRICTS; AMENDING ARTICLE 330 "COMMUNITY FACILITIES DISTRICT (CF)" CONCERNING SPECIAL EXCEPTION USES; AMENDING ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS" CONCERNING APPEARANCE STANDARDS FOR CANOPIES; AMENDING ARTICLE 610 "PUBLIC HEARING NOTICES" CONCERNING PUBLIC NOTICE REQUIREMENTS AND STANDARDS; AMENDING ARTICLE 635, "SITE PLANS" TO ADDRESS SITE PLAN PROCESSING; AMENDING ARTICLE 640, "PLATS" TO ADDRESS PLAT PROCESSING; AMENDING ARTICLE 715, "DEPARTMENT OF COMMUNITY DEVELOPMENT", TO PROVIDE DEVELOPMENT REVIEW COMMITTEE REVIEW; AMENDING ARTICLE 825, "TREE PRESERVATION" REGARDING GENERAL LICENSES AND TREE REPLACEMENT

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application, Ordinance



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **TX-75-16/TX-89-16:** The applicant, City of Dania Beach, is requesting several zoning text amendments to the City's Unified Land Development Code, known as OneCode (FIRST READING).

REQUEST

TEXT AMENDMENT

1. To correct typographical error to properly identify the abbreviation for South Federal Highway – Mixed Use zoning district; Section 100-60.
2. To amend the sustainable building practices requiring performance bond prior to issuance of a Certificate of Occupancy; Section 305-50.
3. To include reference to the City's Land Use Plan; Figure 303-30.
4. To amend canopy requirement from a required clearance to a minimum clearance height; Section 510-30.
5. To amend the Table of public notice requirements to match the procedures identified for plat and vacation of right-of-way; Section 610-20.
6. To include requirement for temporary alcohol permits; Article 675.
7. To correct typographical error; Section 285-20.
8. To add a provision regarding access hierarchy for the CRA; Section 306-10.
9. To include reference to the City's Development Review Committee in the site plan processing regulations; Section 635-70.
10. To include reference to the City's Development Review Committee in the plat processing regulations; Section 640-40.
11. To add a section identifying the Development Review Committee (DRC); Section 715-60.

12. To add language exempting general license application fee for single family and duplex home owners; Section 825-60.

13. To add language exempting tree replacement for single family and duplex home owners when minimum requirements are met; Section 825-100.

On September 14, 2010, the City Commission approved the City's new Land Development Code (LDC) referred to as OneCode. As staff continues to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language continues to emerge, some of which staff is proposing to address at this time. In addition, over time any set of regulations becomes antiquated unless periodically updated.

The following amendments to the Unified LDC are proposed:

1. SFED-MU

This proposed amendment will correct a typographical error and properly identify the abbreviation for South Federal Highway – Mixed Use zoning district as SFED-MU.

2. SUSTAINABLE BUILDING PRACTICES

This amendment will require a performance bond prior to issuance of a Certificate of Occupancy. Today the LDC requires the performance bond prior to issuance of a building permit. In addition, the amendment will require a descending percentage of the total cost of construction based on size of the building, currently the percentage in ascending. These changes are typical practices in the industry.

3. CITY'S LAND USE PLAN

This change will include reference to the City's Land Use Plan. Currently only the Broward County Land Use Plan is referenced.

4. CANOPY REQUIREMENTS

This code amendment will identify minimum height clearances. Today the LDC identified the heights as requirements.

5. PUBLIC NOTICE REQUIREMENTS

The proposed change will identify public notice requirements to match the procedures identified for plat and vacation of right-of-way.

6. TEMPORARY ALCOHOL PERMIT

The proposed amendment will include requirements for temporary alcohol permits where currently there are none required.

7. TYPOGRAPHICAL ERROR

This amendment will change the word "of" to "or".

8. ACCESS

This change will allow properties located in the CRA with more than 400 feet of street frontage to have access from the street frontage. Today the LDC prohibits access from street frontage when adjacent to side streets or alleys.

9. SITE PLAN PROCESSING

This amendment will include the DRC review in the Site Plan processing requirements.

10. PLAT PROCESSING

This change will include the DRC review in the Plat processing requirements.

11. DEVELOPMENT REVIEW COMMITTEE

This amendment will formally identify the Development Review Committee and identify the review process.

12. GENERAL LICENSE

The change will add language exempting general license application fee for tree removal for single family and duplex home owners.

13. TREE REPLACEMENT

This amendment will add language exempting tree replacement for single family and duplex home owners when the minimum tree counts are met on the property.

This application required at two (2) public hearings by the City Commission.

PLANNING AND ZONING BOARD PREVIOUS ACTION

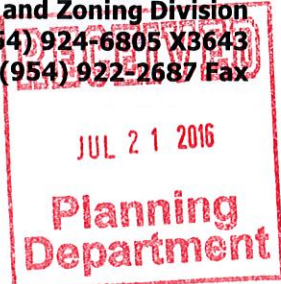
The Planning and Zoning Board recommendation will be presented at the City Commission meeting.

RECOMMEDATION

Approve the proposed text amendments.



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



Standard Development Application

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

Date Rec'd: _____

Petition No.: _____

☒ Other: Text Amendment (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

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

Location Address: _____

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) City of Dania Beach

Address of Applicant: 100 W Dania Beach Blvd

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: See Attached Ordinance

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

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (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 29th DAY OF August, 2016

By:

Marc LaFerrier

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary

Jan Saunders
(Signature of Notary Public – State of FL)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



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

Standard Development Application

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

☒ Other: Text Amendment (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: _____



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

Location Address: _____

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) _____

Address of Applicant: 100 W Dania Bch Blvd

Business Telephone: 924-6805 X3704 Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: City Wide

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Various zoning Text Amendments
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (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*)

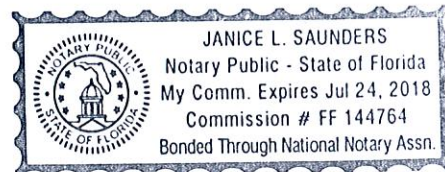
BEFORE ME THIS 31st DAY OF August, 20 16.

By:

Marc Laferrier
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Janice Saunders
(Signature of Notary Public – State of FL)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

ORDINANCE NO. 2016-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE”, OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE 100 “GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS,” CONCERNING MIXED-USE ZONING DISTRICTS; AMENDING ARTICLE 285, “EMERGENCY GENERATORS,” TO FIX A TYPOGRAPHICAL ERROR; AMENDING ARTICLE 305 “INCENTIVES” CONCERNING VOLUNTARY SUSTAINABLE BUILDING PRACTICES; AMENDING ARTICLE 306, “PARKING AND LOADING REGULATIONS” TO ADD ACCESS HIERARCHY CRITERIA FOR THE CRA FORM-BASED DISTRICTS; AMENDING ARTICLE 330 “COMMUNITY FACILITIES DISTRICT (CF)” CONCERNING SPECIAL EXCEPTION USES; AMENDING ARTICLE 510 “PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS” CONCERNING APPEARANCE STANDARDS FOR CANOPIES; AMENDING ARTICLE 610 “PUBLIC HEARING NOTICES” CONCERNING PUBLIC NOTICE REQUIREMENTS AND STANDARDS; AMENDING ARTICLE 635, “SITE PLANS” TO ADDRESS SITE PLAN PROCESSING; AMENDING ARTICLE 640, “PLATS” TO ADDRESS PLAT PROCESSING; AMENDING ARTICLE 715, “DEPARTMENT OF COMMUNITY DEVELOPMENT”, TO PROVIDE DEVELOPMENT REVIEW COMMITTEE REVIEW; AMENDING ARTICLE 825, “TREE PRESERVATION” REGARDING GENERAL LICENSES AND TREE REPLACEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide municipalities the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

WHEREAS, Objective V of the Future Land Use Element of the City of Dania Beach Comprehensive Plan provides that the City of Dania Beach will maintain land development regulations and zoning regulations to implement the City’s Comprehensive Plan; and

WHEREAS, the City Commission of the City of Dania Beach (“City Commission”) finds it periodically necessary to amend its Code of Ordinances and Land Development Code (“Code”) in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, City staff recommends approval of the proposed changes; and

WHEREAS, the Planning and Zoning Board, sitting as the City’s Local Planning Agency, has reviewed this Ordinance, and has determined that it is consistent with the City’s Comprehensive Plan; and

WHEREAS, pursuant to Section 166.041 (c)(2), Florida Statutes, notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed Ordinance and of the time and dates of the public hearings; and

WHEREAS, two (2) public hearings were held before the City Commission pursuant to the published notice described above; and

WHEREAS, the City Commission finds that adoption of this Ordinance through its police powers will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the City’s Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA¹:

Section 1. That the preceding “Whereas” clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Article 100 “General Use Regulations Applying To All Zoning Districts” of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

Sec. 100-60. - Establishment of zoning districts.

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
(B) Mixed-use zoning districts		
RO	Residential Office District	Provides for small-scale professional offices on lots fronting major arterial roadways while still permitting a principal dwelling unit in the same building, and maintaining the residential character of the adjacent neighborhood. These are often single-family homes that are no longer viable due to road widenings and related noise. Implements the Commercial and Residential categories of the

¹ Additions to the text are shown in underline. Deletions to the text are shown in ~~strikethrough~~.

District map designation	Full district title	Intent and purpose of district
		comprehensive plan. Use of the commercial or residential flexibility rules of the Broward County Land Use Plan Administrative Rules Document may be required.
NBHD-MU	Neighborhood Mixed-Use District	Provides for neighborhood-serving commercial uses, townhouses, apartments and limited assembly, repair and fabrication that are compatible with residential and commercial uses. The district is applied in a linear fashion, typically to frontage properties along certain collector streets that border or traverse neighborhoods. Front yards are minimized, with buildings close to the street, and rear yard and on-street parking facilities. Implements the Regional Activity Center category of the comprehensive plan.
SFH-MU SFED-MU	South Federal Highway Corridor Mixed-Use District	Encourages medium-intensity redevelopment of the corridor with a mix of retail, office, residential, and lodging uses with a design emphasis on pedestrian street life in a manner that supports public transit, while creating interest and fostering investment in the immediate neighborhood. This will be accomplished through a mix of residential and commercial uses along the corridor, built close to the street, with parking facilities behind buildings. Implements the Regional Activity Center category of the comprehensive plan.
GTWY-MU	Beach Gateway Mixed-Use District	Capitalizes on the proximity of conservation areas, waterways and the beach by preserving additional land, thus enhancing the area's assets. This will be accomplished by allowing relatively tall buildings built near the street, in order to allow for a reduction in building footprint and consolidation of the developed area, while providing a landscaped yard between the building and street to differentiate this zone from the more urban EDBB-MU zone. Implements the Regional Activity Center category of the comprehensive plan.

* * *

Section 3. That Article 285 “Emergency Generators” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 285. - EMERGENCY GENERATORS.

* * *

Sec. 285-20. - Emergency generators in nonresidential districts.

* * *

- (D) Generators and above-ground fuel tanks must be screened from view from all streets and residentially zoned lots using landscaping, fencing ~~of~~ or masonry walls, to a height of at least six (6) inches higher than the top of any portion of the generator and tank.

* * *

Section 4. That Article 305 “Incentives” of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

Sec. 305-50. - Sustainable building practices; voluntary green building/development program.

* * *

(H) *Performance bond.* Participants in the voluntary green building program, ~~at the time of building permit application~~ prior to issuance of a Certificate of Occupancy, shall post a performance bond, letter of credit or other form of surety approved by the city attorney.

(1) The amount of the required performance bond, letter of credit or other approved form of surety shall be calculated as follows for projects seeking the incentive bonus for meeting third-party certification requirements:

- (a) ~~Two (2)~~ Four (4) percent of the total cost of construction for a development of less than one hundred thousand (100,000) square feet of building area.
- (b) Three (3) percent of the total cost of construction for a development of up to two hundred thousand (200,000) square feet of building.
- (c) ~~Four (4)~~ Two (2) percent of the total cost of construction for any building greater than two hundred thousand (200,000) square feet.

* * *

Section 5. That Article 306 “Parking and Loading Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 306. - PARKING AND LOADING REGULATIONS.

Sec. 306-10. - Off-street parking requirements.

Article 265, "Off-Street Parking Regulations" establishes the off-street parking and loading requirements for the CRA form-based districts. This article supplements article 265 and shall prevail in case of conflict.

(A) *Access hierarchy for the CRA form-based districts for rear yard parking.*

* * *

- (5) For properties with more than 400 linear feet of street frontage, access may be provided from the street front of the property.

* * *

Section 6. That Article 330 “Community Facilities District (CF)” of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

Sec. 330-30. - Special exception uses.

(e) Residential care facilities and adult residential care facilities (pursuant to special residential facilities provisions of the Broward County Land Use Plan and City of Dania Beach) [see subsection 330-40(c)].

* * *

Section 7. That Article 510 “Principal Arterial Commercial Design Standards” of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

(J) Canopies, if utilized, shall ~~be restricted to a~~ provide a minimum clearance of fourteen (14) feet in height for areas accommodating vehicles and a ~~maximum~~ minimum clearance of ten (10) feet in height for non-vehicular areas, and shall be consistent with the main building design. The canopy columns shall be architecturally finished to match the building.

* * *

Section 8. That Article 610 “Public Hearing Notices” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 610. - PUBLIC HEARING NOTICES

* * *

Sec. 610-20. - Table of public notice requirements.

APPLICATION TYPE	REQUIRED PUBLIC HEARINGS	TIMING OF NOTICE (minimum number of days prior to public hearing that notice must be given)	NEWSPAPER NOTICE FORMAT (see section 610-30 for requirements)	MAIL NOTICE RADIUS	SIGN POSTING REQUIRED?	OTHER NOTICE
* * *						
Plat	Planning &	10 days	Standard Ad	Not Required	No	Posting at City

	Zoning Board					Hall
	City Commission	10 days	Standard Ad	Within 300 feet	No	Posting at City Hall
* * *						
Vacation of right-of-way	<u>Planning and Zoning Board</u>	<u>10 days</u>	<u>Standard Ad</u>	<u>Properties fronting the street segment proposed for vacation</u>	<u>Yes</u>	<u>Posting at City Hall</u>
	City Commission	10 days	Standard Ad	Properties fronting the street segment proposed for vacation	Yes	Posting at City Hall
* * *						

* * *

Section 9. That Article 635 “Site Plans” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 635. - SITE PLANS

* * *

Sec. 635-70. - Site plan processing.

- (A) *[Review for completeness.]* The community development department shall review the site plan application and all support documents for completeness. The department shall notify the applicant of any deficiencies in the application or support documents and specify what additional requirements are to be met. Once the department has determined that the application and support documents are complete, the application and support documents shall be distributed ~~for staff review~~ pursuant to the DRC procedures identified in Section 715-60.

* * *

Section 10. That Article 640 “Plats” of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

ARTICLE 640-40. – PLAT PROCESSING.

- (A) Any person seeking plat approval must submit the appropriate application, copies, and fee to the community development department.
- (B) The community development director shall coordinate staff review of the plat, pursuant to the DRC procedures identified in Section 715-60, and issuance of review findings to the applicant. When the community development director determines that the plat application satisfies all requirements of this article, the director shall schedule the plat for the next available city commission meeting.

* * *

Section 11. That Article 715 “Department of Community Development” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 715. - DEPARTMENT OF COMMUNITY DEVELOPMENT

* * *

Sec. 715-60. – Development Review Committee.

* * *

The Community Development Department is hereby assigned the responsibility to coordinate the duties of the Development Review Committee (DRC). The membership of the DRC shall include representatives from the fire-rescue, Community Development, and public services departments. When the circumstances of a proposed development necessitates review by additional city staff members or city consultants, the Community Development Director or his/her designee, may add such members to the committee as deemed necessary for the implementation of this section, in accordance with their respective areas of concern and expertise. In addition, if the proposed development is located within the CRA area, the Executive Director of the CRA or designee shall also participate in the review process. The Planning and Zoning Manager or designee shall chair, coordinate and administer the DRC. The duties of the DRC are to review small scale and large scale site plans, site plan modifications, plats and plat amendments, except for plat note amendments, for technical compliance and conformance with all applicable regulations, as it relates to each discipline and any other related issues as may be assigned by the Community Development Director. All meetings of the DRC shall be open to the public at all times and noticed in accordance with state law.

* * *

Section 12. That Article 825 “Tree Preservation” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 825. – TREE PRESERVATION.

* * *

Sec. 825-60. – General Licenses.

* * *

- (F) *Removal of any tree in owner-occupied residential properties of one (1) acre or less developed for detached single-family and duplex usage.* A general license use notice is required to be submitted to the community development department fifteen (15) days prior to proposed tree removal activities. The issuance of a general license can allow the removal of a tree in excess of current code requirements at no cost, provided the trees is not a historic, specimen or protected. The following activities are not authorized by this general license:

* * *

Sec. 825-100. – General Licenses.

* * *

- (A) *Replacement criteria.* Trees that are removed and not relocated shall be replaced so that there is, at a minimum, no loss of tree canopy coverage upon maturity of the replacement trees. For owner-occupied single-family and duplex use the current code requirements must be maintained. If, after removal, the existing tree count meets the current code requirements of Section 275-160, then no additional tree replacement is required.

Performance bonds may be required to be posted. The following procedures shall be used to determine the tree replacement requirements:

* * *

Section 13. 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 14. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 15. That this Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section”, “article” or such other appropriate word or phrase in order to accomplish such intentions.

Section 16. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on September 27, 2016.

PASSED AND ADOPTED on second reading on _____, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE RIGHT-OF-WAY AND EASEMENT VACATION REQUESTS (VC-05-15, VC-06-15, VC-07-15) MADE BY CRAVEN THOMPSON AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER, CTKO DANIA VENTURE, LLC, FOR PROPERTIES GENERALLY LOCATED AT 4 NORTH FEDERAL HIGHWAY WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Vacation map, Application and backup, Ordinance



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director
Ronnie Navarro, PE, Deputy Public Services Director

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

SUBJECT: **VC-05-16/VC-06-15/VC-07-15:** The applicant, Craven Thompson and Associates, Inc., is requesting vacation of a section of NE 1 Avenue, vacation of a utility easement, and alley for properties located at the north east corner of Federal Highway and East Dania Beach Boulevard (FIRST READING).

VACATION REQUEST

1. To vacate approximately 220 linear feet of the southern portion of NE 1 Avenue.
2. To vacate a one and a half (1.5) foot utility easement.
3. To vacate 150 linear feet of an alley.

PROPERTY INFORMATION

ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The applicant has assembled twenty-four (24) lots of record generally located at the north east corner of Federal Highway and East Dania Beach Boulevard. The property is currently vacant. In an effort to unify the properties for development, the applicant is requested to vacate approximately 220 linear feet of the southern portion of NE 1 Avenue, a one and a half (1.5) foot utility easement and 150 linear feet of an alley. Property on both sides of each of the requested vacations is currently owned by the applicant's client.

VACATION EASEMENT

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

- Comcast – no objection letter received on 8/20/14.
- Teco Peoples Gas – no objection letter received on 7/21/14.
- Florida Power & Light – no objection letter received on 10/16/14.
- Broward Sheriff's Office: Fire Marshal – no objection letter received on 9/12/14.
- Dania Beach Public Services – no objection letter received on 8/29/14.
- AT&T – no objection letter received on 7/23/14.

VACATION CRITERIA

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

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

The applicant has provided written justification indicating the request is consistent with the criteria.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The vacation request was reviewed by the Development Review Committee, which includes representatives from the Fire Marshal's office, Public Services, the City's landscape consultant and the Planning Division. Each discipline reviewed the plans for consistency with regulatory requirements and the following outstanding comments remain.

1. Maintain utility easement for water and sewer per BCWWS Minimum Easement Requirements, within road to be vacated (Engineering).
2. Provide/Maintain public access to NE 1st Avenue as part of the City's roadway network (ENGINEERING).
3. Reline existing 8" gravity clay pipe or replace with 8" PVC sewer pipe (ENGINEERING).
4. Upsize existing 6" watermain to 8" PVC watermain (ENGINEERING).
5. Subject to the 40' vacated Right-of-Way to be retained by the City as a vehicular and pedestrian access and utility easement restricted to a height of fourteen feet three inches (14'- 3") above finished grade.

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

CITY COMMISSION PREVIOUS ACTION

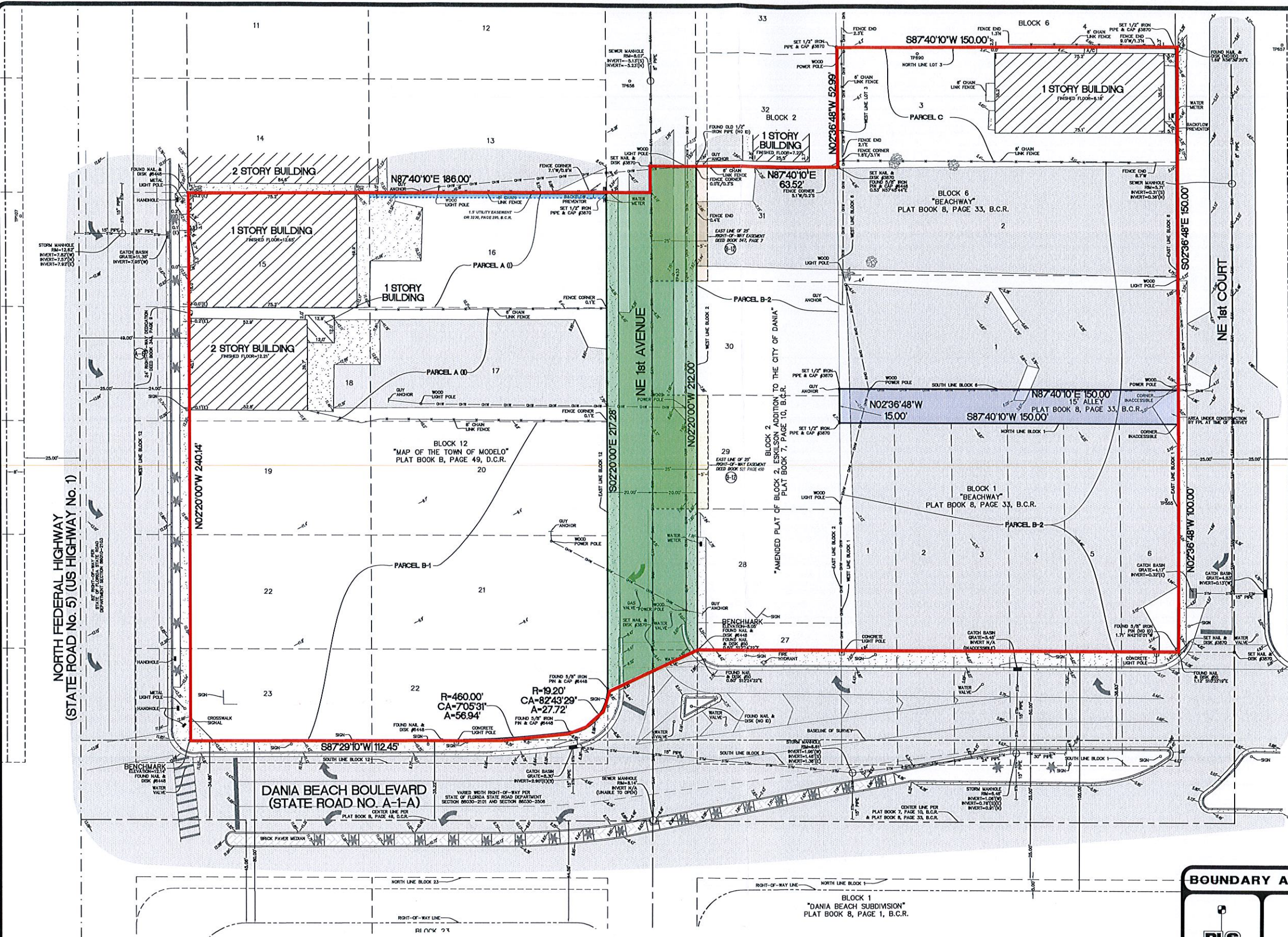
On August 23, 2016 the City Commission approved a waiver of replat for this application.

PLANNING AND ZONING BOARD PREVIOUS ACTION

On September 21, 2016 the Planning and Zoning Board will hear this item. The Board's recommendation will be presented at the City Commission Meeting.

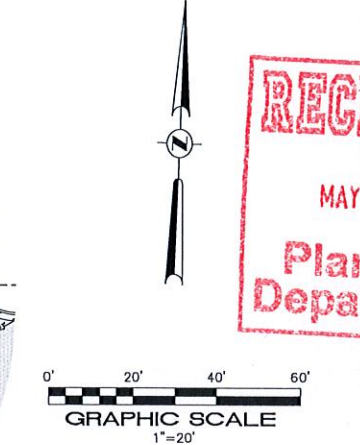
RECOMMENDATION

The Vacation request meets the criteria identified in the Land Development Code (LDC). Recommend approval of the ordinance to the City Commission.



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - D.C.R. DADE COUNTY RECORDS
 - B.C.R. BROWARD COUNTY RECORDS

- KEY**
- 40' PLATTED CITY ROW
PER B-49 DCR
TO BE VACATED AND RETAINED AS
AN ACCESS & UTILITY EASEMENT
 - 15' CITY UTILITY EASEMENT
PER OR 3230-295, BCR
TO BE VACATED
 - 15' PLATTED ALLEY
PER PB 8-33, BCR
TO BE VACATED
 - APPROXIMATE PROJECT LIMITS
 - 25' COUNTY ROW EASEMENT
RESERVATION PER DB 547-7, BCR,
VACATED PER Instr# 113301947
 - 25' COUNTY ROW EASEMENT
RESERVATION PER DB 527-450, BCR,
VACATED PER Instr# 113301947



RECEIVED
MAY 7 2016
Planning
Department

**TRION at DANIA BEACH
VACATION
EXHIBIT**

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
CERTIFICATE OF AUTHORIZATION LB#3870

FILE: TRION VENTURES, INC.
ORDER NO: 57094

COPYRIGHT 2013 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SITE
DANIA BEACH BOULEVARD/FEDERAL HIGHWAY
DANIA BEACH, BROWARD COUNTY, FLORIDA

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Thursday, September 01, 2016 1:12 PM
To: Lajoie, Corinne
Cc: Urtecho, Jose; Dunleavy, Sherie; Kaine, Brad; LaFerrier, Marc; Donnelly, Colin; Ansbro, Tom; Wygladalski, Lori
Subject: RE: Site Plan Review: Trion at Dania Beach - Water and Sewer Plan
Attachments: Site Plan Review: Trion at Dania Beach - Water and Sewer Plan; WWSMinimumEasementRequirements.pdf; Trion Hotel_markup.pdf

Hi Corinne,

Below are my recommended conditions to the Planning and Zoning Board for the proposed vacation of NE 1st Avenue. Recommendations are based on my email dated July 27, 2016 to Chad E. Edwards, P.E., Senior Supervising Engineer, Craven Thompson and Associates (copy attached) as part of the site plan approval process. This supersedes the "no objection" letter generated by this Department on August 29, 2014.

1. Maintain utility easement for water and sewer per BCWWS Minimum Easement Requirements, within road to be vacated
2. Provide/Maintain public access to NE 1st Avenue as part of the City's roadway network
3. Reline existing 8" gravity clay pipe or replace with 8" PVC sewer pipe
4. Upsize existing 6" watermain to 8" PVC watermain

Thank you

Ronnie S. Navarro, PE

Deputy Director | City Engineer



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

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

From: Navarro, Ronnie
Sent: Wednesday, July 27, 2016 3:13 PM
To: 'Chad Edwards'; Mary Kuser
Cc: Urtecho, Jose; Dunleavy, Sherie; Kaine, Brad; Lajoie, Corinne; Carrie, Anne-Christine; LaFerrier, Marc
Subject: Site Plan Review: Trion at Dania Beach - Water and Sewer Plan

Hi Chad.

Attached is my markup on your proposed water and sewer lines for the above cited subject project.

Ronnie S. Navarro, PE

Deputy Director | City Engineer

From: Chad Edwards [<mailto:cedwards@craventhompson.com>]
Sent: Wednesday, July 27, 2016 12:47 PM
To: Navarro, Ronnie
Cc: Mary Kusper; Urtecho, Jose; Dunleavy, Sherie
Subject: RE: Trion Water and Sewer Plan

Thanks

Chad E. Edwards, P.E.
Senior Supervising Engineer
Craven Thompson & Associates, Inc.
Phone: (954)-739-6400 Ext. 307
Cell: (954)-804-0425

From: Navarro, Ronnie [<mailto:rnavarro@ci.dania-beach.fl.us>]
Sent: Wednesday, July 27, 2016 11:56 AM
To: Chad Edwards
Cc: Mary Kusper; Urtecho, Jose; Dunleavy, Sherie
Subject: RE: Trion Water and Sewer Plan

Per your request.

Ronnie S. Navarro, PE
Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Chad Edwards [<mailto:cedwards@craventhompson.com>]
Sent: Wednesday, July 27, 2016 11:31 AM
To: Navarro, Ronnie
Cc: Mary Kusper
Subject: Trion Water and Sewer Plan

Ronnie,
Good speaking with you. Attached is the latest water and sewer plan.

As discussed please send me a copy of the as-built of the force main within NE 1st Court.

Thanks again Ronnie.

Chad E. Edwards, P.E.
Senior Supervising Engineer
Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954)-739-6400 Ext. 307
Fax: (954)-739-6409
Cell: (954)-804-0425
Email: cedwards@craventhompson.com

Lajoie, Corinne

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Attachments: Trion Hotel_markup.pdf

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Deputy Director | City Engineer
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As discussed please send me a copy of the as-built of the force main within NE 1st Court.

Thanks again Ronnie.

Chad E. Edwards, P.E.

Senior Supervising Engineer

Craven Thompson & Associates, Inc.

3563 NW 53rd Street

Fort Lauderdale, FL 33309-6311

Phone: (954)-739-6400 Ext. 307

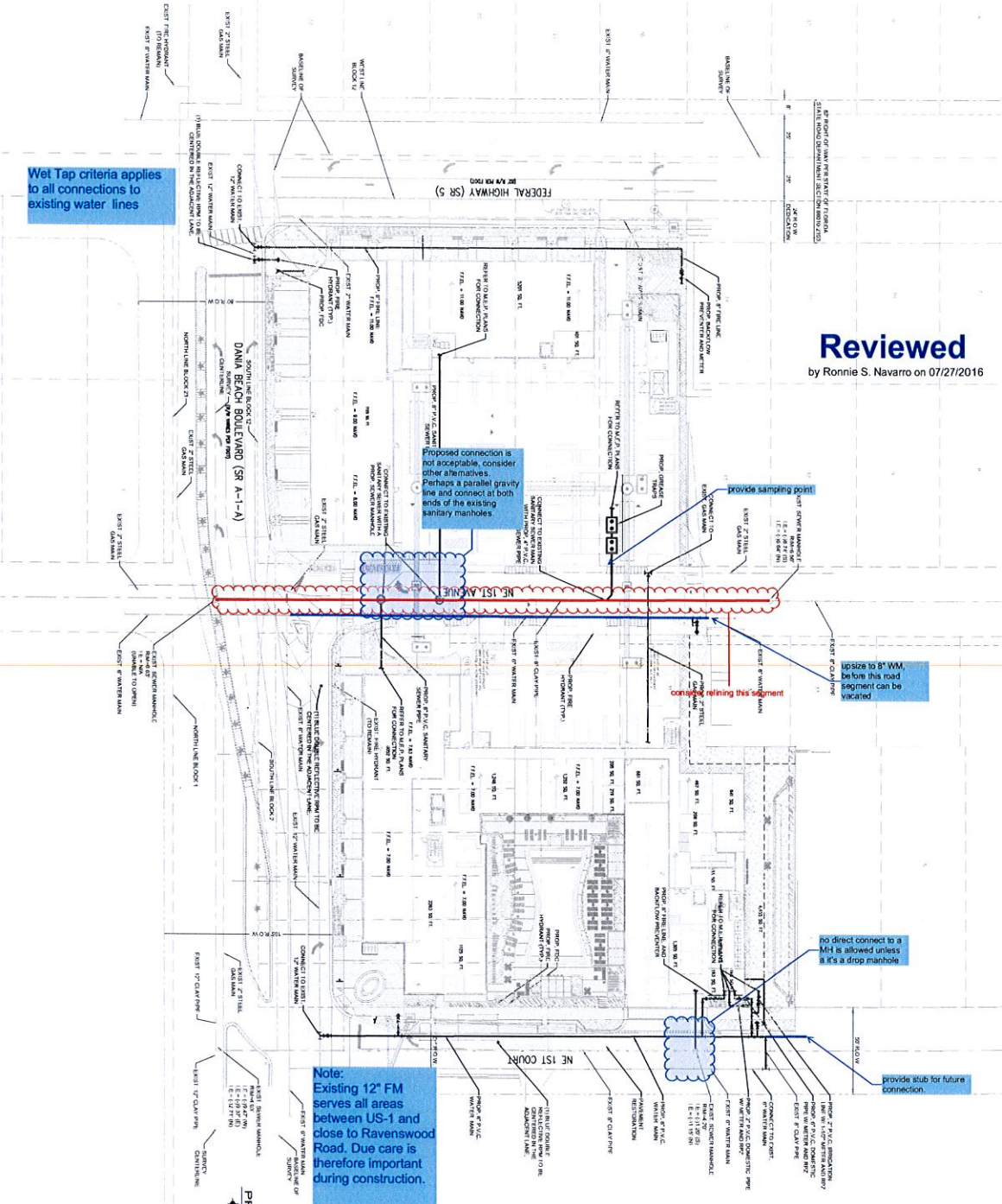
Fax: (954)-739-6409

Cell: (954)-804-0425

Email: cedwards@craventhompson.com

Wet Tap criteria applies to all connections to existing water lines

Reviewed
by Ronnie S. Navarro on 07/27/2016



Note:
Existing 12" FM serves all areas between US-1 and close to Ravenswood Road. Due care is therefore important during construction.

EXISTING LEGEND

ALL PROPOSED AND EXISTING ELEVATIONS ARE SHOWN IN N.A.D. 1988 DATUM.

- FDG NOTES:**
1. THE FIRE DEPT. MUST BE ADVISED AS TO THE BUILDING LOCATION, ADDRESS, OR POSITION OF THE BUILDING IT IS TO SERVE.
 2. FIRE DEPT. MUST BE ADVISED AS TO THE BUILDING LOCATION, ADDRESS, OR POSITION OF THE BUILDING IT IS TO SERVE.
 3. THE CONTRACTOR SHALL PROVIDE A SIGN, PLACED IN THE SYSTEM DRAINAGE, INDICATING THE LOCATION OF THE FIRE DEPT. TO SERVE.
 4. THE CONTRACTOR SHALL PROVIDE A SIGN, PLACED IN THE SYSTEM DRAINAGE, INDICATING THE LOCATION OF THE FIRE DEPT. TO SERVE.

- FIRE LINE NOTES:**
1. ALL PROPOSED FIRE LINES, WATER, FIRE SERVICES, STATE LICENSED FIRE LINE CONTRACTOR PER I.S. 633.
 2. ALL FIRE LINES TO BE INSPECTED BY CERTIFIED FIRE LINE CONTRACTOR.
 3. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF CONSTRUCTION, SHALL PROVIDE A SIGN, PLACED IN THE SYSTEM DRAINAGE, INDICATING THE LOCATION OF THE FIRE DEPT. TO SERVE.
 4. THE CONTRACTOR SHALL PROVIDE A SIGN, PLACED IN THE SYSTEM DRAINAGE, INDICATING THE LOCATION OF THE FIRE DEPT. TO SERVE.

NOTES:
1. WATER AND SEWER SERVICES PROVIDED BY THE CITY.
2. SEE STANDARD PLANS FOR CONNECTION OF WATER AND SEWER SERVICES.



FORCE MAIN NOTES:
1. IT IS ANTICIPATED THAT AN EXISTING 12" FIRE MAIN SERVES THE AREA BETWEEN US-1 AND RAVENSWOOD ROAD. DUE CARE IS THEREFORE IMPORTANT DURING CONSTRUCTION.

- PROPOSED WATER & SEWER LEGEND**
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Public Works Department • Water & Wastewater Services

WATER & WASTEWATER ENGINEERING DIVISION

2555 West Copans Road • Pompano Beach, Florida 33369 • 954-831-0745 • FAX 954-831-0798/0925

MINIMUM EASEMENT REQUIREMENTS

Date: October 1, 2012

Date Last Issued: June 28, 2011

Date First Issued: 1986

This document approved by the Broward County Water & Wastewater Services Technical Standards Committee.

A handwritten signature in black ink, appearing to read "Steven W. Uhrick".

Steven W. Uhrick, P.E., Chair

No technical changes were made to this document since its last issuance. Only the letterhead and format were updated.

ITEM	EASEMENT REQUIREMENT
Water Mains and Wastewater Force Mains	20 foot minimum width with no less than 7.5 feet on each side of the main. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend 7.5 feet beyond the terminus of the main.
Wastewater Gravity Mains	25 foot minimum width with no less than 12.5 feet on each side of the main. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend 12.5 feet beyond the terminus of the main.
Water Main and Wastewater Gravity Main In Same Easement	30 foot minimum width based on 7.5 feet for the water main, 12.5 feet for the wastewater gravity main and 10.0 feet separation between the two mains. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend the greater of 12.5 feet beyond the terminus of the wastewater gravity main or 7.5 feet beyond the terminus of the water main.
Hydrant	7.5 feet on each side of the hydrant.
Detector Check	See standard detail.

ITEM	EASEMENT REQUIREMENT
Lift Stations, Meter Vaults, Pump Stations	30 feet by 30 feet for 6 foot and 8 foot diameter wet well. 32 feet by 32 feet for 10 foot diameter wet well. Under some circumstances WWS (Water and Wastewater Services) may approve a smaller easement but it is unusual for the easement to be less than 25 feet by 25 feet.
All Others	Check with WWS.

Easement descriptions are to be written clearly on 8 ½ "x 11" paper with a point of beginning and a point of termination. A sketch drawn to scale and on 8 ½ "x 11" paper shall accompany the description. The sketch is to reflect the description and shall carry additional information to facilitate construction of the worded description. Street corners are to be shown and the description/sketch should relate the property being described to the streets. The scale shall be such to enable the direction of lines to be clearly observed. Where warranted, the sketch is to be on more than one sheet with the proper match lines shown for each sheet. WWS reserves the right to approve the description and sketch.

TRION AT DANIA BEACH

SECTION 655-40, CITY OF DANIA BEACH CODE REVIEW CRITERIA

Vacation VC-06-15 for NE 1 Avenue ROW

(A) The city commission shall hold a public hearing on the application, with notice published once in a newspaper of general circulation published in the city and as provided in Article 610, at a regular meeting of the city commission. The public hearing shall be held following not less than thirty (30) days after the presentation of the application to the planning and zoning board. The city commission shall decide on the request after considering the application, staff findings, and information presented at the public hearing. The city commission may approve, approve with mitigating conditions, or deny an application to vacate right-of-way or the city's interest in an easement based upon the following criteria:

(1) Whether the vacation will adversely affect access to neighboring properties.

The NE 1 Avenue right-of-way vacation requested will not adversely affect access to neighboring properties, as the roadway will be retained by the city as a vehicular and pedestrian access and utility easement, thereby not affecting access to any neighboring properties.

(2) Whether the subject right-of-way or easement is needed for any public purpose.

The NE 1 Avenue right-of-way is no longer needed for public purposes as a right-of-way, since it will be retained as an easement for both pedestrian and vehicular access, and the public can still use the street. City utilities will remain, or be relocated, therefore the use of the street for utilities is not affected.

TRION AT DANIA BEACH

SECTION 655-40, CITY OF DANIA BEACH CODE REVIEW CRITERIA

Vacation VC-05-15 for Utility Easement

(A) The city commission shall hold a public hearing on the application, with notice published once in a newspaper of general circulation published in the city and as provided in Article 610, at a regular meeting of the city commission. The public hearing shall be held following not less than thirty (30) days after the presentation of the application to the planning and zoning board. The city commission shall decide on the request after considering the application, staff findings, and information presented at the public hearing. The city commission may approve, approve with mitigating conditions, or deny an application to vacate right-of-way or the city's interest in an easement based upon the following criteria:

(1) Whether the vacation will adversely affect access to neighboring properties.

The utility easement vacation requested will not adversely affect access to neighboring properties, as it did not serve as access.

(2) Whether the subject right-of-way or easement is needed for any public purpose.

The utility easement is not needed for public purposes as it no longer used as a sanitary sewer system nor a sewer disposal system by the city.

TRION AT DANIA BEACH

SECTION 655-40, CITY OF DANIA BEACH CODE REVIEW CRITERIA

Vacation VC-07-15 for Alley ROW

(A) The city commission shall hold a public hearing on the application, with notice published once in a newspaper of general circulation published in the city and as provided in Article 610, at a regular meeting of the city commission. The public hearing shall be held following not less than thirty (30) days after the presentation of the application to the planning and zoning board. The city commission shall decide on the request after considering the application, staff findings, and information presented at the public hearing. The city commission may approve, approve with mitigating conditions, or deny an application to vacate right-of-way or the city's interest in an easement based upon the following criteria:

(1) Whether the vacation will adversely affect access to neighboring properties.

The alley right-of-way vacation requested will not adversely affect access to neighboring properties, as the alley was never a through street, as it dead ends into an adjacent lot. It was only used for private parking or as an access way to private parking.

(2) Whether the subject right-of-way or easement is needed for any public purpose.

The alley right-of-way is not needed for public purposes as a right-of-way, as it only served as a private parking lot, or access to a private parking lot. The paved parking area is no longer needed, as no buildings or businesses remain adjacent to the alley.



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

Standard Development Application

TRION AT DANIA BEACH

MAY 27 2016
Planning
Department

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

Date Rec'd: _____

Petition No.: _____

VC-007-155

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 4 N FEDERAL HWY - address for lot on NE corner of US 1 & Dania Beach Blvd.

Lot(s): _____ Block: _____ Subdivision: see attached list (3 plats, 12 parcels/folio nos.)

Recorded Plat Name: see attached list re: 3 plats located in Sec 34-50-42

Folio Number(s): see attached list Legal Description: see attached legal

Applicant/Consultant/Legal Representative (circle one) Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309-6311

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: jhandley@craventhompson.com

Name of Property Owner: CTKO DANIA VENTURE LLC c/o Kenneth P. Wurtenberger, Esq.

Address of Property Owner: 200 SW 1 AVE STE 1200, FORT LAUDERDALE, FL 33301

Business Telephone: 954.332.4203 Home: _____ Fax: _____

Explanation of Request: Vacation of NE 1st Ave per PB B-49 DCR, retained as access & UE
For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: 2.36 Gross Acreage: 3.42 Prop. Square Footage: 73,132

Existing Use: Commercial/vacant land Proposed Use: Mixed-use development

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

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 Robert Lochrie / Lochrie & Chakas, P.A. (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

CTKO DANIA VENTURE, LLC

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

BEFORE ME THIS 5th DAY OF January, 2015

By:

KENNETH P. WURTENBERGER

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly F. Bryan
(Signature of Notary Public – State of Florida)



BEVERLY F. BRYAN
MY COMMISSION # EE 137134
EXPIRES: November 16, 2015
Bonded Thru Budget Notary Services

Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



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

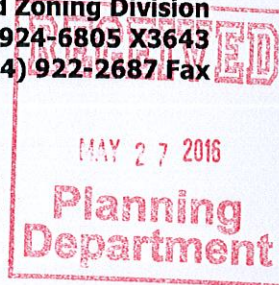
Standard Development Application

TRION AT DANIA BEACH

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☒ Other: Vacation - UE (utility esmt) (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: VC-005-15



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

Location Address: 4 N FEDERAL HWY - address for lot on NE corner of US 1 & Dania Beach Blvd.

Lot(s): _____ Block: _____ Subdivision: see attached list (3 plats, 12 parcels/folio nos.)

Recorded Plat Name: see attached list re: 3 plats located in Sec 34-50-42

Folio Number(s): see attached list Legal Description: see attached legal

Applicant Consultant Legal Representative (circle one) Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309-6311

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: jhandley@craventhompson.com

Name of Property Owner: CTKO DANIA VENTURE LLC c/o Kenneth P. Wurtenberger, Esq.

Address of Property Owner: 200 SW 1 AVE STE 1200, FORT LAUDERDALE, FL 33301

Business Telephone: 954.332.4203 Home: _____ Fax: _____

Explanation of Request: Vacation of 1.5' utility easement per OR 3230-295, BCR

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

Prop. Net Acreage: 2.36 Gross Acreage: 3.42 Prop. Square Footage: 73,132

Existing Use: Commercial/vacant land Proposed Use: Mixed-use development

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

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 Robert Lochrie / Lochrie & Chakas, P.A. (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

CTKO DANIA VENTURE, LLC

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

BEFORE ME THIS 5th DAY OF January, 2015

By:

KENNETH P. WURTENBERGER
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly F. Bryan
(Signature of Notary Public – State of Florida)



BEVERLY F. BRYAN
MY COMMISSION # EE 137134
EXPIRES: November 16, 2015
Bonded Thru Budget Notary Services

Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



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

Standard Development Application

TRION AT DANIA BEACH

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

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd:

Petition No.:



VC-006-15

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

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Lot(s): _____ Block: _____ Subdivision: see attached list (3 plats, 12 parcels/folio nos.)

Recorded Plat Name: see attached list re: 3 plats located in Sec 34-50-42

Folio Number(s): see attached list Legal Description: see attached legal

Applicant: Consultant Legal Representative (circle one) Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309-6311

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: jhandley@craventhompson.com

Name of Property Owner: CTKO DANIA VENTURE LLC c/o Kenneth P. Wurtenberger, Esq.

Address of Property Owner: 200 SW 1 AVE STE 1200, FORT LAUDERDALE, FL 33301

Business Telephone: 954.332.4203 Home: _____ Fax: _____

Explanation of Request: Vacation of 15' alley per PB 8-33, BCR

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

Prop. Net Acreage: 2.36 Gross Acreage: 3.42 Prop. Square Footage: 73,132

Existing Use: Commercial/vacant land Proposed Use: Mixed-use development

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

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 Robert Lochrie / Lochrie & Chakas, P.A. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

CTKO DANIA VENTURE, LLC

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

BEFORE ME THIS 5th DAY OF JANUARY, 2015

By:

KENNETH P. WURTENBERGER

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Beverly F. Bryan
(Signature of Notary Public – State of Florida)



BEVERLY F. BRYAN
MY COMMISSION # EE 137134
EXPIRES: November 16, 2015
Bonded Thru Budget Notary Services

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.**

TRION at DANIA BEACH

Town of Modelo, PB B-49 DCR:

504234011860 - Lot 21, 22, 23, 24, Blk 12	OR 50437-918 SWD
504234011850 - Lot 19, 20, Blk 12	OR 50437-918 SWD
504234011840 - Lot 17, 18, Blk 12	OR 50427-1888 SWD
504234011820 - Lot 15, 16, Blk 12	OR 50427-1888 SWD

Eskilson Add to Dania Amended, PB 7-10, BCR:

504234040010 - Lot 27, 28, 29, Blk 2	OR 50437-918 SWD
504234040030 - Lot 30, Blk 2	OR 50437-918 SWD
504234040040 - Lot 31, Blk 2	OR 50437-918 SWD

Beachway, PB 8-33, BCR

504234120010 - Lot 1, 2, 3, Blk 1	OR 50437-918 SWD
504234120020 - Lot 4, 5, 6, Blk 1	OR 50437-918 SWD
504234120240 - Lot 1, Blk 6	OR 50437-918 SWD
504234120250 - Lot 2, Blk 6	OR 50437-918 SWD
504234120260 - Lot 3, Blk 6	Instr # 112727627

504234011860, 504234011850, 504234011840, 504234011820, 504234040010, 504234040030, 504234040040, 504234120010, 504234120020, 504234120240, 504234120250, 504234120260

LEGAL DESCRIPTION:

PARCEL A:

PARCEL I:

LOT 15, LESS THE WEST 24 FEET AND ALL OF LOT 16, BLOCK 12, OF "TOWN OF DANIA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL II:

LOTS 17 AND 18, BLOCK 12, "TOWN OF DANIA", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS THE WEST 24 FEET OF LOT 18 FOR RIGHT-OF-WAY OF STATE ROAD No. 5.

PARCEL B:

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 12, "THE TOWN OF MODELO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR STATE ROAD No. 5,

AND LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LOT 27, LESS THE RIGHT-OF-WAY OF DANIA BOULEVARD; LOTS 28, 29, 30 AND 31, BLOCK 2, "AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1, LESS THE RIGHT-OF-WAY FOR DANIA BOULEVARD, TOGETHER WITH LOTS 1 AND 2, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C:

LOT 3, BLOCK 6, "BEACHWAY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Otis T. Keeve
Utility Coordinator
Broward Engineering

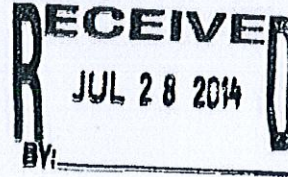
AT&T Florida
8601 West Sunrise Boulevard
Plantation, FL 33322

T: 954.723.2540
F: 954.476.7841
Otis.keeve@att.com

July 23, 2014

Catherine A. Donn
Craven Thompson & Associates, Inc.
3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311

DISTRIBUTION
TMC _____ RDC _____
ACCT _____ WPB _____
ENG _____ CBWCD _____
SURVEY _____ PLAN **CT&A**
SHOPS _____ INSP _____
PERMIT _____ ASBLTS _____
FILE **05-0136-001-001**

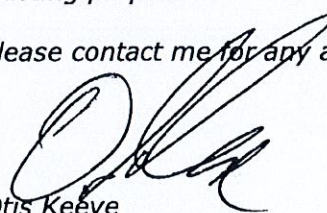


RE: Trion Ventures- Dania Beach Project
N.E. corner of Dania Beach Blvd. and Federal Hwy/U.S. 1
ROW/ Alley/ Easement Vacation Release Request
CT&A Project No. 05-0136-001-002-01

Ms. Donn:

This letter shall serve as notice that AT&T Florida has no objection to the above mentioned plat. However, the owner/ developer must assume any cost associated with the relocation or removal of the existing utilities if required, and a recorded easement may need to be dedicated to allow AT&T to provide service to the proposed and/or existing properties.

Please contact me for any additional information you may require in this regard.


Otis Keeve
MGR OPS Planning/Design
Utility Coordinator



Sheriff Scott Israel

**Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District**

103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265

September 12, 2014

Attention: Catherine A. Donn, Planner

CRAVEN THOMPSON & ASSOC., INC.
3563 NW 53 ST
FT LAUDERDALE, FL 33309-6311

Dear Ms. Donn:

I have reviewed the survey and as related to Fire Department issues, the Fire Marshal's Bureau has no objections for your request to vacate the following items:

1. 40 ft. ROW for NE 1st Avenue per PB B-49, DCR, to be retained as a utility easement with overhead clearance.
2. 25 ft. ROW easement reservation for NE 1st Avenue per DB 547-7, BCR.
3. 25 ft. ROW easement reservation for NE 1st Avenue per DB 527-450, BCR.
4. 15 ft. platted alley per PB 8-33, BCR.
5. 1.5 ft. utility easement per OR 3230-295, BCR.

If I can be of further assistance, feel free to contact me at your convenience with the information provided above in the letterhead.

Sincerely,


Robert J. Nance, Captain



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Wednesday, August 20, 2014

Catherine Donn
Craven Thompson & ASSOC., INC.
Ft. Lauderdale, FL

RE: Trion Ventures-Dania Beach Project
NE Corner of Dania Beach Blvd and Federal Hwy/US 1
ROW/Alley/Easement Vacation Release Request
CT&A PROJECT NO. 05-0136-001-002-01
Comcast ID # - CWSI-M14-1911

Dear Ms. Donn:

Please Be Advised ...in reference to the **proposed ROW/Alley/Easement Vacation release requests...**

Comcast has existing aerial plant attached to utility poles within the alleyway.

Comcast will coordinate an on-site meeting to discuss new routing, cost and other easements. Please contact the area construction coordinator.

Cordially,



Chris Henning
South Florida Utility Coordinator
Authorized Contractor for Comcast
954-893-0501 Ext. 214 (Office)
954-554-5296 (Mobile)

www.Cable-Wiring.com

cc: Leonard Maxwell Newbold
cc: Ric Davidson
cc: Chuck Huston



DATE: October 16, 2014

Re: Letter of No Objection

ADDRESS OF CUSTOMER OR BUILDING: Dania Beach Blvd and NE 1 Ave, Dania Beach, FL

NAME OF Development: Trion Development aka CTKO Diana Venture LLC.

Bill Garfinkle
EnergyWise Services, Inc.

Dear Bill,

This is to advise you that FPL has no objections to vacation of the right-of way according to the plans submitted for the above mentioned project, with the applicant knowledge and agreement to the following stipulations:

- FPL reserves the right to engineer/ design to its construction standards within the Utility Easement.
- It should be noted that any FPL facilities that may need to be converted or relocated will be done at the customer expense.
- Owner will provide FPL with a certified copy of the Utility Easement after it has been recorded.

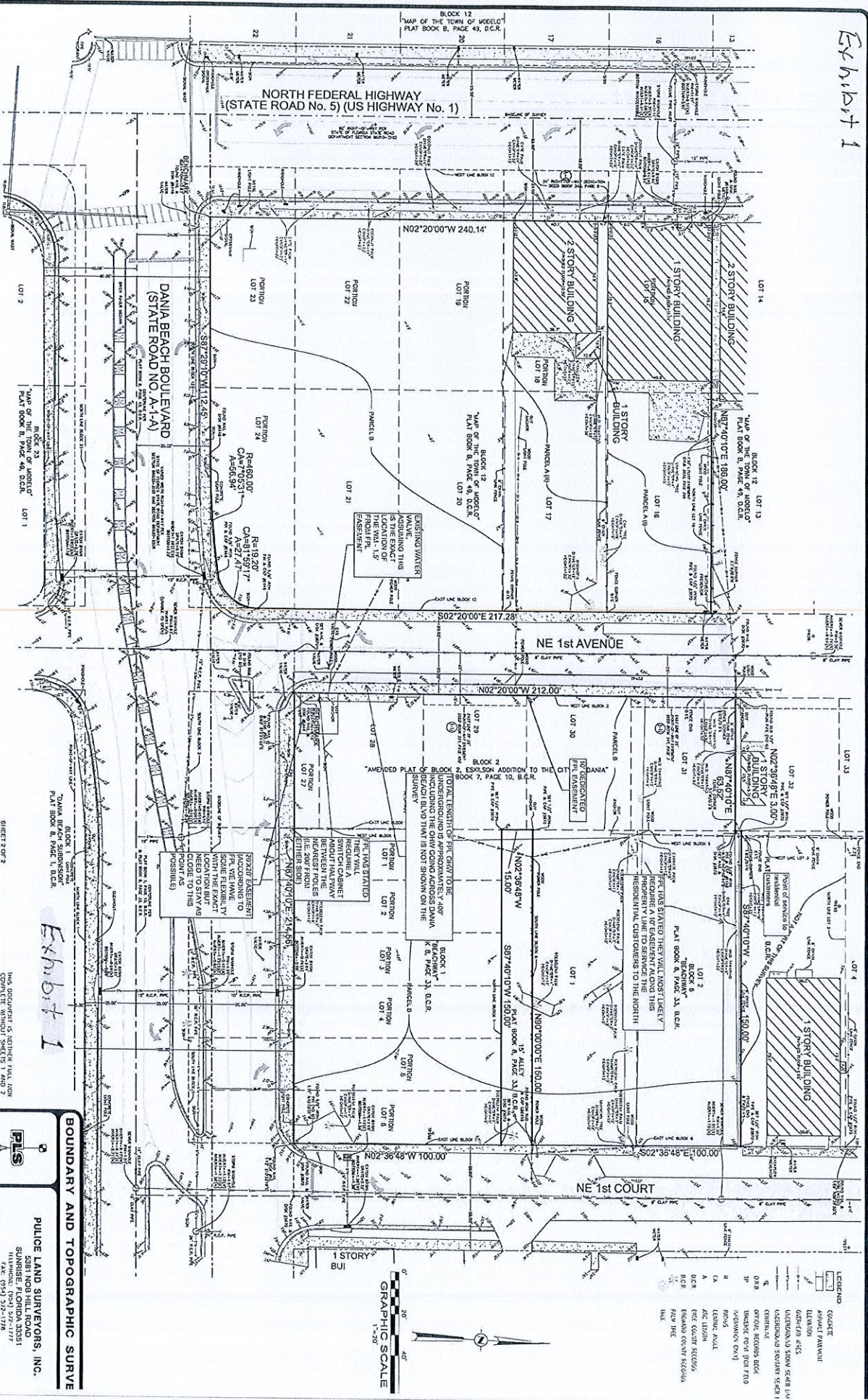
R/W along NE 1st Ave between Dania Beach Blvd and North Property line of said project see exhibit one (attached).

Should you have any questions, please call me at (954) 442-6360

Sincerely,

Andrel Pierre
Distribution Engineer
Power Systems
Florida Power & Light
4000 Davie Road Ext
Hollywood, FL 33024

Exhibit 1



COPYRIGHT 2014 BY PULCE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICE OF PULCE LAND SURVEYORS, INC.

SHEET 2 OF 2
THIS DOCUMENT IS INTENDED FOR THE
CONVEYANCE OF THE LAND SHOWN
HEREON. WITHOUT SHEETS 1 AND 2.

BOUNDARY AND TOPOGRAPHIC SURVEY

PULCE LAND SURVEYORS, INC.
5801 KOB HILL ROAD
SUWANEE, FLORIDA 33151
TEL: (770) 392-1176
FAX: (770) 392-1176
WWW.PULCELANDSURVEYORS.COM
PULCE LAND SURVEYORS, INC.
SUWANEE, FLORIDA 33151
FAX: (770) 392-1176
WWW.PULCELANDSURVEYORS.COM

DATE: 01/15/2014
DRAWN BY: J.S.
CHECKED BY: J.F.P.
SCALE: 1" = 20'
SURVEY DATE: 01/15/2014
FILE: TRION SITE
COURT: 15-10000-0000



City of Dania Beach
Department of Public Services

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-3741 · (954) 923-1109 (Fax)

August 29, 2014

Catherine A. Donn
Craven Thompson & Associates, Inc.
3563 NW 53 Street
Fort Lauderdale, FL 33309

**RE: Trion Ventures – Dania Beach Project NE Corner of Dania Beach Blvd and
Federal Hwy/US 1 ROW/Alley/Easement Vacation Release Request**

Dear Ms. Donn,

This letter is in response to your request for a No Objection Letter for the vacation of the following items:

1. 40' ROW for NE 1st Avenue per PB B-49, DCR , to be retained as a public utility and access easement with overhead clearance
2. 25' ROW easement reservation for NE 1st Avenue per DB 547-7, BCR
3. 25' ROW easement reservation for NE 1st Avenue per DB 527-450, BCR
4. 15' platted alley per PB 8-33, BCR
5. 1.5' utility easement per OR 3230-295, BCR

We have no objections to these vacations as long as the developer incurs all costs associated with the above mentioned vacations. The relocation of city-owned facilities, if any, and will be relocated at developer's expense and at no cost to the city. It is understood that the developer will grant replacement easements as needed, and the developer will incur costs associated with engineering, design, permitting, and document costs, etc.

Also, we would like to review conceptual/preliminary design drawings showing the relocations as soon as possible.

Please contact me at (954) 924-3740 if you have any questions.

Sincerely,


Ronnie S. Navarro, P.E.
City Engineer

Concured By:


Dominic F. Orlando, P.E.
Director of Public Services



Easement & Right-of-Way /Plat

Vacation Letter

To: Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, Florida 33309-6311
Attention: Catherine A. Donn

Date: July 21, 2014

Subject: Trion Ventures – Dania Beach Project
NE Corner of Dania Beach Blvd and Federal Hwy/US 1
ROW/Alley/Easement Vacation Release Request
CT&A Project No. 05-0136-001-002-01

- () Peoples Gas has no objections to this vacation for the following reasons:
Peoples Gas has no facilities within Right-of-Way proposed for vacation.

Angel L. Quant
South Florida Regional Operations Manager

Prepared By:
Atlas Pg:
Reference:

- (X) Peoples Gas has facilities within the referenced area to be vacated, however, we have no objections to this vacation providing a utility easement is incorporated in the re-plat, or the applicant will pay for the relocation or replacement of these facilities.

Signed M. Warner *For*
Angel L. Quant
South Florida Regional Operations Manager

Prepared By: S.W.
Atlas Pg:

- () Peoples Gas has facilities within the referenced area to be vacated which cannot be relocated for technical reasons, however, we have no objections to this vacation providing a utility easement, as shown on the attached drawing, is incorporated in the re-plat.

Angel L. Quant
South Florida Regional Operations Manager

Prepared By:
Atlas Pg:

- () Peoples Gas objects to the proposed vacation for the following reasons:

Angel L. Quant
South Florida Regional Operations Manager

Prepared By:
Atlas Pg:

DESCRIPTION TO ACCOMPANY SKETCH

1.5' EASEMENT

OFFICIAL RECORDS BOOK 3230, PAGE 295 TO BE VACATED

DESCRIPTION:

A PORTION OF LOT 16, BLOCK 12, MAP OF THE TOWN OF MODELO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 02°20'00" EAST, ALONG THE EAST LINE OF SAID BLOCK 12, SAID LINE BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF N.E. 1st AVENUE AS SHOWN ON SAID PLAT, A DISTANCE OF 1.50 FEET; THENCE SOUTH 87°40'10" WEST, ALONG A LINE 1.50 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 105.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16; THENCE NORTH 02°20'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE NORTH 87°40'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.

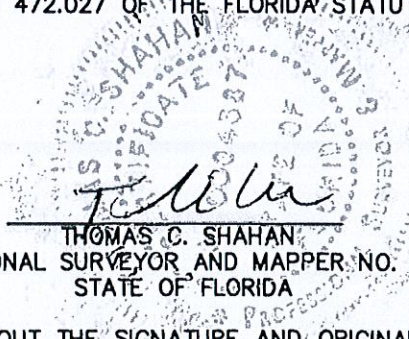
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 158 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED AN ASSUMED MERIDIAN WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING N02°20'00"W.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.052(5), (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271


THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-1.5' EASE VACATION

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

 **CRAVEN • THOMPSON & ASSOCIATES, INC.**
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 05-0136-002	SHEET 1 OF 2 SHEETS
DRAWN BY: T.S.	F.B. N/A PG. N/A
CHECKED BY: R.Y.	DATED: 08/01/14

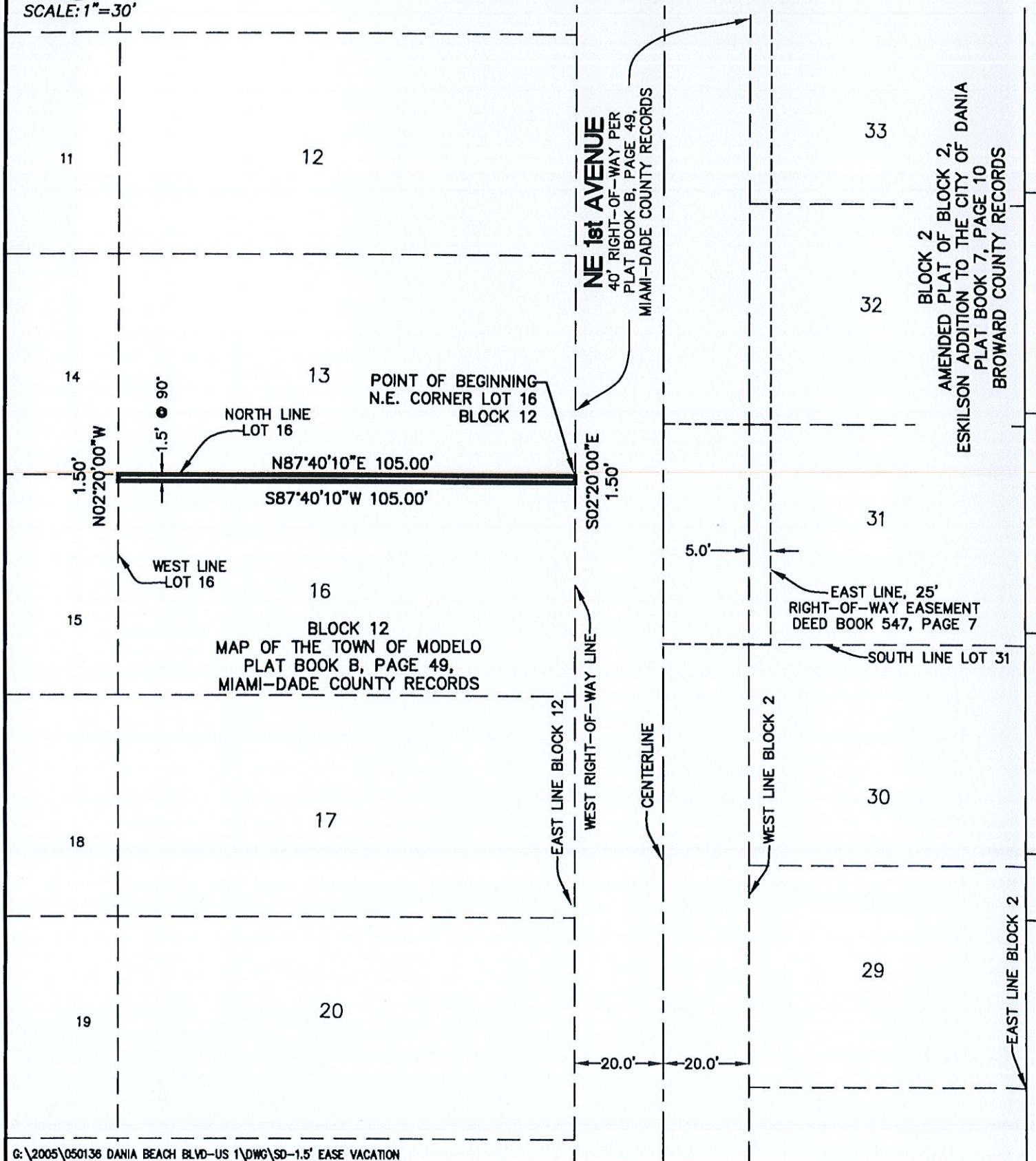
SKETCH TO ACCOMPANY DESCRIPTION

1.5' EASEMENT

OFFICIAL RECORDS BOOK 3230, PAGE 295
TO BE VACATED



SCALE: 1"=30'



G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-1.5' EASE VACATION

Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3663 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6400 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

JOB NO.: 05-0136-002

SHEET 2 OF 2 SHEETS

DRAWN BY: T.S.

F.B. N/A PG. N/A

CHECKED BY: R.Y.

DATED: 08/01/14

DESCRIPTION TO ACCOMPANY SKETCH
15' ALLEY TO BE VACATEDDESCRIPTION:

ALL OF THAT CERTAIN 15 FOOT WIDE ALLEY LYING ADJACENT TO BLOCK 6 AND BLOCK 1, BEACHWAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 33 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 1; THENCE SOUTH 87°40'10" WEST, ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 02°36'48" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6; THENCE NORTH 87°40'10" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 6, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF N.E. 1st COURT AS SHOWN ON SAID PLAT; THENCE SOUTH 02°36'48" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 2,250 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED AN ASSUMED MERIDIAN WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING N02°20'00"W.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.052(5), (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

Thomas C. Shahan
THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-15 ALLEY VACATION

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

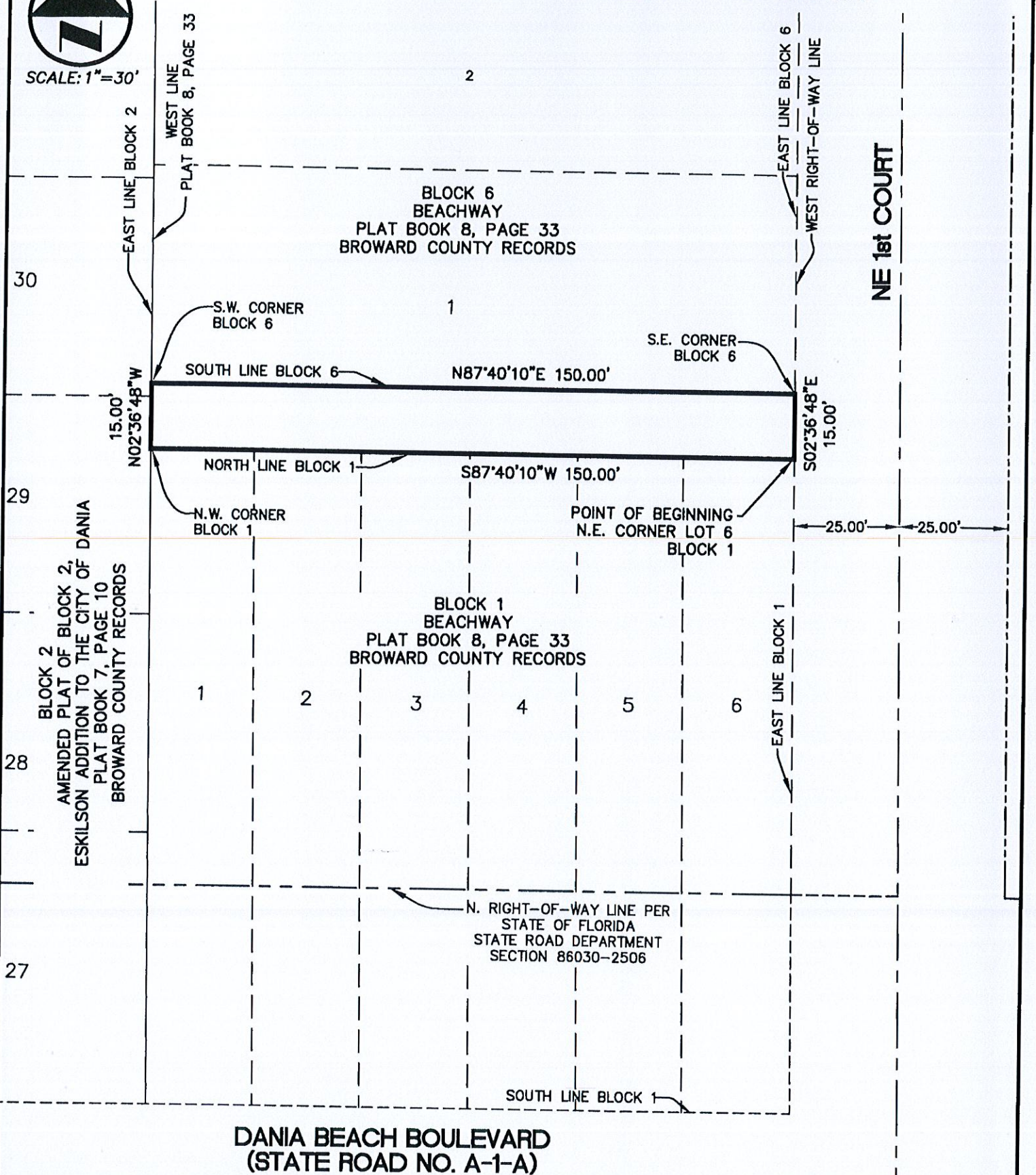
UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 05-0136-002	SHEET 1 OF 2 SHEETS		
DRAWN BY: T.S.	F.B. N/A	PG. N/A	
CHECKED BY: R.Y.	DATED: 08/01/14		

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3663 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6408 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

SKETCH TO ACCOMPANY DESCRIPTION 15' ALLEY TO BE VACATED



SCALE: 1"=30'



G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-15 ALLEY VACATION

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 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6408 TEL: (954) 739-6400
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JOB NO.: 05-0136-002

SHEET 2 OF 2 SHEETS

DRAWN BY: T.S.

F.B. N/A PG. N/A

CHECKED BY: R.Y.

DATED: 08/01/14

DESCRIPTION TO ACCOMPANY SKETCH 40' RIGHT-OF-WAY TO BE VACATED

DESCRIPTION:

A PORTION OF THE 40 FOOT WIDE RIGHT-OF-WAY FOR N.E. 1st AVENUE AS SHOWN ON THE MAP OF THE TOWN OF MODELO, RECORDED IN PLAT BOOK B, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, BLOCK 12, OF SAID PLAT; THENCE NORTH 87°40'10" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 20.00 FEET TO A POINT ON THE CENTERLINE OF SAID N.E. 1st AVENUE; THENCE NORTH 02°20'00" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 12.00 FEET; THENCE NORTH 87°40'10" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 31, BLOCK 2 OF THE AMENDED PLAT OF BLOCK 2, ESKILSON ADDITION TO THE CITY OF DANIA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 2; THENCE SOUTH 02°20'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 212.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD A-1-A) AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 86030-2506; THENCE SOUTH 64°36'10" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 43.48 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 12; THENCE NORTH 02°20'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 217.03 FEET TO THE POINT OF BEGINNING.

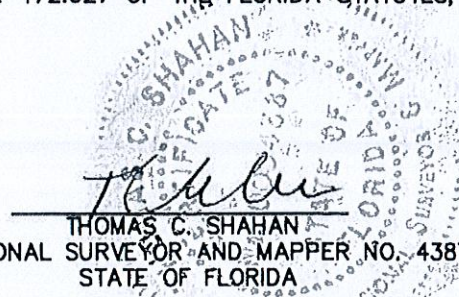
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 8,581 SQUARE FEET OR 0.197 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED AN ASSUMED MERIDIAN WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 BEING N02°20'00"W.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.052(5), (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271


THOMAS C. SHAHAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-40' R-W VACATION

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 05-0136-002	SHEET 1 OF 2 SHEETS		
DRAWN BY: T.S.	F.B. N/A	PG. N/A	
CHECKED BY: R.Y.	DATED: 08/01/14		

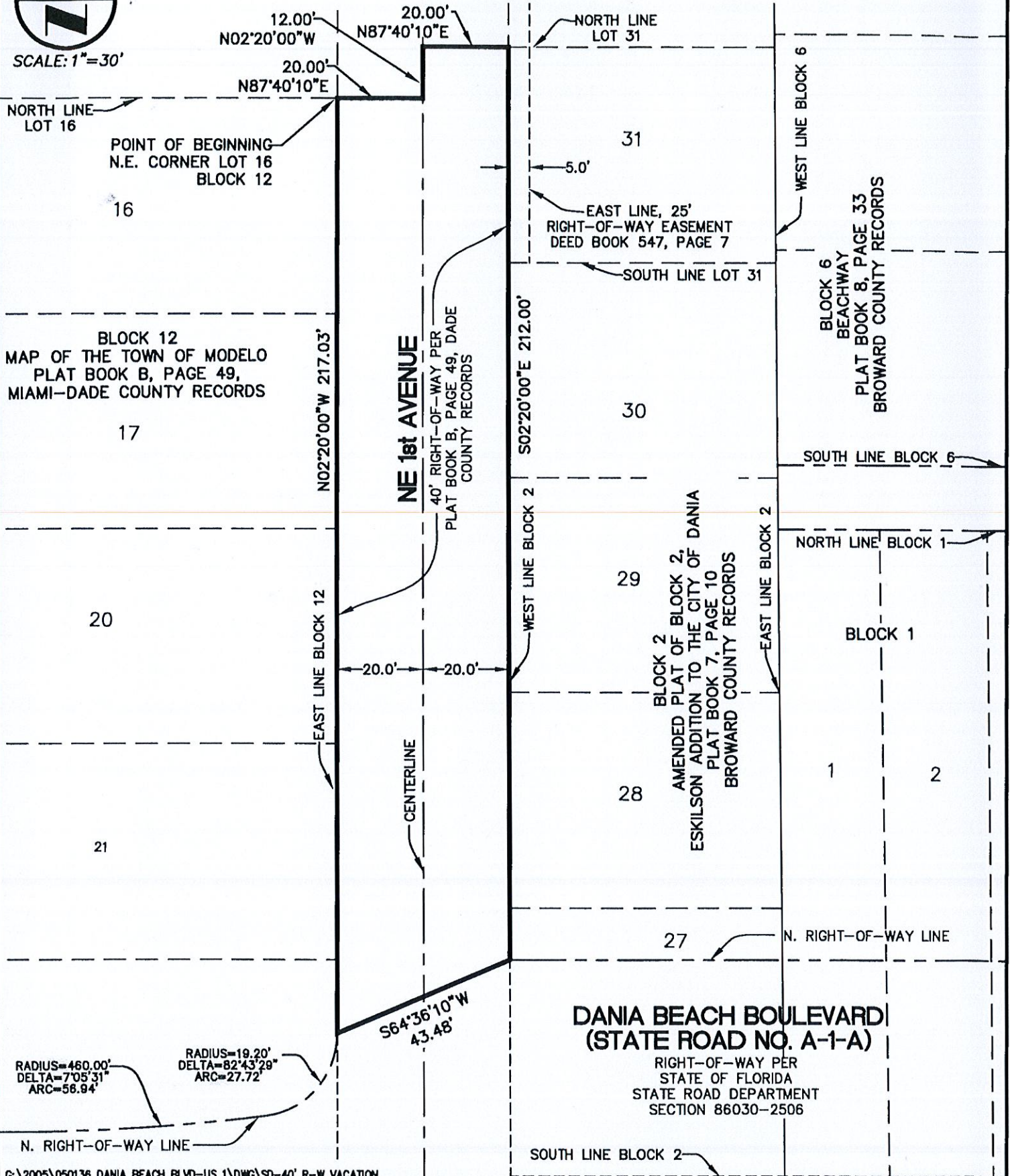


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SKETCH TO ACCOMPANY DESCRIPTION 40' RIGHT-OF-WAY TO BE VACATED



SCALE: 1"=30'



G:\2005\050136 DANIA BEACH BLVD-US 1\DWG\SD-40' R-W VACATION

20
66- 47672

19
OFF. 3230 PAGE 295

EASEMENT

Date May 6, 1965
~~March~~

City of Dania, a Florida municipal corporation under Chapter 25673, 1949 Special Acts of Florida
Dania, Florida

Dear Sir:

In consideration of the payment to me of \$10.00 and other good and valuable considerations which I have received, I and those holding through me, grant and give to you and your successors the right to install, maintain, repair and operate a sanitary sewer system including but not limited to a sewer disposal system, sewer pipes and mains, and laterals, and the necessary appurtenances above and underground for such purposes; also, the right to clear and keep clear such obstructions from the surface and subsurface that might impede the proper construction, operation and maintenance of said system, on and under my property more particularly described as follows:

The North 1.50 feet of Lot 16, Block 12, "TOWN OF MODELO", according to the plat thereof, as recorded in Plat Book 1, at page 5 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida,

together with the right and privilege to reconstruct, inspect, alter, improve, remove or relocate such facilities.

In the presence of:

Arthur Spinkman
Warren F. Blunt

Mrs. Augusta Vonglis,
AUGUSTA VONGLIS, individually
and as surviving spouse of ~~James~~
James Vonglis, deceased and as
Executrix of Estate of ~~James~~
James Vonglis, deceased
(Seal)

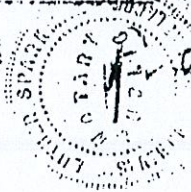
STATE OF FLORIDA)
COUNTY OF BROWARD)

I, a Notary Public in and for the County and State aforesaid, do hereby certify that Augusta Vonglis, individually and as surviving spouse of James Vonglis, deceased, and as executrix of Estate of James Vonglis, deceased, known to me, personally appeared before me and acknowledged the execution of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 6th day of MAY, 1965.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES APR. 10, 1968
BOULED THROUGH FRED W. DICKLIGHOUT



Arthur Spinkman
Notary Public

66 MAY 16 PM 12:32

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

ORDINANCE NO. 2016-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY AND EASEMENT VACATION REQUESTS (VC-05-15, VC-06-15, VC-07-15) MADE BY CRAVEN THOMPSON AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER, CTKO DANIA VENTURE, LLC, FOR PROPERTIES GENERALLY LOCATED AT 4 NORTH FEDERAL HIGHWAY WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled, “Land Development Code” of Part 6, entitled, “Development Review Procedures And Requirements” of Article 655, entitled, “Vacations Of Right-Of-Way” of the City Code of Ordinances (the “City Code”), Craven Thompson and Associates, Inc. (the “Applicant”), on behalf of the property owner, CTKO Dania Venture, LLC, has applied to the City of Dania Beach (the “City”) for approval to vacate the following:

1. Vacate the 1.50’ utility easement at the north side of Lot 16, Block 12 of Map of Town of Modelo, Plat Book B-49, DCR, recorded in OR 3230, Page 295, BCR (VC-05-15);
2. Vacate approximately 220 linear feet of the 40’ platted Right-of-Way of NE 1st Avenue per Map of Town of Modelo, Plat Book B-49, DCR, north Dania Beach Boulevard (VC-06-15); and
3. Vacate the 15’ platted alleyway per Beachway, Plat Book 8, Page 33, BCR, adjacent to Block 6 and Block 1 (VC-07-15).

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on September 21, 2016 and recommended approval of the proposed right-of-way and easement vacations; and

WHEREAS, staff recommended approval of the proposed right-of-way and easement vacations in its report September 27, 2016; and

WHEREAS, the City Commission of Dania Beach (the “City Commission”) conducted two (2) duly noticed public hearings in accordance with law; and

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

WHEREAS, the City Commission finds that the portion of the right-of-way and easement subject to this vacation is no longer needed as a public right-of-way and easement, and that it is in the best interest of the City to grant the request to vacate the right-of way and easement.

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

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

Section 2. Pursuant to Chapter 28, entitled, “Land Development Code” of Part 6, entitled, “Development Review Procedures and Requirements” of Article 655, entitled, “Vacations Of Right-Of-Way” of the City Code, the requested right-of-way (VC-05-15 and VC-06-15) and easement (VC-07-15) vacations, as shown on the attached Exhibit “A,” are approved subject to the following conditions:

1. Vacation of approximately 220 linear feet of the 40’ platted Right-of-Way of NE 1st Avenue is subject to a reservation by the City as a vehicular and pedestrian access and utility easement restricted to a height of fourteen feet three inches (14’ - 3”) above finished grade.
2. Vacation of approximately 220 linear feet of the 40’ platted Right-of-Way of NE 1st Avenue is subject to a reservation of a utility easement for water and sewer per Broward County Waste Water System (BCWWS) Minimum Easement Requirements.
3. Provide/maintain public access to NE 1st Avenue as part of the City’s roadway network.
4. Reline existing 8” gravity clay pipe or replace with 8” PVC sewer pipe.
5. Upsize existing 6” watermain to 8” PVC watermain.

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

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

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

PASSED on first reading on September 27, 2016.

PASSED AND ADOPTED on second reading on _____, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE SITE PLAN (SP-73-16) AND VARIANCE (VA-80-16) SUBMITTED BY SCHWEBKE-SHISKIN AND ASSOCIATES ON BEHALF OF THE PROPERTY OWNER, ROCKLYN HOMES, FOR PROPERTY LOCATED AT 4430 SOUTHWEST 32 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, RESOLUTION, Site Plan, Application and Backup



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director *[Signature]*

FROM: Anne-Christine Carrie, Planner *[Signature]*
Corinne Lajoie, AICP, LEED G. A., Planning and Zoning Manager *[Signature]*

SUBJECT: **SP-73-16/VA-80-16:** The applicant, Schwebke-Shiskin and Associates, on behalf of the property owner, Rocklyn Homes, is requesting a Site Plan approval and Variance for the property located at 4430 SW 32 Avenue.

**REQUESTS
VARIANCE**

To allow a minimum of eleven (11) feet between a dumpster enclosure and three (3) dwelling units where the Land Development Code (LDC) requires a minimum of twenty-five (25) feet; Section 290-70 (J).

SITE PLAN

To allow the construction of fifty-five (55) townhomes and twenty-nine (29) boat slips.

PROPERTY INFORMATION

EXISTING ZONING:	Multiple Family (16 du/ac) Residential District (RM-1)
LAND USE DESIGNATION:	Irregular Residential (10)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The subject property is generally located on the east side of SW 32 Avenue and south SW 44 Street. The waterfront property is approximately five and a half (5.5) gross acres and is currently vacant. The property faces a series of multi-family developments to the west, and single-family homes across the canal to the east. The applicant is proposing to construct fifty-five (55) townhomes and twenty-nine (29) boat slips.

VARIANCE

The applicant is requesting a variance to allow a minimum of eleven (11) feet between a dumpster enclosure and three (3) dwelling units where Section 290-70 (J) of the LDC requires a minimum of twenty-five (25) feet. This variance will allow the applicant to include an open air playground on the southwest portion of the complex. The applicant is proposing to enclose the site's three (3) dumpsters with a seven and a half (7.5) inch thick concrete wall that will in turn be buffered by three (3) feet of landscaping. The concrete wall will be eight feet (8') high where Section 290-40 of the LDC requires a minimum of six feet (6'). The applicant will be providing

pedestrian mazes for each of the dumpsters as required by Section 290-50 (B) of the LDC. Furthermore, the three proposed dumpsters face the development's private roads and are setback a minimum of 130 feet from each of the subject property's lot lines. The proposed dumpsters and enclosures maintain the basic intent and purpose of Section 290-10 and would not affect the stability and appearance of the City. The subject townhouse development is consistent with the adjacent uses in this multiple-family zoning district. The petitioner's attempts to provide an attractive and consistent design render the strict requirements of the subject regulations unnecessarily burdensome. This variance request is the minimum necessary to afford relief to the petitioner while preserving the character, health, safety and welfare of the community.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

- (1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."
- (2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."
- (3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."
- (4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."
- (5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

The applicant's request and justification are consistent with the variance criteria.

SITE PLAN

The subject property is located within the 60+ DNL contour. Per Section 221-10, the property owner has submitted a letter listing the materials and construction methods that will be used to achieve a maximum indoor level of forty-five (45) decibels. The proposed deck will encroach six (6) feet into the waterway from the property line. The twenty-nine (29) docking spaces will encroach for a total of eighteen (18) feet into the waterway from the property line. No other structures are proposed between the townhomes and the waterway providing for an uninterrupted line of sight from both canal banks.

Development Review Committee (DRC)

The site plan was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has two (2) outstanding staff comments that must be addressed prior to

issuance of a building permit, or otherwise specified time frame, which are provided below. The outstanding DRC comments are listed as conditions of approval in the resolution.

1. Park Impact Fee: Per Resolution Number 2014-071, the City Recreation and Open Space impact fee is \$1,825.00 per unit, therefore a total of \$100,375.00 is due prior to issuance of the last building permit. Per unit fees shall be paid upon receipt of building permit for each unit. (Planning)
2. Per BCAD letter dated June 21, 2016, provide Determination of Hazard to Air Navigation and Airspace Obstruction Permit (as applicable) prior to building permit issuance.

Per the applicant, a community outreach meeting has taken place informing the neighbors of the proposed development. The applicant has indicated that the neighbors are in favor of the proposal.

CITY COMMISSION ACTION

VARIANCE

The Variance application meets all applicable regulations as illustrated by the applicant's justification statement. Approve the variance resolution.

SITE PLAN

The Site Plan request, with the conditions of approval, meets the requirements of the Land Development Code (LDC) provided the Variance is granted. Approve the resolution to grant the site plan with the DRC comments as conditions to the approval.

RESOLUTION NO. 2016-131

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-73-16) AND VARIANCE (VA-80-16) SUBMITTED BY SCHWEBKE-SHISKIN AND ASSOCIATES ON BEHALF OF THE PROPERTY OWNER, ROCKLYN HOMES, FOR PROPERTY LOCATED AT 4430 SOUTHWEST 32 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, entitled “Land Development Code” (the “LDC”), of Part 6, entitled “Development Review Procedures and Requirements”, Article 635, entitled “Site Plans”, states that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, the Applicant, Schwebke-Shiskin and Associates, on behalf of the owner, Rocklyn Homes, is requesting site plan approval to accommodate fifty-five(55) town homes and twenty-nine (29) boat slips for property located at 4430 Southwest 32 Avenue, Dania Beach, Florida; and

WHEREAS, the site plan was reviewed by the City Development Review Committee (DRC) and the Applicant has two (2) outstanding staff comments that need to be addressed prior to issuance of building permits and the outstanding DRC comments are described below in Section 2 of this Resolution; and

WHEREAS, pursuant to Article 625, entitled “Variances”, the Applicant is requesting a variance (VA-80-16) from Section 290-70 (J) of the LDC to allow a setback of eleven (11) feet between a dumpster enclosure and three (3) on-site dwelling units where the LDC requires a minimum of twenty-five (25) feet; and

WHEREAS, staff has reviewed the variance request and confirms that it satisfies the requirements of Article 625 of the LDC; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-73-16) and Variance (VA 80-16) will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

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

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

Section 2. That the Site Plan (SP-73-16) is approved consistent with the site plan provided on record with the following conditions which must be complied with or resolved prior to issuance of a building permit(all references to Articles are to those appearing in the LDC):

1. Park Impact Fee: Per Resolution Number 2014-071, the City Recreation and Open Space impact fee is \$1,825.00 per unit, therefore a total of \$100,375.00 is due prior to issuance of the last building permit. Per unit fees shall be paid upon receipt of building permit for each unit. (Planning)
2. Per Broward County Aviation Division letter dated June 21, 2016, provide Determination of Hazard to Air Navigation and Airspace Obstruction Permit (as applicable) prior to building permit issuance.

Section 3. That the variance request is approved consistent with the site plan approved herein.

Section 4. Pursuant to Section 635-100 “Expiration of Site Plans” of the LDC, the Site Plan (SP-73-16) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 5. Pursuant to Section 625-50 “Expiration of Variances” of the LDC, the variance approval (VA-80-16) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings within eighteen (18) months from the date of this Resolution.

Section 6. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 2 THROUGH 11, IN BLOCK 1, OF CANAL GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE PUBLIC RECORDS FOR BROWARD COUNTY, FLORIDA

EXHIBIT “B”

SITE PLAN

AQUA BELLA TOWNHOMES

4430 SW 32ND AVENUE, DANIA BEACH, FL 33312

CIVIL SITE DEVELOPMENT PLANS

MARCH 2016

PROPERTY OWNER

B and H Dania Beach, LLC
2999 NE 191st Street, PH2
Miami, FL 33180
305.933.4646 (Phone)

CONTRACT PURCHASER

Rocklyn Homes, Inc.
3505 Koger Boulevard, Suite 205
Duluth, GA 30096
404.424.6112 (Phone)
tjenkins@rocklynhomes.com

ARCHITECT

The Hartwin Group
252 Black Birch Pass
Lilburn, GA 30047
770.231.2344 (Phone)
mhart@thehartwingroup.com

CIVIL ENGINEERING

Schwebke-Shiskins & Associates, Inc.
3240 Corporate Way
Miramar, FL 33025
954.435.7010 (Phone)
954.439.3288 (Fax)
johnntello@shiskin.com

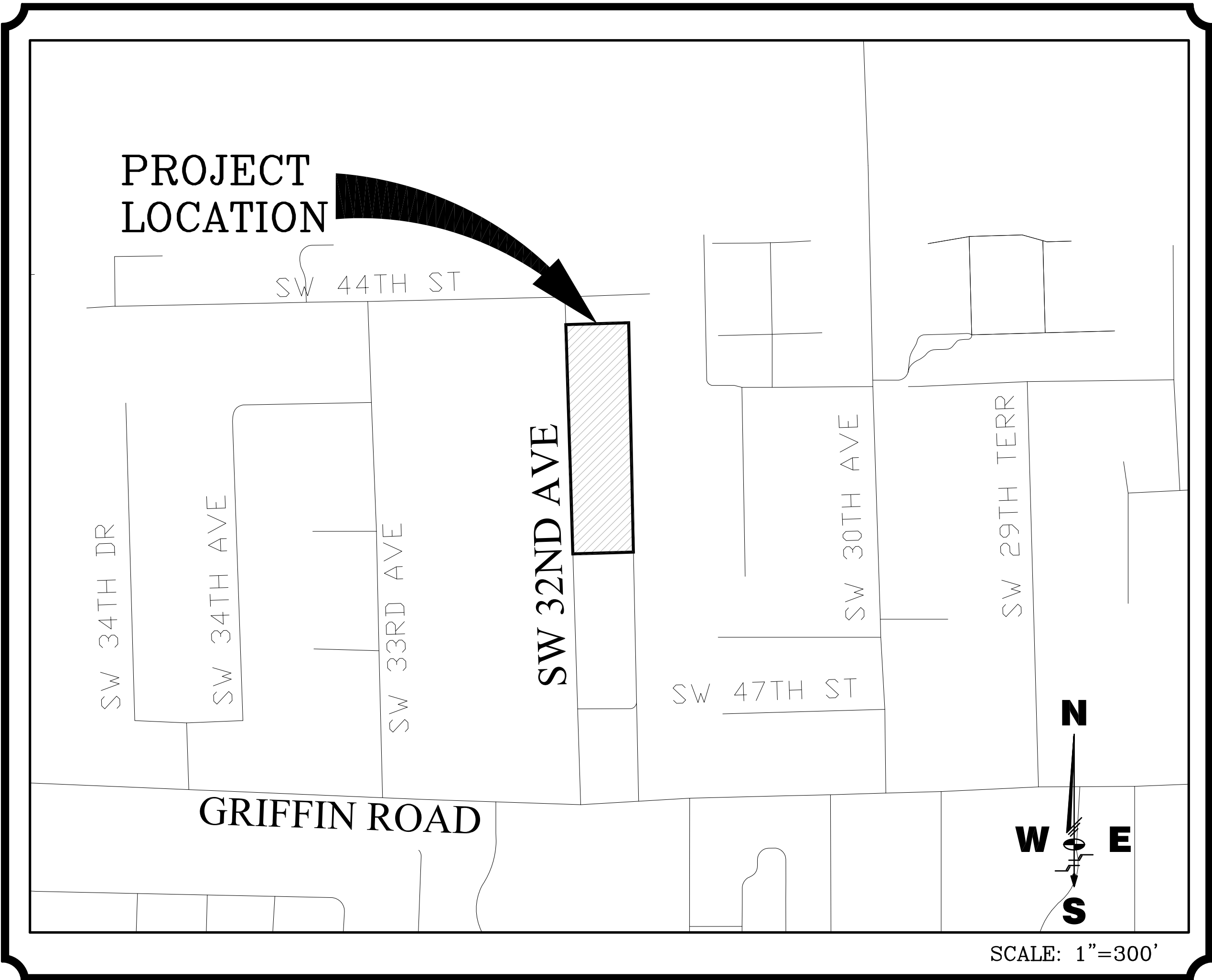
LANDSCAPE ARCHITECT

JFS Design, Inc.
1833 Northwest 140th Terrace
Pembroke Pines, FL 33028
954.447.1852 (Phone)
954.442.8225 (Fax)
jimmy@jfsdesignfl.com

MEP

Touze Engineering Consultants, Inc.
6731 SW 63rd Court
Miami, FL 33143
305.666.0874 (Phone)
marc@touzeinc.com

EXISTING LEGEND	
	DENOTES WOOD POWER POLE
	DENOTES ANCHOR
	DENOTES WATER VALVE
	DENOTES WATER METER
	DENOTES FIRE HYDRANT
	DENOTES CURB INLET OR CATCH BASIN
	DENOTES SOUTHERN BELL CLOSURE
	DENOTES GUARD POST
	DENOTES WATER PAINT MARK
	DENOTES CENTERLINE
	DENOTES OVERHEAD WIRE
	DENOTES CHAIN LINK FENCE
	DENOTES WOOD FENCE
	DENOTES EXISTING ELEVATION
	DENOTES PLAT BOOK
	DENOTES PAGE
	DENOTES CONCRETE
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING ASPHALT



LOCATION SKETCH

SEC. 30, TWP. 50, RNG. 42

prepared by

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

3240 CORPORATE WAY, MIRAMAR, FL. 33025

LAND PLANNERS - ENGINEERS - LAND SURVEYORS (LB & CA#87)

TEL: (305)652-7010

FAX: (305)652-8284

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SITE PLAN SUBMITTAL

FILE No. B-1951

C-0

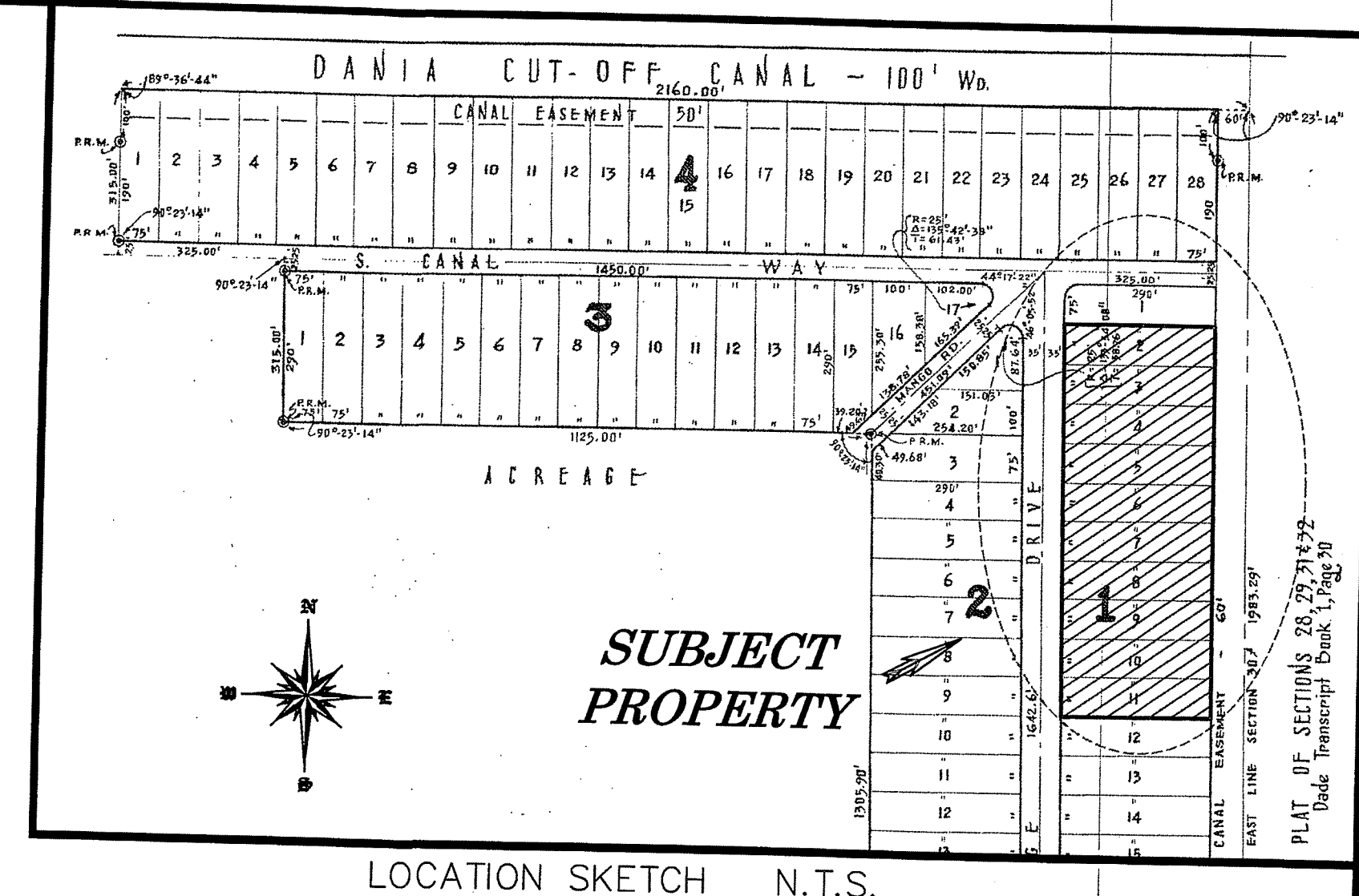
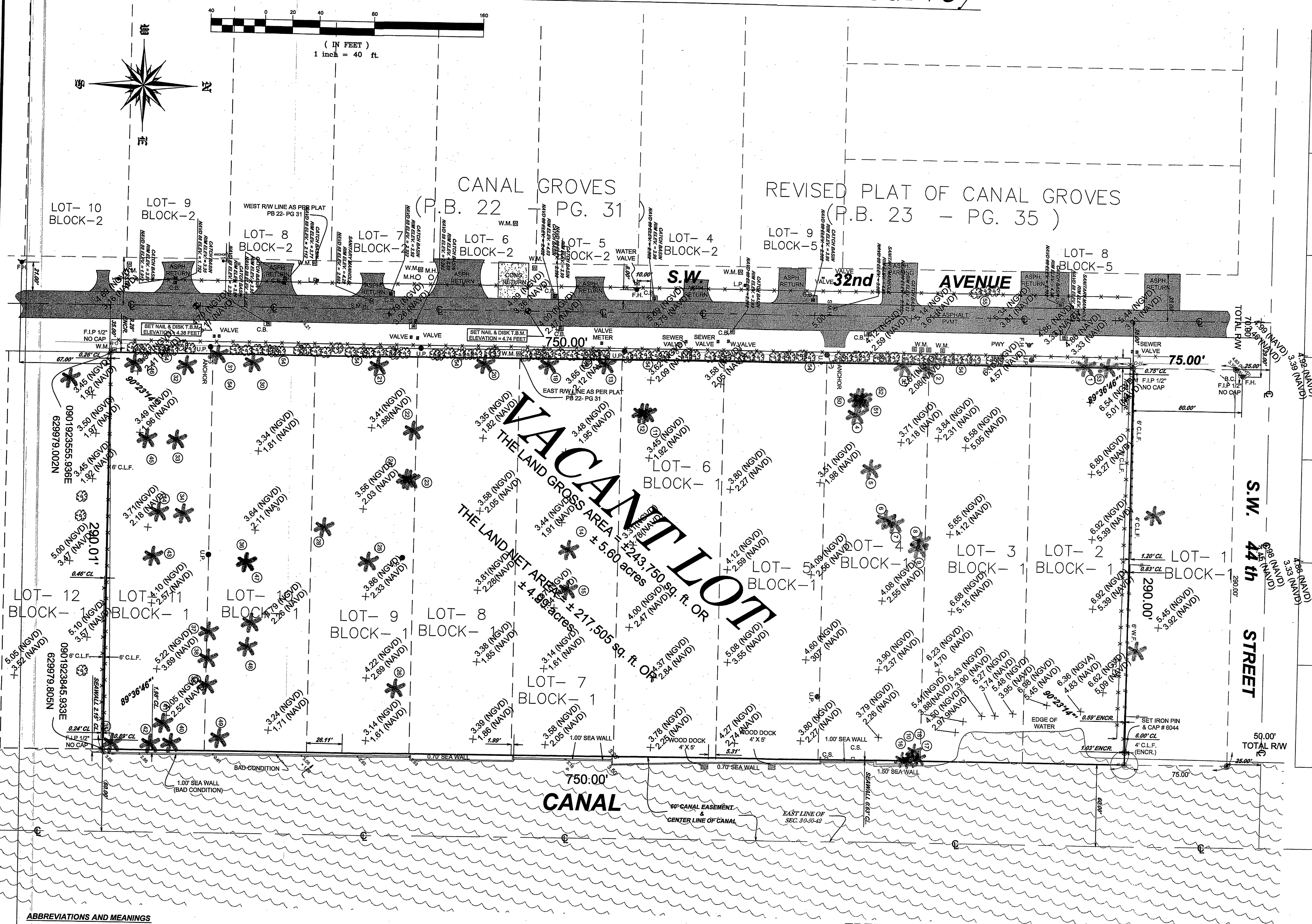
SHEET 1 OF 44

By: John C. Tello, P.E.
Asst. Vice President
Registered Engineer No. 71567
State of Florida

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ALTA/ACSM Land Title Survey



SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO (i) LEONARD E. ZEDOCK, P.A., ITS SUCCESSORS AND ASSIGNS, (ii) COMMONWEALTH LAND TITLE INSURANCE COMPANY AS FOLLOWS:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH (i) ORDER 8353908 SURVEY REQUIREMENTS, DATED JULY 06, 2011 @ 8:00 A.M., AND (ii) THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS ON FEBRUARY 23, 2011.

2. THE SURVEY WAS MADE ON THE GROUND BY AN INSTRUMENT SURVEY ON AUGUST 05, 2011 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND SPACES SITUATED ON THE SUBJECT PROPERTY AND ANY OTHER MATTERS ON THE SUBJECT PROPERTY.

3. THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE-GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHT-OF-WAY OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.

4. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER ABOVE OR BELOW GROUND AFFECTING THE SUBJECT PROPERTY AND (A) LISTED IN THE TITLE INSURANCE COMMITMENT (ORDER #353908), DATED JULY 06, 2011 @ 8:00 A.M., ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY OR (B) APPARENT FROM A VISUAL INSPECTION HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCE TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED HAS BEEN PLOTTED ON THE SURVEY. IF THE EASEMENT HAS NOT BEEN PLOTTED, THERE IS A STATEMENT AS TO WHY NOT, AS WELL AS WHETHER THE ITEM AFFECTS THE PROPERTY AND IF SO, WHAT PORTION. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

5. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISION AND RESTRICTIONS OF RECORD AFFECTING THE PROPERTY REFERENCED IN THE TITLE COMMITMENT.

6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-1, (RESIDENTIAL - MULTI FAMILY). SETBACKS ARE AS PER BROWARD COUNTY: MINIMUM BUILDING SETBACKS: FRONT - TWENTY FIVE (25) FEET MIN. SIDE - SEVEN AND A HALF FEET (7 1/2) FEET MIN. FOR EVERY LOT USED FOR DWELLING PURPOSES FOR A (1) FAMILY HOME AND AT LEAST TEN (10) FEET FOR OTHER RESIDENTIAL USES. EXCEPT THAT ON A PLOT LESS THAN 60 FEET IN WIDTH WHICH IS UTILIZED FOR: (1) OR (2) FAMILY DWELLING, EACH SIDE YARD SHALL BE AT LEAST FIVE (5) FEET IN WIDTH. REAR - FIFTEEN (15) FEET FOR RESIDENTIAL USE AND TWENTY FIVE (25) FEET FOR RESIDENTIAL APARTMENT BUILDINGS.

7. THE PROPERTY HAS DIRECT ACCESS TO AND FROM A PRIVATELY USED AND MAINTAINED STREET OR HIGHWAY KNOWN AS SW 44TH STREET.

8. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES AND TELEPHONE, ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS HEREON.

9. THE SUBJECT PROPERTY SERVES ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.

10. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120003 0303 F, AND HAS A BASE FLOOD ELEVATION OF 8 FEET AND BEARING AN EFFECTIVE DATE OF 08/11/2005.

11. THE LAND GROSS AREA OF THE SUBJECT PROPERTY IS 243,750 SQUARE FEET OR ± 5.60 ACRES.

12. THE LAND NET AREA OF THE SUBJECT PROPERTY IS 243,750 SQUARE FEET OR ± 5.60 ACRES.

13. THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.

14. THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.

15. ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, BROWARD COUNTY BENCHMARK #288, LOCATOR NO. 31 50 42 (ELEVATION 5.26), LOCATED AT BROWARD COUNTY NEAR FT. LAUDERDALE ON CANAL CROSSING AT GRIFING ROAD AND S.W. 31 AVENUE. "SQUARE" CUT ON SOUTH HEADWALL.

16. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-H OF TITLE COMMITMENT (AGENTS REFERENCE NO. 3728-06-11), DATED MAY 23, 2011. ITEMS ARE ENUMERATED AS PER TITLE COMMITMENT.

NOTE:

THE LAND GROSS AREA OF THE SUBJECT PROPERTY IS 243,750 SQUARE FEET OR ± 5.60 ACRES, IS MEASURED FROM THE CENTER LINE (SW 32nd AVE.)

Revision:06-24-16

LEGAL DESCRIPTION:

LOT 2-11, BLOCK 1 OF CANAL GROVES ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 22, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATIONS:

TRANSCAPITAL BANK, ISACA
LEONARD E. ZEDOCK, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
DRIVE = DRIVE.
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
PROP. COR. = PROPERTY CORNER.
F.N.P. = FEDERAL NATIONAL INSURANCE.
F.W. = FOUND WALL.

H. = HIGH (HEIGHT).
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS.
L.P. = LIGHT POLE.
L.F.E. = LATEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M. = MINUTES.
M.M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
= NO.
O/S = OFFSET.
O.H. = OVERHEAD.
O.H.L. = OVERHEAD UTILITY LINES.
O.V. = OVERSHANG.
P.M.T. = PAVEMENT.
P.L. = PLASTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.O.C. = POINT OF CURVE.
P.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
PG. = PAGE.
P.T. = PARKWAY.
P.M. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
RAD. = RADIUS OF RADIAL.
R.P. = RADIUS POINT.
RGE. = RANGE.

SEC. = SECTION.
STY. = STORY.
S.T.C. = STREET TRAFFIC CONTROL.
S.P. = STREET PAVEMENT.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH.
SEC. = SECTION.
TANG. = TANGENT.
TWO = TWO.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.S. = WOOD SHED.
W. = WEST.
CENTRAL ANGLE.
CONVEX LINES.
ANGLE.
WOOD FENCE.
CHAIN LINK FENCE.
C.B.S. WALL (C.B.W.).
EXISTING ELEVATIONS.
PROPOSED ELEVATIONS.

TRAFFIC FLOW
DRAINAGE MH
SANITARY SOWER MANHOLE
CATCH BASIN
FIRE HYDRANT
UTILITY POLE
HANDICAPPED PARKING SPACE
WATER METER

TREE LEGEND

#	TREE NAME	DIAMETER (")	CONDITION	HEIGHT (')
1	SABAL PALMETTO	1.20	GOOD	20.00
2	ROYSTONIA REGIA	1.90	GOOD	30.00
3	ROYSTONIA REGIA	1.90	GOOD	62.00
4	ROYSTONIA REGIA	1.70	GOOD	63.00
5	ROYSTONIA REGIA	1.70	GOOD	50.00
6	ROYSTONIA REGIA	1.70	GOOD	55.00
7	ROYSTONIA REGIA	1.50	GOOD	55.00
8	ROYSTONIA REGIA	1.20	GOOD	30.00
9	ROYSTONIA REGIA	1.20	GOOD	40.00
10	ROYSTONIA REGIA	1.20	GOOD	22.00
11	ROYSTONIA REGIA	1.70	GOOD	35.00
12	ROYSTONIA REGIA	1.70	GOOD	55.00
13	ROYSTONIA REGIA	1.70	GOOD	55.00
14	COCOS NUCIFERA	1.20	GOOD	25.00
15	COCOS NUCIFERA	1.20	GOOD	25.00
16	SYAGRUS ROMANZOFFIANA	1.00	GOOD	18.00
17	SYAGRUS ROMANZOFFIANA	0.70	GOOD	20.00
18	SYAGRUS ROMANZOFFIANA	0.80	GOOD	16.00
19	ROYSTONIA REGIA	1.90	GOOD	62.00

20	ROYSTONIA REGIA	GOOD	1.90	62.00
21	ROYSTONIA REGIA	GOOD	1.90	62.00
22	ROYSTONIA REGIA	GOOD	1.70	50.00
23	ROYSTONIA REGIA	GOOD	1.70	45.00
24	ROYSTONIA REGIA	GOOD	1.70	45.00
25	ROYSTONIA REGIA	GOOD	1.70	50.00
26	ROYSTONIA REGIA	GOOD	1.90	50.00
27	ROYSTONIA REGIA	GOOD	1.70	50.00
28	ROYSTONIA REGIA	GOOD	1.70	50.00
29	COCOS NUCIFERA	GOOD	1.20	35.00
30	ROYSTONIA REGIA	GOOD	1.70	50.00
31	COCOS NUCIFERA	GOOD	1.20	35.00
32	ROYSTONIA REGIA	GOOD	1.70	50.00
33	ROYSTONIA REGIA	GOOD	1.70	45.00
34	ROYSTONIA REGIA	GOOD	1.70	55.00
35	ROYSTONIA REGIA	GOOD	1.00	35.00
36	ROYSTONIA REGIA	GOOD	1.20	50.00
37	ROYSTONIA REGIA	GOOD	2.00	60.00
38	ROYSTONIA REGIA	GOOD	1.90	60.00
39	ROYSTONIA REGIA	GOOD	1.90	60.00

40	COCOS NUCIFERA	GOOD	2.20	40.00
41	ROYSTONIA REGIA	GOOD	1.90	55.00
42	COCOS NUCIFER	GOOD	1.40	40.00
43	COCOS NUCIFER	GOOD	1.20	40.00
44	ROYSTONIA REGIA	GOOD	1.90	60.00
45	ROYSTONIA REGIA	GOOD	1.90	50.00
46	ROYSTONIA REGIA	GOOD	1.90	40.00
47	ROYSTONIA REGIA	GOOD	1.90	35.00
48	ROYSTONIA REGIA	GOOD	1.70	50.00
49	ROYSTONIA REGIA	GOOD	1.90	50.00
50	SYAGRUS ROMANZOFFIANA	FAIR	0.80	16.00
51	SYAGRUS ROMANZOFFIANA	FAIR	0.60	20.00
52	SYAGRUS ROMANZOFFIANA	FAIR	0.50	20.00

TABLE INFORMATION PROVIDED BY:

DOUGLAS M. RUTH ASSOCIATES
LANDSCAPE ARCHITECTS / LAND PLANNERS
1212 N.E. 8th AVENUE
FORT LAUDERDALE, FLORIDA 33304

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS. FENCE OWNERSHIP NOT DETERMINED.

Prepared For:

Project Address:
4430 SW 32 AVENUE

Project Location:
DANIA BEACH, FL. 33312

Job Number:
4-0003015-17

PROFESSIONAL LAND SURVEYOR
& MAPPER

George Ibarra

P.L.S. No. 2534 (STATE OF FLORIDA)

Drawn By:
L.G.

Field Date: 08/05/11

Issued: 08/13/11

Revision:03-14-14
Revision:05-09-14
Revision:04-06-16
Revision:06-16-16

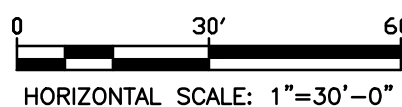
PATH:

1355 N.W. 97 AVE., SUITE 200
MIAMI, FLORIDA 33172

TELEPHONE: (305) 264-2660 FAX (305): 264-0229

Nova
Surveyors Inc.
LAND SURVEYORS

FLORIDA SURVEYOR



HORIZONTAL SCALE: 1"=30'-0"

EXISTING
CANAL

— PROPERTY

SP-2

SP-3

SW 32nd AVEUNE

SW 32nd AVEUNE

ADDRESS
-4430 SW 32ND AVENUE, DANIA BEACH, FLORIDA 33312

PROJECT

ELEVEN-BUILDING TOWNHOME PROJECT COMPRISED OF 55 DWELLING UNITS

- BUILDING 1: 5 UNITS
- BUILDING 2: 2 UNITS
- BUILDING 3: 6 UNITS
- BUILDING 4: 6 UNITS
- BUILDING 5: 5 UNITS
- BUILDING 6: 5 UNITS
- BUILDING 7: 4 UNITS
- BUILDING 8: 6 UNITS
- BUILDING 9: 5 UNITS
- BUILDING 10: 6 UNITS
- BUILDING 11: 5 UNITS

LEGAL DESCRIPTION

-LOT 2 THRU 11, IN BLOCK 1, OF CANAL GROVES, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 31, OF THE
PUBLIC RECORDS FOR BROWARD COUNTY, FLORIDA

ZONING

-EXISTING ZONING:	RM-1, MULTI FAMILY
-ADJACENT ZONING:	
• NORTH	RM-1, MULTI FAMILY
• SOUTH	RM-1, MULTI FAMILY
• EAST	RS-6000, SINGLE FAMILY
• WEST	RM-1, MULTI FAMILY
-ADJACENT LAND USE:	
• NORTH	IRREGULAR RESIDENTIAL DENSITY (IRD)
• SOUTH	IRREGULAR RESIDENTIAL DENSITY (IRD)
• EAST	LOW (5) RESIDENTIAL (L-5)
• WEST	IRREGULAR RESIDENTIAL DENSITY (IRD)

SETBACKS

	REQUIRED	PROVIDED
• FRONT	25'	25'
• SIDE (RIGHT)	20'	20'
• SIDE (LEFT)	20'	20'
• REAR	15'	19'-8" 
• INTERIOR	20'	20'

SITE COVERAGE CALCULATIONS

-TOTAL NET SITE AREA = 217,500.0 sf (4.99 Ac.)

-GROSS SITE AREA = 243,749.1 sf (5.60 Ac.)

-DENSITY

- PERMITTED (10 D.U./Ac.) 56 D.U.
- PROPOSED 55 D.U.

-BUILDING FOOTPRINT AREA

- PERMITTED 97,500 sf (2.24 Ac.) (40.0%)
- PROPOSED 69,080 sf (1.59 Ac.) (28.3%)

-BUILDING HEIGHT

- PERMITTED = 25'0"
- PROPOSED = 18'6" (TO TIE-BEAM)

-SITE COVERAGE PERCENTAGE 28.3%

-PERVIOUS SITE AREA (LANDSCAPE)

- MINIMUM REQUIRED = 60,937 sf (1.40 Ac.) (25.0%)
- PROPOSED 67,041 sf (1.56 Ac.) (30.2%)

• LANDSCAPE AREA = 61,691 sf (1.42 Ac.)

- RETENTION AREA = 19,360 sf (0.44 Ac.)

-VEHICULAR USE AREA = 30,079 sf (0.69 Ac.)

-SIDEWALK/CURBS/PADS = 14,164 sf (0.33 Ac.)

OVERALL BUILDING STATISTICS

TWO-STORY TOWNHOMES (55 UNITS)
 • EACH FLOOR 24' X 52'-4" = 1,256 sf
 • EACH DWELLING UNIT = 2,512 sf
 -TOTAL BUILDING LOT COVERAGE (55 UNITS X 1,256 sf) = 66,080 sf
 -TOTAL BUILDING AREA (55 UNITS X 2,512 sf) = 138,160 sf

PARKING REQUIREMENTS

-PARKING REQUIREMENTS PER CITY OF DANIA BEACH, OFF-STREET PARKING ARTICLE 265:

	REQUIRED	PROVIDED
• RESIDENT SPACES (2 SPACES/D.U.)	110 (2x55)	110
• GUEST SPACES (1 SPACE/5 D.U.)	11 (55/5)	13
TOTAL SPACES	121	123
• DISABLED SPACES*	1	2
• BICYCLE SPACES**	6	6

*DISABLED PARKING AS REQUIRED BY THE FLORIDA BUILDING CODE
**BICYCLE PARKING AS REQUIRED BY SECTION 265-51

Associates, Inc.

LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87

3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

REVISIONS

[illegible]

Seit 1974

SITE PLAN
KEY SHEET

CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

Drawn By: DCT Date: 03/16/16

Checked By: JCT Date: 03/16/16

Order No. ---- FB. Sketches &
00000 Pg 00

Drawing Status: SITE PLAN SUBMITTAL

By: John C. Tello, P.E.
Asst. Vice President
Registered Engineer No. 71567
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

Scale: As Noted

File No. B-1951

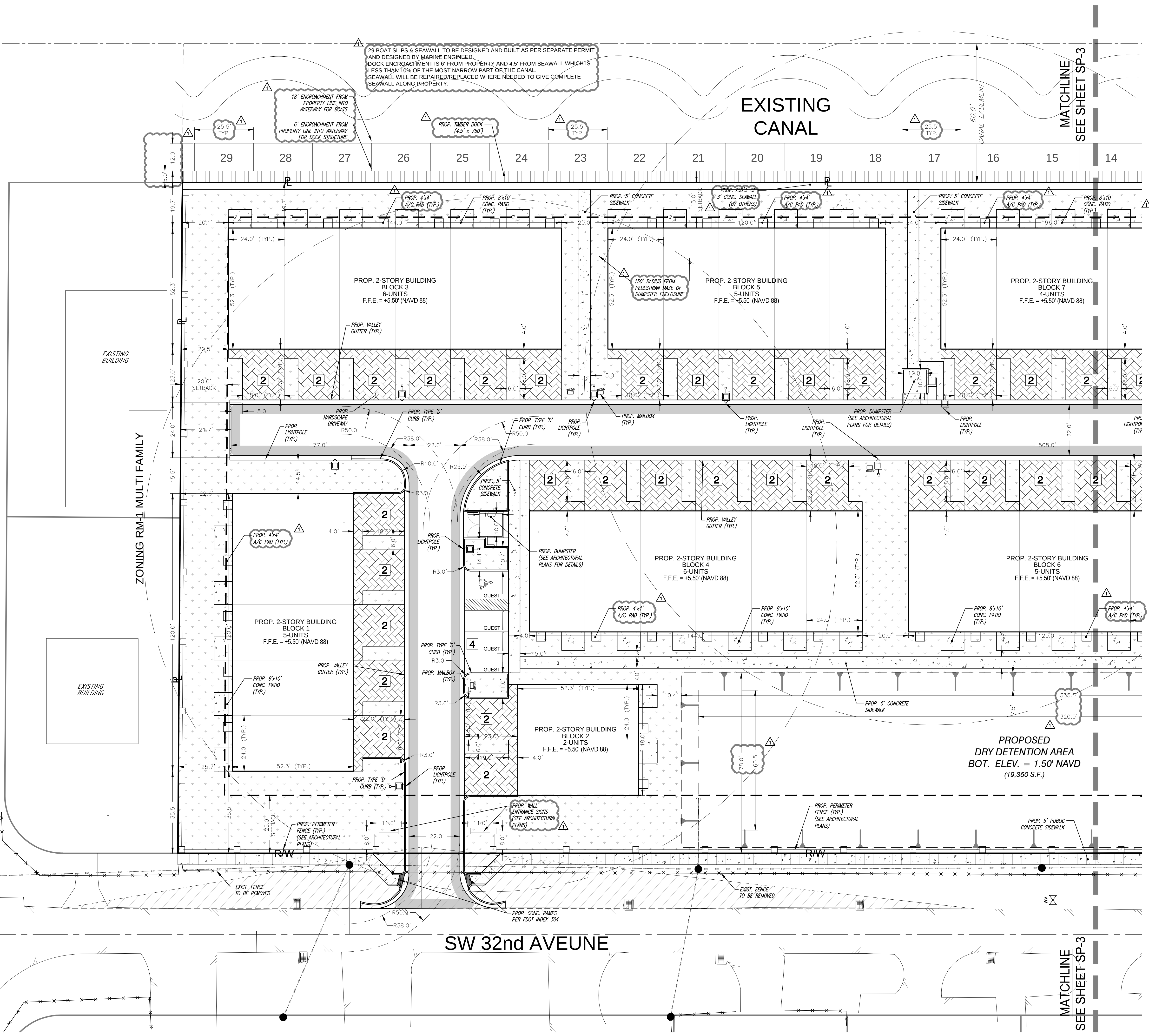
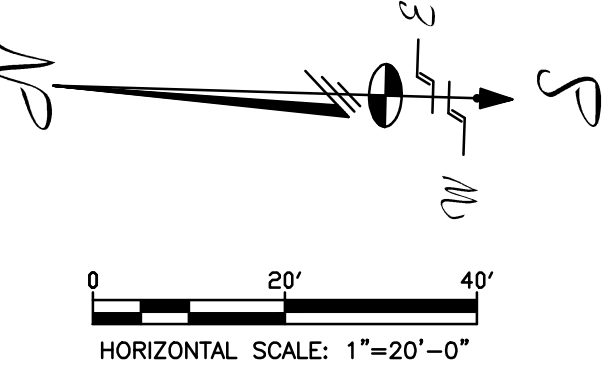
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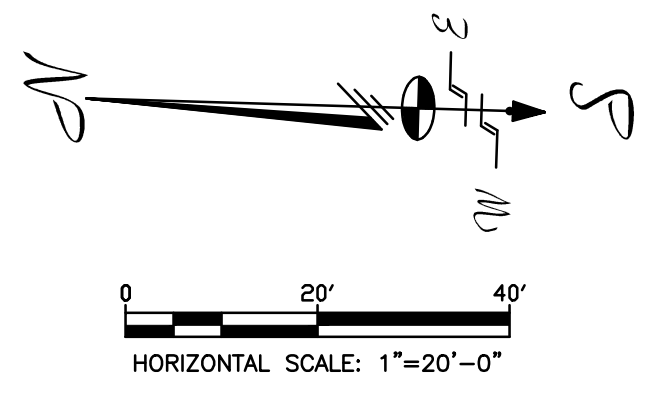
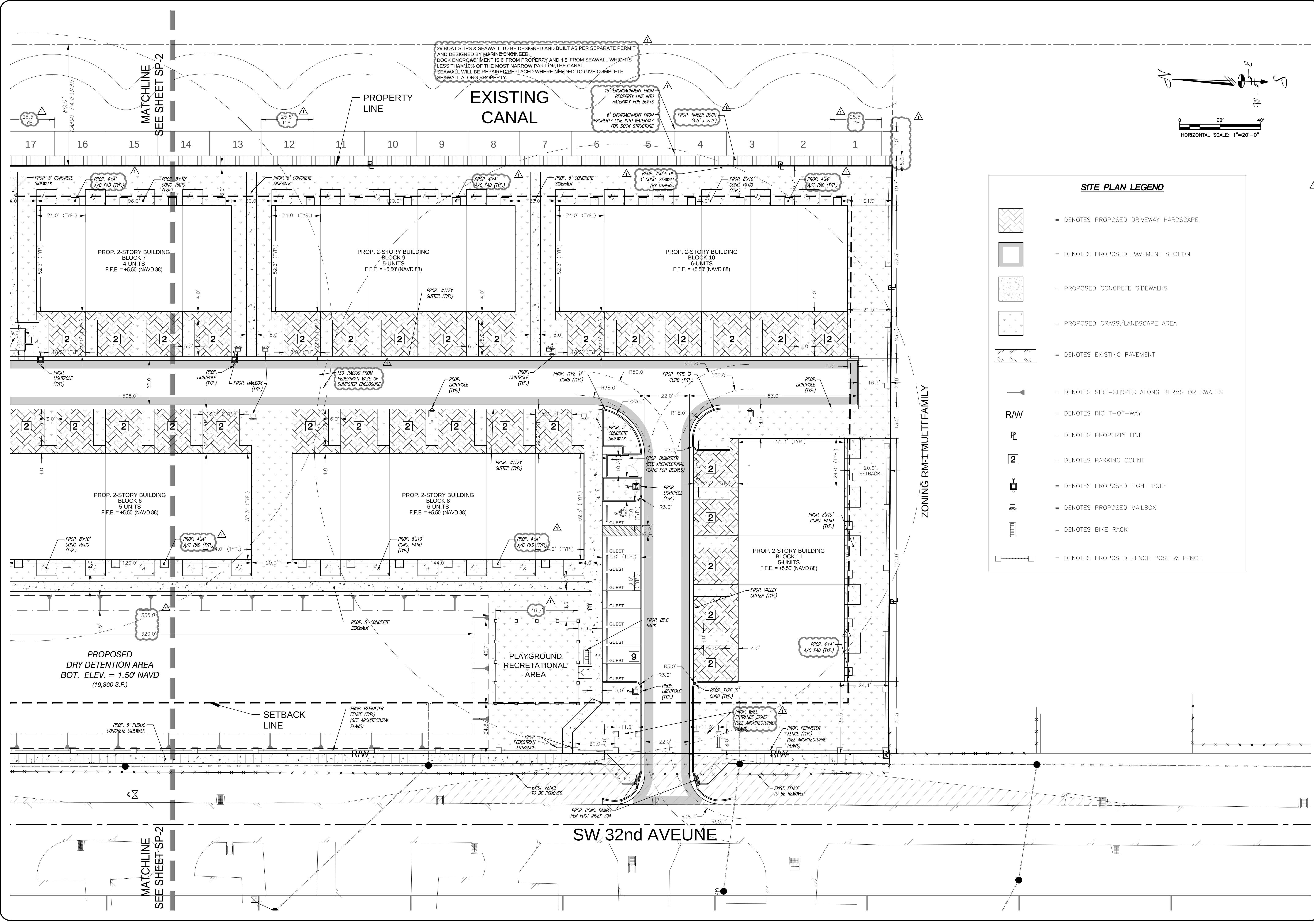
SP-1

OF: C-22

40 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42





SITE PLAN LEGEND

- [Patterned Box] = DENOTES PROPOSED DRIVEWAY HARDSCAPE
- [Patterned Box] = DENOTES PROPOSED PAVEMENT SECTION
- [Patterned Box] = PROPOSED CONCRETE SIDEWALKS
- [Patterned Box] = PROPOSED GRASS/LANDSCAPE AREA
- [Line with Ticks] = DENOTES EXISTING PAVEMENT
- [Arrow] = DENOTES SIDE-SLOPES ALONG BERMS OR SWALES
- [R/W] = DENOTES RIGHT-OF-WAY
- [P] = DENOTES PROPERTY LINE
- [2] = DENOTES PARKING COUNT
- [Light Pole Symbol] = DENOTES PROPOSED LIGHT POLE
- [Mailbox Symbol] = DENOTES PROPOSED MAILBOX
- [Bike Rack Symbol] = DENOTES BIKE RACK
- [Fence Post Symbol] = DENOTES PROPOSED FENCE POST & FENCE

Schwebke
Shishkin &
Associates, Inc.
LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87
3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

REVISIONS		
Date	Remarks	By
7/7/16	IPC COMMENTS	DCT

AquaBella Townhomes
SITE PLAN
LAYOUT
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

Drawn By: DCT Date: 03/16/16
Checked By: JCT Date: 03/16/16
Order No. --- Sketches & Pgs 0000 Pg. 00
Drawing Status: SITE PLAN SUBMITTAL
By: **John C. Tello, P.E.**
Asst. Vice President
Registered Engineer No. 71587
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

Scale: As Noted
File No. B-1951

Dwg. No:
SP-3
OF: C-22

AQUABELLA TOWNHOMES - 4430 SW 32nd AVENUE

Proposed Single Family Attached Development



AQUABELLA TOWNHOMES



AQUABELLA TOWNHOMES





The Crawford Plan
1st. Floor
855 sf

The Bradberry Plan
1st. Floor
855 sf

The Crestwood Plan
1st. Floor
855 sf

The Crawford Plan
1st. Floor
855 sf

The Bradberry Plan
1st. Floor
855 sf

The Crestwood Plan
1st. Floor
855 sf

FIRST FLOOR PLAN



REVISION CHANGES:	
REV. NO.	REV. DATE

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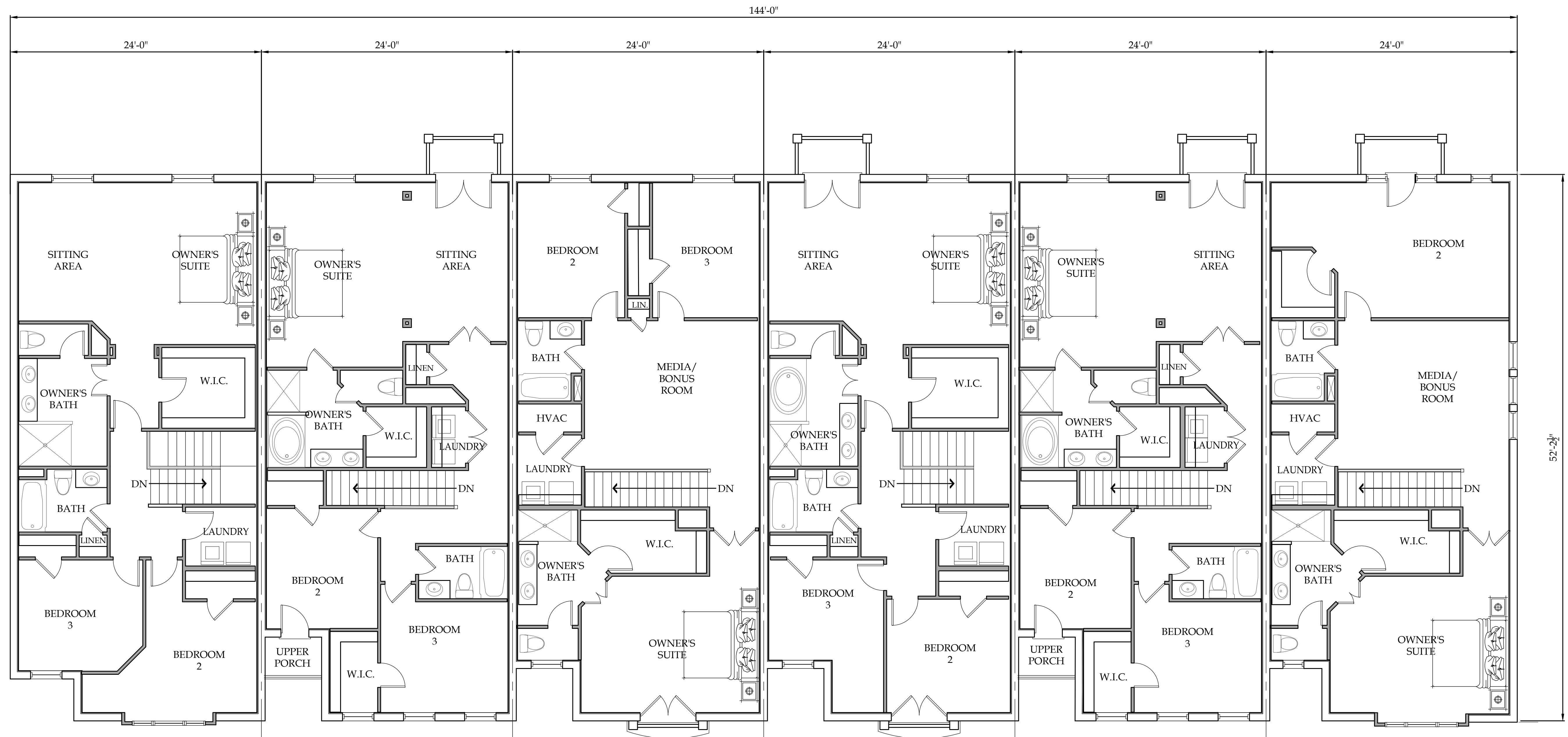
CAUTION: ONLY A QUALIFIED
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ENGINEER SHOULD ATTEMPT
TO MODIFY THIS PLAN.

AQUABELLA TOWNHOMES

FIRST FLOOR PLAN

SUBDIVISION COLLECTION:
AQUABELLA
START DATE: 08/01/2016
DRAWN BY:
MHART
SCALE:
3/16"=1'-0"

SHEET NO.
A.1
OF



*The Crawford Plan
2nd. Floor
1,241 sf*

*The Bradberry Plan
2nd. Floor
1,241 sf*

*The Crestwood Plan
2nd. Floor
1,241 sf*

*The Crawford Plan
2nd. Floor
1,241 sf*

*The Bradberry Plan
2nd. Floor
1,241 sf*

*The Crestwood Plan
2nd. Floor
1,241 sf*

SECOND FLOOR PLAN



REVISION CHANGES:

REV. NO.	REV. DATE

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AQUABELLA TOWNHOMES

SECOND FLOOR PLAN

SUBDIVISION COLLECTION:

AQUABELLA

START DATE:

08/01/2016

DRAWN BY:

MHART

SCALE:

3/16"=1'-0"

SHEET NO.

A.2

OF

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The Crawford Plan

The Bradberry Plan

The Crestwood Plan

The Crawford Plan

The Bradberry Plan

The Crestwood Plan

TYPICAL FRONT ELEVATION



AC unit screened
with landscaping, typ.

TYPICAL REAR ELEVATION



REVISION CHANGES:	
REV. NO.	REV. DATE

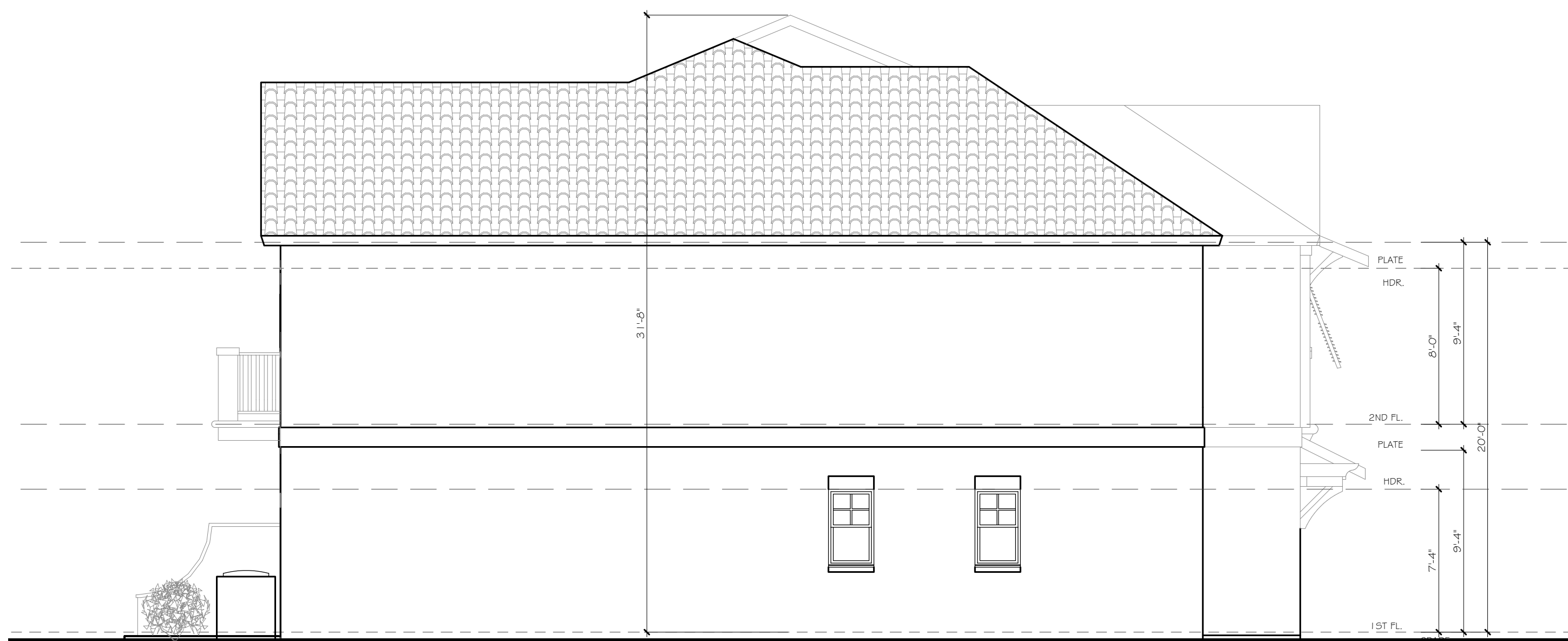
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ENGINEER SHOULD ATTEMPT
TO MODIFY THIS PLAN.

AQUABELLA TOWNHOMES
FRONT and REAR ELEVATION

SUBDIVISION COLLECTION:
AQUABELLA
START DATE: 08/01/2016
DRAWN BY:
MHART
SCALE:
3/16"=1'-0"

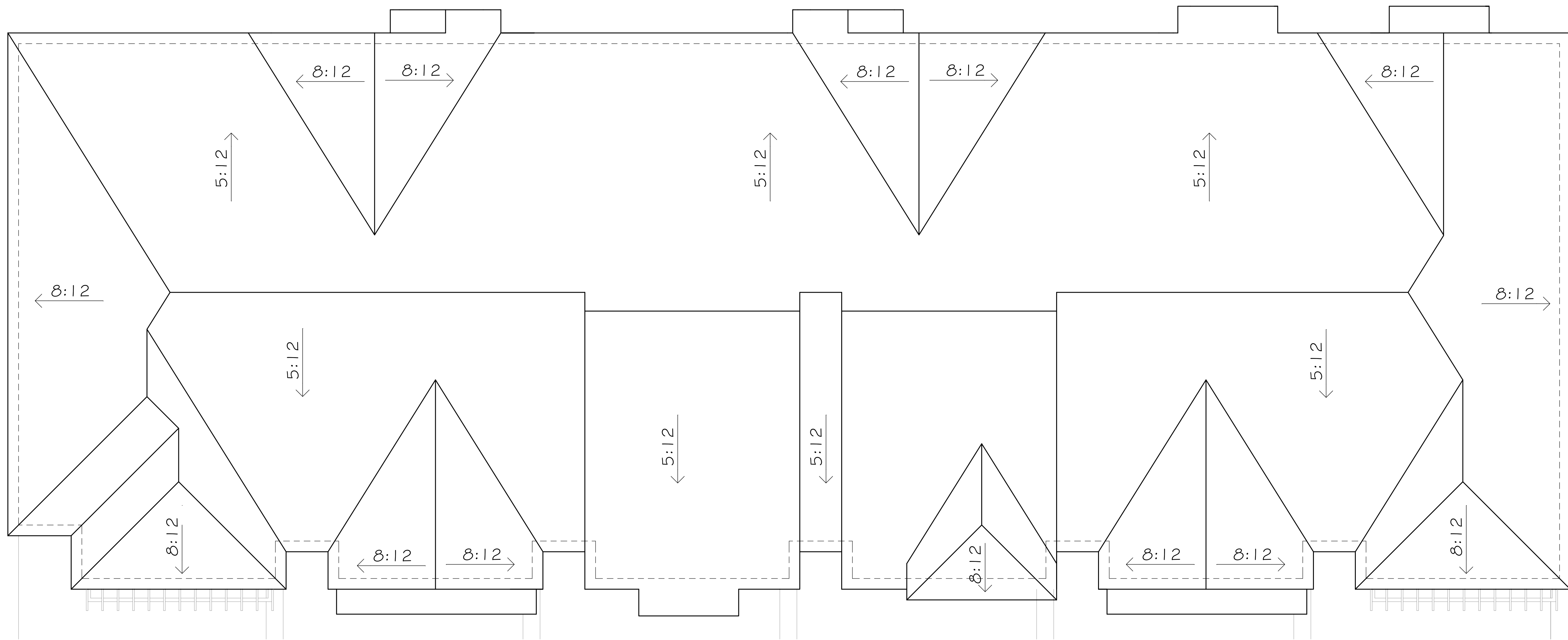
SHEET NO.
A.3
OF



LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN



REVISION CHANGES:

REV. NO.	REV. DATE

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AQUABELLA TOWNHOMES

SIDE ELEVATIONS & ROOF PLAN

SUBDIVISION COLLECTION:

AQUABELLA

START DATE:

08/01/2016

DRAWN BY:

MHART

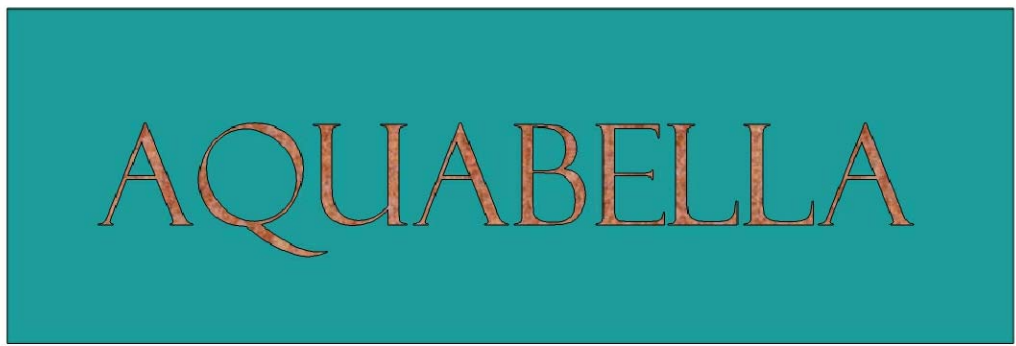
SCALE:

3/16"=1'-0"

SHEET NO.

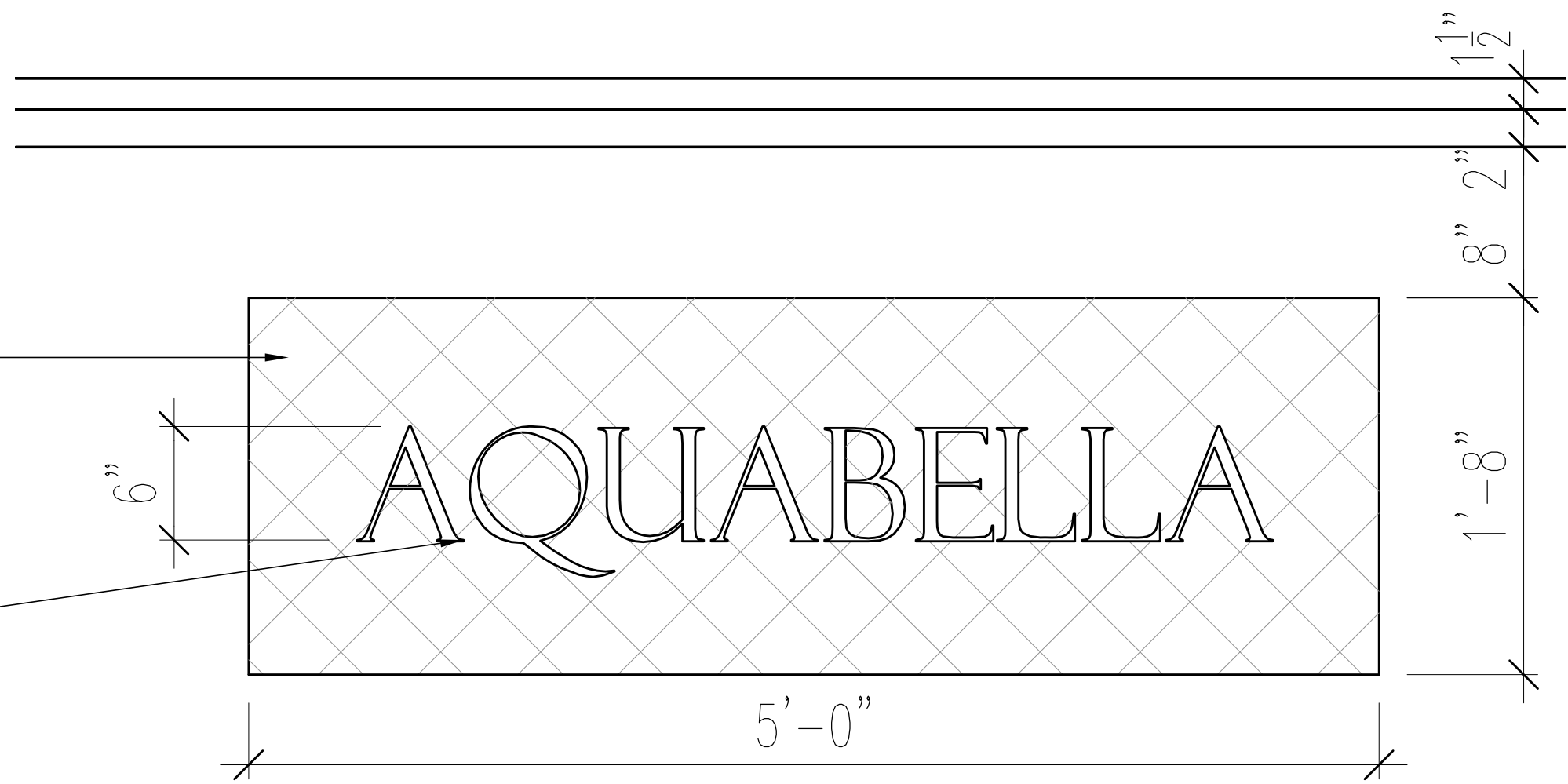
A.4

OF



TILE BACKGROUND OF SIGN TO BE
PANTONE 2237C

LETTERS TO BE BRONZE METTALIC
INDIVIDUAL LETTERS RAISED 1"
FROM BACKGROUND

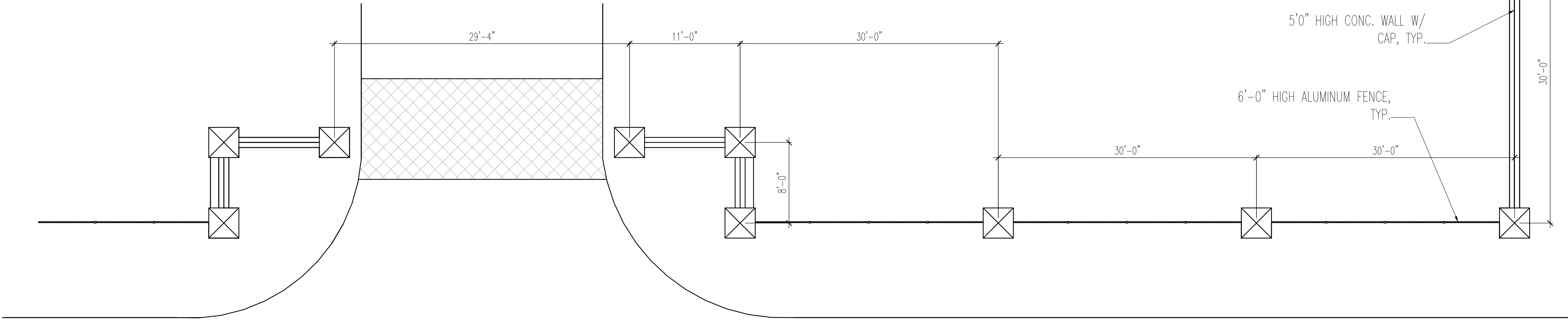


1 ENTRANCE SIGN
3/8" = 1'-0"

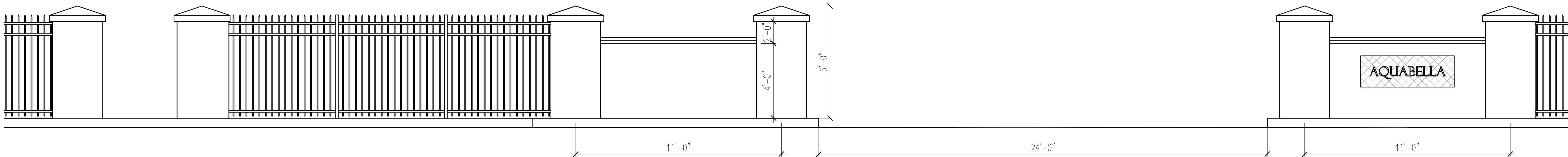
32"x32"x5'-4" COLUMN W/
PRECAST CAP, TYP.

5'0" HIGH CONC. WALL W/
CAP, TYP.

6'-0" HIGH ALUMINUM FENCE,
TYP.



3 ENTRANCE PLAN
3/16" = 1'-0"



2 ENTRANCE ELEVATION
3/8" = 1'-0"



REVISION CHANGES:	
REV. NO.	REV. DATE

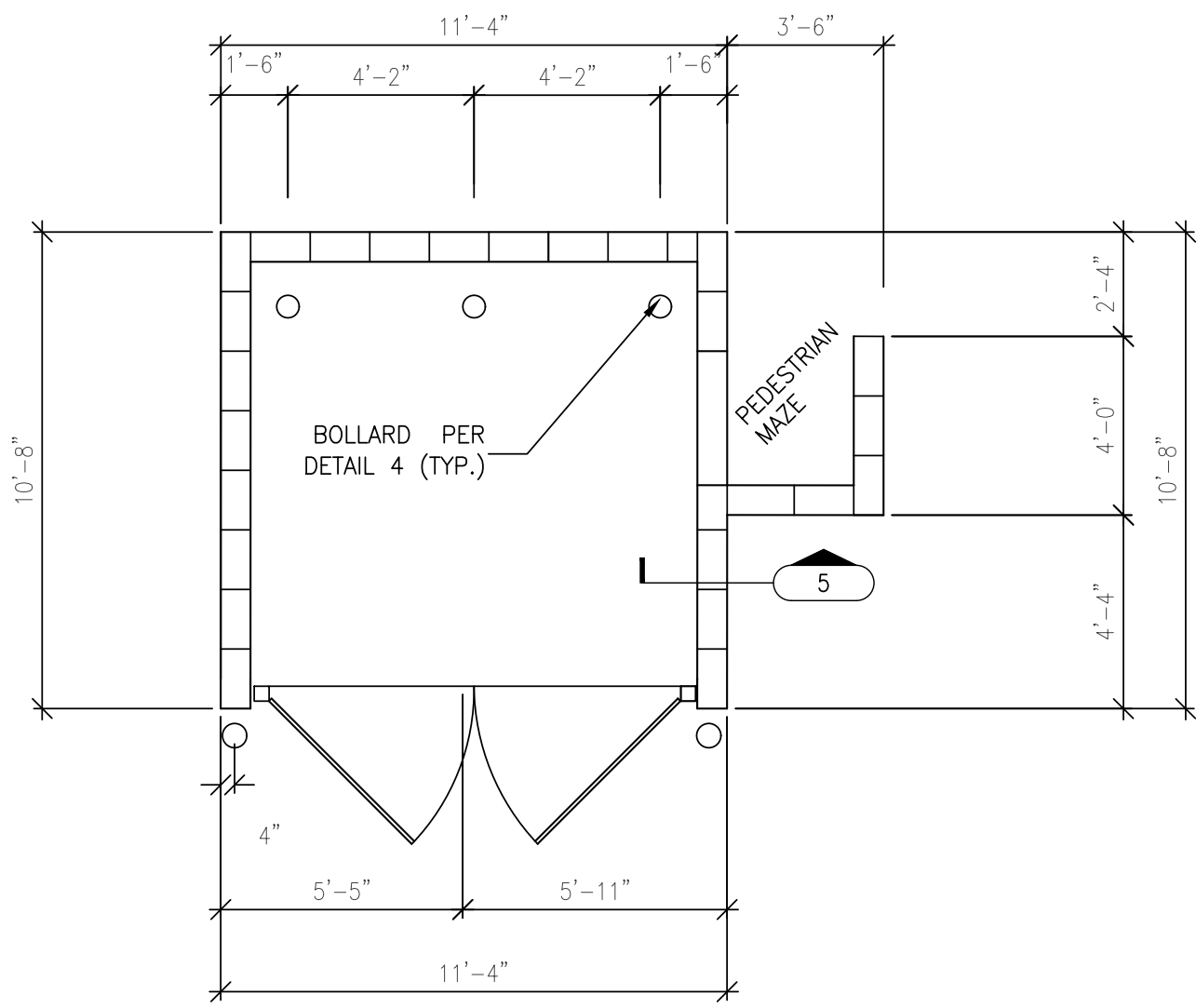
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AQUABELLA ENTRANCE

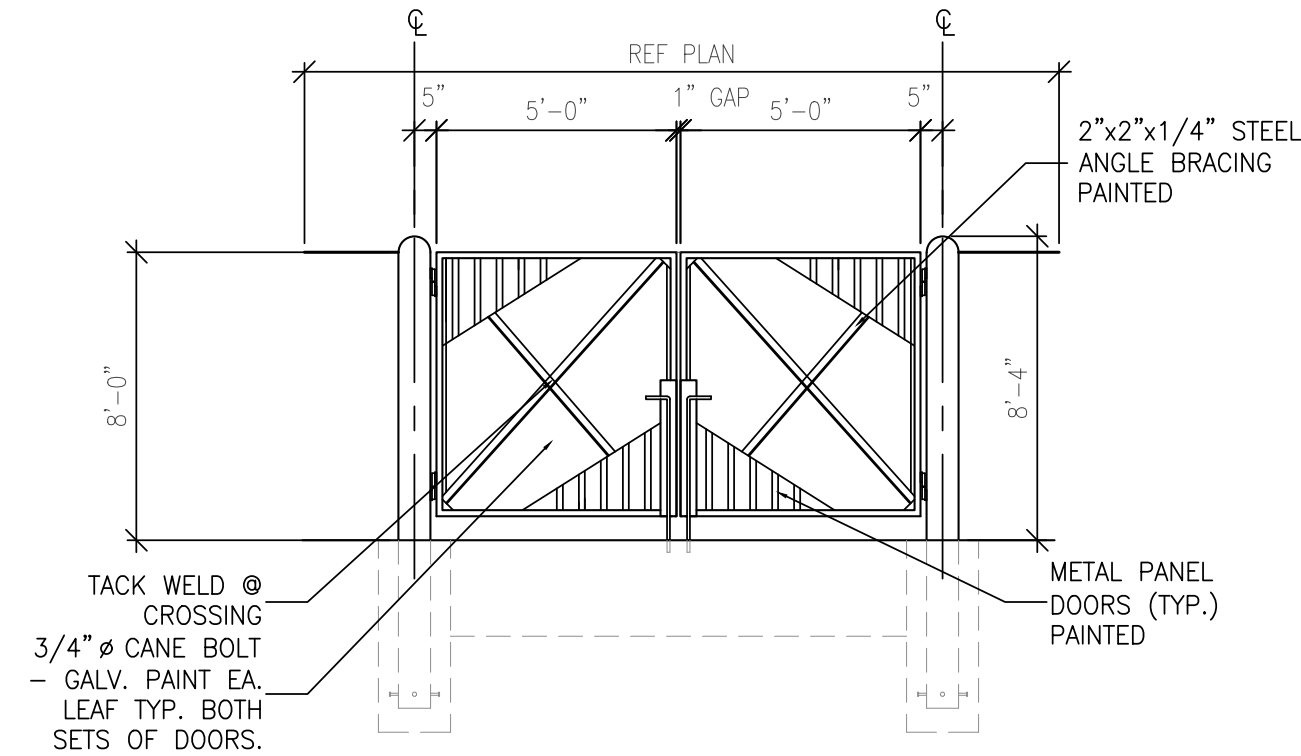
Monument Sign Detail

SUBDIVISION COLLECTION:
AQUABELLA
START DATE: 07/26/2016
DRAWN BY:
MHART
SCALE:
AS NOTED

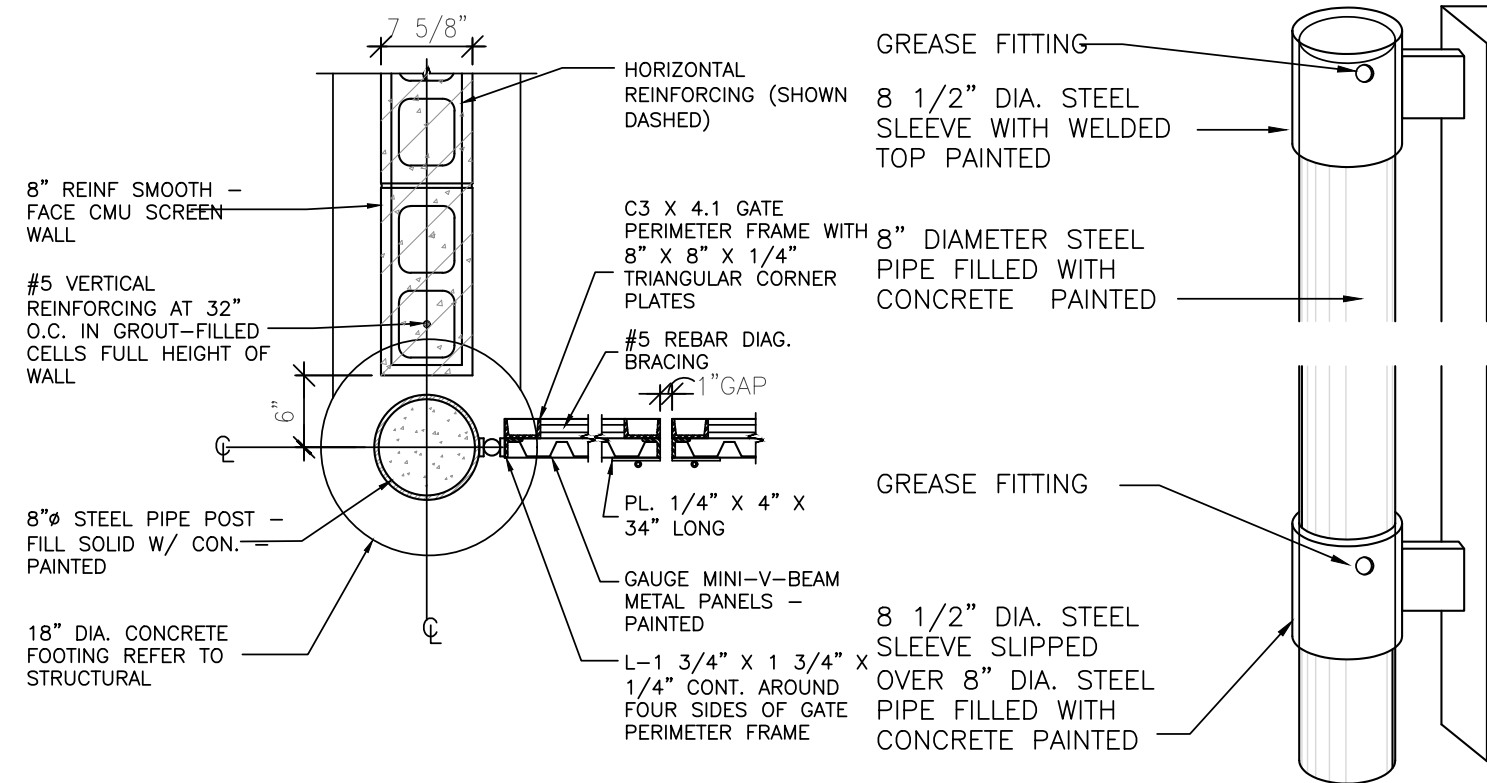
SHEET NO.
A.5
OF



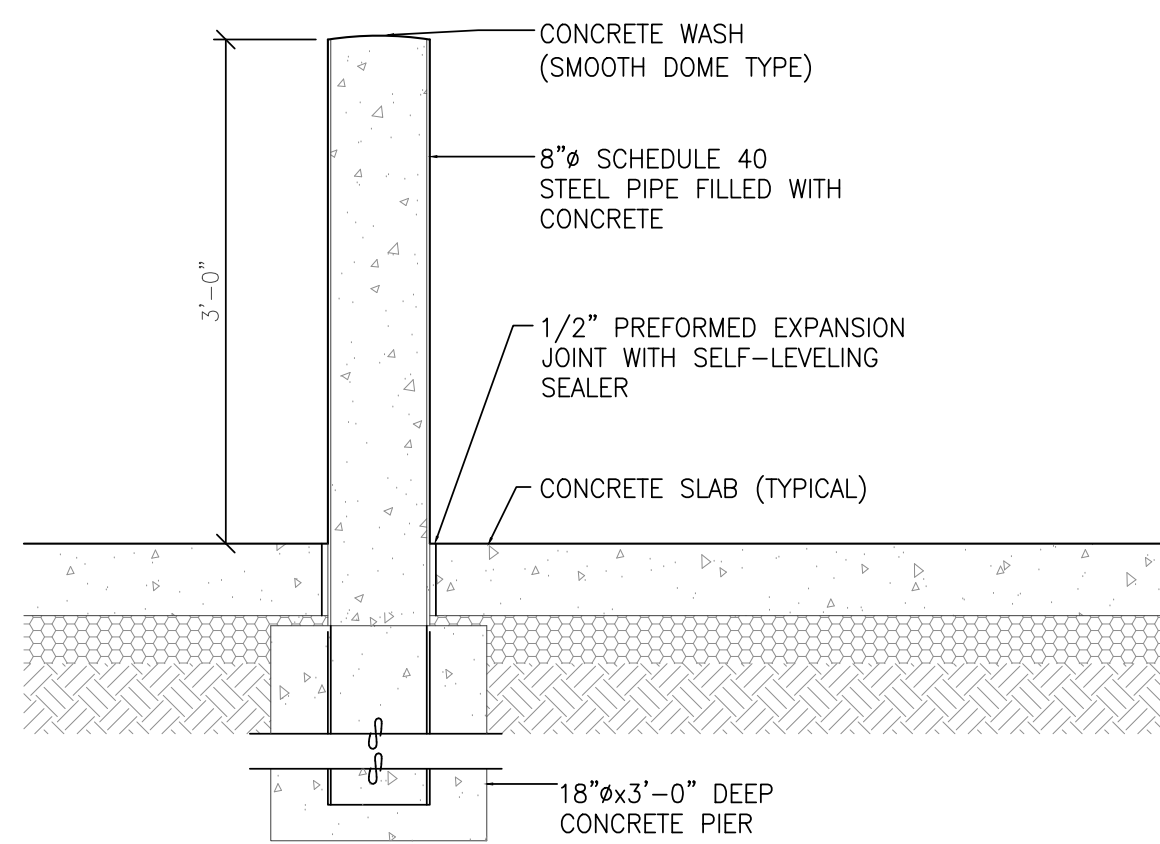
1 DUMPSTER ENCLOSURE PLAN
1/4"=1'-0"



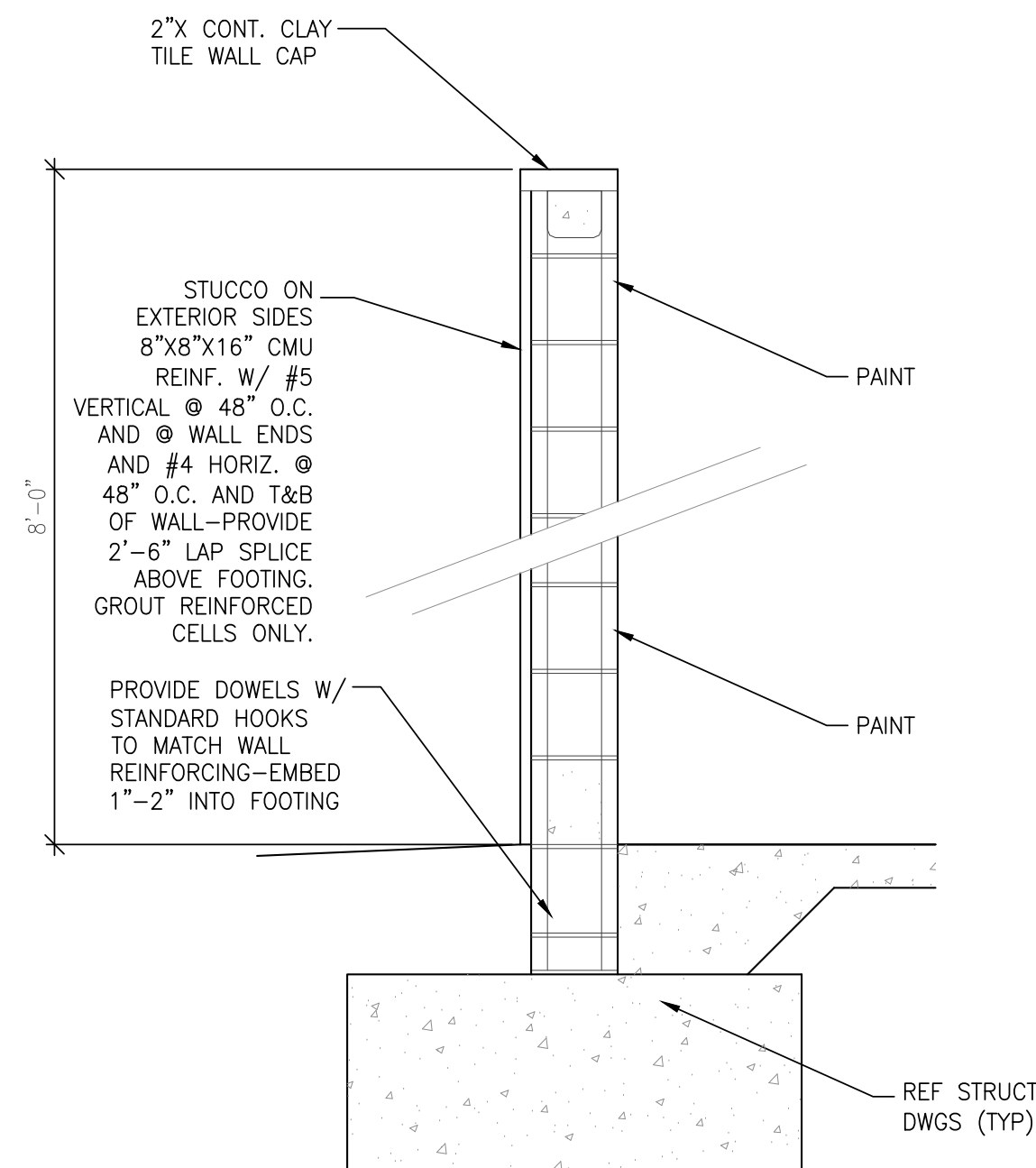
2 DUMPSTER ENCLOSURE ELEVATION
1/4"=1'-0"



3 DUMPSTER ENCLOSURE DETAIL
1/4"=1'-0"



4 DUMPSTER ENCLOSURE BOLLARD DETAIL
1/4"=1'-0"



5 DUMPSTER SCREEN SECTION
1/4"=1'-0"

DUMPSTER DETAILS

vital™ Cluster Box Unit - Type III

FRONT VIEW SIDE VIEW PEDESTAL

NOTES:

- This unit is approved for USPS and private applications.
- Decorative mailbox accessories sold separately and are USPS Approved products.
- Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
- Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	3-3/8"x12-13/16"
10' PARCEL	10-1/4"x12-13/16"
13' PARCEL	13-3/4"x12-13/16"
OUTGOING SLOT	3/4"x11-3/4"

PRODUCT SERIES: vital™ CLUSTER BOX UNIT 04/28/2016

FLORENCE
manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florenceemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

MODEL	SCALE	REV
1570-16	NONE	A
DRAWING NUMBER		DRAWN BY
1570-16CS		AFD

TYPICAL MAILBOX

ROCKLYN HOMES
The Most Important Home We'll Build Is Yours

REVISION CHANGES:	
REV. NO.	REV. DATE

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AQUABELLA TOWNHOMES

Detail Sheet

SUBDIVISION COLLECTION:
AQUABELLA
START DATE:
08/01/2016
DRAWN BY:
MHART
SCALE:
3/16"=1'-0"

SHEET NO.
A.6
OF



ADDRESS LOCATOR

NOTE:
ALL ADDRESS SIGNS SHALL BE LOCATED
4'-0" ABOVE THE LEFT CORNER OF THE GARAGE
DOOR.

ADDRESS SIGN SHALL BE 14" WIDE X 9" HIGH
WITH 5" WHITE LETTERS ON A BRONZE BACKGROUND



ADDRESS PLATE



REVISION CHANGES:	
REV. NO.	REV. DATE

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AQUABELLA TOWNHOMES

Address Detail for Fire

SUBDIVISION COLLECTION:
AQUABELLA
START DATE: 08/01/2016
DRAWN BY:
MHART
SCALE:
3/16"=1'-0"

SHEET NO.
A.7
OF

[illegible]

AquaBella Townhomes
PAVING, GRADING, AND DRAINAGE PLANS
KEY SHEET
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

Drawn By: DCT Date: 03/16/16

Checked By: JCT Date: 03/16/16

Order No. ---- FB Sketches &
00000 Pg. 00

Drawing Status: SITE PLAN SUBMITTAL

By: _____

John C. Tello, P.E.
Asst. Vice President

Registered Engineer No. 71567
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

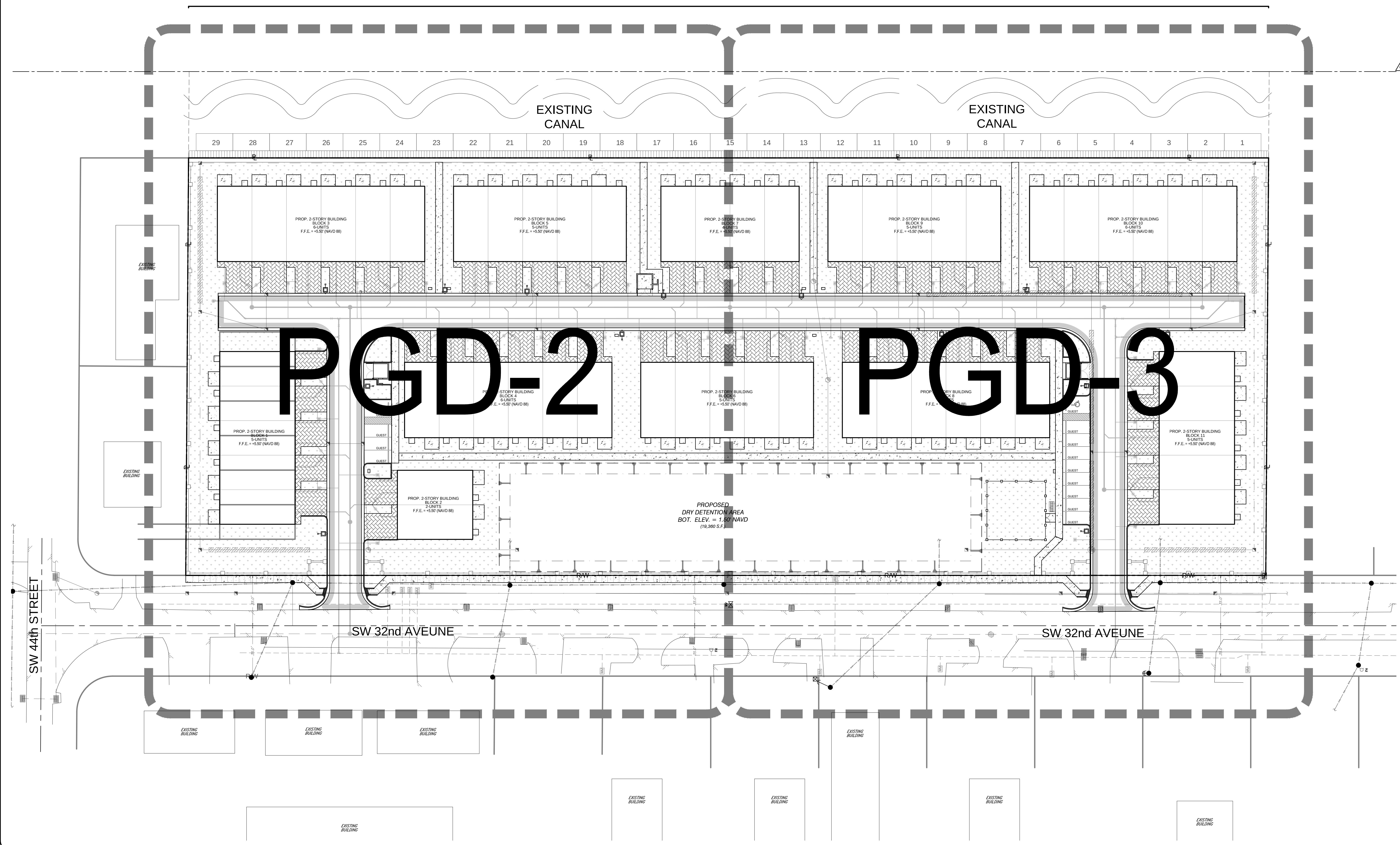
Scale: As Noted

File No. B-1951

Dwg. No:

PGD-1

OF: C-22



 = DENOTES PROPOSED DRIVEWAY HARDSCAPE

 = DENOTES PROPOSED PAVEMENT SECTION

 = PROPOSED CONCRETE SIDEWALKS

 = PROPOSED SAWCUT LINE / MATCH EXISTING GRADE

 = PROPOSED FLOW ARROW

 = PROPOSED FLOW LINE

 = DENOTES SIDE-SLOPES ALONG BERMS OR SWALES

 = DENOTES PROPOSED FINISHED SURFACE ELEVATION (I.E. TOP OF FINISHED SURFACE, CONCRETE FINISHED GRADE, ETC.)

 = DENOTES TWO PROPOSED ELEVATIONS:
TOP ELEVATION = TOP OF CURB / TOP OF THICKENED EDGE
BOTTOM ELEVATION = EDGE OF PAVEMENT

 = MATCH EXISTING GRADE

 = REFER TO SHEET C-12 FOR CORRESPONDING CROSS-SECTION

 = DENOTES PROPOSED CATCH BASIN

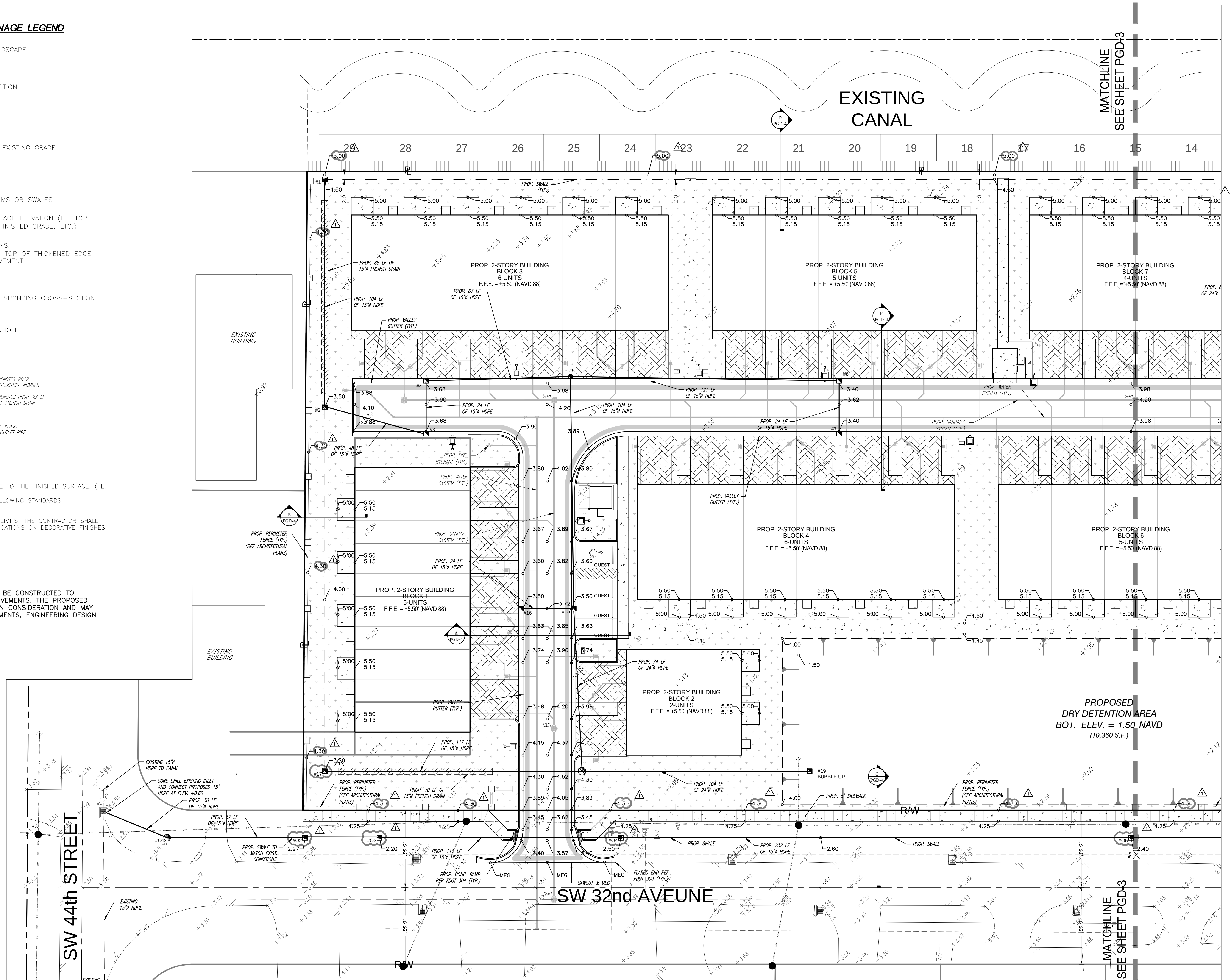
 = DENOTES PROPOSED DRAINAGE MANHOLE

 = DENOTES PROPOSED LIGHT POLE

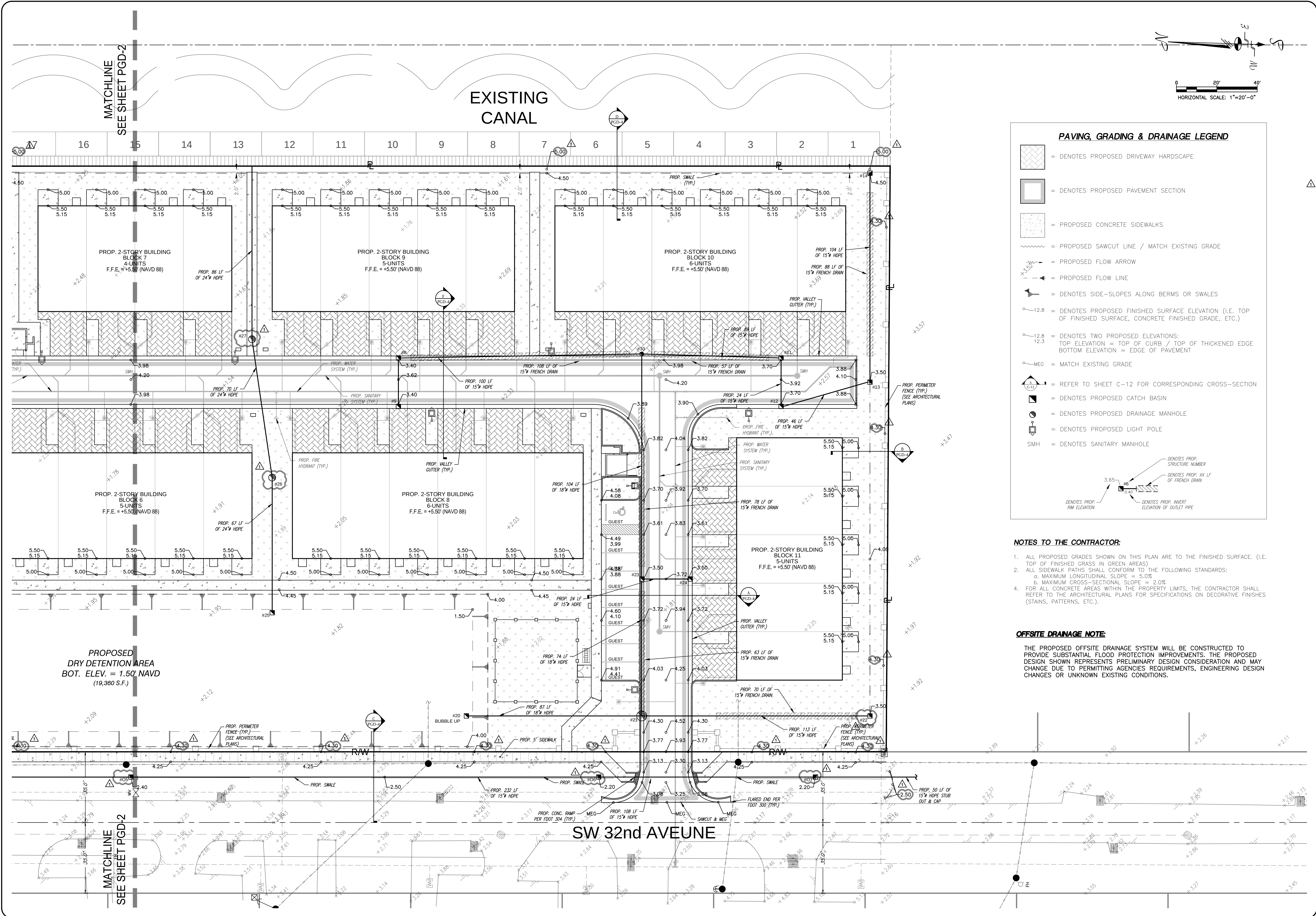
 SMH = DENOTES SANITARY MANHOLE

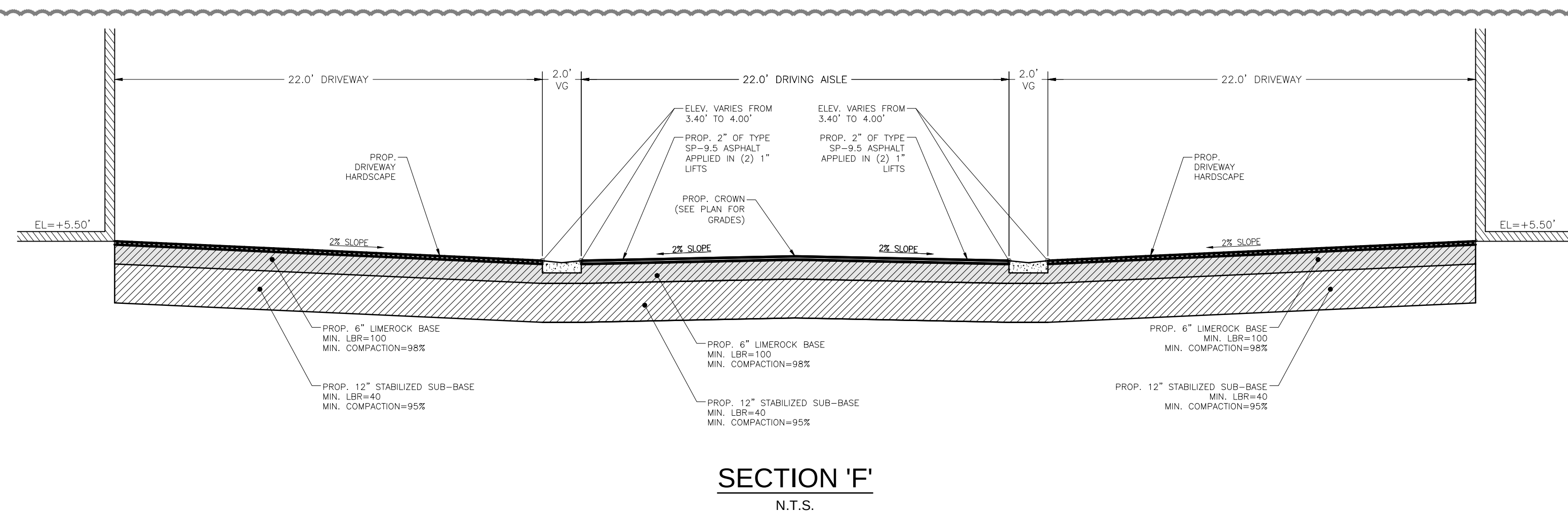
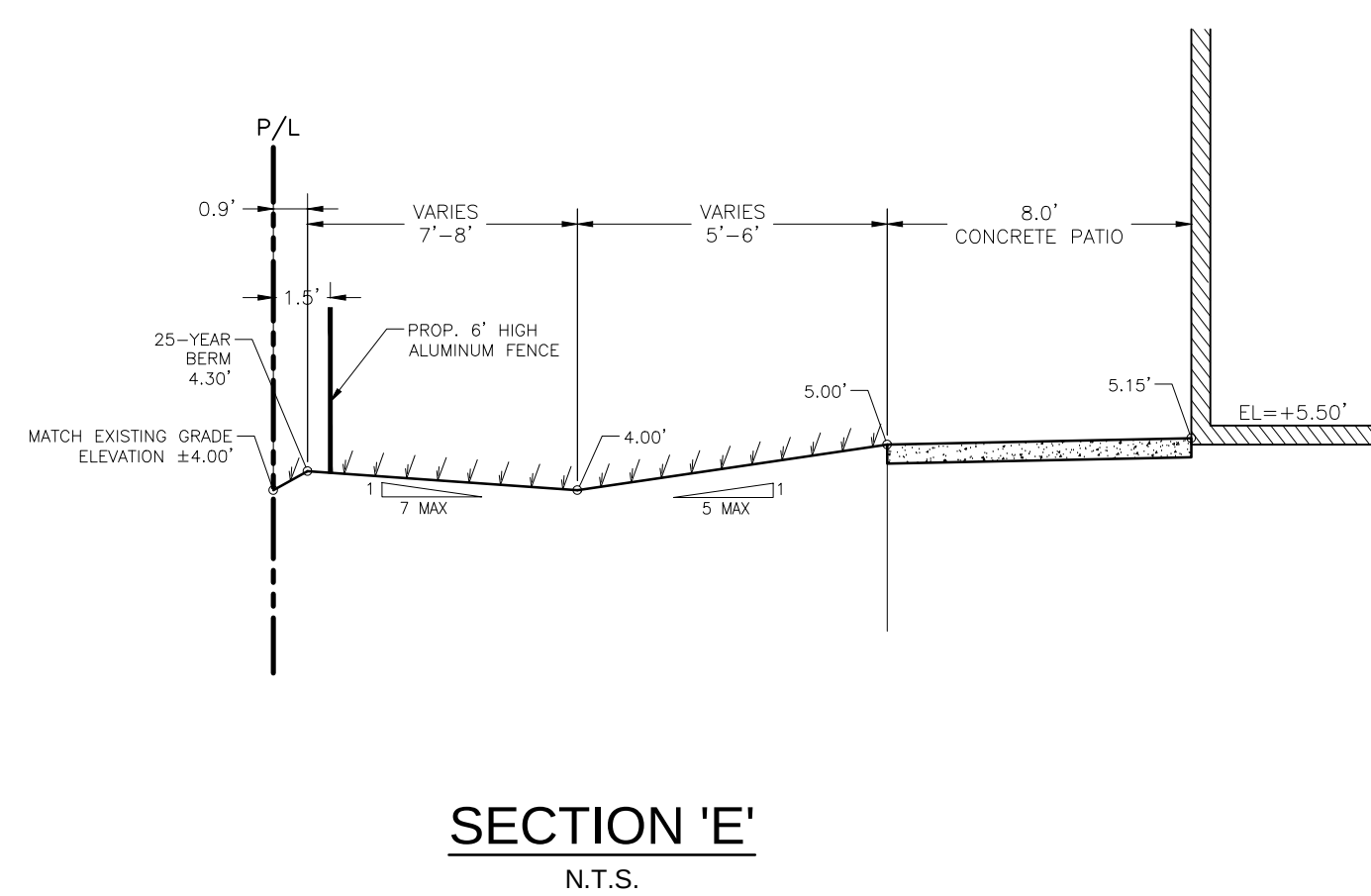
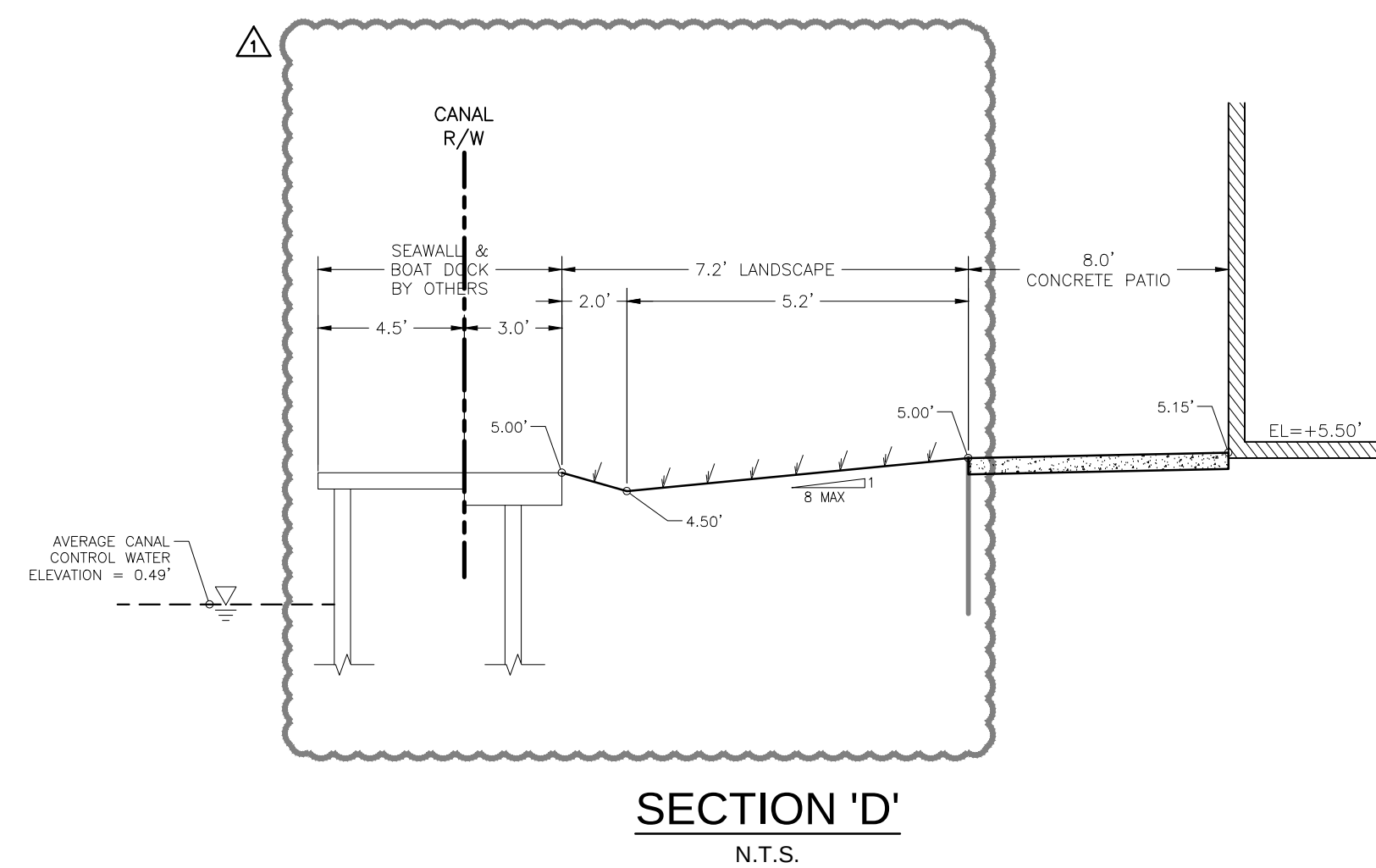
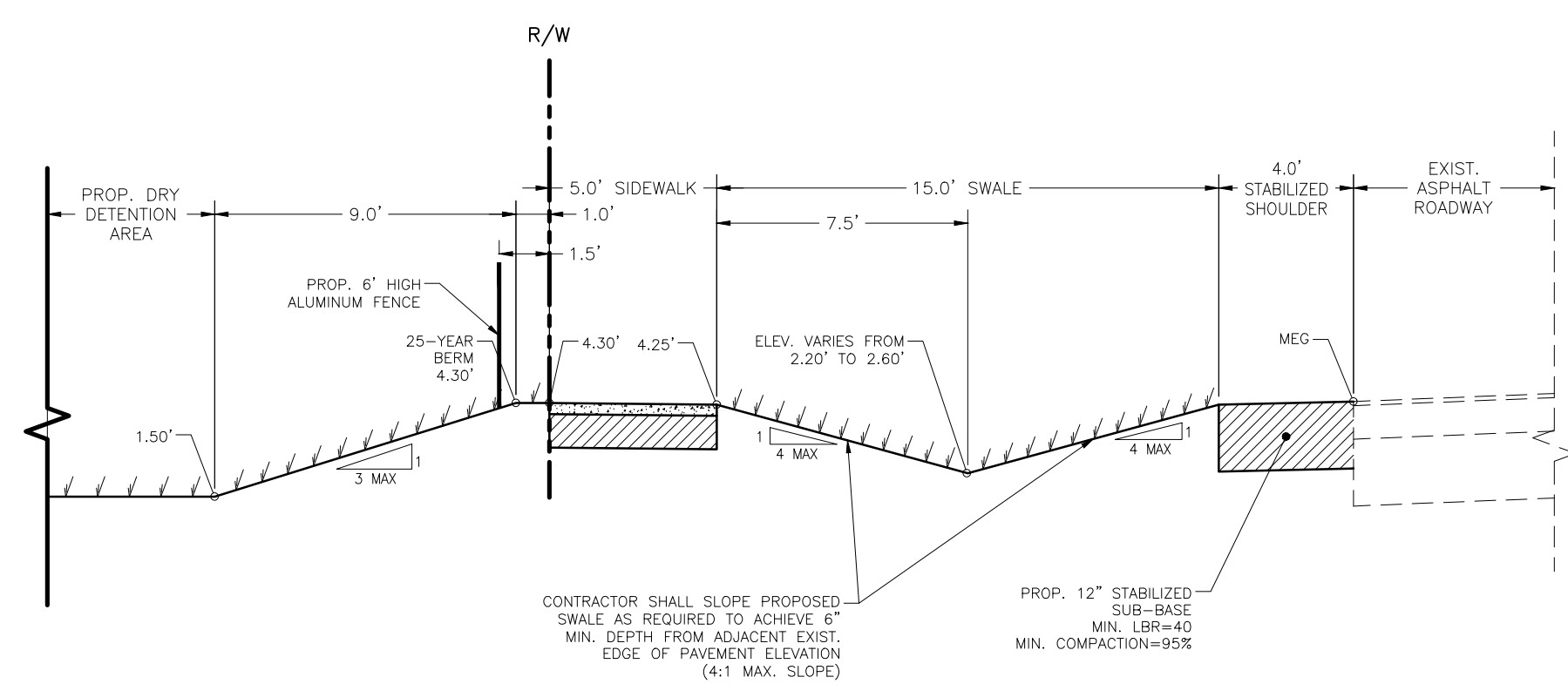
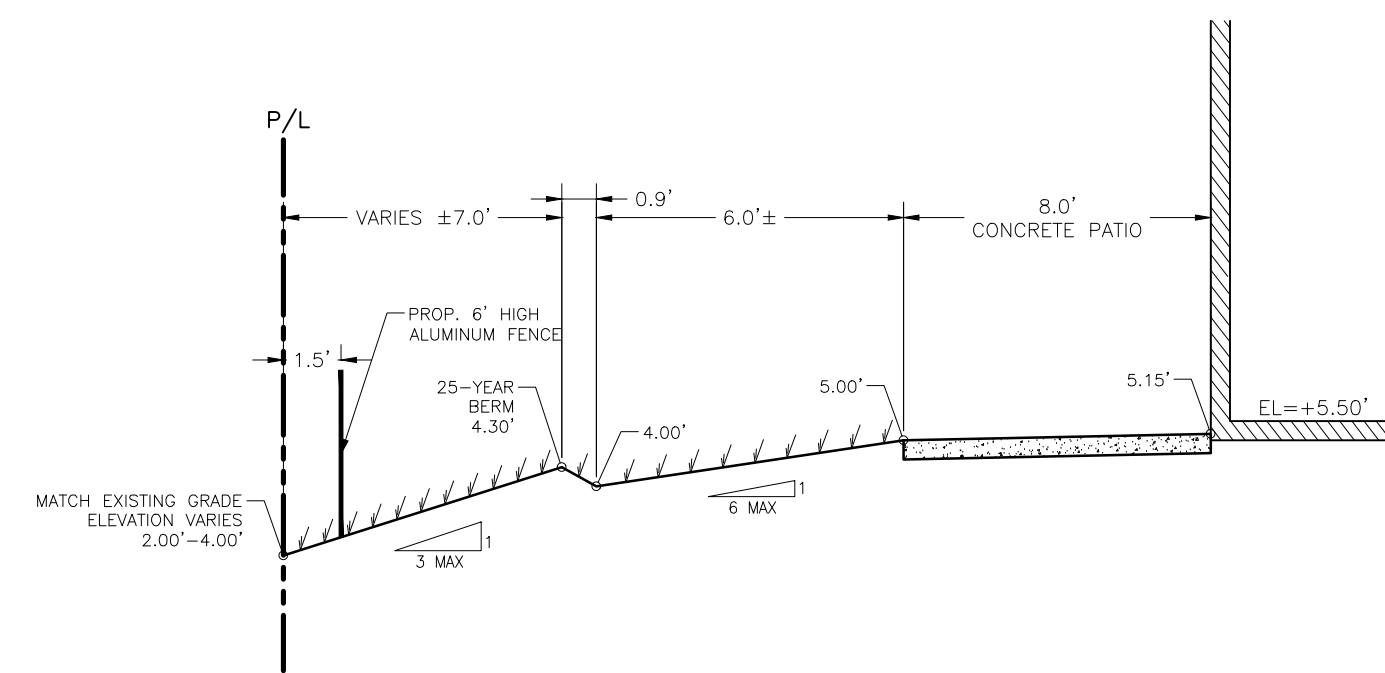
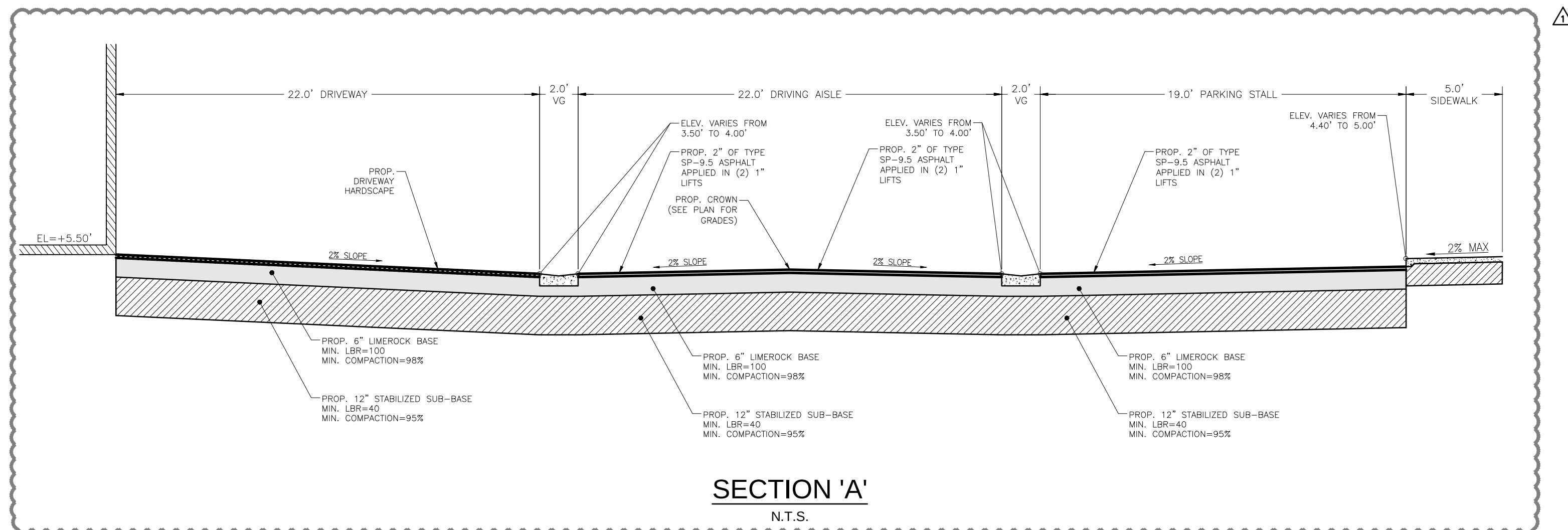
1. ALL PROPOSED GRADES SHOWN ON THIS PLAN ARE TO THE FINISHED SURFACE. (I.E. TOP OF FINISHED GRASS IN GREEN AREAS)
2. ALL SIDEWALK PATHS SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - a. MAXIMUM LONGITUDINAL SLOPE = 5.0%
 - b. MAXIMUM CROSS-SECTIONAL SLOPE = 2.0%
4. FOR ALL CONCRETE AREAS WITHIN THE PROPERTY LIMITS, THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFICATIONS ON DECORATIVE FINISHES (STAINS, PATTERNS, ETC.).

THE PROPOSED OFFSITE DRAINAGE SYSTEM WILL BE CONSTRUCTED TO PROVIDE SUBSTANTIAL FLOOD PROTECTION IMPROVEMENTS. THE PROPOSED DESIGN SHOWN REPRESENTS PRELIMINARY DESIGN CONSIDERATION AND MAY CHANGE DUE TO PERMITTING AGENCIES REQUIREMENTS, ENGINEERING DESIGN CHANGES OR UNKNOWN EXISTING CONDITIONS.



F: C-22





*Schwelke
Shiskin &

Associates, Inc.*

LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87

3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

[illegible]

AquaBella Townhomes
PAVING, GRADING, AND DRAINAGE
SECTIONS
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

Drawn By: DCT Date: 03/16/16

Checked By: JCT Date: 03/16/16

Order No. ---- FB. Sketches &
00000 Pg.00

Drawing Status: SITE PLAN SUBMITTAL

By: John C. Tello, P.E.
Asst. Vice President
Registered Engineer No. 71567
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

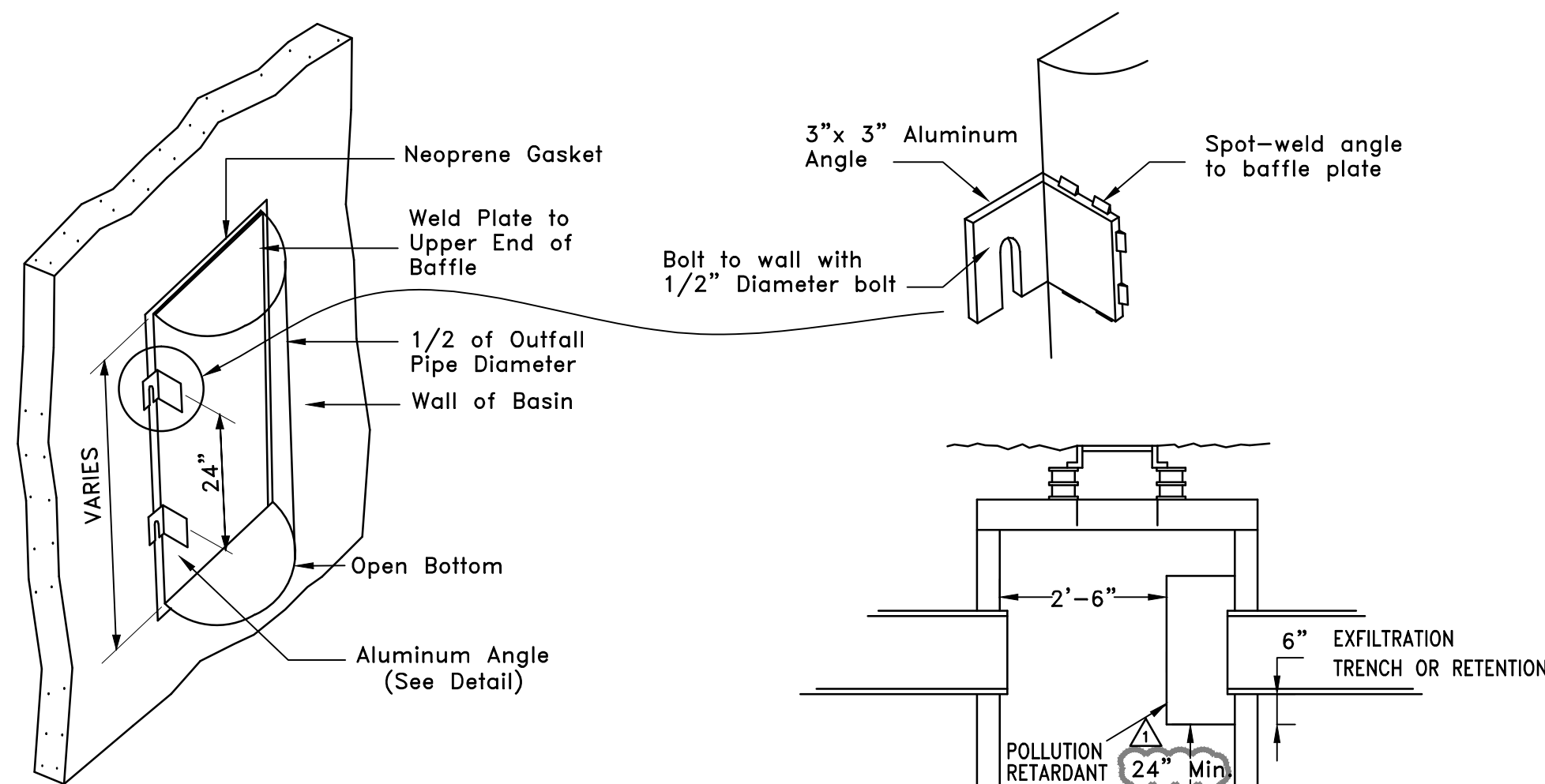
Scale: As Noted

File No. B-1951

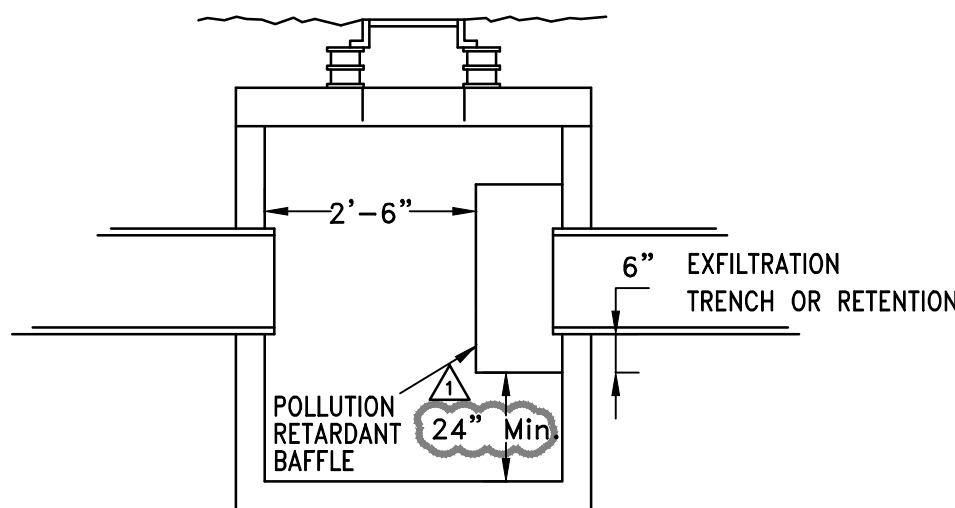
Dwg. No:

PGD-4

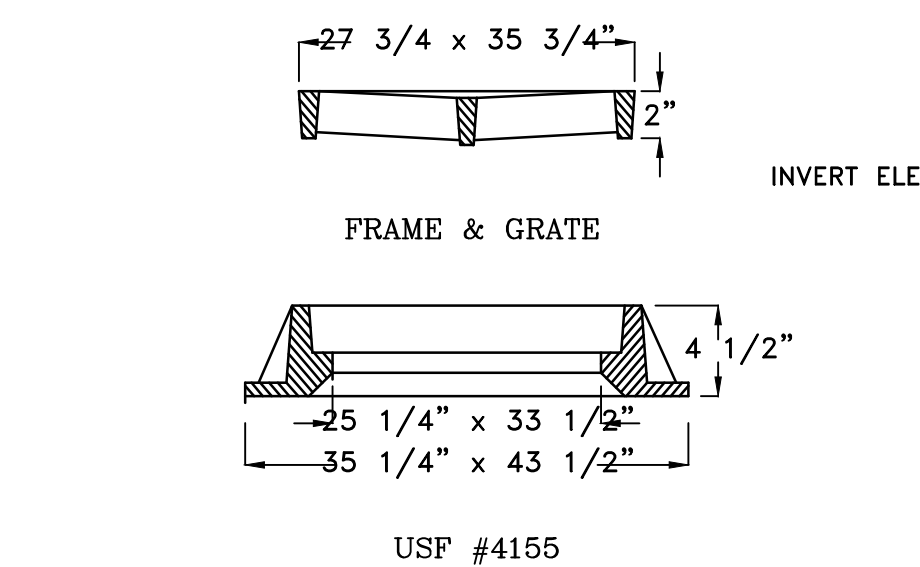
OF: C-22



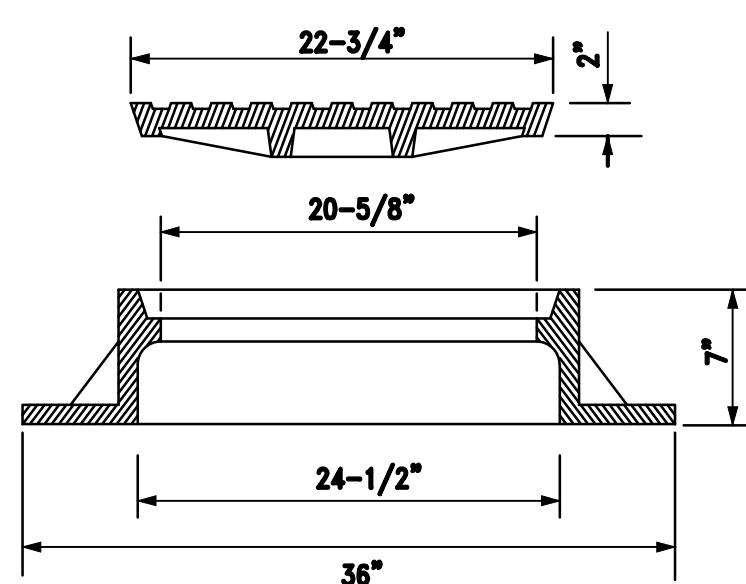
**Isometric View
POLLUTION RETARDANT
BAFFLE DETAIL
PER FDOT INDEX 241**



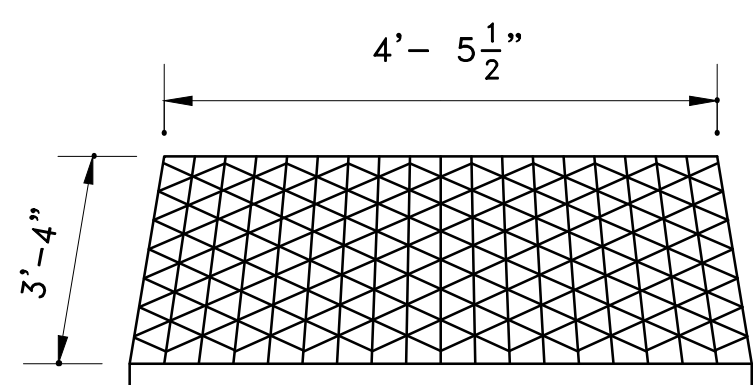
***NOTE: POLLUTION RETARDANT BAFFLE SHALL BE PROVIDED AT ALL STRUCTURES CONNECTED TO/FROM DRY RETENTION AREAS AND FRENCH DRAINS**
DRAINAGE STRUCTURE



USF #4155 FRAME & GRATE

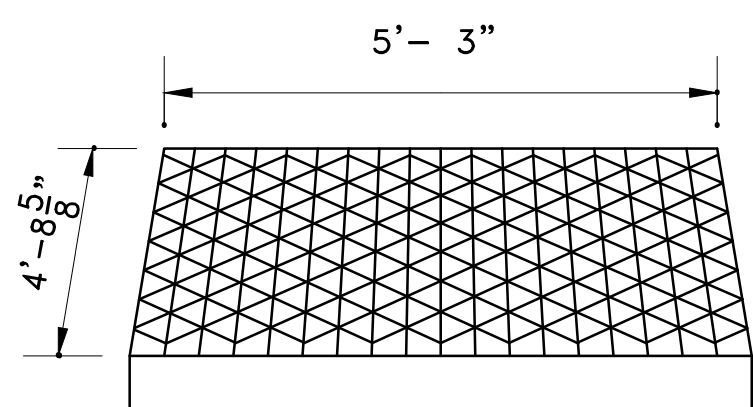


**USF #420-C
MANHOLE FRAME & LID
N.T.S.**



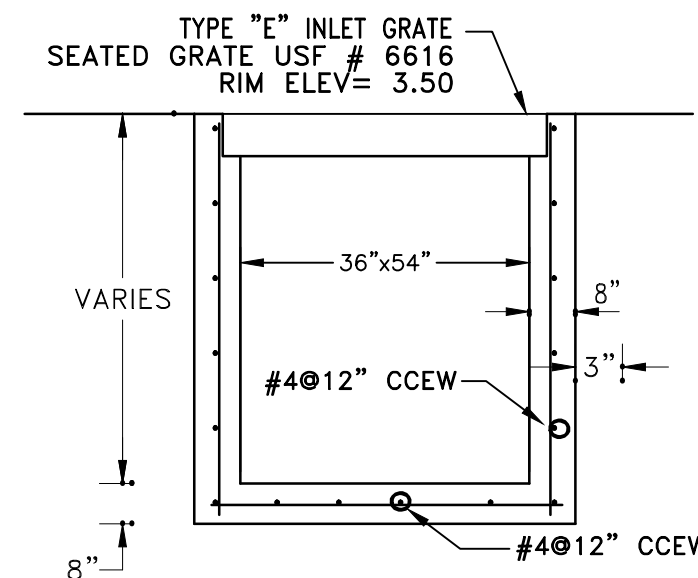
TYPE "E" INLET GRATE

NOTE: For additional details see USF#6616 for H-20 rating and USF#6615 for non-traffic rating

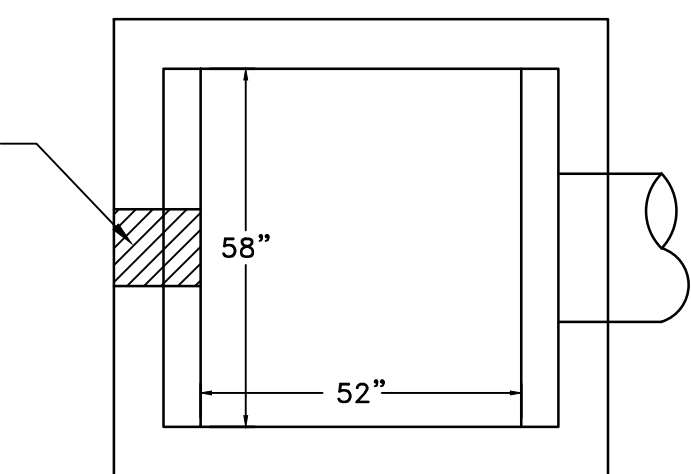


TYPE "G" INLET GRATE

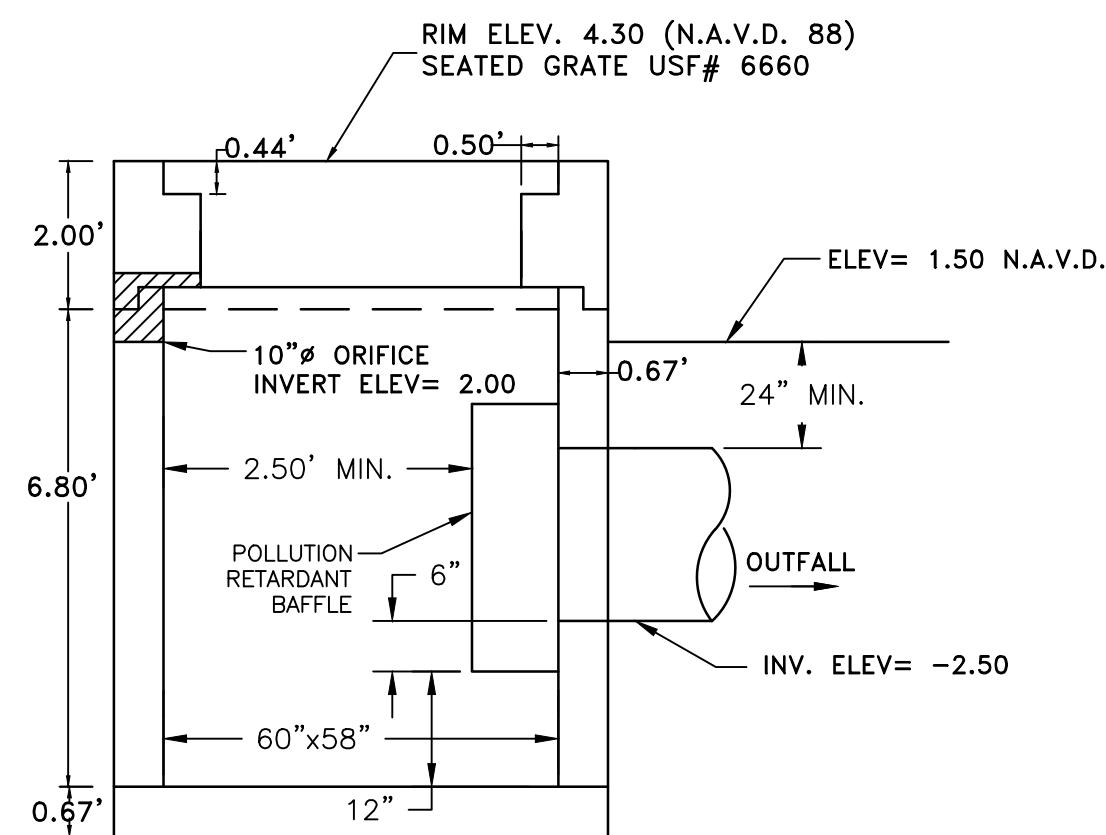
NOTE: For additional details see USF#6661 for H-20 rating and USF#6660 for non-traffic rating



**TYPE "E" DITCH BOTTOM INLET
(N.T.S.)**

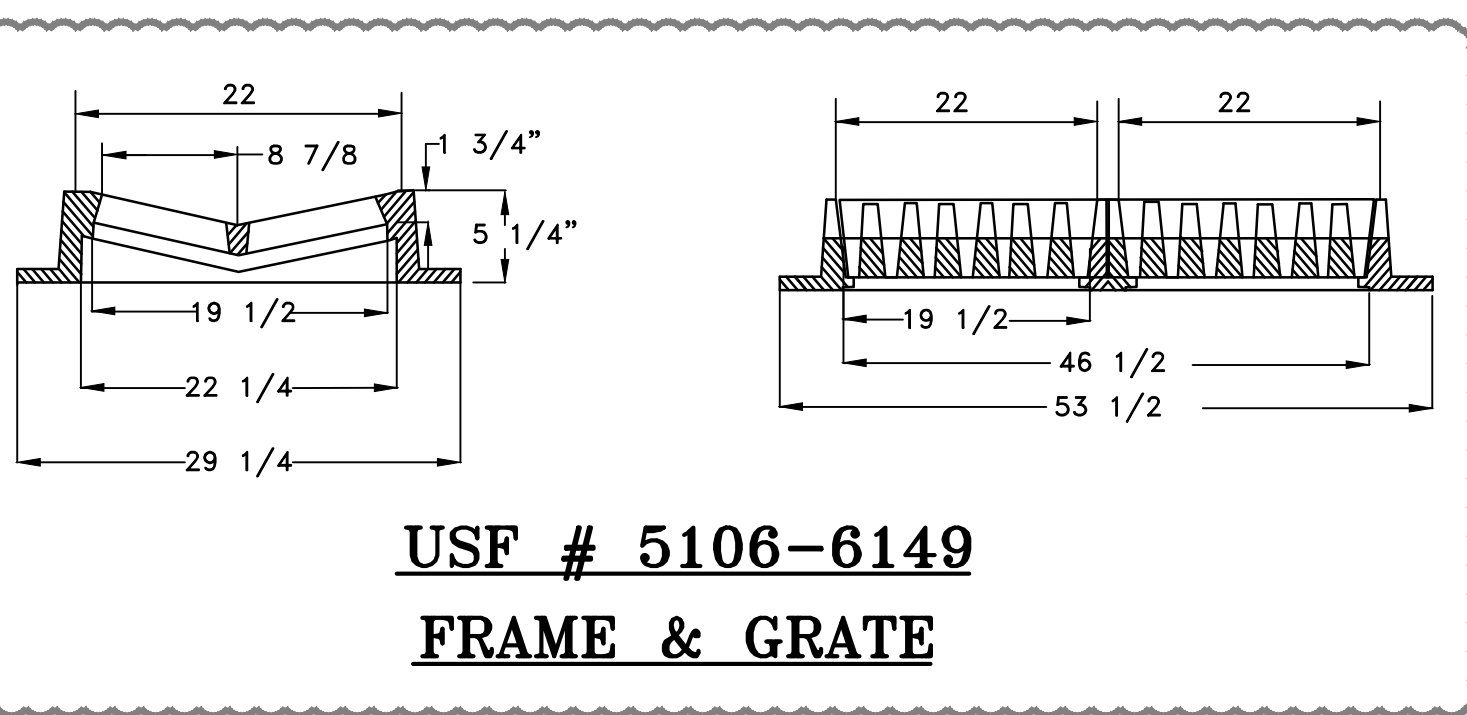


TOP VIEW



SIDE VIEW

**TYPE "E" INLET
CONTROL STRUCTURE
PER F-DOT INDEX DWG No. 232
STRUCTURE #25
(N.T.S.)**



**USF # 5106-6149
FRAME & GRATE**

STRUCTURE TABLE									
Structure Number	Rim Elevation	Invert Elevation				Floor Elevation	Structure Type	Frame & Grate Type	
		N	S	E	W				
#1	4.00	--	--	--	-0.25	-3.75	Type 'C' - 42"Φ	USF 4155-6209	
#2	3.50	--	--	-0.25	--	-3.75	Type 'C' - 42"Φ	USF 4155-6209	
#3	3.68	-0.10	--	-0.10	--	-2.10	Type 'C' - 48"Φ	USF 5106-6149	
#4	3.68	--	-0.25	--	-0.10	-3.75	Type 'C' - 42"Φ	USF 5106-6149	
#5	4.00	-0.25	-0.25	--	-0.25	-3.75	MH - 60"Φ	USF 1315	
#6	3.40	-0.25	--	--	-0.35	-3.85	Type 'C' - 60"Φ	USF 5106-6149	
#7	3.40	--	--	-0.35	--	-2.35	Type 'C' - 42"Φ	USF 5106-6149	
#8	3.40	--	-0.25	--	-0.35	-3.85	Type 'C' - 60"Φ	USF 5106-6149	
#9	3.40	--	--	-0.35	--	-2.35	Type 'C' - 42"Φ	USF 5106-6149	
#10	4.00	-0.25	-0.25	--	-0.50	-4.00	MH - 60"Φ	USF 1315	
#11	3.68	-0.25	--	--	-0.05	-3.75	Type 'C' - 42"Φ	USF 5106-6149	
#12	3.68	--	-0.05	-0.05	--	-2.05	Type 'C' - 48"Φ	USF 5106-6149	
#13	3.50	-0.25	--	-0.25	--	-3.75	Type 'C' - 42"Φ	USF 4155-6209	
#14	4.00	--	--	--	-0.25	-3.75	Type 'C' - 42"Φ	USF 4155-6209	
#15	3.50	-0.25	--	-0.25	-1.00	-4.50	Type 'C' - 48"Φ	USF 5106-6149	
#16	3.50	--	-0.25	--	--	-2.25	Type 'C' - 42"Φ	USF 5106-6149	
#17	3.50	--	-0.25	--	--	-3.75	Type 'C' - 42"Φ	USF 4155-6209	
#18	4.20	-0.25	-0.30	-0.30	--	-3.80	MH - 60"Φ	USF 1315	
#19	1.50	-3.00	--	--	--	-5.00	Type 'E' Box	USF 6615	
#20	1.50	--	-3.00	--	--	-5.00	Type 'E' Box	USF 6615	
#21	4.25	0.25	-0.25	0.25	--	-3.75	MH - 60"Φ	USF 1315	
#22	3.50	-0.25	--	--	--	-3.75	Type 'C' - 42"Φ	USF 5106-6149	
#23	3.50	--	-0.25	-0.50	-0.50	-2.50	Type 'C' - 42"Φ	USF 5106-6149	
#24	3.50	-0.25	--	--	--	-2.25	Type 'C' - 42"Φ	USF 5106-6149	
#25	1.50	--	--	-2.50	--	-4.00	Type 'E' Box	USF 6660	
#26	3.80	--	--	-1.00	-1.00	-3.00	MH - 42"Φ	USF 1315	
#27	4.80	--	--	-1.00	-1.00	-3.00	MH - 42"Φ	USF 1315	

*BOLDED & OUTLINED CELLS DENOTES BAFFLE REQUIRED FOR FRENCH DRAINS PER FDOT INDEX 241

OFFSITE STRUCTURES

Structure Number	Rim Elevation	Invert Elevation				Floor Elevation	Structure Type	Frame & Grate Type	
		N	S	E	W				
#01	2.88	-0.37	-0.37	--	--	-2.37	MH - 42"Φ	USF 1315	
#02	2.97	-0.28	--	--	--	-2.28	Type 'C' - 42"Φ	USF 4155-6209	
#03	2.20	--	-1.05	--	--	-3.05	Type 'C' - 42"Φ	USF 4155-6209	
#04	2.50	-0.75	-0.75	--	--	-4.25	Type 'C' - 42"Φ	USF 4155-6209	
#05	2.40	-0.85	-0.85	--	--	-4.35	Type 'C' - 60"Φ	USF 4155-6209	
#06	2.20	-1.05	-1.05	--	--	-4.55	Type 'C' - 42"Φ	USF 4155-6209	
#07	2.20	-1.05	-1.05	--	--	-3.05	Type 'C' - 42"Φ	USF 4155-6209	

*BOLDED & OUTLINED CELLS DENOTES BAFFLE REQUIRED FOR FRENCH DRAINS PER FDOT INDEX 241

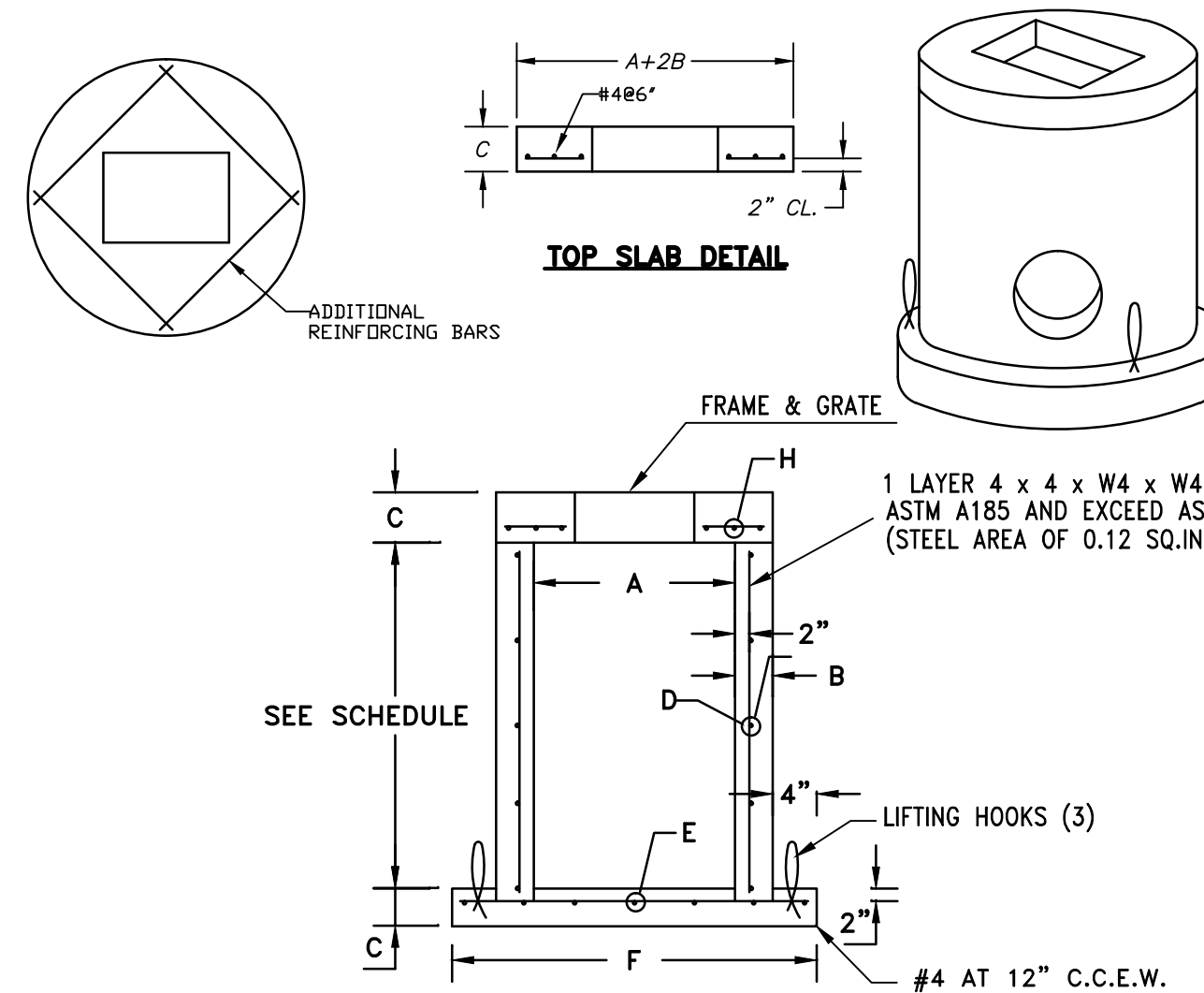


TABLE OF DIMENSIONS									
AΦ	B	C	D	E* C.C.E.W.	FΦ	GΦ	H* C.C.E.W.	HOLDING CAPACITY (gpm/ft.)	
3'-6"	6"	8"	ASTM C-478	#4 AT 12"	5'-0"	4'-6"	#4 AT 6"	72	
4'-0"	6"	8"	ASTM C-478	#4 AT 12"	6'-0"	5'-0"	#4 AT 6"	94	
4'-0"	8"	8"	ASTM C-478	#4 AT 12"	6'-4"	5'-4"	#4 AT 6"	94	
5'-0"	8"	8"	ASTM C-478	#5 AT 12"	7'-4"	6'-4"	#5 AT 6"	147	
6'-0"	6"	8"	ASTM C-478	#5 AT 6"	8'-0"	7'-0"	#5 AT 6"	211	
6'-0"	8"	8"	ASTM C-478	#5 AT 6"	8'-4"	7'-4"	#5 AT 6"	211	

*GRADE 40, OR FOR EQUIVALENT STEEL DESIGNS.

**TYPE "C" CATCH BASIN
42"-120" ROUND STRUCTURE
N.T.S.**

*Schwabke
Shishkin &
Associates, Inc.*
LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87

3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

REVISIONS		
Date	Remarks	By
7/7/16	DOC COMMENTS	DCI

AquaBella Townhomes
PAVING, GRADING, AND DRAINAGE
DETAILS
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

Drawn By: DCT Date: 03/16/16
Checked By: JCT Date: 03/16/16
Order No. --- FB 0000 Pg. 00
Drawing Status: SITE PLAN SUBMITTAL
By: John C. Tello, P.E.
Asst. Vice President
Registered Engineer No. 71567
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

Scale: As Noted

File No. B-1951

Dwg. No:

PGD-6

OF: C-22

	DENOTES PROPOSED FIRE HYDRANT ASSEMBLY
	DENOTES PROPOSED SIAMESE CONNECTION/STANDPIPE
	DENOTES EXISTING WATERMAIN
	DENOTES FIRE HOSE STATION WITH 2.5" VALVE AND FOG NOZZLE
	DENOTES WATER VALVE
	DENOTES DOUBLE DETECTOR CHECK VALVE
	DENOTES WATER METER
	DENOTES REDUCED PRESSURE BACKFLOW PREVENTOR
	DENOTES WATER MAIN TEE
	DENOTES SANITARY SEWER MANHOLE
	DENOTES SANITARY SEWER CLEANOUT
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING FIRE HYDRANT
	DENOTES WATER METER

① PROP. 8" DWP WATER TOP 0.01
 BOP -0.62
 EXIST. 8" PVC SANITARY TOP -4.68
 BOP -5.30

7 PROP. 15" HDPE STORM TOP 1.1
BOP -0.1

PROP. 8" DWP WATER TOP -1.1
BOP -2.0

2 PROP. 15" HDPE STORM TOP 1.00
BOP -0.21

PROP. 8" DNP WATER TOP -1.50
BOP -2.17

GRADE 4.41

(8) PROP. 8" DIP WATER TOP 1.5'
 BOP 0.8'
 PROP. 8" SDR-26 SANITARY TOP -3.5'
 BOP -4.2'
 GRADE 4.0'

PROP. 8" SDR-26 SANITARY TOP -4.3;
BOP -4.9

GRADE 3.6

PROP. 15" WIRE STORM TOP 1.00

PROP. 8" SDR-26 SANITARY TOP -3.3
BOP -4.8

GRADE 4.1

PROP. 15" WIRE STORM TOP 1.0

6 PROP. 15" HOPE STORM TOP 1.00
BOP -0.25


 GRADE 3.0
 PROP. 15" HDPE STORM  TOP 0.5
 BOP -0.5
 TOP -2.5

☒ PROP. 15" HDPE STORM ☐ TOP 1.15'
 BOP -0.10'
☐ PROP. 8" SDR-26 SANITARY ☐ TOP -3.25'
 BOP -3.85'

12 PROP. 15" HDPE STORM TOP 0.3
BOP -0.3

PROP. 8" DIP WATER TOP -1.4
BOP -2.2

The diagram shows a cross-section of a road. At the top right, a horizontal line is labeled "GRADE 3.48". Below this, a sloped line representing a 15% slope is labeled "PROP. 15% HOPE STORM". At the bottom, a horizontal line representing a 6-inch dip water feature is labeled "PROP. 6\" DIP WATER". To the right of this line, two circular features are shown: the top one is labeled "TOP 1.00" and "BOP -0.25", and the bottom one is labeled "TOP -1.33" and "BOP -2.00".

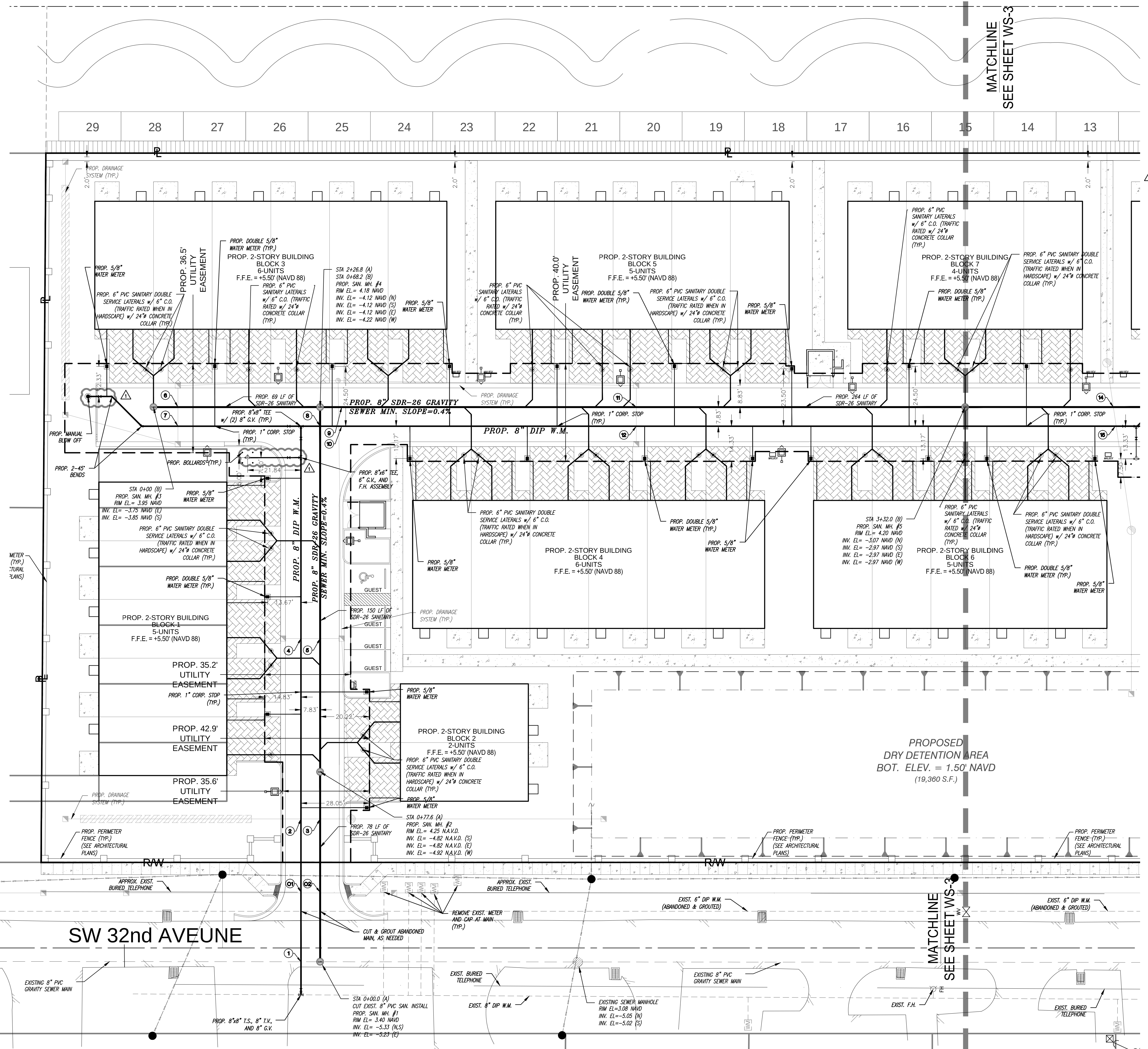
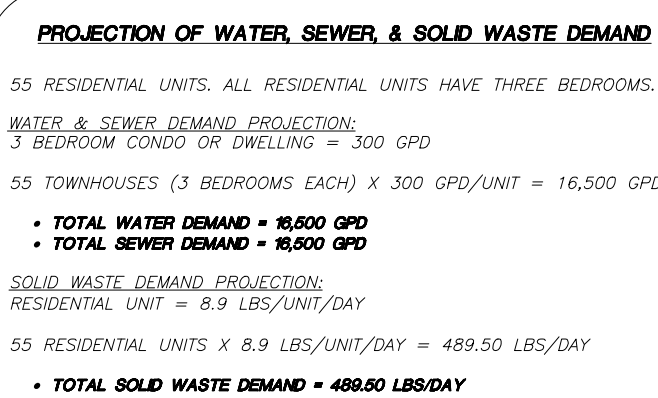
GRADE 3.55

PROP. 15" HDPE STORM

TOP 1.00
BOP -0.25

PROP. 8" SDR-26 SANITARY

TOP -4.45
BOP -5.11



40 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

Date	Remarks	By
1/16	DRC COMMENTS	D.C.T.

AquaBella Townhomes
WATER AND SEWER PLANS
LAYOUT
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

Project Status: SITE PLAN SUBMITTAL

John C. Tello, P.E.
Asst. Vice President
Registered Engineer No. 71567
State of Florida

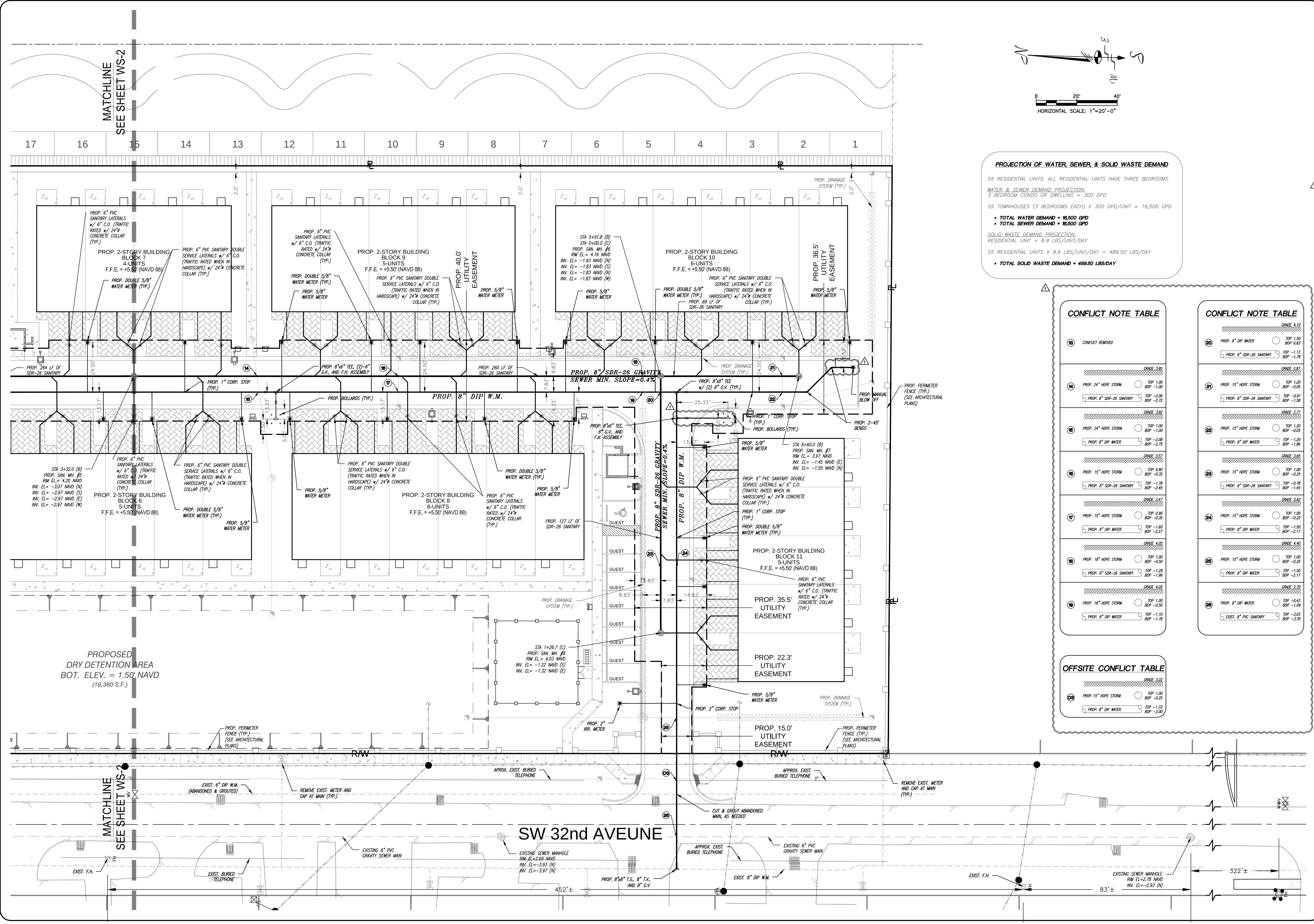
NOTE: Authentic copies of this drawing will bear the raised seal of attesting Professional Engineer or Professional Land Surveyor.

e No. B-1951

wg. No:

WS-2

F: C-22



1. ALL ELEVATIONS ON THE PLANS ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NA 1988) UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL LABOR AND MATERIALS UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DANIA BEACH UTILITY DEPARTMENT AND BROWARD COUNTY WATER & WASTEWATER SERVICES STANDARDS AND SPECIFICATIONS.
3. THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE BASED UPON THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES LOCATED IN THE AREA OF THE PROPOSED WORK PRIOR TO COMMENCING CONSTRUCTION. (I.E. UNDERGROUND ELECTRIC, TELEPHONE, WATER, ETC.). THE ENGINEER TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF ALL EXISTING UTILITIES OR FOR THOSE NOT SHOWN ON THE DRAWINGS.
4. DEPTH OF COVER
 - A. MINIMUM WATER COVER SHALL BE 36 INCHES FOR PVC AND 30 INCHES FOR DIP.
 - B. MINIMUM SERVICE LINE COVER SHALL BE 24 INCHES AND SLEEVED UNDER PAVED AREAS WITH SCHEDULE 40 PVC CONDUIT. SLEEVE IS TO BE PLUGGED WITH ELASTOMERIC CAULK AND LOCATED IN SAND BEDDING.
 - C. ALL WATER MAINS, FIRE HYDRANTS, AND SERVICE LINES SHALL BE CHLORINATED IN ACCORDANCE WITH ANSI/AWWA C-651-05 STANDARD. THE CONTRACTOR SHALL CONTACT THE LOCAL HEALTH DEPARTMENT AND REQUEST BACTERIOLOGICAL SAMPLES BE OBTAINED WITH CHLORINE BEING FORWARDED TO THE ENGINEER.
6. MAXIMUM DISTANCE BETWEEN SAMPLING POINTS SHALL BE AS FOLLOWS OR AS INDICATED BY THE BROWARD COUNTY HEALTH DEPARTMENT:
 - A) TRANSMISSION MAINS: EVERY 1,200 FT.
 - B) MAINS MAINS: EVERY 1,000 FT.
 - C) INSULATED MAINS: < 1,000 FT. ~ 2 SAMPLING POINTS
> 1,000 FT. ~ 3 SAMPLING POINTS
 - D) EVERY FIRE HYDRANT

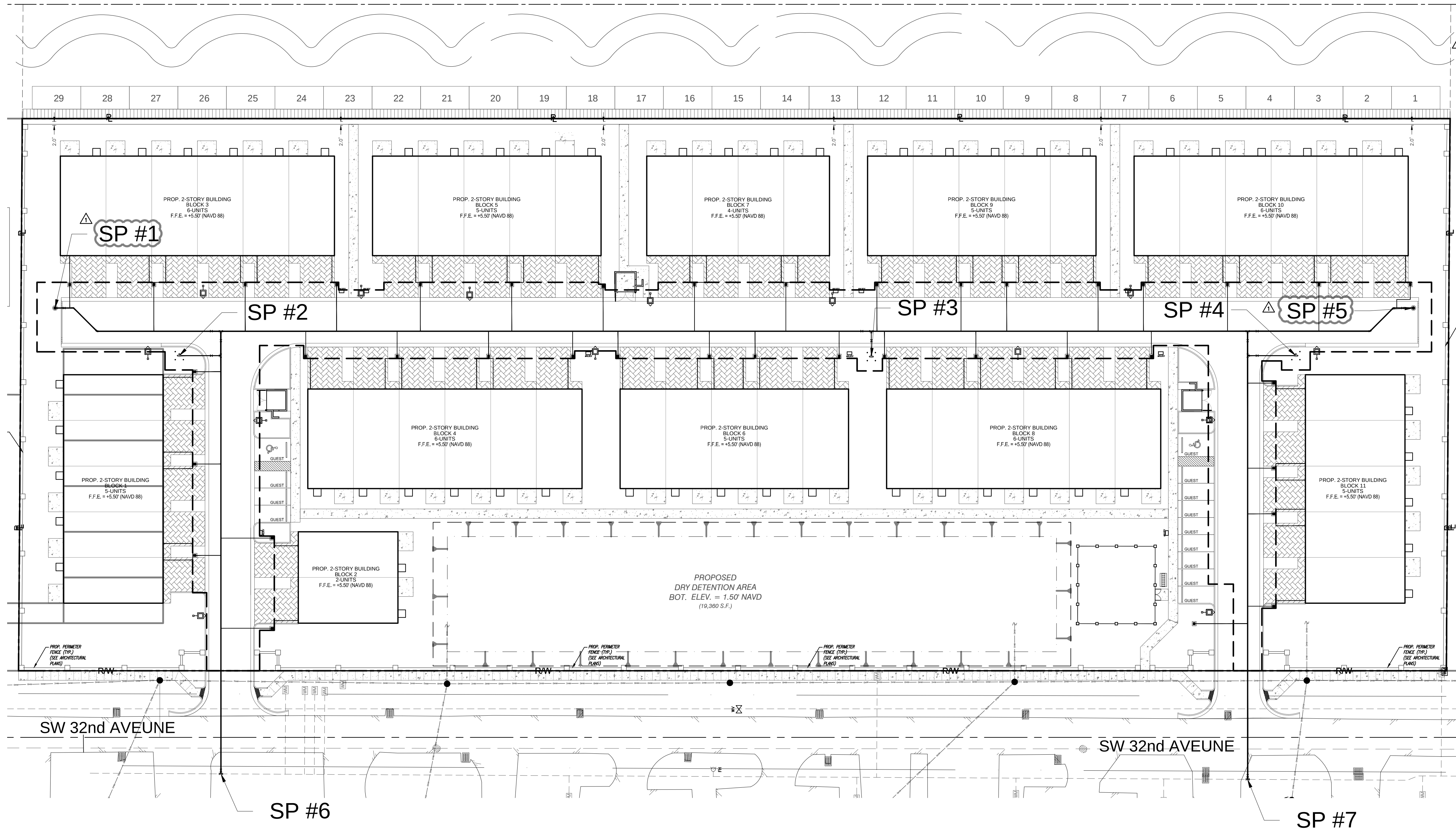
$$\frac{LD \sqrt{P}}{148,000}$$

Q = LEAKAGE IN GALLONS PER HOUR
 L = LENGTH OF PIPE IN FEET
 D = DIAMETER OF PIPE IN INCHES
 P = AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH

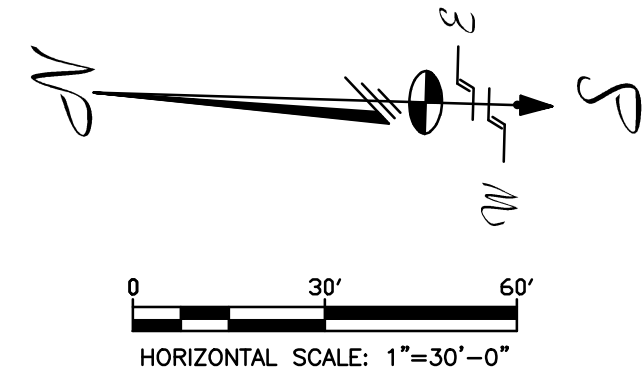
MAXIMUM LENGTH OF PIPE SECTION SHALL BE 2000 FEET.
 RE-PUMPING OF WATER MAIN DURING PRESSURE TEST IS NOT ALLOWED.

- ALL PIPE DENOTED "ABANDON, PLUG AND GROUT" SHALL BE EMPTIED, FLUSHED OUT AND COMPLETE FILLED WITH GROUT.
9. COUNTY TO BE ADVISED IN WRITING 48 HOURS PRIOR TO THE FOLLOWING ACTIVITIES:
 - A) WET CONNECTIONS
 - B) PRESSURE TESTS
 - C) FILLING/FLUSHING
 - D) CHLORINATION
 - E) BACTERIOLOGICAL SAMPLES
10. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL, INCLUDING THE RIGHT-OF-WAY AND UTILITY/DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FOOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
- IN THE EVENT UNSUITABLE MATERIAL IS ENCOUNTERED AT THE DEPTH OF THE PROPOSED WATER AND SEWER FACILITIES, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR PROPER DIRECTION PRIOR TO CONTINUANCE OF CONSTRUCTION.
11. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NATIONAL UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND CHAPTER 90-86 (CS/BS 2626) THE FLORIDA TRENCH SAFETY ACT SHALL BE STRICTLY ENFORCED.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
13. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF DANA BEACH'S PUBLIC WORKS DEPARTMENT AND/OR BROWARD COUNTY PUBLIC WORKS.
14. DUCTILE IRON PIPE (DIP) IS REQUIRED IT SHALL CONFORM TO ANSI/AWWA C151/A21.5. MINIMUM THICKNESS CLASS SHALL BE CLASS 51 CONFLUME, OR PRESSURE CLASS 350 MAY BE SUBSTITUTED, PUSH-ON JOINTS SHALL CONFORM TO ANSI/AWWA C111/A21.11. ALL DUCTILE IRON PIPE SHALL BE NEOPRENE THE LINING SHALL BE CEMENT MORTAR CONFORMING TO ANSI/AWWA C104/21.4 AND OUTSIDE COATING OF EITHER COAL TAR EPOXY OR ASPHALT SHALL BE APPLIED. POLYETHYLENE WRAP SHALL BE INSTALLED WHERE REQUIRED. ALL WATER MAINS 12" OR ABOVE MUST BE DIP.
15. PIPE, FITTINGS AND APPURTENANCES IN METRIC VALVES SHALL BE FLANGED. ALL FLANGED DUCTILE IRON PIPE SHALL BE CLASS 55.
16. WHERE POLYVINYL CHLORIDE PIPE (PVC) IS REQUIRED, IT SHALL BE A DIMENSION RATIO OF 18 (DR-18) WITH CAST IRON PIPE. P.D.'S SHALL CONFORM TO ANSI/AWWA C-900-97 FOR 18" TO 24" INCHES AND ANSI/AWWA C-900-97 FOR 14 INCHES AND LARGER. WATER MAIN PVC SHALL BE IMPREGNATED WITH BLUE PIGMENT.
17. ALL PIPE INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 82-555.320(21)(b)(3), F.A.C.
18. ALL MECHANICAL JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND IN COMPLIANCE WITH AWWA STANDARD. ALL FITTINGS AND PIPE JOINTS REQUIRING TO BE RESTRAINED SHALL USE MEGALUG RESTRAINER.
19. WHERE AN EXISTING WATER OR FORCE MAIN REQUIRES DEFLECTION TO CONNECT WITH OR PASS BY PROPOSED PIPE, THE AMOUNT OF DEFLECTION PER JOINT SHALL CONCUR WITH THE STANDARD UTILITY CROSSING DETAIL. THE LENGTH OF EXISTING PIPE TO BE DEFLECTED SHALL BE APPROVED BY THE ENGINEER.
20. ALL VALVE BOXES AND MANHOLE RIMS SHALL BE SET TO MATCH PROPOSED GRADES AS SHOWN ON THE PAVING AND DRAINAGE PLANS PREPARED BY SCHWESKE-SHINKIN & ASSOCIATES, INC.
21. ALL NEW GRAVITY SEWER MAINS INSTALLED SHALL NOT EXFILTRATE AT A RATE IN EXCESS OF 50 GALLONS PER DAY PER INCH DIAMETER PER MILE OF PIPE.

1. SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWERS OR FORCE MAIN MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, THE GRAVITY SEWER MUST BE SDRG2 PVC AND THE WATER MAIN MUST BE OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF PVC & DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 10 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 12 INCHES MUST BE MAINTAINED AT ALL CROSSINGS. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
- ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPE CENTERED ON CROSSING).
- WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, SUCH AN ELEVATION AT THE BOTTOM OF THE WATER MAIN IS AT LEAST 1 INCHES ABOVE THE TOP OF THE SEWER.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE GRAVITY SANITARY SEWER SHALL BE CONSTRUCTED OF SDRG2 PVC WITH A MINIMUM VERTICAL DISTANCE OF 12 INCHES. THE WATER MAIN SHOULD ALWAYS BE THE SEWER JOINTS. THE SEWER JOINTS MUST BE MECHANICALLY RESTRAINED. PAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS). THE MINIMUM VERTICAL SEPARATION BETWEEN A WATER MAIN AND A FORCE MAIN SHALL BE 18".
3. ALL DIP SHALL BE CLASS 51 OR HIGHER, ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN.



SAMPLE POINT LAYOUT DIAGRAM



*Schwebke
Shiskin &
Associates, Inc.*

**LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS**

LB#87 CA#87

[illegible]

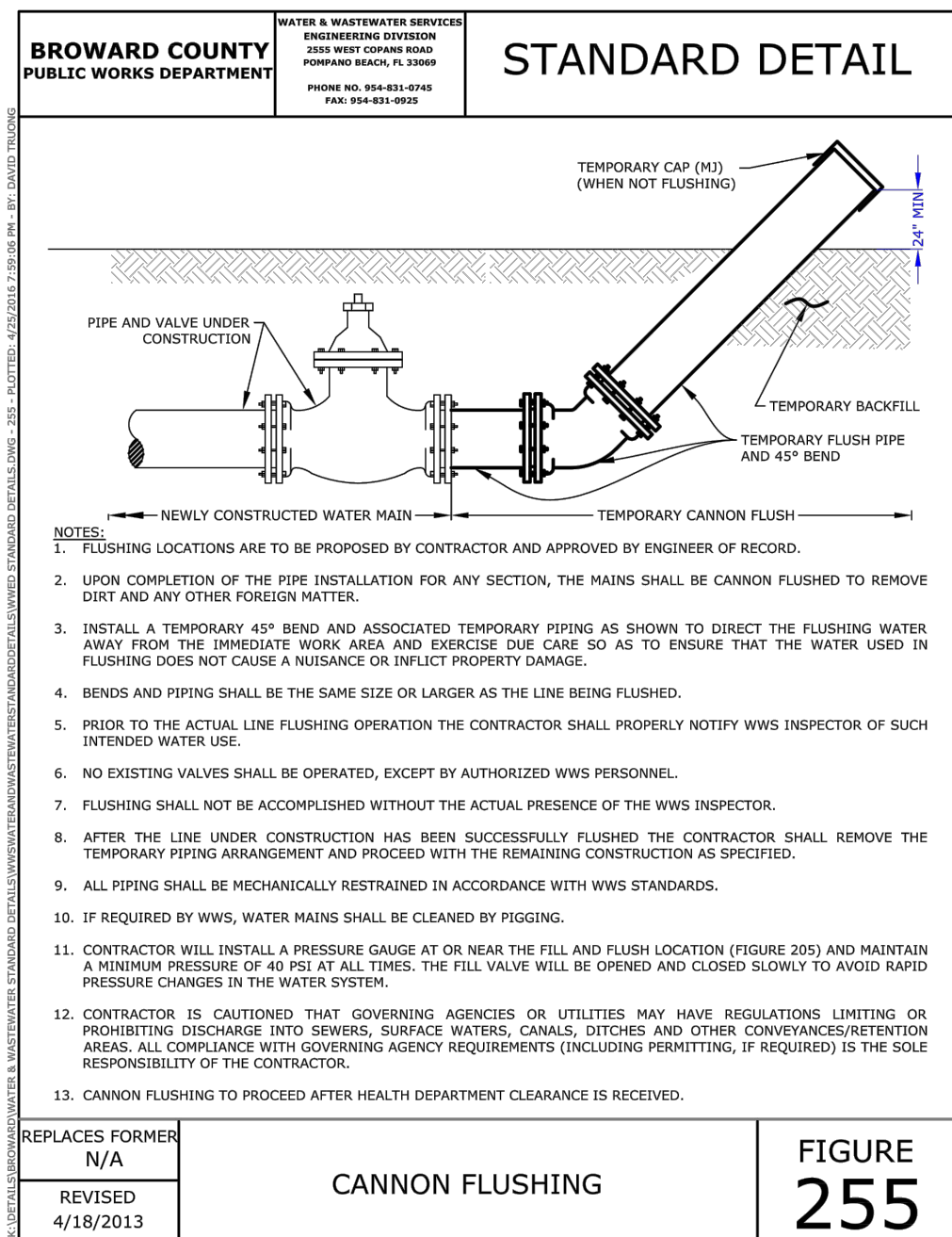
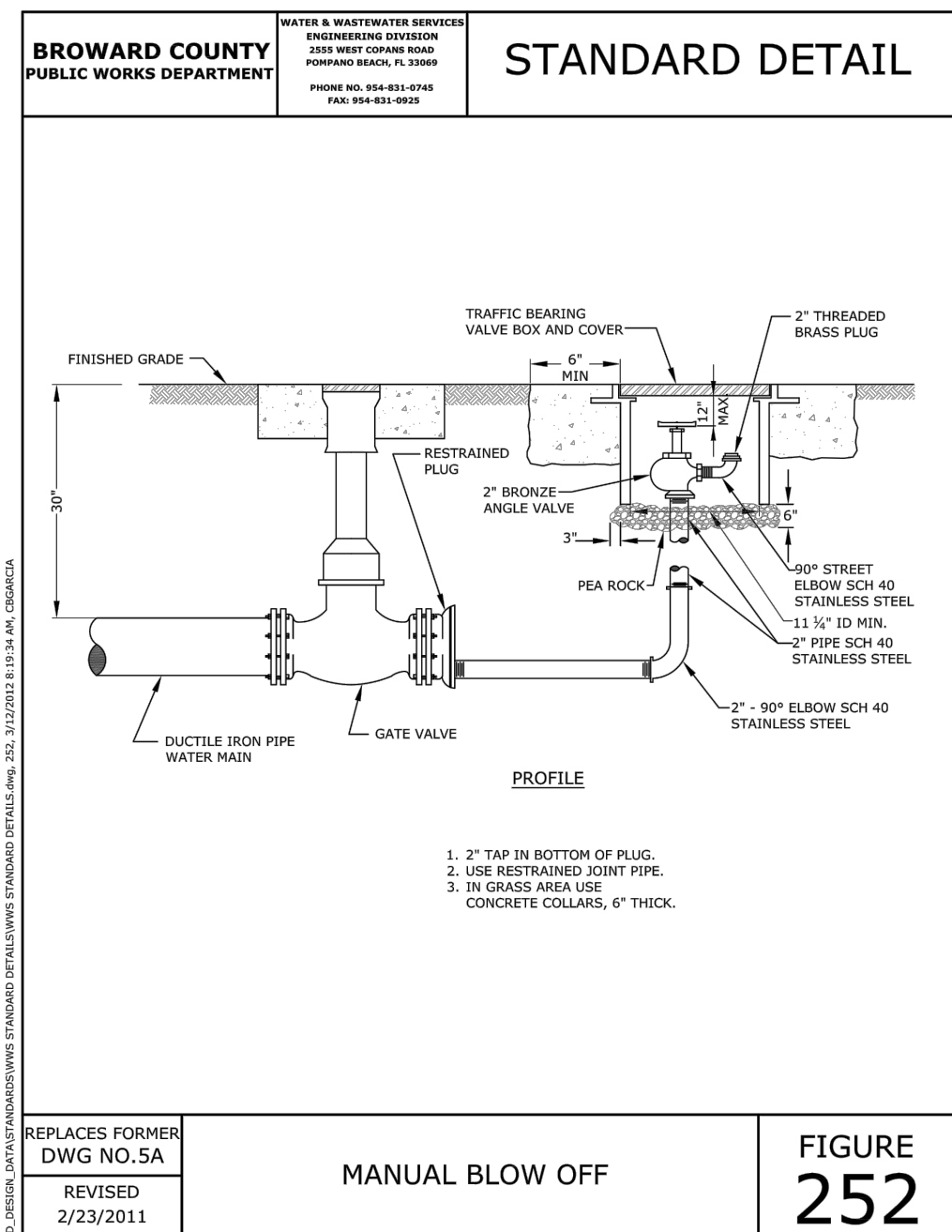
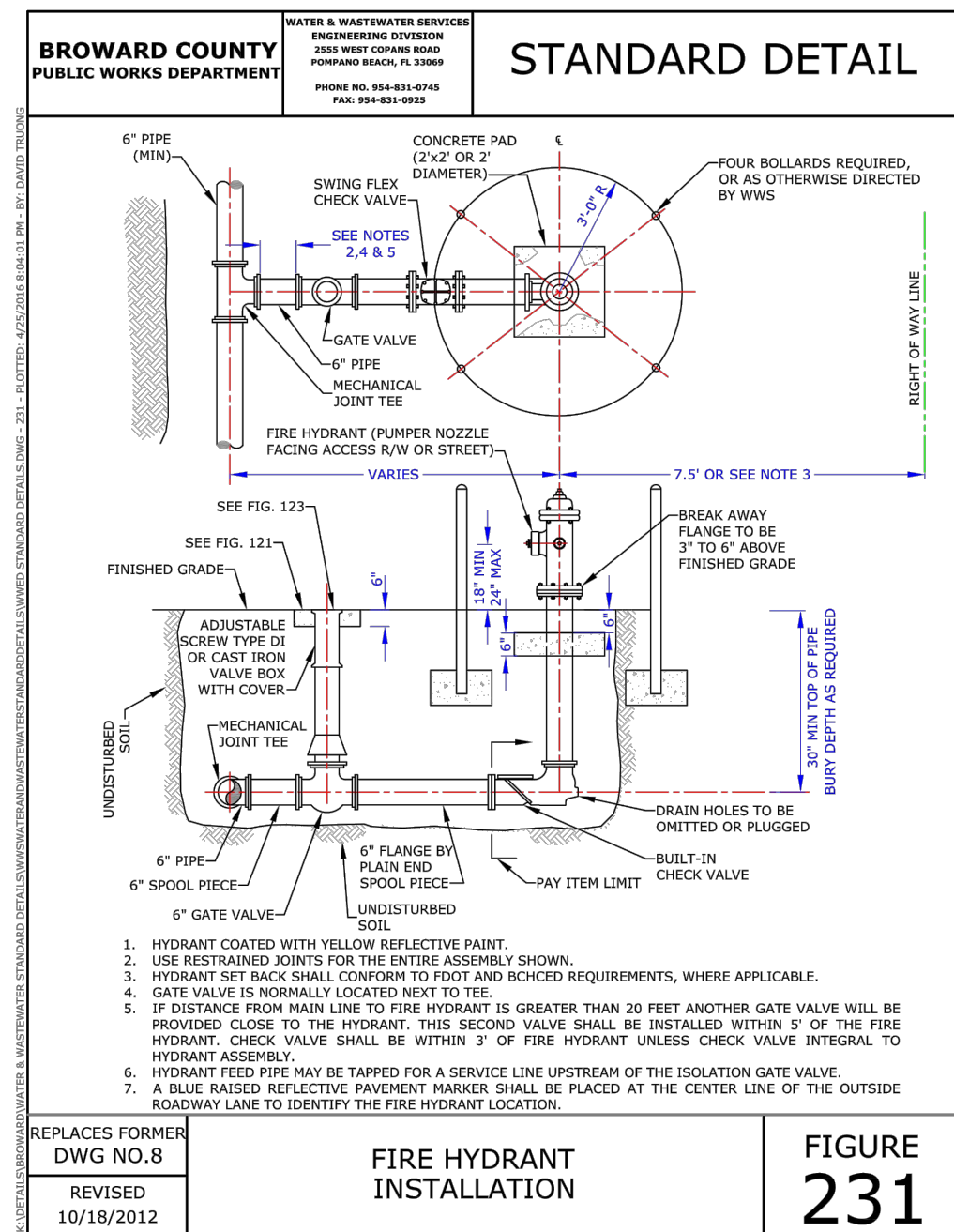
AquaBella Townhomes
WATER AND SEWER
SAMPLE POINT LAYOUT & NOTES
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

Drawn By: DCT Date: 03/16/16
Checked By: JCT Date: 03/16/16
Order No. ----- FB Sketches & 00000 Pg.00
Drawing Status: SITE PLAN SUBMITTAL
By: _____
John C. Tello, P.E.
Asst. Vice President
Registered Engineer No. 71567
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

Scale:	As Noted
File No.	B-1951

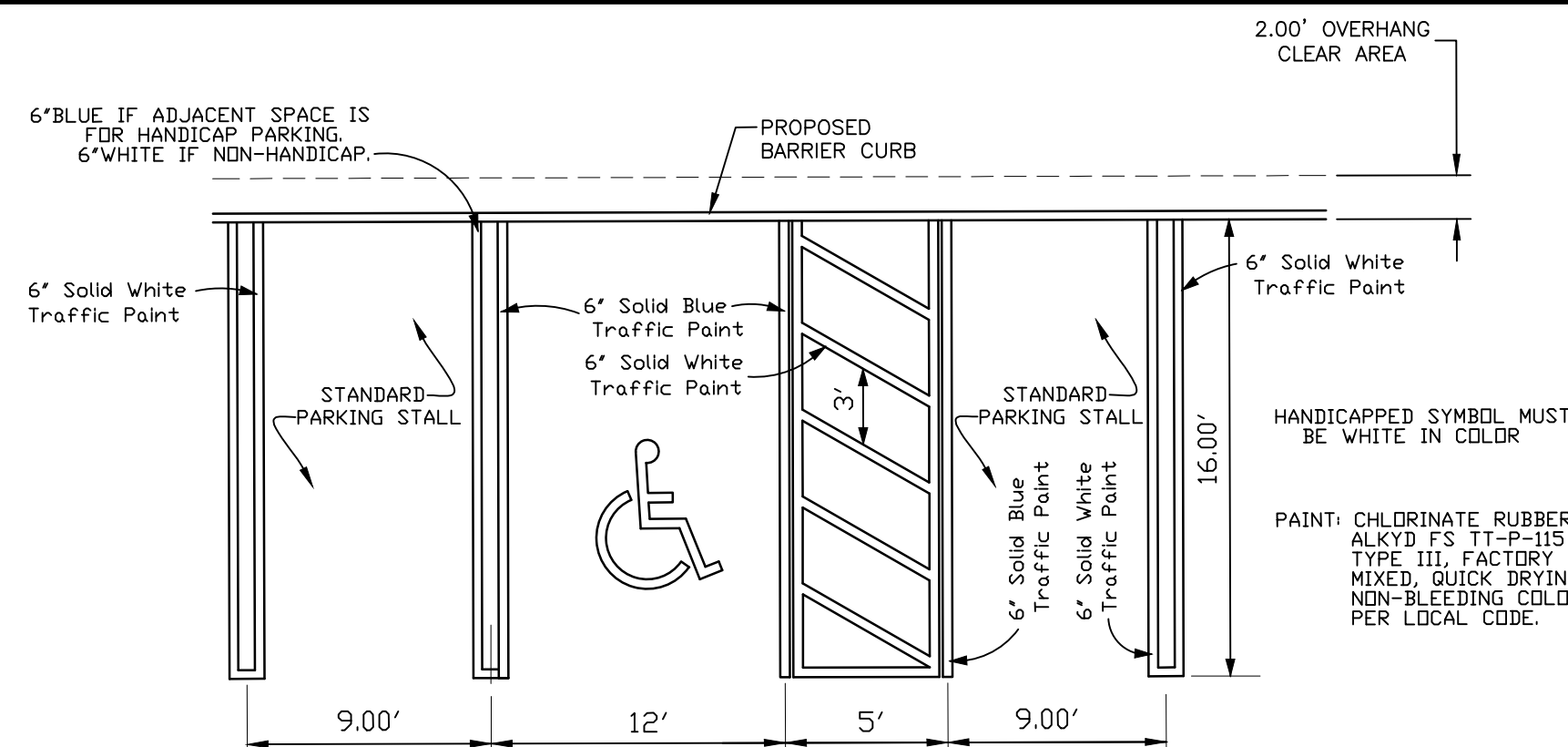
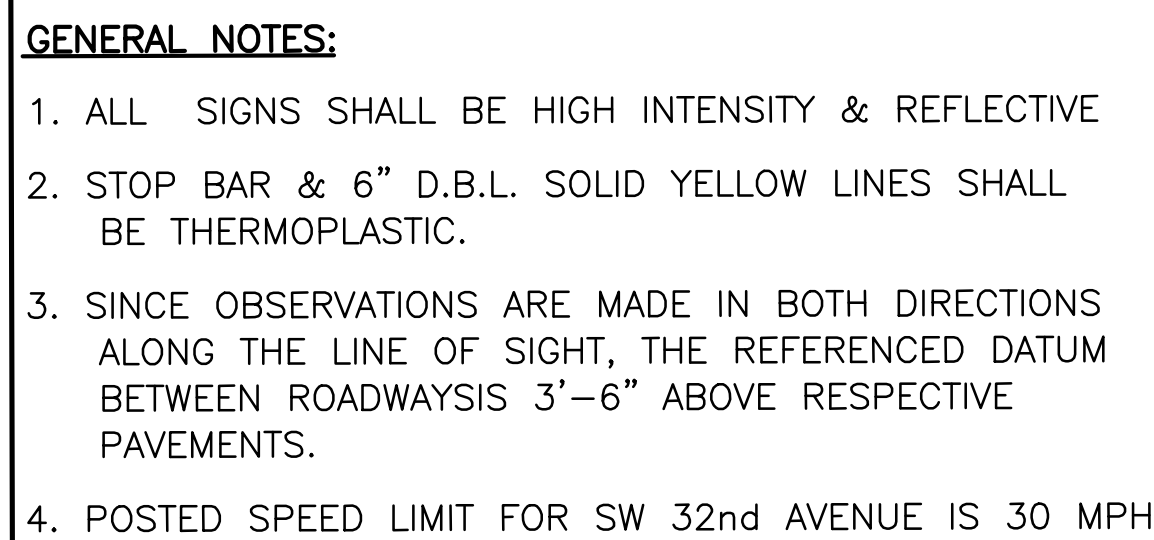
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WS-4
OF: C-22

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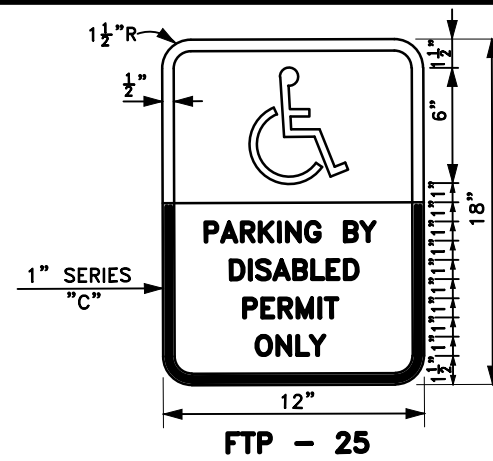
Dwg. No:
WS-6
OF: C-22

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Drawn By: DCT	Date: 03/16/16
Checked By: JCT	Date: 03/16/16
Order No. -----	FP Sketches & 00000 Pg.00
Drawing Status: SITE PLAN SUBMITTAL	
By: _____	
John C. Tello, P.E. Asst. Vice President	
Registered Engineer No. 71567	
State of Florida	
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Scale:	As Noted
File No.	B-1951
Dwg. No:	WS-7
OF:	C-22

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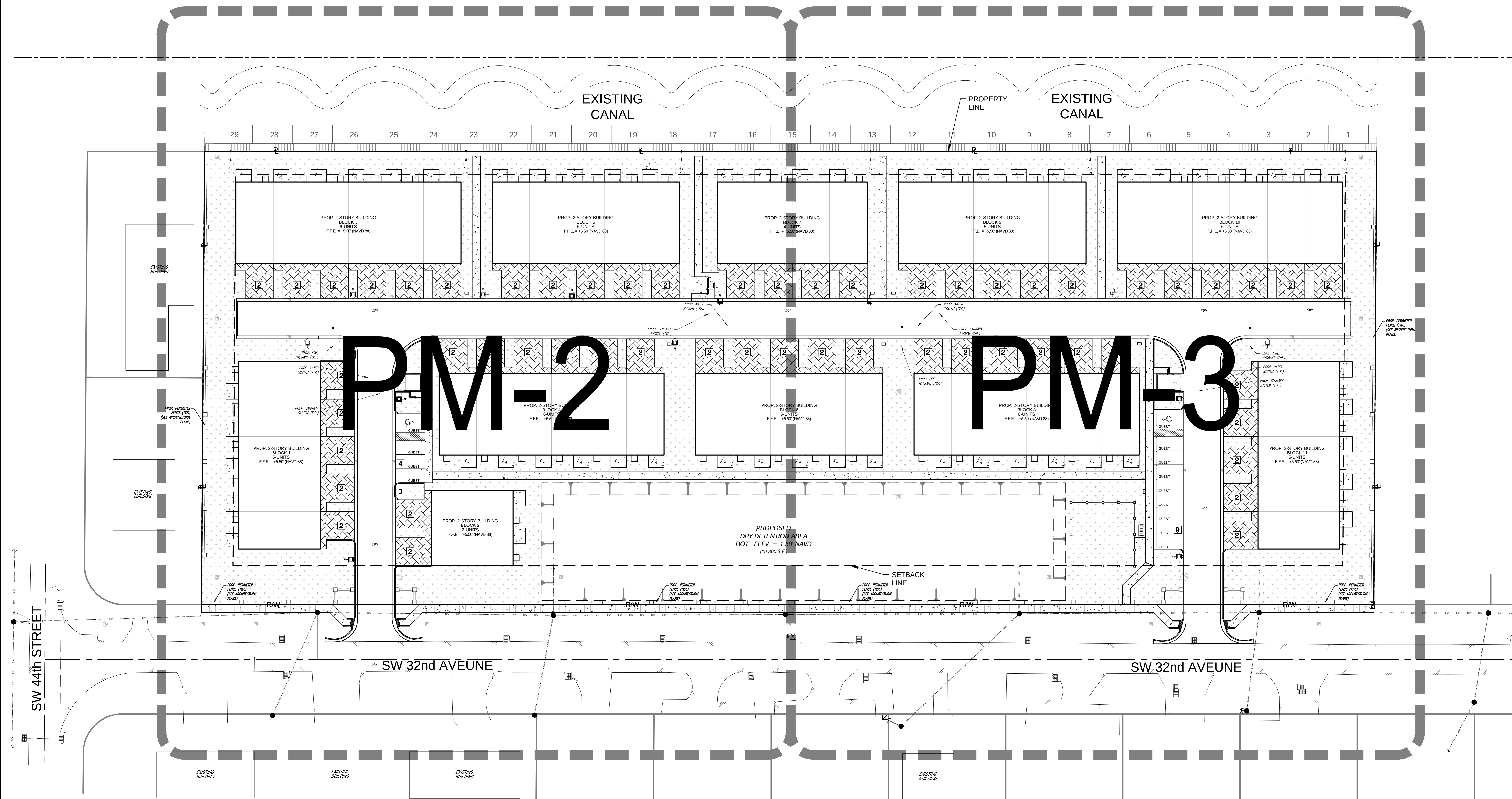
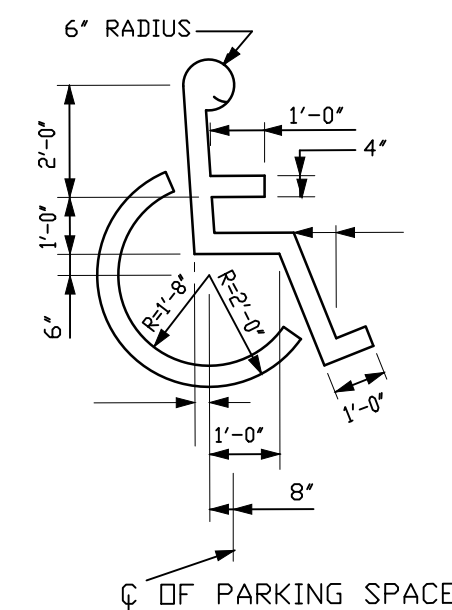
HANDICAPPED SIGN
(N.T.S.)



- NOTES:**
1. Top portion of FTP 25 shall have a reflective blue background with white reflective symbol and border.
 2. Bottom portion shall have a reflective white background with black opaque legend and border.
 3. FTP 26 may be fabricated on one panel or two.
 4. FTP 25 is for use in areas where space is limited.

HANDICAP SIGN

D.O.T. INDEX NO. 17355 SHEET 2
INSTALL SIGN IN FRONT OF HANDICAP SPACE



*Schwebke
Shiskin &
Associates, Inc.*



**LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS**

LB#87 CA#87

3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

[illegible]

AquaBella Townhomes
PAVEMENT MARKING AND SIGNAGE PLANS
KEY SHEET
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

Drawn By: DCT Date: 03/16/16

Checked By: JCT Date: 03/16/16

Order No. ---- FB. **Sketches &**
00000 B-00

Drawing Status: SITE PLAN SUBMITTAL

1000

By: John C. Tello, P.E.
Asst. Vice President
Registered Engineer No. 71567
State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

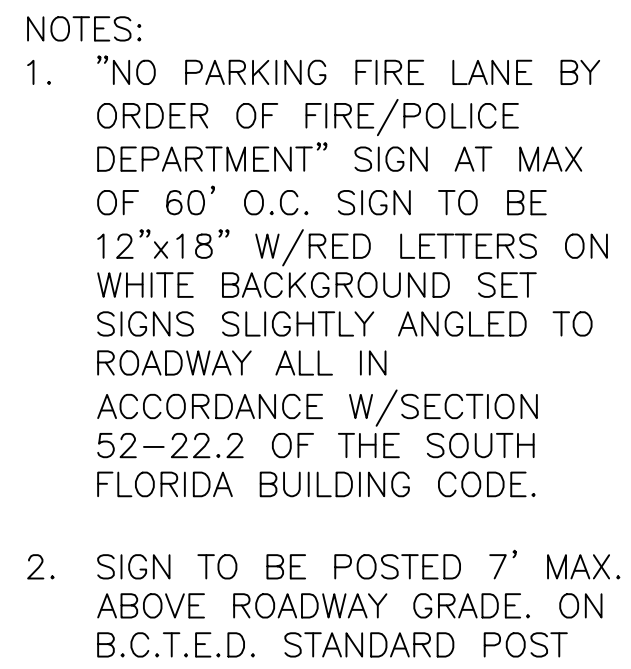
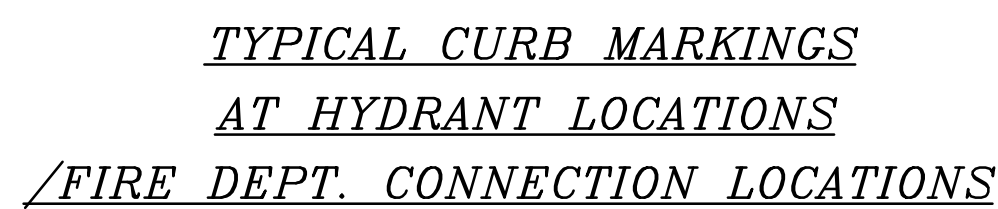
Scale: As Noted

B-1051

Dwg. No:

PM-1

OF: C-22

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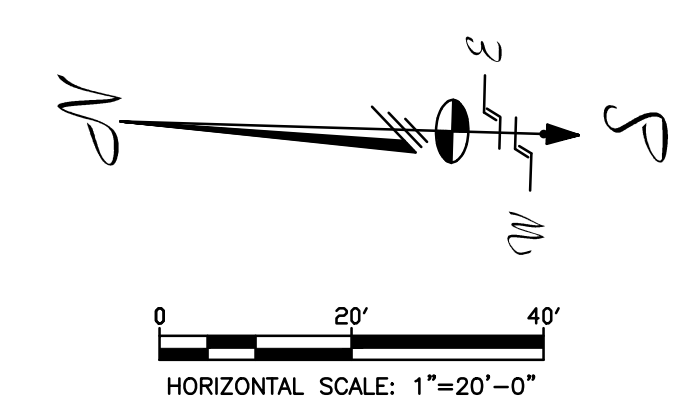
AcquaBella Townhomes
PAVEMENT MARKING AND SIGNAGE PLANS
LAYOUT
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

n By: DCT Date: 03/16/16
 ked By: JCT Date: 03/16/16
 r No. ---- FB. Sketches &
 00000 Pg. 00
 ring Status: SITE PLAN SUBMITTAL
 John C. Tello, P.E.
 Asst. Vice President
 umbered Engineer No. 71567
 e of Florida

*E: Authentic copies of this
drawing will bear the raised seal of
attesting Professional Engineer
Professional Land Surveyor.*

File:	As Noted
File No.	B-1951

Wg. No:
PM-2
F: C-22



**3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284**

AgruaBella Townhomes
PAVEMENT MARKING AND SIGNAGE PLANS
LAYOUT
CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

Scale: As Noted

File No. B-1951

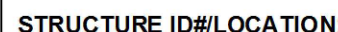
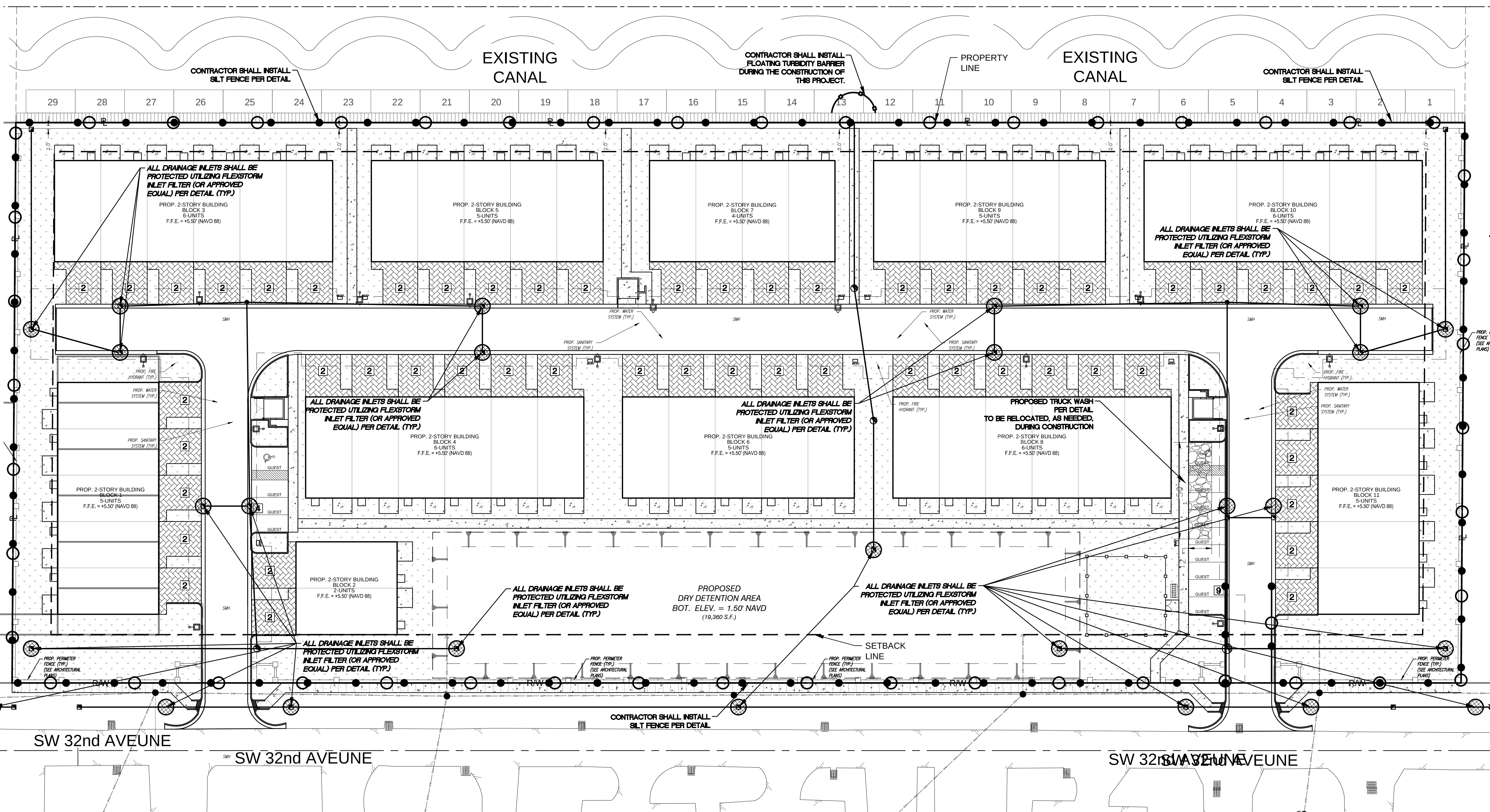
Dwg. No:

PM-3

OF: C-22

FLEXSTORM
INLET FILTERS

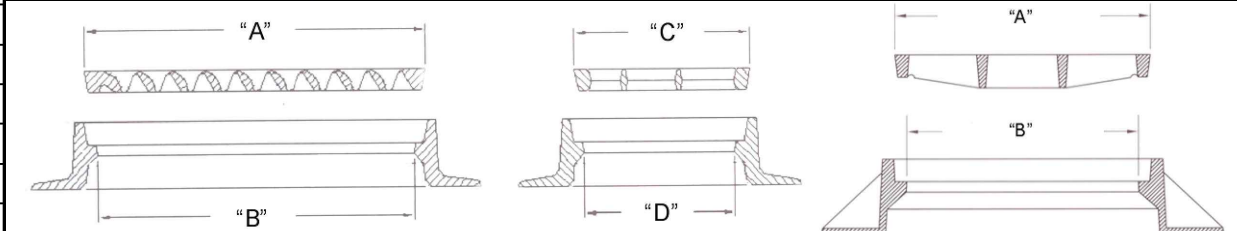
1. Remove the bag by loosening or cutting off the clamping band.
2. Take the new sediment bag, which is equipped with a stainless steel worm drive clamping band, and use a screw driver to tighten the bag around the frame channel.
3. Ensure the bag is secure and that there is no slack around the perimeter of the band.

[illegible]

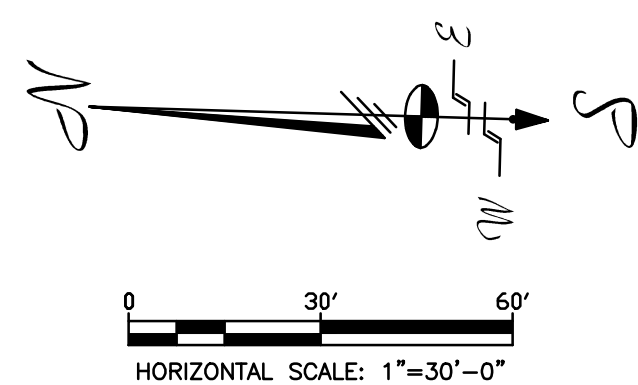
1. All the sediments which are collected during construction at the truck wash spillway will be treated as waste and disposed appropriately per the soil management plan.
2. All exposed soils created by the excavated process shall be dampened periodically to minimized dust created by the excavation process. Contractor shall provide a water truck onsite at all times during the excavation process.
3. All inlets will be protected utilizing FlexStorm Inlet Filter or approved equal.

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grades (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grades (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grades (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grades (A) up to 37" dia openings (B))	62XLRD
RECT / SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
WALL MOUNT	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY
	Open Throat Gutters - Curb Opening Size	
	Up to 4" (1 Filter and Mounting Hardware)	62WM1
	Between 4" and 8" (2 Filters and Mounting Hardware)	62WM2
	Between 8" and 12" (3 Filters and Mounting Hardware)	62WM3
	Between 12" and 16" (4 Filters and Mounting Hardware)	62WM4
UPGRADED FRAMING MATERIAL OPTIONS (STANDARD IS ZINC PLATED)		SUFFIX
CHROME PLATED FRAMING FOR HIGH SALT EXPOSURE		- CHR
STAINLESS STEEL FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE		- SS

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
FX+: Woven w/ MyCelx	FXP	FXP-S	200	40
FXO: Woven w/ Oil Boom	FXO	FXO-S	200	40
PC: Post Construction Bag	PC	PC-S	137	140
PC+: PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL: Litter and Leaf Bag	LL	LL-S	High	3.5
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

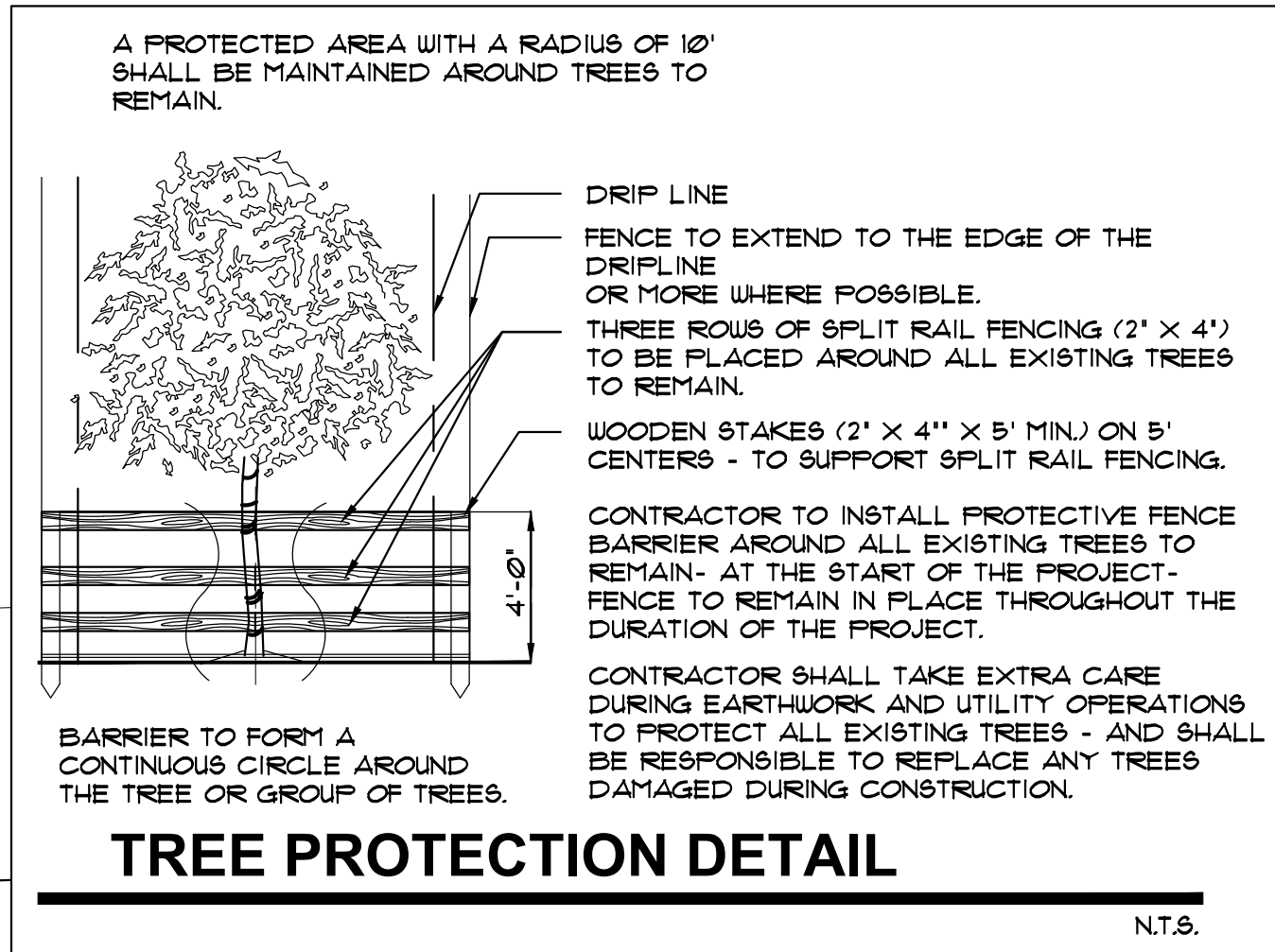
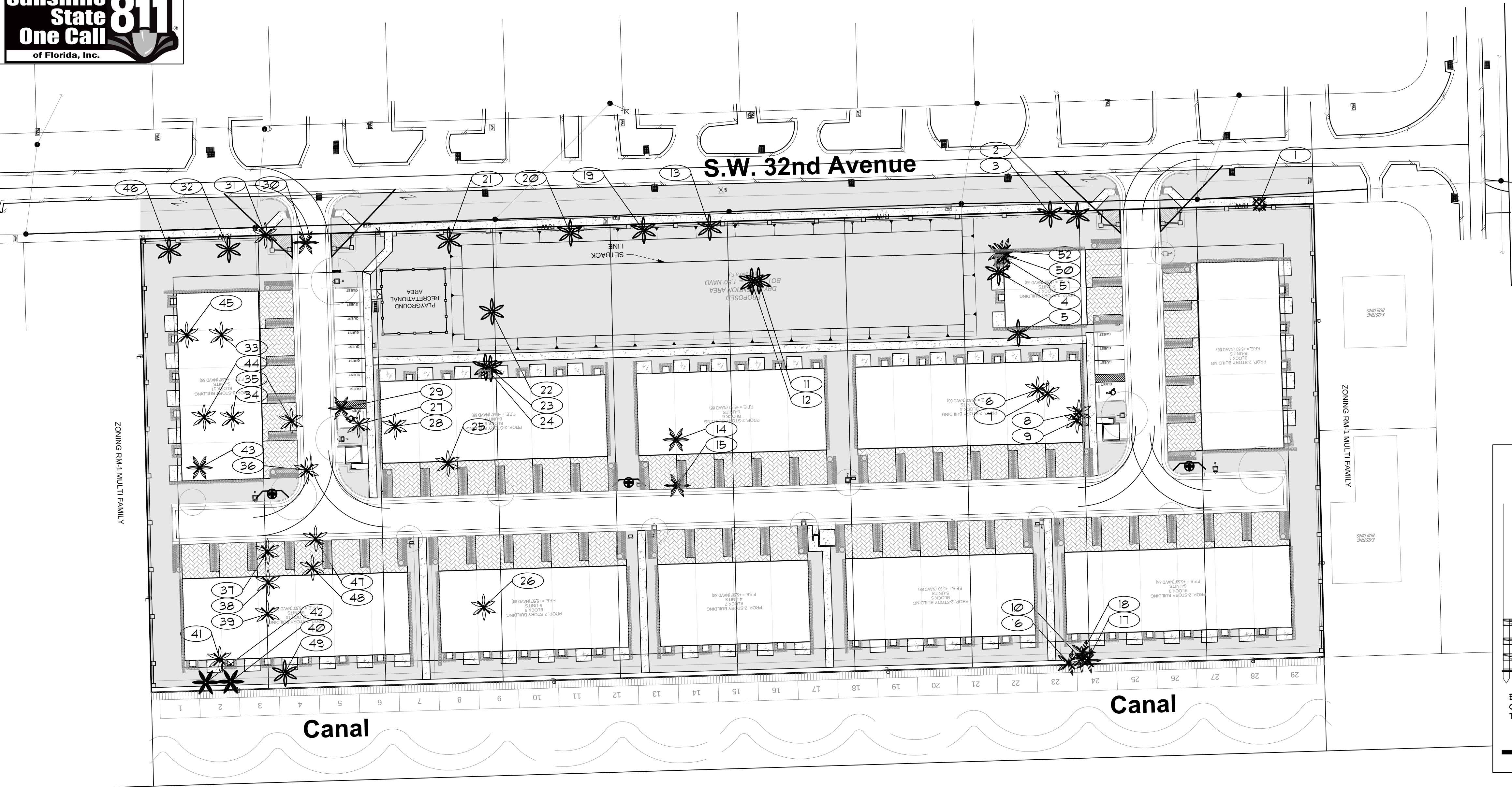


		-	
Frame P/N from Step 1.	Filter Bag P/N from Step 2.		Framing Material

[illegible]

CITY OF DANIA BEACH, FLORIDA, SEC. 30-50-42

OF: C-22



AQUABELLA-4430 SW 32 AVE DANIA BEACH															
6/15/2016															
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	DBH- INCH	CONDITION	CLEAR TRUNK	STATUS	CANOPY	CANOPY- LOSS	DBH- LOSS	PALM REMARKS		
1	SP	SABAL PALM	Sabal palmetto	20	12	13	GOOD	10	REMAN	113	113	\$230.00			
2	RE	ROYAL PALM	Roystonea regia	30	20	14	GOOD		REMAN	314	314				
3	RE	ROYAL PALM	Roystonea regia	62	20	14	GOOD		REMAN	314	314				
4	RE	ROYAL PALM	Roystonea regia	63	20	14	GOOD		REMAN	314	314				
5	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD		REMAN	314	314				
6	RE	ROYAL PALM	Roystonea regia	55	20	14	GOOD	30	REMAN	314	314	\$1,500.00			
7	RE	ROYAL PALM	Roystonea regia	55	20	13	GOOD	30	REMAN	314	314	\$1,500.00			
8	RE	ROYAL PALM	Roystonea regia	30	20	13	GOOD	12	REMAN	314	314	\$600.00			
9	RE	ROYAL PALM	Roystonea regia	40	20	13	GOOD	20	REMAN	314	314	\$1,000.00			
10	RE	ROYAL PALM	Roystonea regia	22	20	13	GOOD	6	REMAN	314	314	\$300.00			
11	RE	ROYAL PALM	Roystonea regia	35	20	14	GOOD		REMAN	314	314				
12	RE	ROYAL PALM	Roystonea regia	55	20	14	GOOD		REMAN	314	314				
13	RE	ROYAL PALM	Roystonea regia	55	20	14	GOOD		REMAN	314	314				
14	CN	GREEN MALAYAN COCONUTS	Cocos nucifera	25	20	13	GOOD		REMAN	314	314				
15	CN	GREEN MALAYAN COCONUTS	Cocos nucifera	25	20	13	GOOD		REMAN	314	314				
16	SR	QUEEN PALM	Syagrus romanzoffiana	18	15	12	GOOD		REMAN	177	177				
17	SR	QUEEN PALM	Syagrus romanzoffiana	20	15	8	GOOD		REMAN	177	177				
18	SR	QUEEN PALM	Syagrus romanzoffiana	16	15	10	GOOD		REMAN	177	177				
19	RE	ROYAL PALM	Roystonea regia	62	20	14	GOOD		REMAN	314	314				
20	RE	ROYAL PALM	Roystonea regia	62	20	14	GOOD		REMAN	314	314				
21	RE	ROYAL PALM	Roystonea regia	62	20	14	GOOD		REMAN	314	314				
22	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD		REMAN	314	314				
23	RE	ROYAL PALM	Roystonea regia	45	20	14	GOOD		REMAN	314	314				
24	RE	ROYAL PALM	Roystonea regia	45	20	14	GOOD		REMAN	314	314				
25	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD	30	REMAN	314	314	\$1,500.00			
26	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD	30	REMAN	314	314	\$1,500.00			
27	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD	30	REMAN	314	314	\$1,500.00			
28	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD	30	REMAN	314	314	\$1,500.00			
29	CN	GREEN MALAYAN COCONUTS	Cocos nucifera	35	20	13	GOOD	18	REMAN	314	314	\$2,250.00			
30	CN	GREEN MALAYAN COCONUTS	Cocos nucifera	50	20	14	GOOD	30	REMAN	314	314	\$3,750.00			
31	RE	ROYAL PALM	Roystonea regia	35	20	13	GOOD	15	REMAN	314	314	\$750.00			
32	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD		REMAN	314	314				
33	RE	ROYAL PALM	Roystonea regia	45	20	14	GOOD	25	REMAN	314	314	\$1,250.00			
34	RE	ROYAL PALM	Roystonea regia	55	20	14	GOOD	32	REMAN	314	314	\$1,600.00			
35	RE	ROYAL PALM	Roystonea regia	35	20	12	GOOD	18	REMAN	314	314	\$900.00			
36	RE	ROYAL PALM	Roystonea regia	60	20	13	GOOD	40	REMAN	314	314	\$2,000.00			
37	RE	ROYAL PALM	Roystonea regia	60	20	14	GOOD	40	REMAN	314	314	\$2,000.00			
38	RE	ROYAL PALM	Roystonea regia	60	20	14	GOOD	40	REMAN	314	314	\$2,000.00			
39	RE	ROYAL PALM	Roystonea regia	60	20	14	GOOD	40	REMAN	314	314	\$2,000.00			
40	CN	GREEN MALAYAN COCONUTS	Cocos nucifera	40	20	16	GOOD		REMAN	314	314				
41	RE	ROYAL PALM	Roystonea regia	55	20	14	GOOD	32	REMAN	314	314	\$1,600.00			
42	CN	GREEN MALAYAN COCONUTS	Cocos nucifera	40	20	13	GOOD		REMAN	314	314				
43	CN	GREEN MALAYAN COCONUTS	Cocos nucifera	40	20	13	GOOD	20	REMAN	314	314	\$2,000.00			
44	RE	ROYAL PALM	Roystonea regia	60	20	14	GOOD	40	REMAN	314	314	\$2,000.00			
45	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD	30	REMAN	314	314	\$1,500.00			
46	RE	ROYAL PALM	Roystonea regia	40	20	14	GOOD		REMAN	314	314				
47	RE	ROYAL PALM	Roystonea regia	35	20	14	GOOD	18	REMAN	314	314	\$900.00			
48	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD	30	REMAN	314	314	\$1,500.00			
49	RE	ROYAL PALM	Roystonea regia	50	20	14	GOOD		REMAN	314	314				
50	SR	QUEEN PALM	Syagrus romanzoffiana	18	15	10	FAIR	7	REMAN	177	177	\$130.00			
51	SR	QUEEN PALM	Syagrus romanzoffiana	20	15	7	FAIR	8	REMAN	177	177	\$140.00			
52	SR	QUEEN PALM	Syagrus romanzoffiana	20	15	6	FAIR	8	REMAN	177	177	\$140.00			
TOTALS													15,305	8,905	\$40,100.00
FIELD VERIFICATION PERFORMED ON APRIL 16, 2016															
I certify that all the statements of fact in this appraisal are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.															
Jeremy T. Chancery, FL-2762A, ISA Certified Arborist															

TREE REMOVAL REPLACEMENT SCHEDULE		REQUIRED S.F.	PROVIDED S.F.
8/1/2016			
EXISTING TREE CANOPY	15,305 S.F.		
EXISTING TREES - TO REMOVE			
CANOPY REMOVAL	8,905 S.F.		
S.F. X 1.5	4,453 S.F.		
REQUIRED TREE CANOPY MITIGATION		13,358 S.F.	
PROVIDED TREE CANOPY MITIGATION			
PROPOSED TREE CANOPY			15,050 S.F.
REQUIRED LANDSCAPE NOT CREDITED TOWARD REQUIRED MITIGATION			
PROPOSED TREE - PALM PLANTINGS - SHOWN WITH KEY ON PLAN - M			
CATEGORY 1- (12 HT.) 13 X 300 S.F. / TREE	3,900 S.F.		
8 BS + 1 QV + 4 PEL			
CATEGORY 2- (8 HT.) 29 X 150 S.F. / TREE	4,350 S.F.		
4 BA + 1 CET + 2 CS + 2 TC + 5 CAL + 15 IC			
CATEGORY 3- = 100 S.F. / TREE	S.F.		
CATEGORY 4- 136 X 50 S.F. / TREE	6,800 S.F.		
67 BS + 18VM + 51 WB			
TREE CANOPY CALCULATIONS ARE PER THE CITY OF DANIA BEACH LANDSCAPE TECHNICAL MANUAL (NOVEMBER 2010 EDITION)			
TERMINAL ISLAND MITIGATION			
PROPOSED TREE CANOPY			1,800 S.F.
REQUIRED LANDSCAPE NOT CREDITED TOWARD REQUIRED MITIGATION			
PROPOSED TREE SHOWN WITH KEY ON PLAN - T			
CATEGORY 1- (12 HT.) 4 = 300 S.F. / TREE	1,200 S.F.		
4 PEL			
CATEGORY 2- (8 HT.) 4 = 150 S.F. / TREE	600 S.F.		
4 CAL			

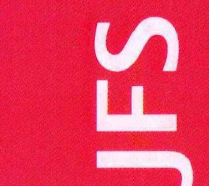
NOTES:

- A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
- SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (CITY OF DANIA BEACH). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
- LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
- ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY 1, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF DANIA BEACH FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

TREE DISPOSITION PLAN



AQUABELLA TOWNHOMES

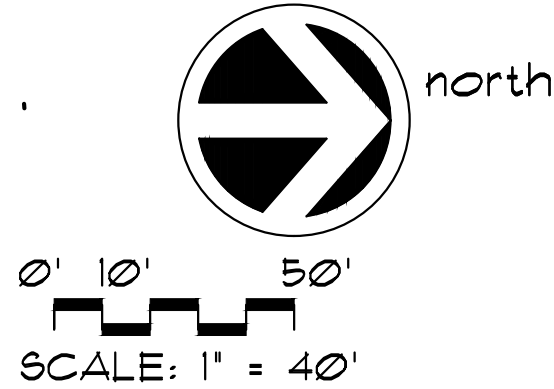
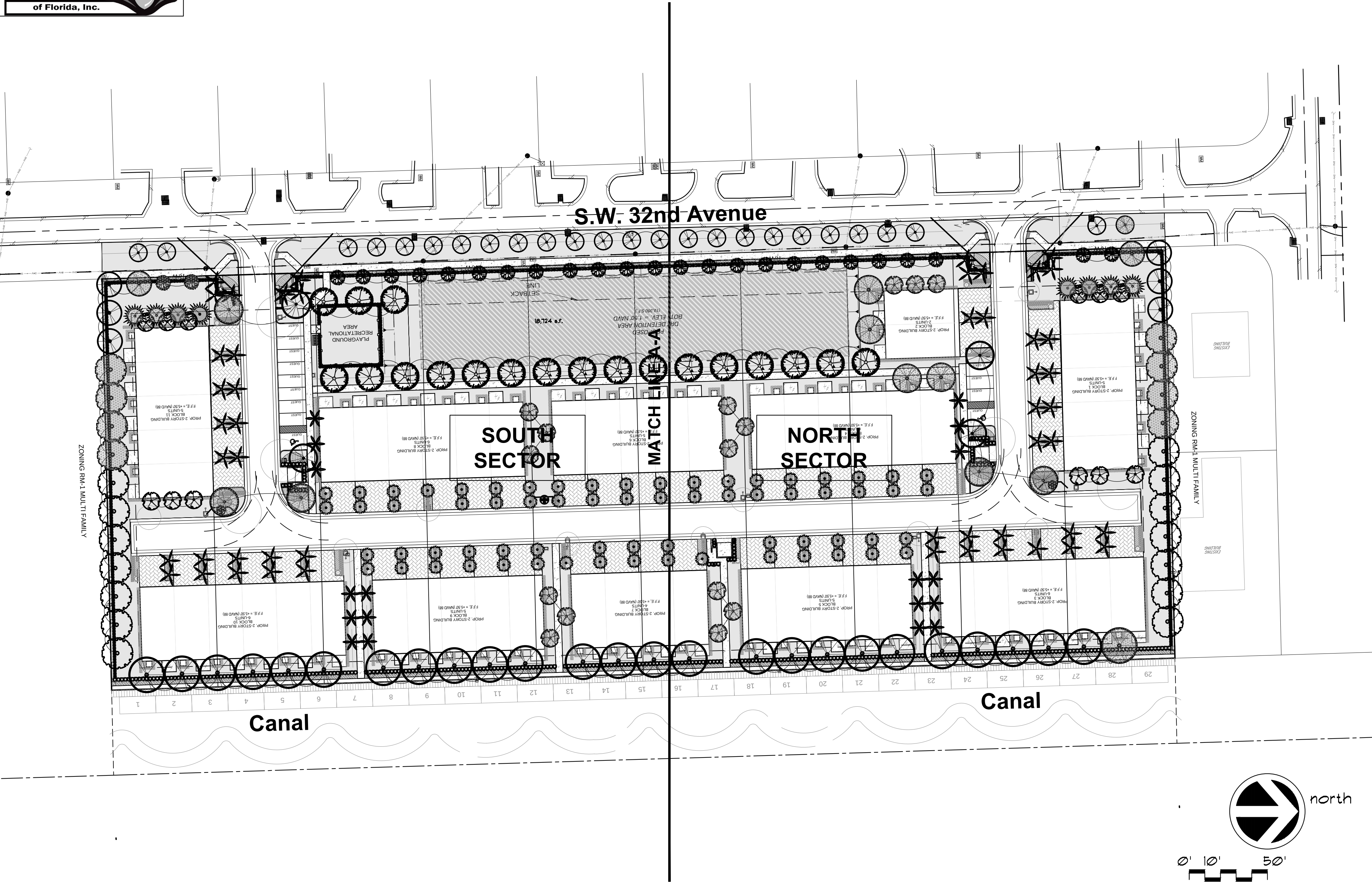
4430 S.W. 32nd Ave., DANIA BEACH, FL. 33312

No.	Date	Revision
1.	07/06/16	Per City DRC comments.
2.	08/02/16	Per City DRC comment (DP).

designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOGASH
project #: 16-47
scale: AS SHOWN
date: May 3, 2016
folio:



Drawing: TD-1



PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
EXISTING TREES TO REMAIN:					
SEE TREE DISPOSITION PLAN, SHEET TD-1					
PROPOSED TREES					
BA		4	YELLOW VERAWOOD	Bulnesia arborea	12' x 6' apr., 2 1/2' cal.
B9	YES	22	GUMBO LIMBO	Bursera almarubia	12' x 6' apr., 2 1/2' cal.
CAL		9	BRAZIL BEAUTYLEAF	Calophyllum brasiliense	12' x 6' apr., 2 1/2' cal.
CET	YES	25	SILVER BUTTONWOOD	Conocarpus erect. 'Sericeus'	10' x 6', max. 5 tks. @ o.a. ht.
C9	YES	26	ORANGE GEIGER	Cordia alliodora	FG, 10' x 5', 2' cal.
IC	YES	27	DAHON HOLLY	Ilex cassine	12' x 5' apr., 2' cal.
LB	YES	19	WILD TAMARIND	Lyallia latifolia	12' x 6' apr., 2 1/2' cal.
QV	YES	26	LIVE OAKS	Quercus virginiana	12' x 6' apr., 2 1/2' cal.
PEL	YES	8	SLASH PINE	Pinus elliotii	FG, RFG, 12' o.a., 3' cal.
TC		8	YELLOW TABEBUIAS	Tabebuia caraiba	12' x 6' apr., 2 1/2' cal.
PALMS					
SP	YES	67	SABAL PALMS	Sabal palmetto	BTD., 16'-20' o.a.
VM		18	MONTGOMERY PALMS	Veitchia montgomeryana	8GL. TK, FG, 14' o.a., full hd.
WB		51	FOXTAIL PALMS	Wodyetia bifurcata	14' o.a., 5' @ dbh, full hd.
SHRUBS					
CIT	YES	160	COCOPALM	Chrysobalanus icaco	3 gal, 24' x 24', 24' o.a. full
CR1	YES	67	SMALL-LEAVED CLUSIA	Clusia guttifer	1 GAL., 36' ht., 30' O.C., FTB.
CR6	YES	300	SMALL-LEAVED CLUSIA	Clusia guttifer	6' ht., 36' O.C., FTB.

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
ACCENT PLANTS AND GROUNDCOVERS					
BL3		535	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12' x 18', 18' o.c., full
FG3		140	'GREEN ISLAND' FIGUS	Ficus 'Green Island'	3 gal, 18' x 18', 18' o.c., full
FGG	YES	490	FLORIDA GAMA GRASS	Tripsacum floridana	1 gal, 12' x 12', 18' o.c., full
SOD					
FLO		61500	S.F.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum
BAH		18,100	S.F.	'ARGENTINE' BAHIA SOD	Paspalum notatum
TOPSOIL:					
TOPSOIL: SAND MIX					
50:50 TOPSOIL: SAND MIX, SPREAD IN PLACE					
125 C.Y.					
TREES, PALMS, SHRUBS AND GROUNDCOVERS					
380 C.Y.					
AREA TO BE SODDED WITH A 2' DEPTH OF TOPSOIL SPREAD IN PLACE					
MULCHING:					
220 C.Y. +/-					
'PINE BARK' MULCH					
3' DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL					
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION					

TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR					
TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS					
UPON FINAL INSPECTION AND APPROVAL.					

16-47-AQUABELLA TOWNHOUSES, 4430 S.W. 32nd Ave., DANIA BEACH, FL. 33312					
NATIVE AND DIVERSITY PLANT CALCULATIONS			NATIVE DIVERSITY		
8/12/16			QUANTITY	QUANTITY	PERCENTILE
TREES - 88% NATIVE					
YELLOW VERAWOOD			4		2.3%
GUMBO LIMBO	NATIVE		22	22	12.0%
BRAZIL BEAUTYLEAF			9		5.2%
SILVER BUTTONWOOD	NATIVE		25	25	14.4%
ORANGE GEIGER	NATIVE		26	26	15.0%
DAHON HOLLY	NATIVE		27	27	15.5%
WILD TAMARIND	NATIVE		19	19	11.0%
LIVE OAKS	NATIVE		26	26	15.0%
SLASH PINE	NATIVE		8	8	4.6%
YELLOW TABEBUIAS			8		4.6%
	88 PERCENT	NATIVE	174	153	
PALMS - 49.3% NATIVE					
SABAL PALMS	NATIVE		67	67	49.3%
MONTGOMERY PALMS			18		13.2%
FOXTAIL PALMS			51		37.5%
	49.3 PERCENT	NATIVE	136	67	

AQUABELLA TOWNHOUSES

8/3/2016

4.7 BASIC LANDSCAPE REQUIREMENTS*

* REFERENCE: "THE CITY OF DANIA BEACH LANDSCAPE TECHNICAL MANUAL"

	REQUIRED TREES	REQUIRED SHRUBS	PROVIDED TREES	PROVIDED SHRUBS
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4.9 PERIMETER BUFFER FOR VEHICULAR USE AREAS

"Underground parking and enclosed parking decks are exempt from this requirement."

WHEN ABUTTING PUBLIC RIGHT OF WAY

10 DEPTH, 1 TREE/ 30 L.F., CONTINUOUS HEDGE NO CLOSER TO VUA THAN 5'

WHEN ABUTTING ANOTHER PROPERTY

5 DEPTH, 1 TREE/ 40 L.F., CONTINUOUS HEDGE NO CLOSER TO VUA THAN 5'

4.10 INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS

No surface parking, garage only, see 4.9

4.11 PERIMETER BUFFER LANDSCAPING

KEY ON PLAN

WHEN ABUTTING PUBLIC STREETS

10 DEPTH, 1 TREE/ 30 L.F., CONTINUOUS HEDGE

A	SW 32nd Ave	24	CONTINUOUS	24	CONTINUOUS
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700 L.F. / 30 L.F. = 24

(750 - 2.25 PER 2 DRIVEWAYS)

** EXISTING OVERHEAD POWER LINE

WHEN ABUTTING ANOTHER PROPERTY

5 DEPTH, 1 TREE/ 30 L.F., CONTINUOUS HEDGE

B	NORTH PERIMETER	10	CONTINUOUS	10	CONTINUOUS
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250 L.F. / 30 = 10

C	EAST PERIMETER	25	CONTINUOUS	25	CONTINUOUS
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750 L.F. / 30 = 25

D	SOUTH PERIMETER	10	CONTINUOUS	10	CONTINUOUS
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250 L.F. / 30 = 10

E	WEST PERIMETER	24	CONTINUOUS	24	CONTINUOUS
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702 L.F. / 30 = 24

4.12 NON VEHICULAR USE AREA LANDSCAPING (41% NVOS)

F BUFFER USE LANDSCAPE PLAN

1 TREE AND 6 SHRUBS PER 3,000 S.F.

90,426 S.F.

		31	180	31	CONTINUOUS
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19 LB + 12IC

					CONTINUOUS
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					CONTINUOUS
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					CONTINUOUS
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A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF DANIA BEACH FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

SEE SECTOR LANDSCAPE PLANS (L-2, L-3) FOR PROPOSED PLANTINGS, AND L-4 FOR LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

SEE TYPICAL BUILDING UNIT LANDSCAPE PLANS, L-TU-1, L-TU-2.

SITE LANDSCAPE PLAN

No.	Date	Revision
1.	07/06/16	Per City DRC comments.
2.	08/02/16	Per City DRC comments (DP).

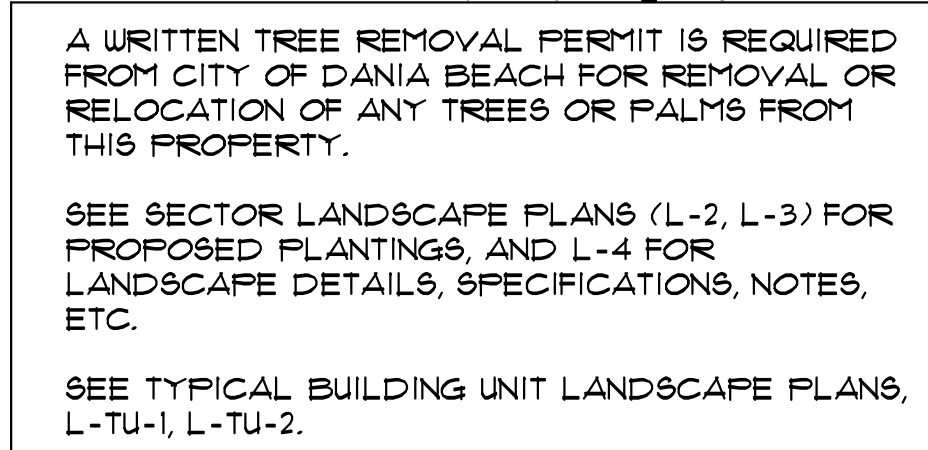
designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOGASH

project #: 16-47
scale: AS SHOWN
date: May 3, 2016
folio:

JAMES F. SOGASH
R.L.A. # 0001132

Drawing:

L-1



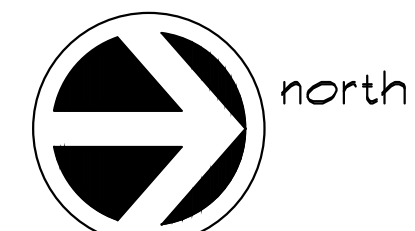
SOUTH SECTOR LANDSCAPE PLAN

S.W. 32nd Avenue

NORTH
SECTOR

Canal

ZONING RM-1 MULTI FAMILY



0' 10' 50'
SCALE: 1" = 20'

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF DANIA BEACH FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

SEE SECTOR LANDSCAPE PLANS (L-2, L-3) FOR PROPOSED PLANTINGS, AND L-4 FOR LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

SEE TYPICAL BUILDING UNIT LANDSCAPE PLANS, L-TU-1, L-TU-2.

NORTH SECTOR LANDSCAPE PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393

www.jfsdesignfl.com
jimmy@jfsdesignfl.com

JFS

1033 NW 140th Terr.
Pembroke Pines, FL 33028
TEL: (954) 441-1932
FAX: (954) 442-8225

AQUABELLA
TOWNHOMES

4430 S.W. 32nd Ave.,
DANIA BEACH, FL. 33312

No.	Date	Revision
1.	07/06/16	Per City DRC comments.
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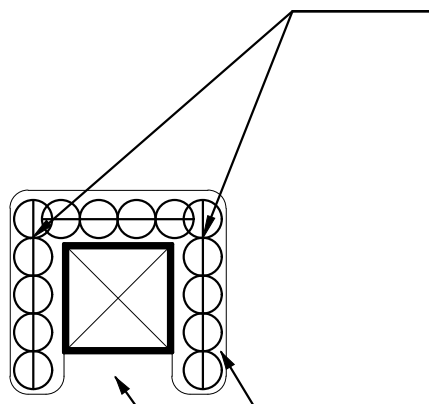
Drawing:

L-3

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -AFEC FERTILIZER 4 CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 15 LBS/ INCH OF DIA. # DBH PALMS: 12-04-12 (AFEC # 7216) RATE: 15 LBS/ INCH OF DIA. # DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 15 OZ/ FT. OF HEIGHT



PLANT HEDGE-TYPE MATERIAL AROUND ALL GROUND-MOUNTED EQUIPMENT - TYPICAL FOR ALL FPL TRANSFORMER BOXES OR PADS, TELEPHONE AND CABLE BOXES, SANITARY LIFT STATIONS, IRRIGATION PUMPS OR ANY OTHER ABOVE-GROUND UTILITY EQUIPMENT.

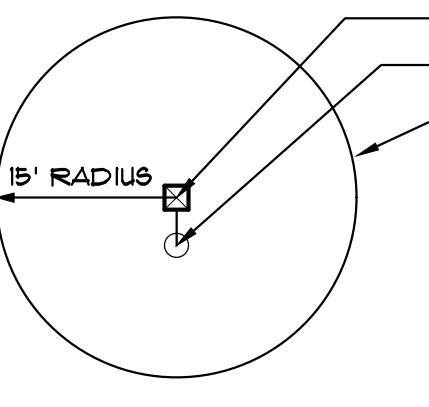
CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR UNG.C.L.E. - TEL: 1 (800) 432-4770

PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS- 3 GAL. 24" X 24" 2" O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

3" MIN. APPROVED RECYLED MULCH FOR ALL PLANTING AREAS.
PROVIDE OPENING FOR ACCESS ON ONE SIDE ONLY- OR AS REQUIRED BY THE UTILITY.

TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



LAMP
LIGHTPOST
15' MIN. RADIUS

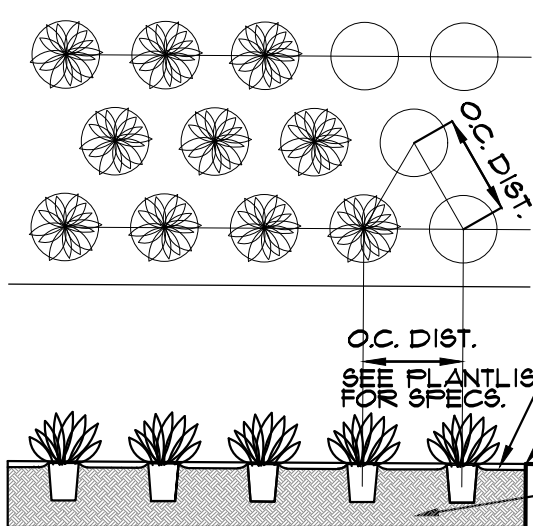
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL SMALL TREES AND PALMS IS 15 FEET. PER FPL GUIDELINES SEE FPL'S 'PLANT THE RIGHT TREE IN THE RIGHT PLACE' FOR TREE AND PALM SIZES AND LIST.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.

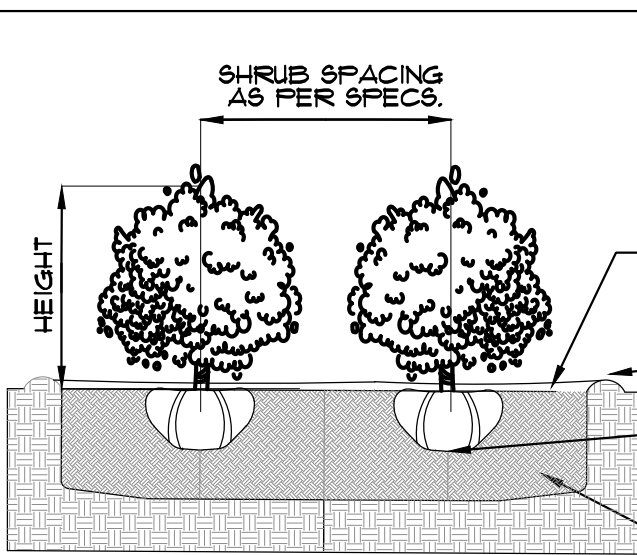


GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.
MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL.
PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

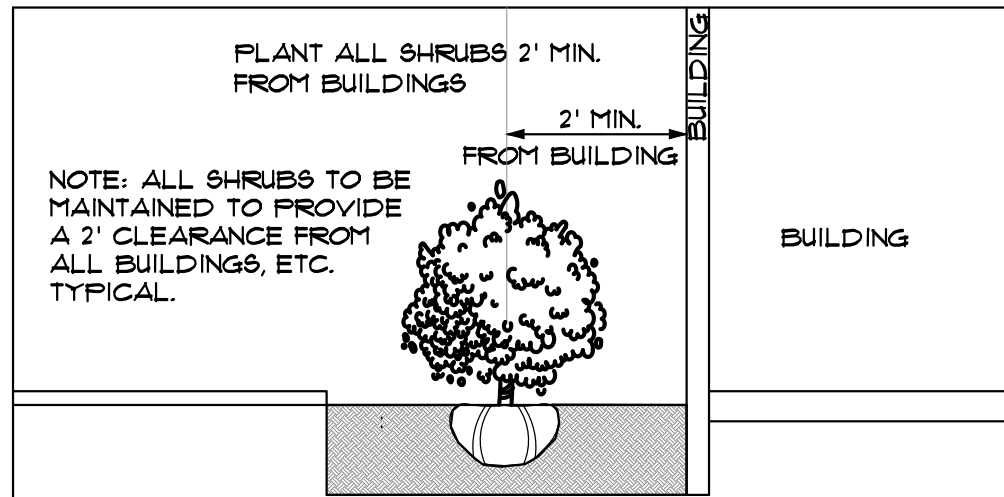
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC. MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL.

2" MIN. SAUCER COLLAR FOR WATER RETENTION TO PREVENT SETTLING, OR COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.
PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

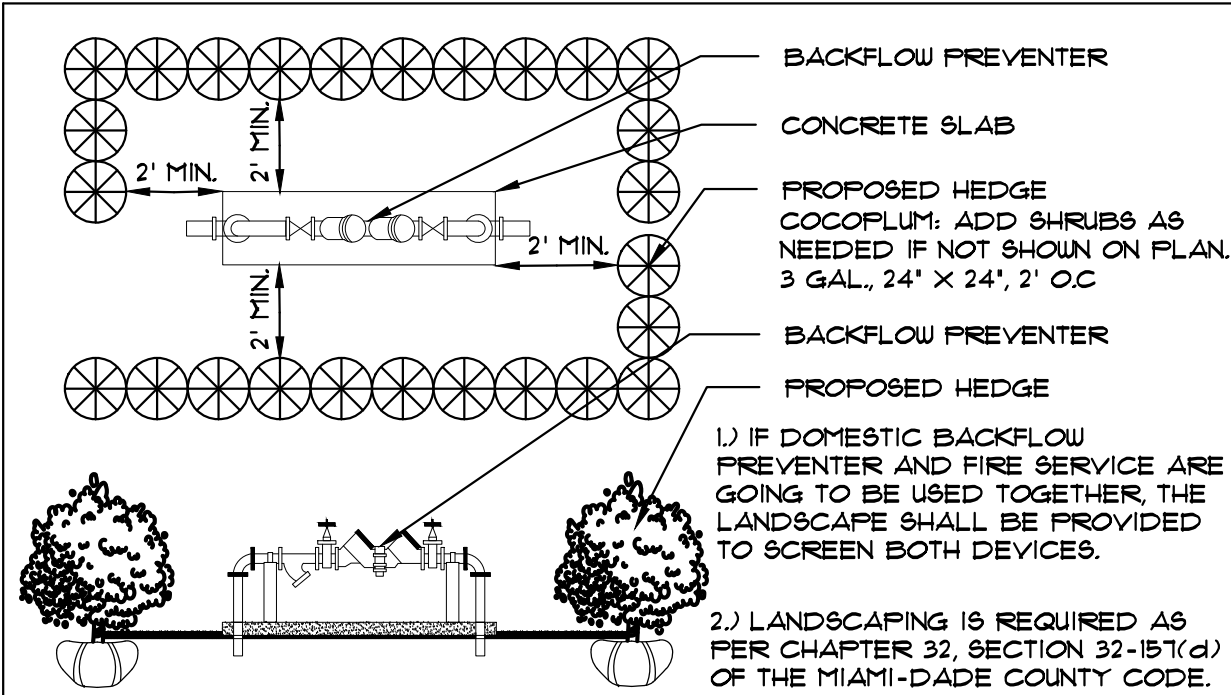
SHRUB PLANTING DETAIL

N.T.S.



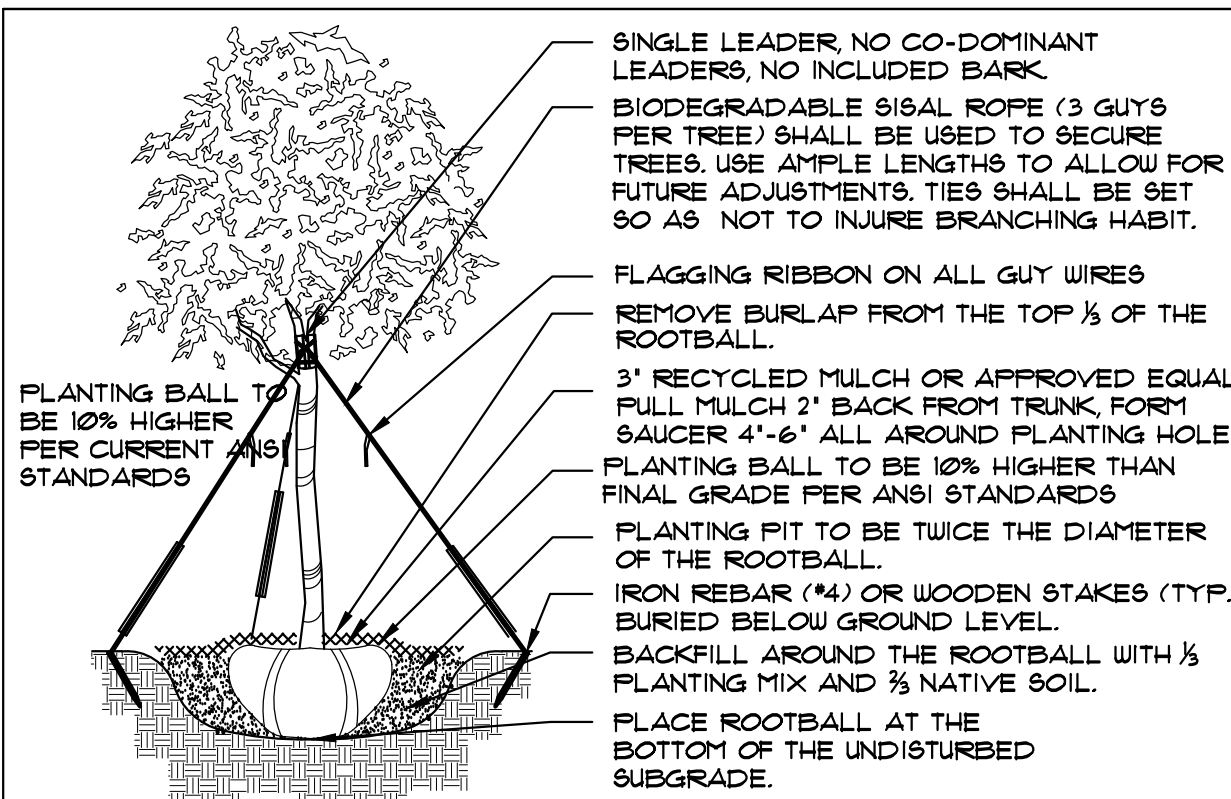
SHRUB PLANTING ADJACENT TO BUILDINGS DETAIL

N.T.S.



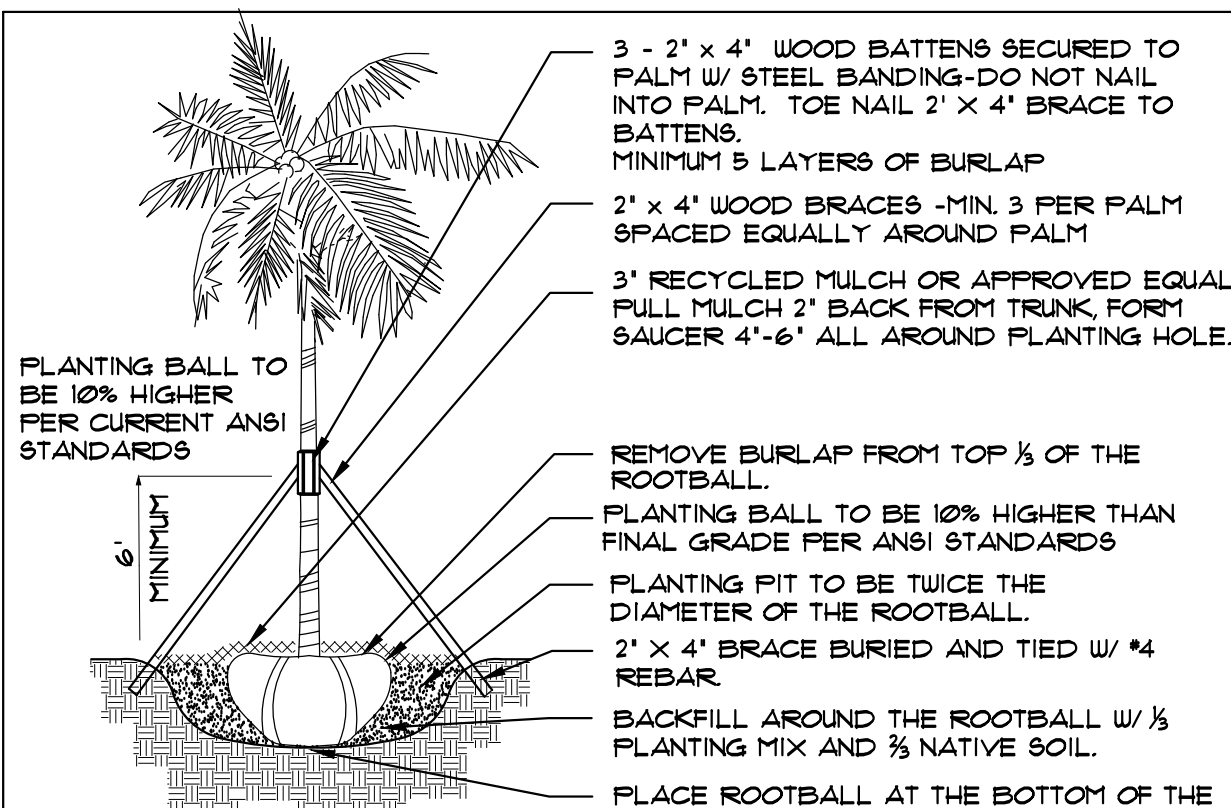
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



TREE PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS

2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT. GROUNDCOVER PLANTING BEDS:

6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT. SHRUB AND HEDGE PLANTING AREAS:

12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT. TREES, PALMS, SPECIMEN PLANT MATERIAL:

24" DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.

LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:

EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.

BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2' OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.

OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL #1 'NO CUTS' AS REQUIRED BY LAW.

- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

- SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.

- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROUPLANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

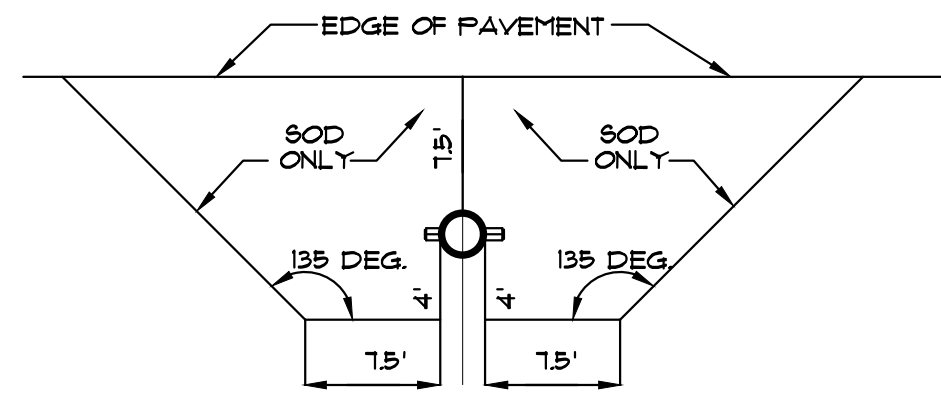
- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TENAX' PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIFLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

- EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

- ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

- ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAY'S, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.
BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE DETAIL

N.T.S.

CITY OF DANIA BEACH

STANDARD LANDSCAPE PLAN NOTES

SHALL TAKE PRECEDENCE OVER ANY OTHER LANDSCAPE NOTES OR DISCREPANCIES

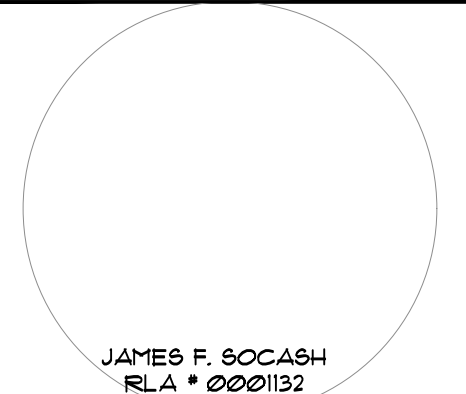
STANDARD LANDSCAPE PLAN NOTES

- A PRE-CONSTRUCTION MEETING WITH THE DANIA BEACH CITY ARBORIS IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OR PLANT MATERIAL. CALL 954-924-0423 A MINIMUM OF 5 DAYS PRIOR TO DESIRED START DATE TO SCHEDULE PRE-CONSTRUCTION MEETING.
 - 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 DRP-LINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
 - ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
 - 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.
 - A LANDSCAPE CONTRACTOR SHALL NOTIFY SHUNSHINE 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.
 - TREE RELOCATIONS:
 - EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION.
 - 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.
- ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS AS SHOWN ON THE PLAN.
 - SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE DANIA BEACH ARBORIST PRIOR TO USE.
 - ALL PLANT MATERIAL 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.
 - ALL SIZES SHOWN IN PLANT MATERIALS ARE TO BE CONSIDERED MINIMUMS.
 - WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLAN AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.
 - ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANT PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY ARBORIST.
 - ALL PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
 - ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
 - NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
 - ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
 - ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
 - MULCHING:
 - ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
 - A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER) IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
 - CYPRESS MULCH SHALL NOT BE USED.
 - ALL NEW LANDSCAPE 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.
 - 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 LANDSCAPE AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

No.	Date	Revision
1.	07/06/16	Per City DRC comments.
2.	08/02/16	Per City DRC comment (DP).

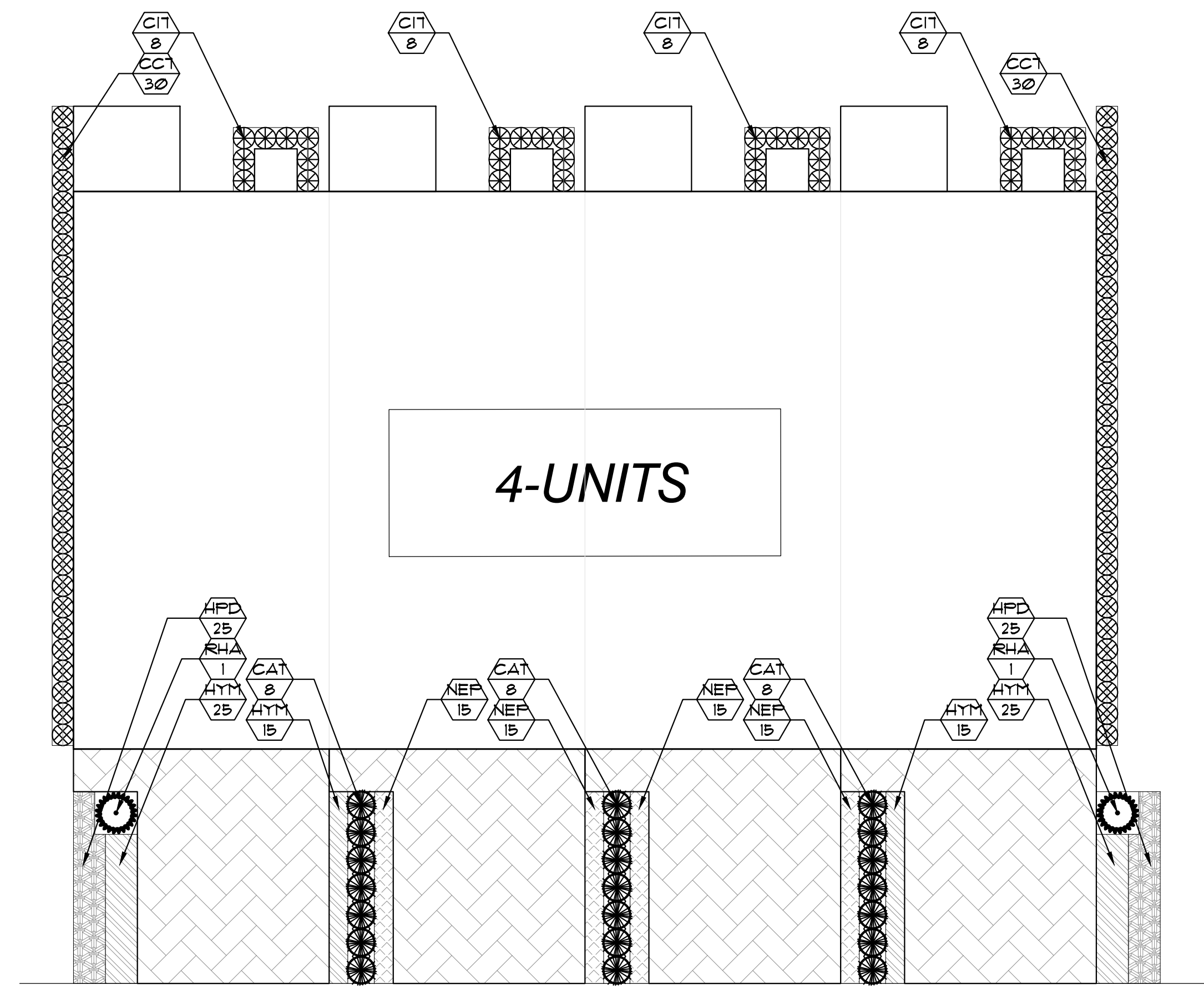
designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCAASH
project #: 16-47
scale: AS SHOWN
date: May 3, 2016
Folio:



Drawing:

L-4

NOTES, DETAILS,
SPECIFICATIONS, ETC.



4 UNITS BUILDING TYPE

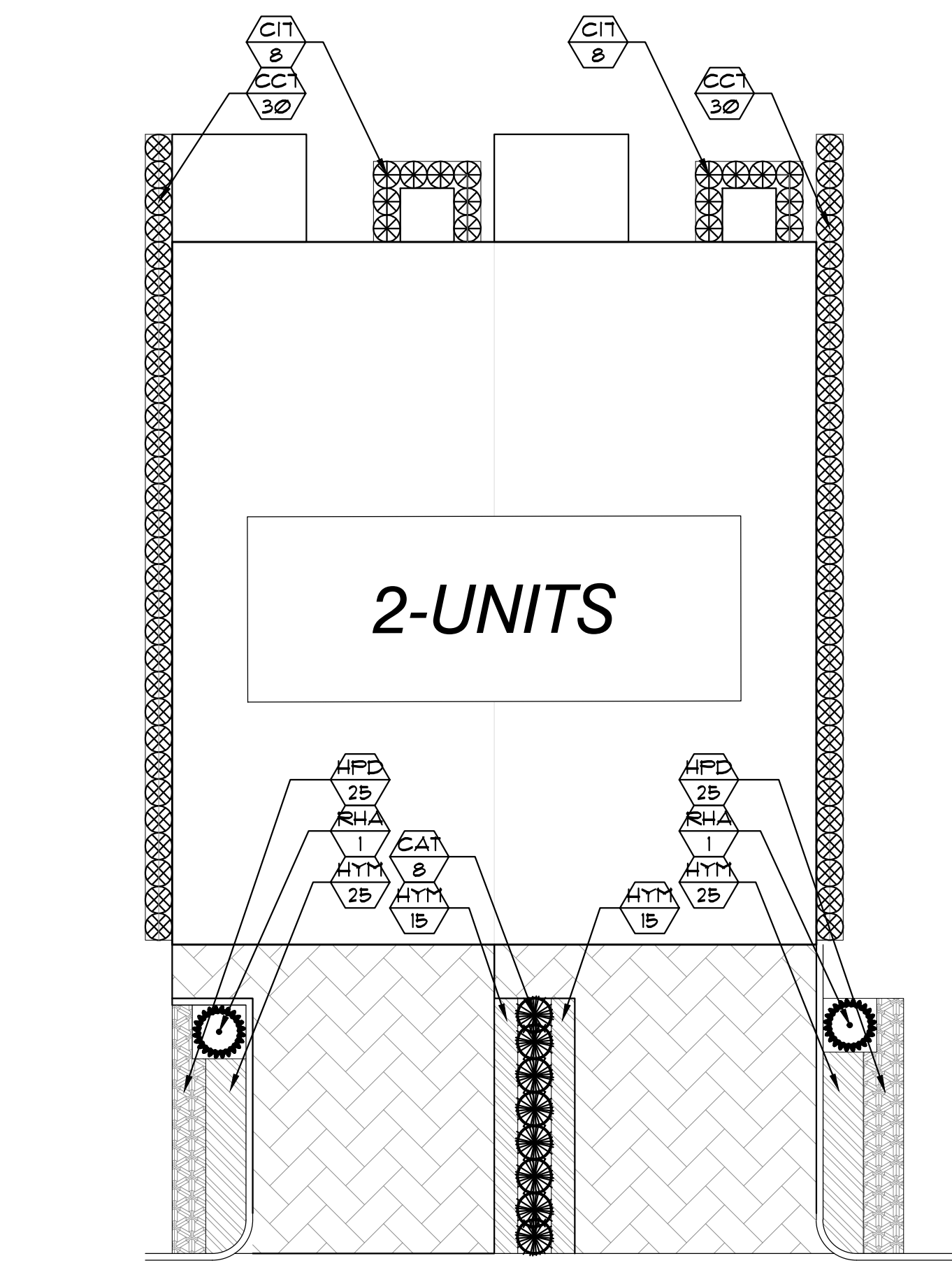
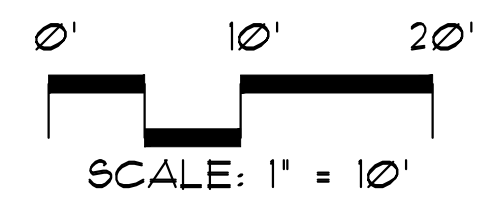
SCALE: 1" = 10'

1 BUILDING

PLANTLIST					
SYM.		NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
SHRUBS					
CCT	YES	60	JAMAICA CAPER	Capparis cynophallophora	1 gal., 30' x 24', 24' o.c. full
CIT	YES	32	COCOPLUM	Chrysobalanus icaco	3 GAL., 24' x 24' full, 24' o.c.
HPD	YES	50	DWARF FIREBUSH	Hamelia nodosa	3 gal., 18' x 18', 18' o.c.
GROUNDCOVERS AND ACCENTS					
CAT		24	CAT PALMS	Chamaedorea cataractarum	1 gal., 30' x 24', 30' o.c.
HYM	YES	20	SPIRDER LILY	Hymenocallis latifolia	3 gal., 12' x 12' full, 14' o.c.
NEP	YES	60	BOSTON FERN	Nephrolepis exaltata	1 gal., 12' x 12' full, 15' o.c.
RHA		2	LADY PALMS	Rhapis excelsa	5'o.a., FTG., sun acclimated

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL
PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.



2 UNITS BUILDING TYPE

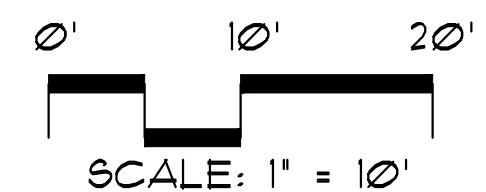
SCALE: 1" = 10'

1 BUILDING

PLANTLIST					
SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
SHRUBS					
CCT	YES	60	JAMAICA CAPER	Capparis cynophallophora	1 gal, 30' x 24', 24' o.c. full
CIT	YES	16	COCOPLUM	Chrysobalanus icaco	3 GAL., 24' x 24' full, 24' o.c.
HPD	YES	50	DWARF FIREBUSH	Hamelia nodosa	3 gal., 18' x 18', 18' o.c.
GROUNDCOVERS AND ACCENTS					
CAT		8	CAT PALMS	Chamedorea cataractarum	1 gal, 30' x 24', 30' o.c.
HYM	YES	80	SPIDER LILY	Hymenocallis latifolia	3 gal., 12' x 12' full, 14' o.c.
RHA		2	LADY PALMS	Rhapis excelsa	5'o.s., FTG., sun acclimated

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL
PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.



TYPICAL UNIT LANDSCAPE PLANS

JFS Design Inc.
LANDSCAPE ARCHITECTURE

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JFS

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FL. 33028

TEL: (954) 447-1852
FAX: (954) 442-8225

AQUABELLA TOWNHOMES

**4430 S.W. 32nd Ave.,
DANIA BEACH, FL. 33312**

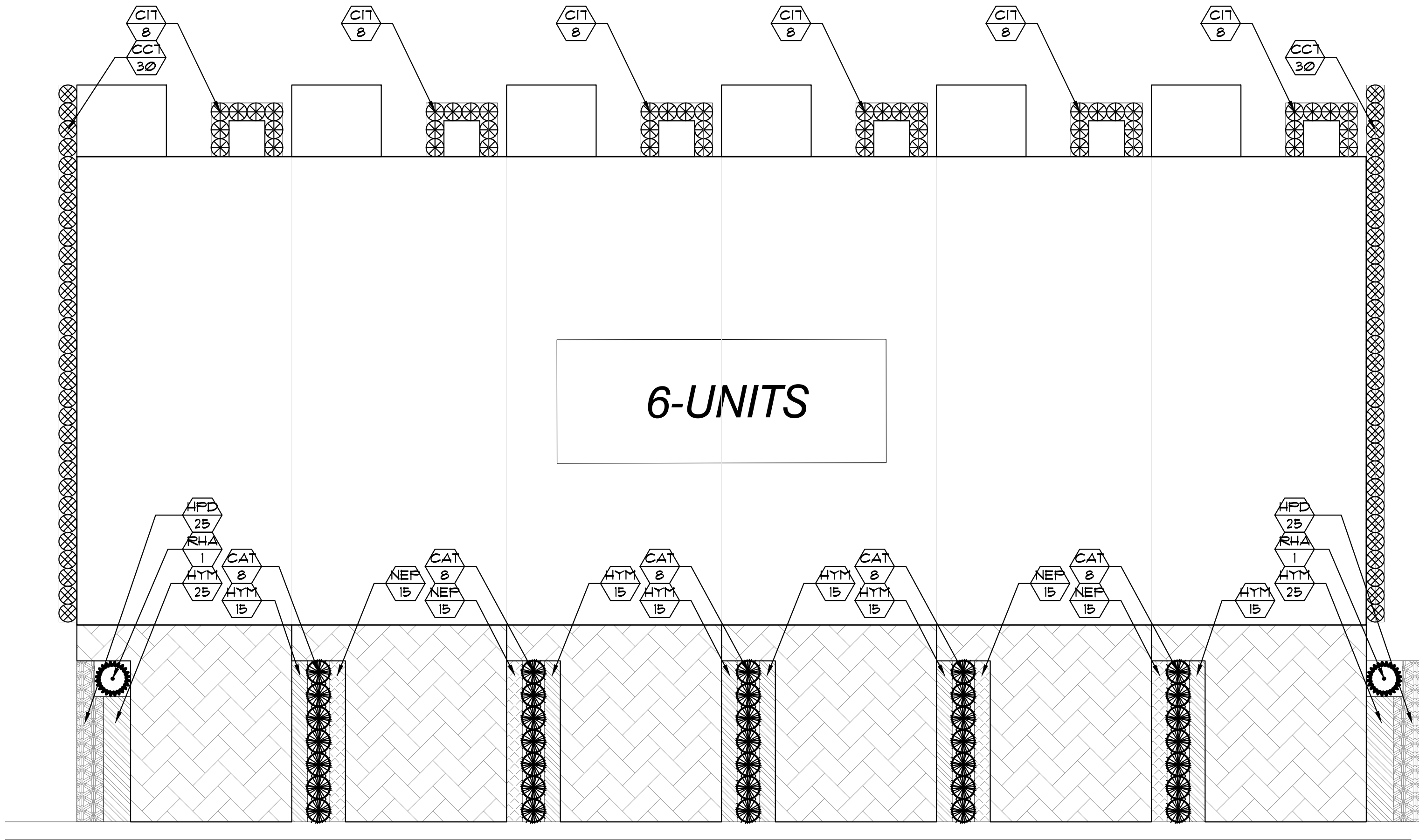
No.:	Date	Revision
1.	07/06/16	Per City DRC comments.
2.	08/02/16	Per City DRC comments (DP.)

designed:	JIMMYTICO
drawn:	CURRO
checked:	T.Y. MORAN
approved:	J. F. SOCASH
project #:	16-47
scale:	AS SHOWN
date:	May 3, 2016
Folio:	

JAMES F. SOCASH
RLA * 0001132

Drawing:

L-TU-1



6 UNITS BUILDING TYPE

SCALE: 1" = 10'

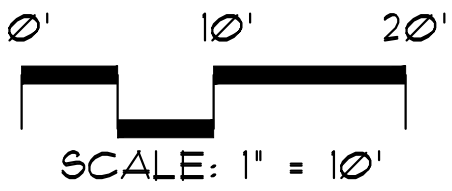
4 BUILDINGS

PLANTLIST

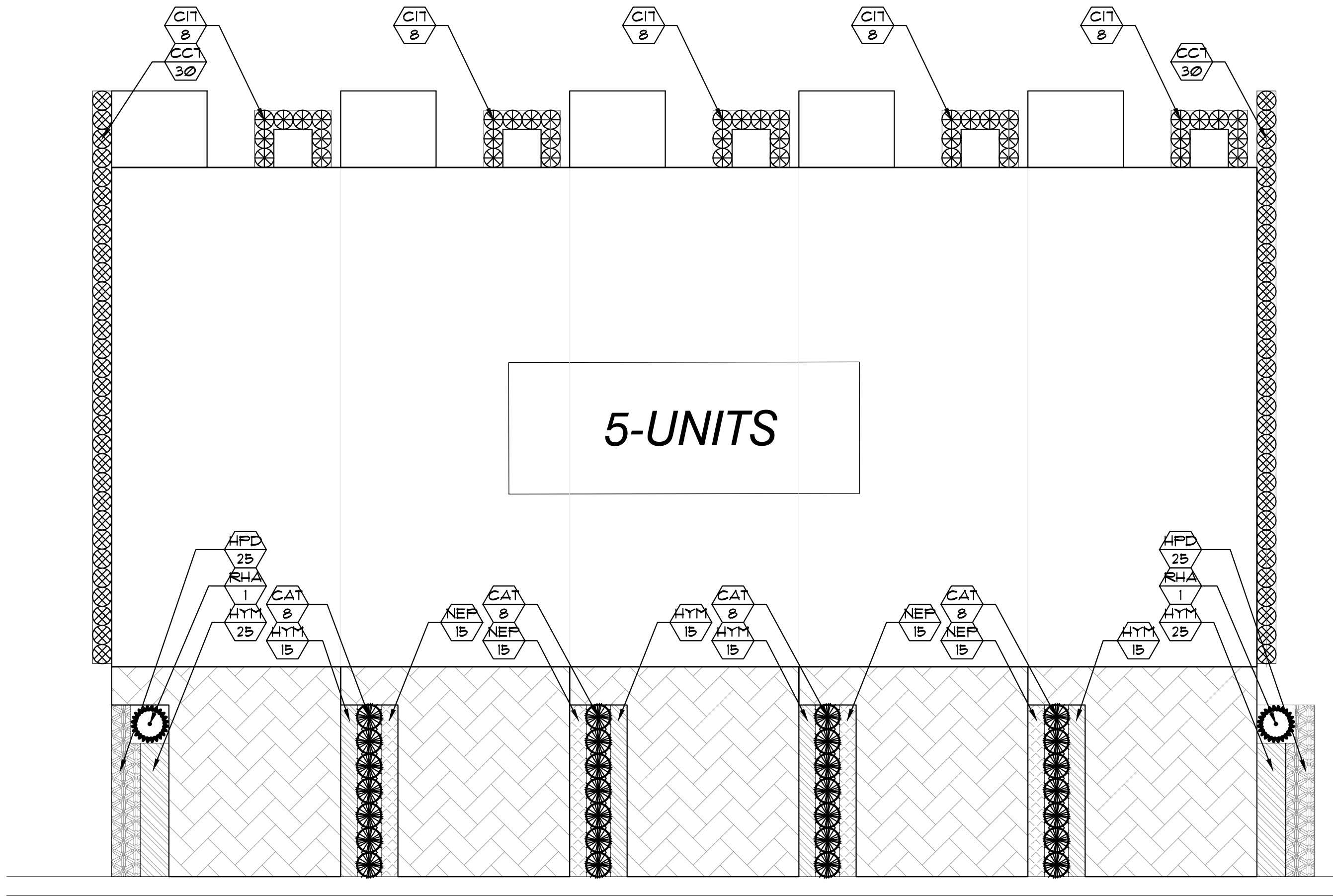
SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
SHRUBS					
CCT	YES	60	JAMAICA CAPER	Capparis cynophallophora	1 gal., 30" x 24", 24' o.c. full
CIT	YES	48	COCOPLUM	Chrysobalanus icaco	3 GAL., 24" x 24" full, 24' o.c.
HPD	YES	50	DWARF FIREBUSH	Hamelia nodosa	3 gal., 18" x 18", 18' o.c.
GROUNDCOVERS AND ACCENTS					
CAT		40	CAT PALMS	Chamaedorea cataractarum	1 gal., 30" x 24", 30" o.c.
HYM	YES	140	SPIDER LILY	Hymenocallis latifolia	3 gal., 12" x 12" full, 14' o.c.
NEP	YES	60	BOSTON FERN	Nephrolepis exaltata	1 gal., 12" x 12" full, 15' o.c.
RHA		2	LADY PALMS	Rhapis excelsa	5' o.a., FTG., sun acclimated

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.



SCALE: 1" = 10'



5 UNITS BUILDING TYPE

SCALE: 1" = 10'

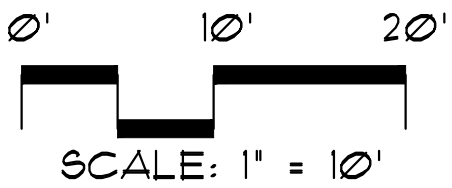
5 BUILDINGS

PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
SHRUBS					
CCT	YES	60	JAMAICA CAPER	Capparis cynophallophora	1 gal., 30" x 24", 24' o.c. full
CIT	YES	40	COCOPLUM	Chrysobalanus icaco	3 GAL., 24" x 24" full, 24' o.c.
HPD	YES	50	DWARF FIREBUSH	Hamelia nodosa	3 gal., 18" x 18", 18' o.c.
GROUNDCOVERS AND ACCENTS					
CAT		32	CAT PALMS	Chamaedorea cataractarum	1 gal., 30" x 24", 30" o.c.
HYM	YES	110	SPIDER LILY	Hymenocallis latifolia	3 gal., 12" x 12" full, 14' o.c.
NEP	YES	60	BOSTON FERN	Nephrolepis exaltata	1 gal., 12" x 12" full, 15' o.c.
RHA		2	LADY PALMS	Rhapis excelsa	5' o.a., FTG., sun acclimated

NOTE: SEE SITE LANDSCAPE PLAN PLANTLIST FOR TOTAL PLANT QUANTITIES.

NOTE: ADJUST ALL INDIVIDUAL UNIT PLANTINGS TO ADJACENT SITE PLAN CONDITIONS TO INCLUDE WALLS, FENCES, ABOVE-GROUND UTILITIES, EASEMENTS, HARDSCAPE AND PAVING.



SCALE: 1" = 10'

TYPICAL UNIT LANDSCAPE PLANS

JFS Design Inc.
LANDSCAPE ARCHITECTURE

LC 000393

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JFS

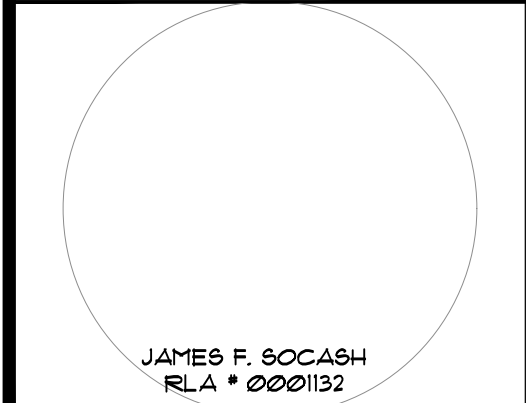
1833 NW 140th Terr.
Pembroke Pines,
FL 33028
TEL: (954) 441-1832
FAX: (954) 442-8225

AQUABELLA
TOWNHOMES

4430 S.W. 32nd Ave.,
DANIA BEACH, FL. 33312

No.	Date	Revision
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2.	08/02/16	Per City DRC comments (DP).

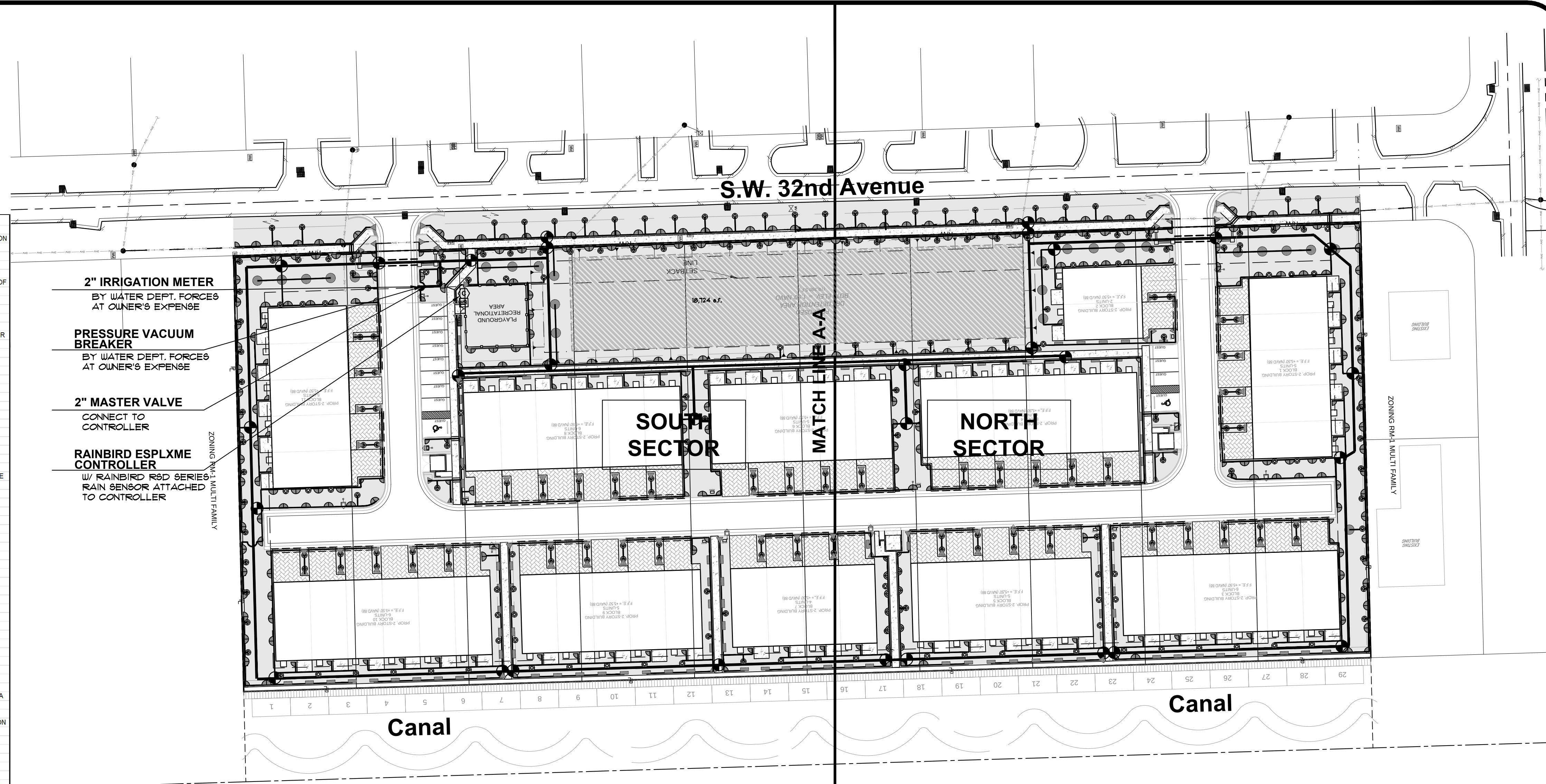
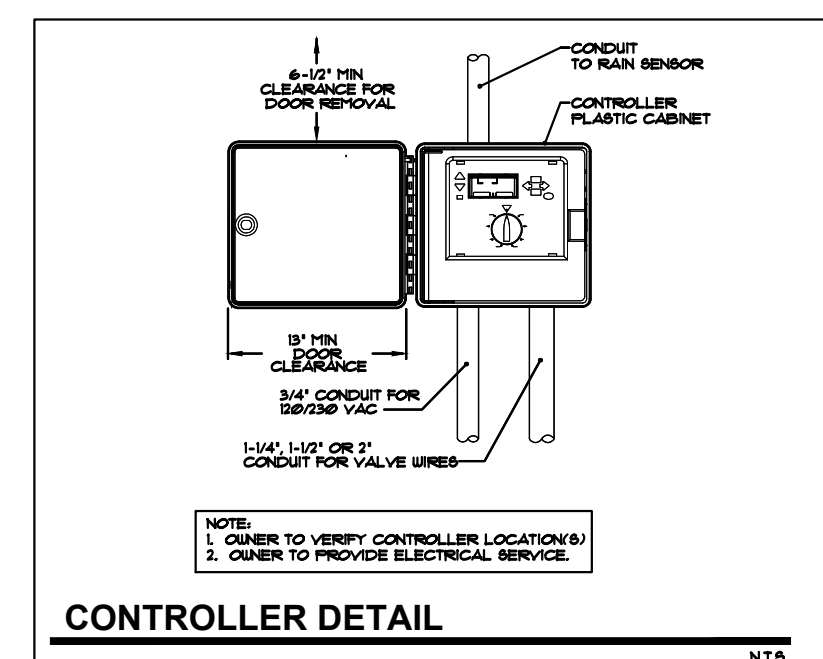
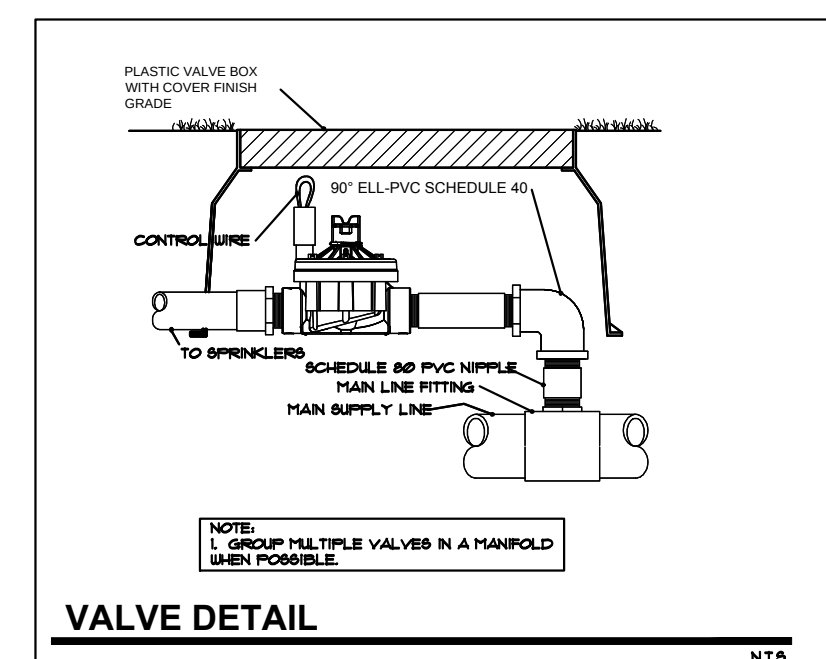
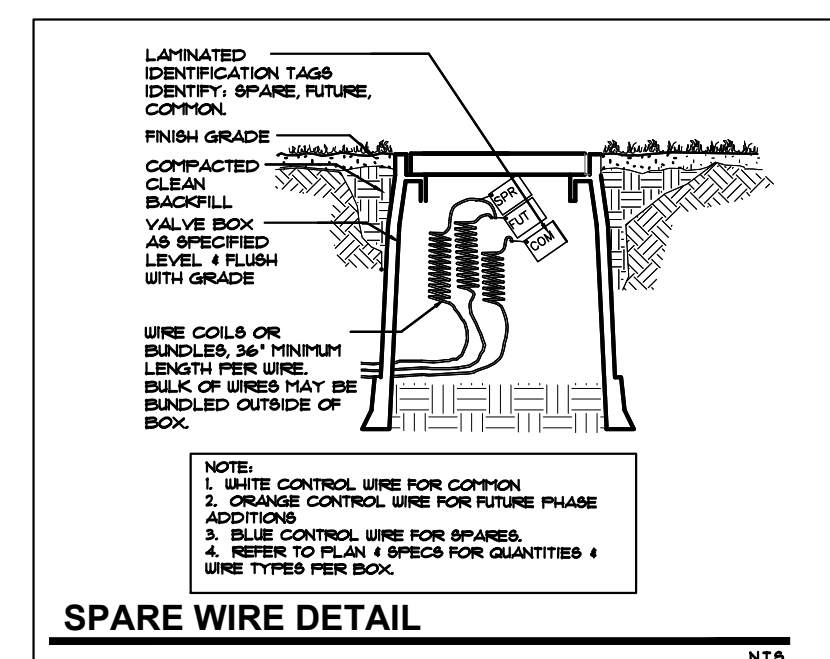
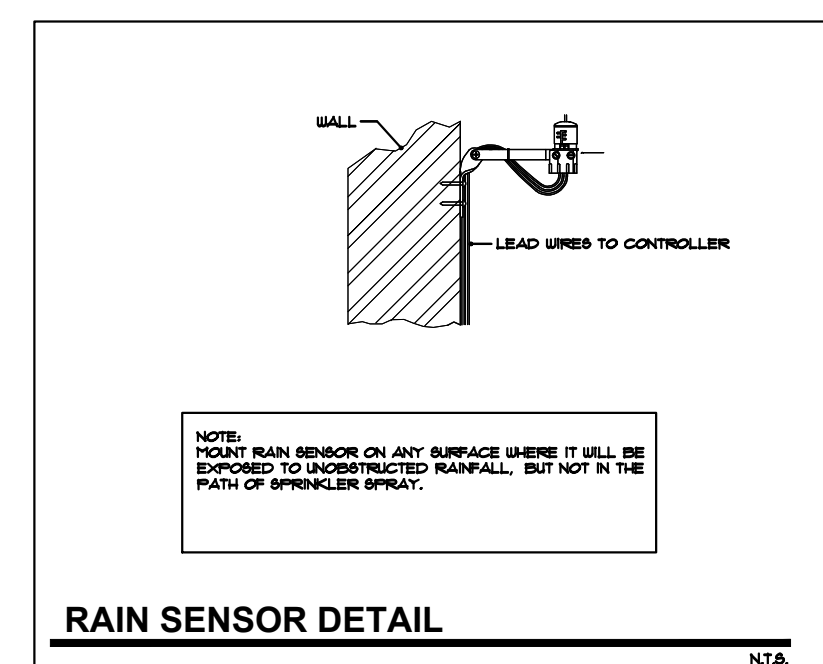
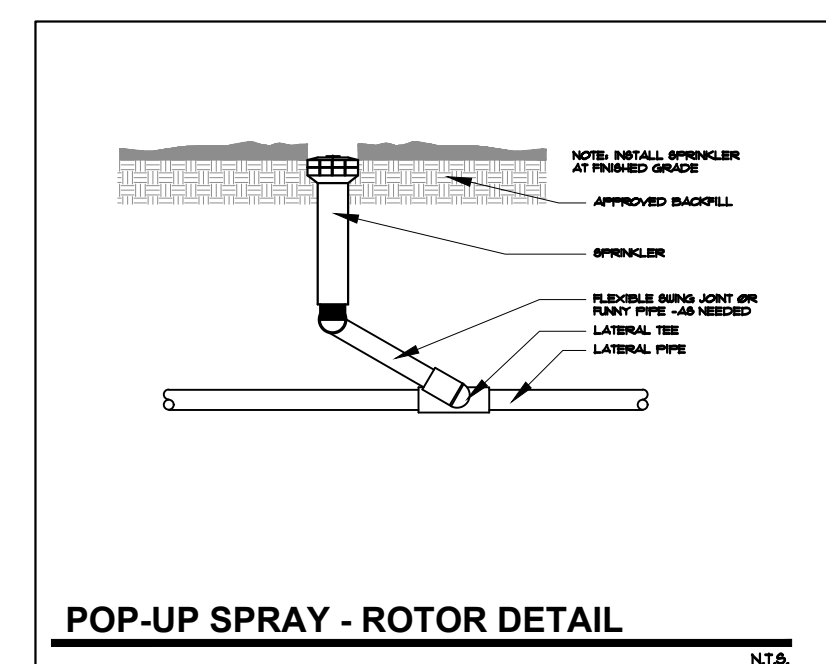
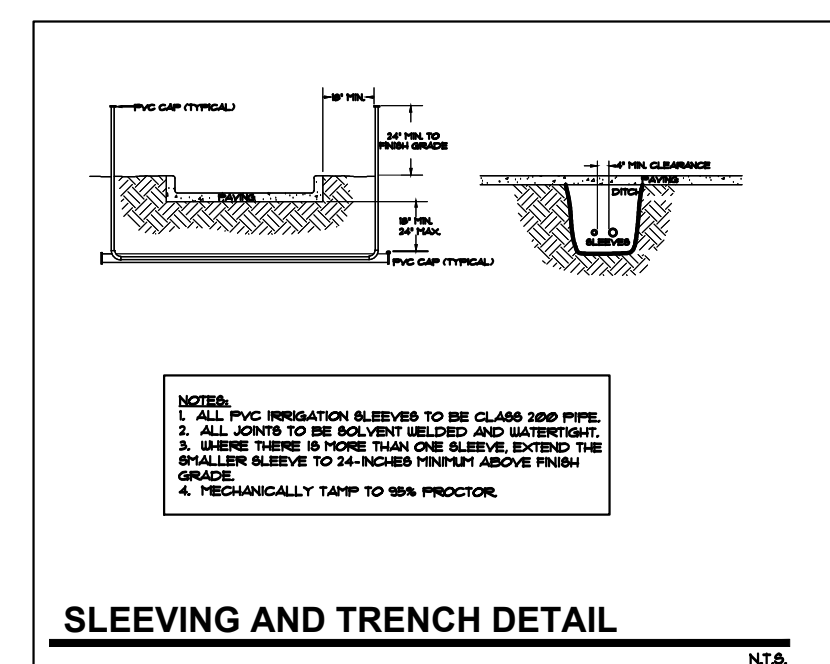
designed: JIMMYTICO
drawn: CURRO
checked: T.Y. MORAN
approved: J. F. SOCAASH
project #: 16-47
scale: AS SHOWN
date: May 3, 2016
folio:



Drawing:

L-TU-2

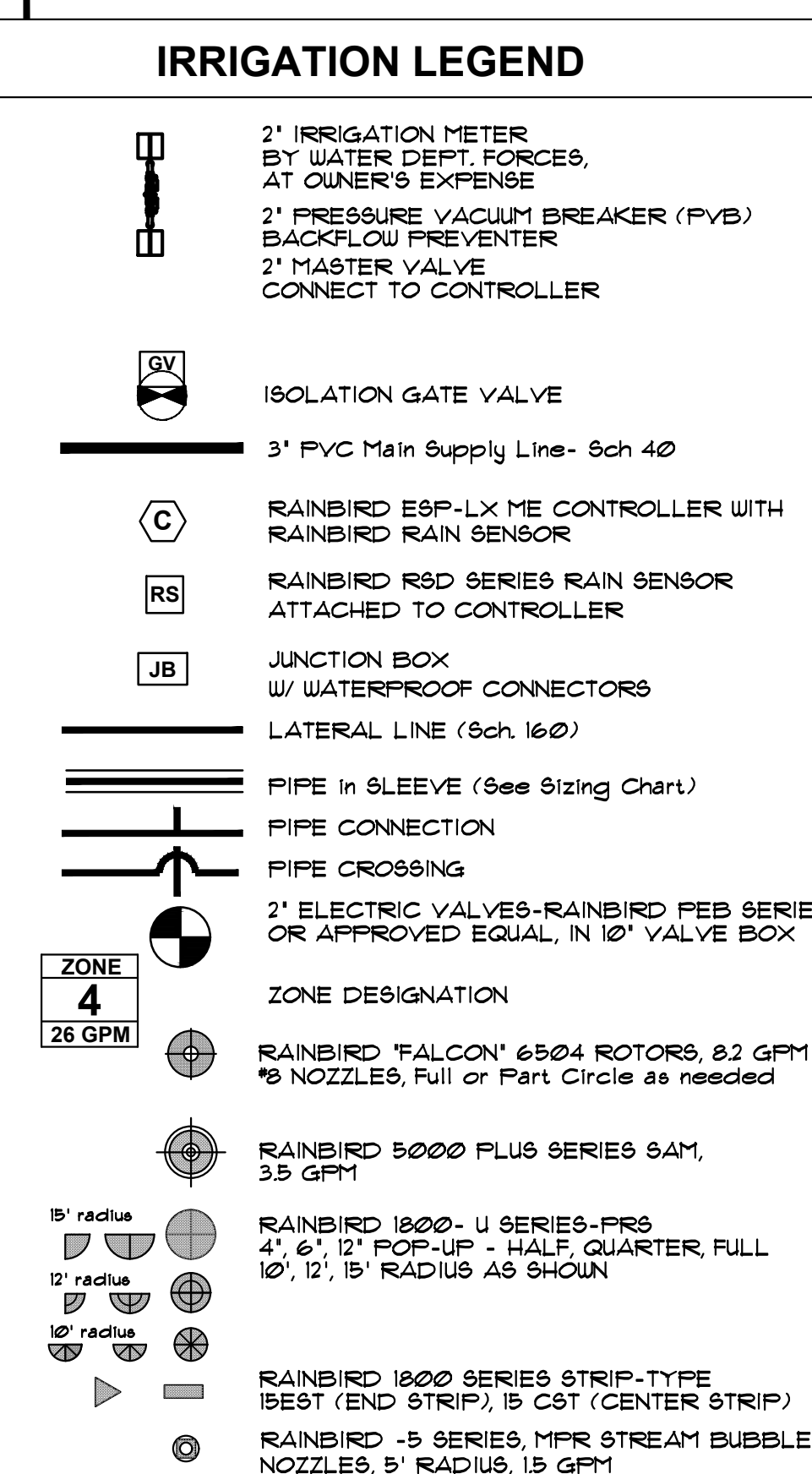
- ## GENERAL IRRIGATION NOTES
1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
 2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
 3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS, SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO" "RAINBOW" OR APPROVED EQUAL. ALL POP-UP HEADS SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POPUPS FOR SOODED AREAS, 6" FOR GROUNDCOVER PLANTINGS AND 12" POPUPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND ARCH.
 4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHEN NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
 5. CONTRACTOR SHALL CONSTRUCT CONCRETE TROUGH BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
 6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
 7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE RELATIONSHIP AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L. (800) 432-8770, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
 8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
 9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
 11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURED PER FL. BLDG CODE, APPENDIX "T". ALL RISER SLEEVES UNDER SIDEWALK SHALL BE BURED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEPING SHALL BE SCHEDULE 40 PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
 12. CONTRACTOR SHALL CONNCT WITH THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
 13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
 14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
 15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
 16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNERS REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
 17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNERS REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL, PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
 18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.
 19. ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NOT POTABLE WATER".



FLORIDA BUILDING CODE- APPENDIX F PART V- A-6	
WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL
FERRED AREAS, BACKFILL AND COMPACTION
SEE APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F	
PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"



SPECIAL NOTES:

- 9-1. A ROUGH INSPECTION IS REQUIRED BY THE CITY OF DANIA BEACH PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.
- 9-2. SOUTH FLORIDA WATER MANAGEMENT WATER RESTRICTIONS, PHASE II ARE IN EFFECT. NEW LANDSCAPE SHALL BE EXEMPT PER SRMUD FOR A PERIOD OF SIXTY DAYS AFTER INSTALLATION WITH CONTRACTOR AND/OR OWNER TO ASSUME RESPONSIBILITY AFTER THAT INITIAL PERIOD.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF DANIA BEACH FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

SEE SECTOR IRRIGATION PLANS (IRR-2, IRR-3)
FOR PROPOSED IRRIGATION LAYOUT.

JFS Design Inc.
LANDSCAPE ARCHITECTURE

JES

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jimmy@jfsdesignfl.com

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FL. 33028
TEL: (954) 447-1852

AQUABELLA TOWNHOMES

**4430 S.W. 32nd Ave.,
DANIA BEACH, FL. 33312**

No.:	Date	Revision
1.	07/06/16	Per City DRC comments.
2.	08/02/16	Per City DRC comments (DP).

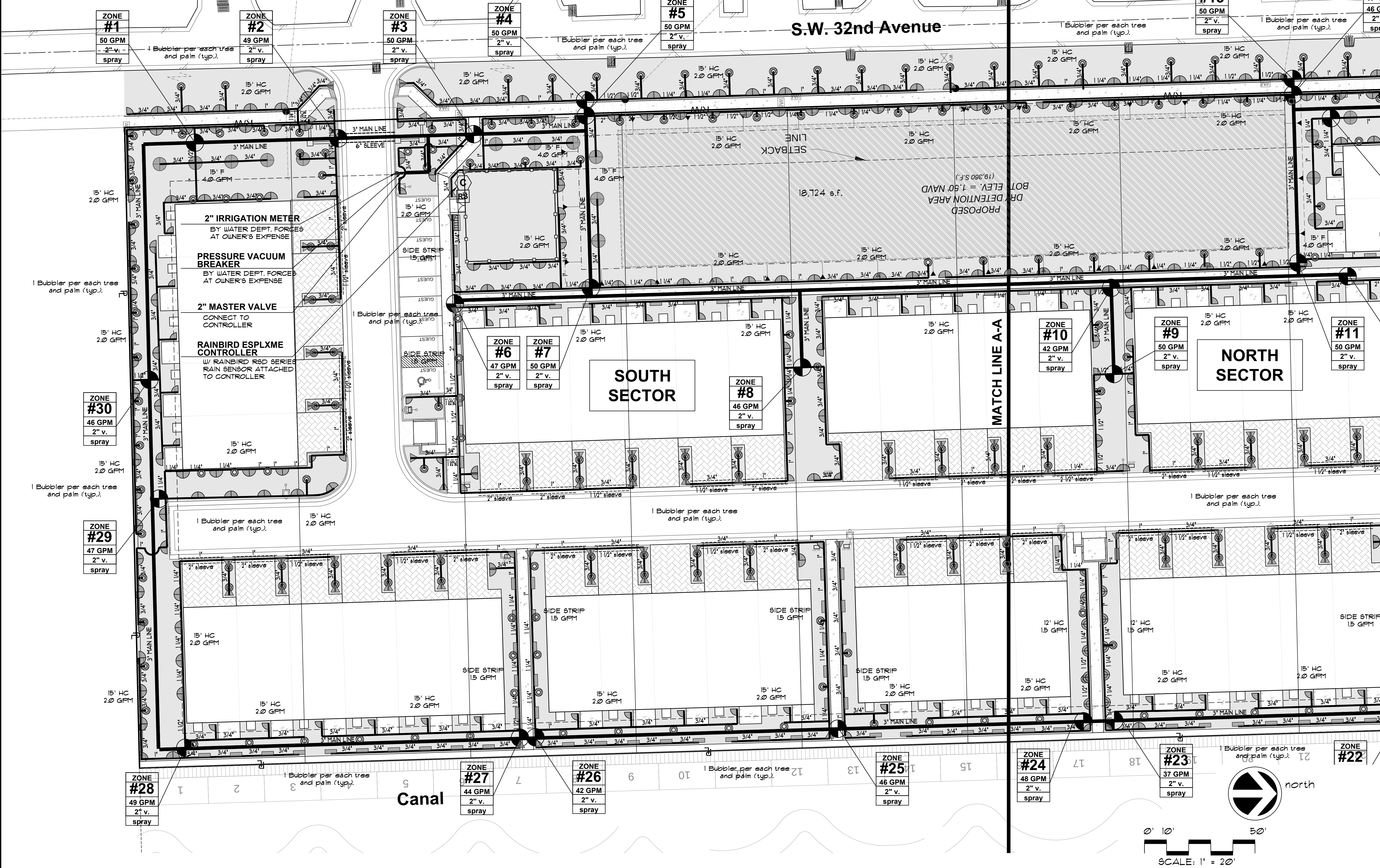
designed:	JIMMYTICO
drawn:	CURRO
checked:	T.Y. MORAN
approved:	J. F. SOCASH
project #:	16-47
scale:	AS SHOWN
date:	May 3, 2016
Folio:	

JAMES F. SOCASH
RLA * 0001132

Drawing:

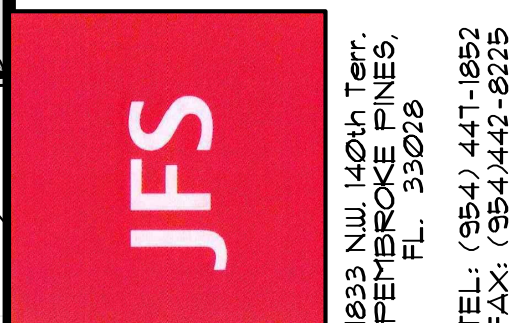
IRR-1

SITE IRRIGATION PLAN



**SOUTH SECTOR
IRRIGATION PLAN**

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**AQUABELLA
TOWNHOMES**
4430 S.W. 32nd Ave.,
DANIA BEACH, FL. 33312

No.	Date	Revision
1.	07/06/16	Per City DRC comments.
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date: May 3, 2016
folio:

JAMES F. SOGASH
R.L.A. # 0001132
Drawing:
IRR-2

S.W. 32nd Avenue

S.W. 32nd Avenue

Canal

North

0' 10' 50'
SCALE: 1" = 20'

NORTH SECTOR
IRRIGATION PLAN

ZONE
#13
50 GPM
2" v.
spray

ZONE
#14
46 GPM
2" v.
spray

ZONE
#17
50 GPM
2" v.
spray

ZONE
#16
50 GPM
2" v.
spray

ZONE
#15
51 GPM
2" v.
spray

ZONE
#18
47 GPM
2" v.
spray

ZONE
#19
47 GPM
2" v.
spray

ZONE
#12
43 GPM
2" v.
spray

ZONE
#11
50 GPM
2" v.
spray

ZONE
#9
50 GPM
2" v.
spray

ZONE
#10
42 GPM
2" v.
spray

NORTH
SECTOR

MATCH LINE A-A

ZONE
#25
46 GPM
2" v.
spray

ZONE
#24
48 GPM
2" v.
spray

ZONE
#23
37 GPM
2" v.
spray

ZONE
#22
43 GPM
2" v.
spray

ZONE
#21
45 GPM
2" v.
spray

ZONE
#20
47 GPM
2" v.
spray

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393

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JFS

AQUABELLA
TOWNHOMES

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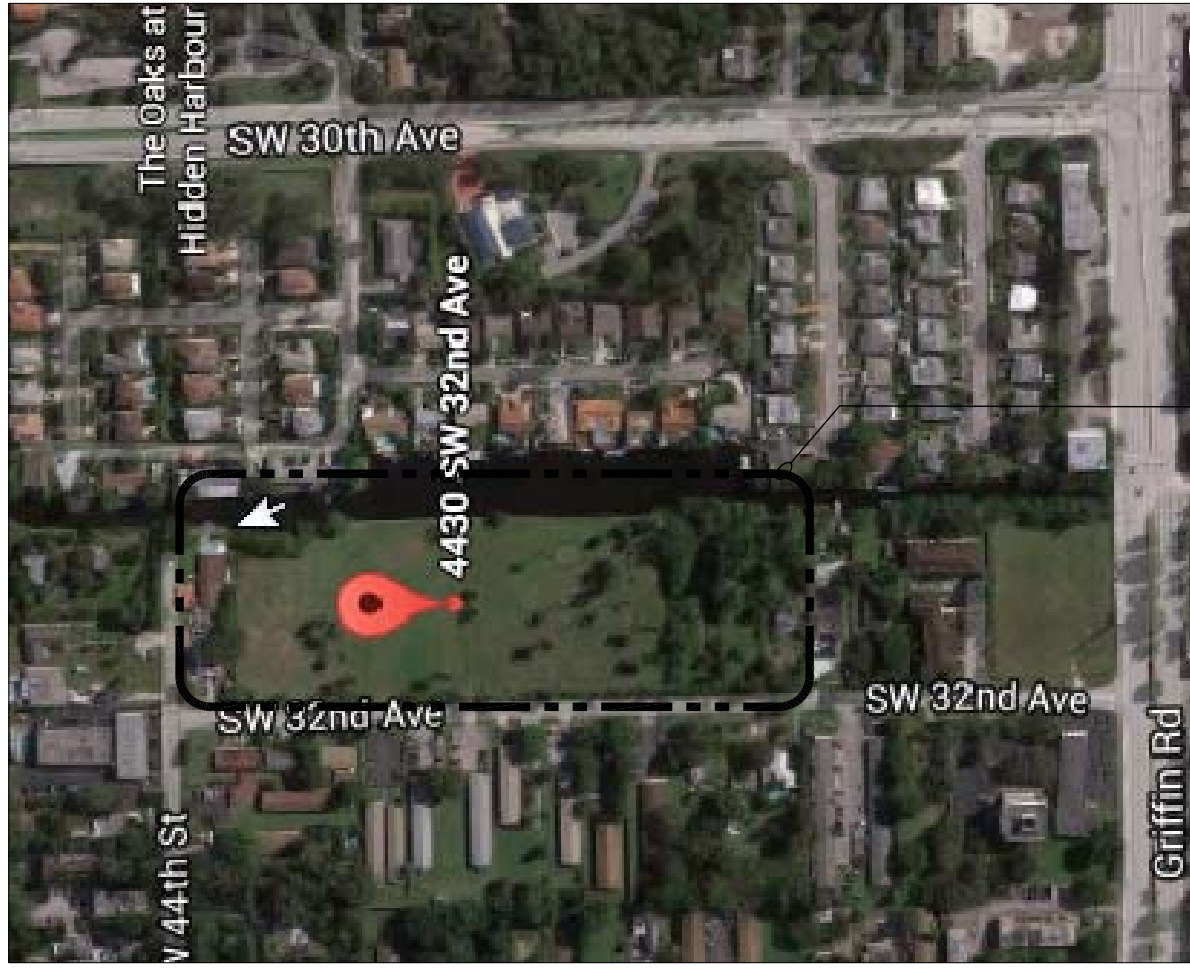
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project #: 16-47
scale: AS SHOWN
date: May 3, 2016
Folio:

JAMES F. SOGASH
R.L.A. # 0001132

Drawing:

IRR-3



SCOPE OF WORK

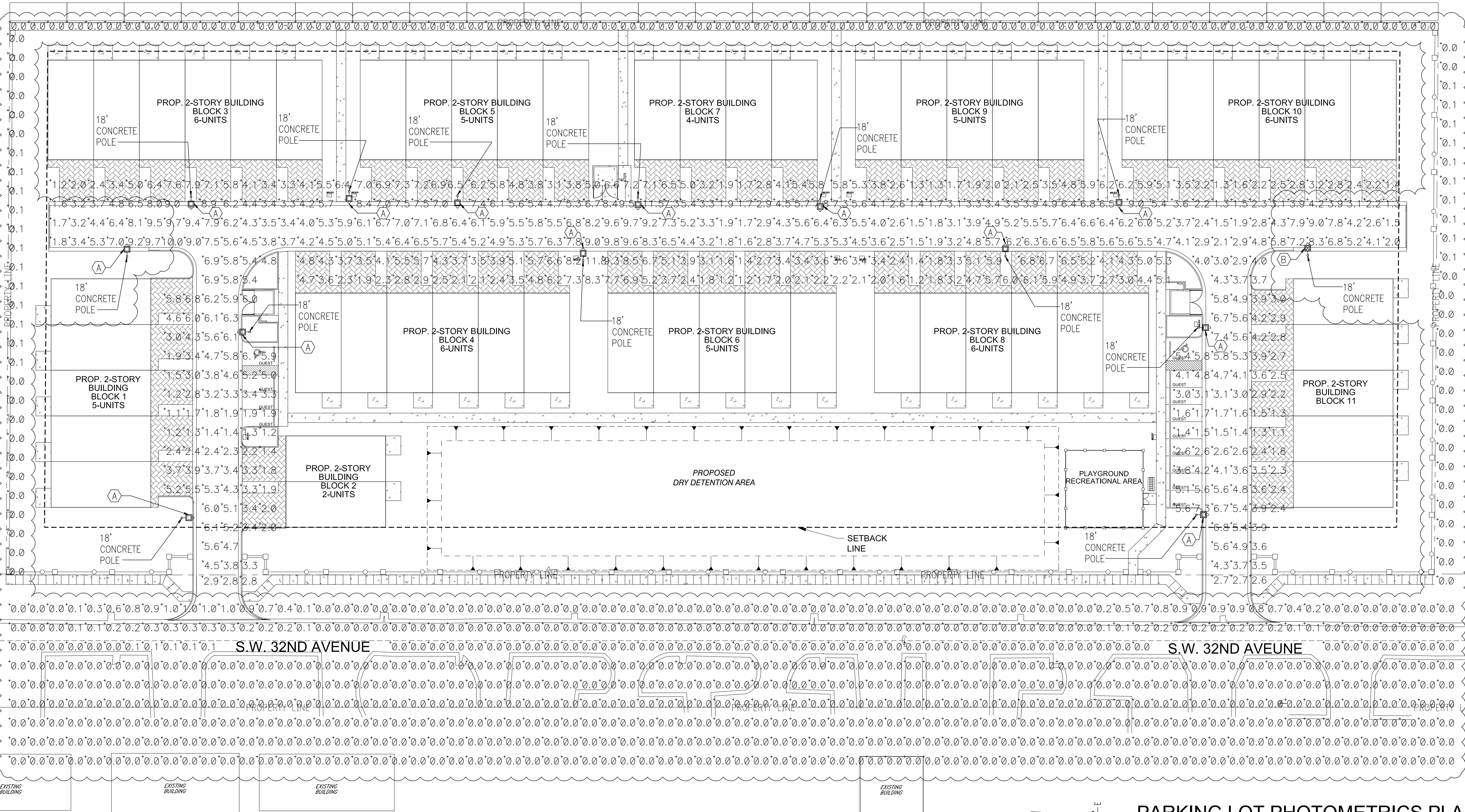
LIGHTING FIXTURE SCHEDULE							
MARK	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS		COMMENTS
					TYPE	WATTS	
(A)		AREA/ROADWAY LUMINAIRE	McGRAW-EDISON GALLEON	GLEON-AE-06-LED-E1-5MQ-BZ	LED	315	U.L. LISTED. MOUNTED ON NEW CONCRETE POLE. REFER TO SITE ELECTRICAL PLAN FOR MOUNTING HEIGHTS AND POLE SPECIFIC INFORMATION.
(B)		AREA/ROADWAY LUMINAIRE	McGRAW-EDISON GALLEON	GLEON-AE-05-LED-E1-T4FT-BZ	LED	264	U.L. LISTED. MOUNTED ON NEW CONCRETE POLE. REFER TO SITE ELECTRICAL PLAN FOR MOUNTING HEIGHTS AND POLE SPECIFIC INFORMATION.

ELECTRICAL SCOPE OF WORK
SCOPE OF WORK CONSISTS OF INSTALLING NEW LIGHT FIXTURES AND PROVIDING NEW POLES FOR LIGHTING IMPROVEMENTS TO PARKING AREAS SHOWN IN THESE DRAWINGS.

PARKING LOT PHOTOMETRIC STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXHIBIT/SITE	+	4.5 FC	11.8 FC	1.1 FC	10.7:1	4.1:1

N
S
E
W
SITE KEY PLAN
SCALE N.T.S.

SW 44th STREET



N
S
E
W
PARKING LOT PHOTOMETRICS PLAN
SCALE 1" = 30'-0"

Schwebke
Shiskin &
Associates, Inc.
LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87
3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

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6731 SW 63 COURT
MIAMI, FLORIDA 33143
TEL: (305)669-5065
FAX: (305)669-5065
E-MAIL: MTOUZE@TECONS.COM
MARC TOUZE, P.E. #59525
CERTIFICATE OF AUTHORIZATION

MARC TOUZE, P.E.
LIC. NO. 59525
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Agua Bella Townhomes 2
PARKING LOT PHOTOMETRICS PLAN FOR:
4430 SW 32ND AVE
DANIA BEACH, FL 33312
SECTION 30-50-42

REVISIONS
BLDG. DEPT. COMM.
07-05-16

Drawn By: TEC Date: 4/21/16
Checked By: TEC

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

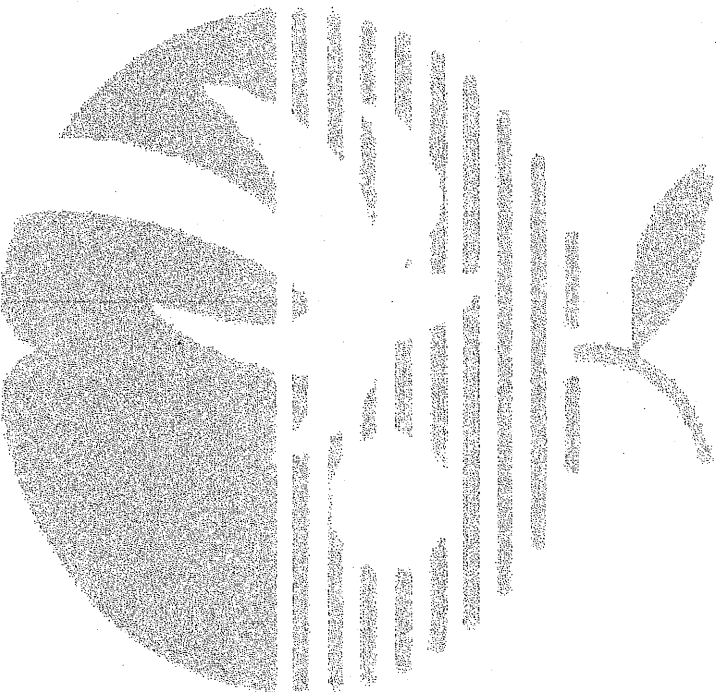
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File No.
Dwg. No:

E-1

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

SITE PLAN
SBBC-1560-2014
County No: N/A
Aqua Bella Townhomes

June 27, 2016



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

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date:	June 27, 2016 11:34:05	Single-Family:		Elementary: 10
Name:	Aqua Bella Townhomes	Townhouse:	55	
SBBC Project Number:	SBBC-1560-2014	Garden Apartments:		Middle: 4
County Project Number:	N/A	Mild-Rise:		High: 6
Municipality Project Number:	TBD	High-Rise:		
Owner/Developer:	Rocklyn Homes, Inc.	Mobile Home:		
Jurisdiction:	Dania Beach	Total:	55	Total: 20

Comments

Staff previously reviewed this development application and issued a Final School Capacity Availability Determination Letter that vested the project for public school concurrency for the approved 38 (three or more bedroom) townhouse and 17 (2 two bedroom and 15 three or more bedroom) garden apartment units. These units generate 21 (10 elementary, 5 middle, and 6 high) school students. The project has been modified to 55 (three or more bedroom townhouse units, which are determined to generate 20 (10 elementary, 4 middle and 6 high school) students. WITH THE CREDIT GIVEN FOR THE VESTED UNITS, THE IMPACT OF THE APPLICATION IS A NET DECREASE OF 1 STUDENT. This application as proposed is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11(a)(2) of the Second Amended Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. However, please be advised that regular school impact fees are still due for the units.

This application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements. This preliminary determination shall be valid until the end of the current school 2015/16 year or 180 days, whichever is greater, for a maximum of 55 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on December 23, 2016. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

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

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-1560-2014 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

Date

6/27/16

Reviewed By:

Signature

Lisa Wight

Name

Planner

Title

ROCKLYN HOMES

The Most Important Home We'll Build Is Yours™

June 29, 2016

RE: Aquabella Townhomes

To whom it may concern:

"With the proximity of the Aqua Bella project being within the 60+ DNL noise contour, Rocklyn Homes will commit to the following materials and construction methods to achieve a maximum indoor level of forty-five (45) decibels.

- All perimeter walls and fire separation walls of each building will be concrete block walls with filled cells as required by a structural engineer.
- Acoustical storm windows and doors will be used and installed in a manner to get maximum performance. Manufacture ratings will be submitted at time of permitting.
- Baffling roof and attic vents.
- Central heating and air will be a standard thus reducing the need for open doors or windows

Rocklyn Homes is committed to compliance and building projects that offer residents the best for living."

If you have any questions please do not hesitate to call.

Thank You,



Tim Jenkins
Rocklyn Homes
(770) 817-2185 ext. 105
3505 Koger BLVD., Suite 275
Duluth, Georgia 30096

AquaBella Townhomes

Fire Flow Calculations

Reference: NFPA 1 (2015)

Step 1: Needed Fire Flow (NFF) per Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Building #	Unit Size*	# of Units	Building Size	Construction Type	NFF	Duration
1	2,512 SF	5	12,560 SF	Type V-B = V (000)	3000 GPM	3 hours
2	2,512 SF	2	5,024 SF	Type V-B = V (000)	2000 GPM	2 hours
3	2,512 SF	6	15,072 SF	Type V-B = V (000)	3250 GPM	3 hours
4	2,512 SF	6	15,072 SF	Type V-B = V (000)	3250 GPM	3 hours
5	2,512 SF	5	12,560 SF	Type V-B = V (000)	3000 GPM	3 hours
6	2,512 SF	5	12,560 SF	Type V-B = V (000)	3000 GPM	3 hours
7	2,512 SF	4	10,048 SF	Type V-B = V (000)	2750 GPM	2 hours
8	2,512 SF	6	15,072 SF	Type V-B = V (000)	3250 GPM	3 hours
9	2,512 SF	5	12,560 SF	Type V-B = V (000)	3000 GPM	3 hours
10	2,512 SF	6	15,072 SF	Type V-B = V (000)	3250 GPM	3 hours
11	2,512 SF	5	12,560 SF	Type V-B = V (000)	3000 GPM	3 hours

*Each unit is 24' x 52'-4" x 2 stories

Step 2: Calculate Available Fire Flow (AFF) per Municipal Fire Flow Test (see attached test)

TFF (Tested Fire Flow) = 1,318 GPM
P₁ (Static Pressure) = 78.713 psi
P₂ (Residual Pressure) = 76.663 psi
P₃ (Min. Req'd Pressure) = 20 psi

$$AFF = TFF * [(P_1 - P_3) / (P_1 - P_2)]^{0.54}$$

$$AFF = 1318.1 * [(78.713 - 20) / (78.713 - 76.663)]^{0.54}$$

$$AFF = 8,067.11 \text{ GPM}$$

Step 10: Check that AFF > NFF

AFF OKAY

Schwabke Shishin & Associates, Inc.

3240 Corporate Way, Miramar, FL 33025

Certificate of Authorization No. 87

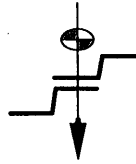
John C. Tello, P.E.

Assistant Vice President

Florida Registered PE #71567

7/1/16

Schwabke-Shiskin



& Associates, Inc.

Principals
Hernando J. Navas, P.E.
Mark S. Johnson, P.S.M.

Of Counsel
Alfonso C. Tello, P.E., P.S.M.

Civil Engineers - Land Planners - Surveyors
3240 Corporate Way • Miramar, Florida 33025
Phone: (954) 435-7010 • Fax: (954) 438-3288

Luis F. Leon, P.E.
Alberto A. Mora, P.E.
John C. Tello, P.E.
Ronald A. Fritz, P.S.M.
Raymond F. Mielke, P.S.M.
Michael J. Alley, P.S.M.

June 30, 2016

**AquaBella Townhomes
P.M. Peak Hour Trip Generation Calculation**

Proposed Development:

- 2-story Townhomes – 55 dwelling units

Calculation

- *Per ITE Trip Generation Manual, 9th Edition, Section 231 for Low-Rise Residential Condominium/Townhouses*

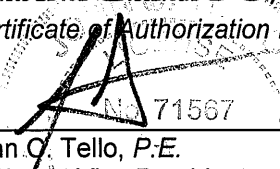
Average Vehicle Trip Ends vs: Dwelling Units on a Weekday, P.M. Peak Hour of Generator

$$\begin{aligned}\text{Fitted Curve Equation: } T &= 0.63(X) + 1.47 \\ &= 0.63 (55 \text{ units}) + 1.47 \\ &= 34.65 + 1.47 \\ &= 36.12 \text{ Trips} \\ &= 36 \text{ Trips (rounded down)}\end{aligned}$$

Directional Distribution: 55% entering, 45% exiting

Schwabke-Shiskin & Associates, Inc.

Certificate of Authorization No. 87


71567 6/30/16
John C. Tello, P.E.
Assistant Vice President
Florida Registered PE #71567
johnntello@shiskin.com
(954) 435-7010

ROCKLYN HOMES

The Most Important Home We'll Build Is Yours™

June 29, 2016

RE: Aquabella Townhomes

To whom it may concern:

"With the proximity of the Aqua Bella project being within the 60+ DNL noise contour, Rocklyn Homes will commit to the following materials and construction methods to achieve a maximum indoor level of forty-five (45) decibels.

- All perimeter walls and fire separation walls of each building will be concrete block walls with filled cells as required by a structural engineer.
- Acoustical storm windows and doors will be used and installed in a manner to get maximum performance. Manufacture ratings will be submitted at time of permitting.
- Baffling roof and attic vents.
- Central heating and air will be a standard thus reducing the need for open doors or windows

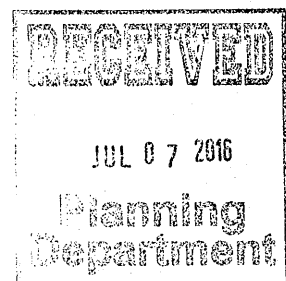
Rocklyn Homes is committed to compliance and building projects that offer residents the best for living."

If you have any questions please do not hesitate to call.

Thank You,

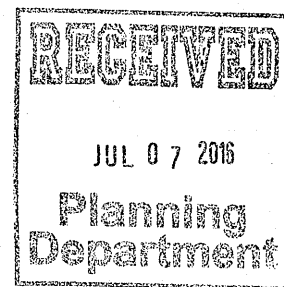


Tim Jenkins
Rocklyn Homes
(770) 817-2185 ext. 105
3505 Koger BLVD., Suite 275
Duluth, Georgia 30096





AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100



June 21, 2016

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

FILE COPY

**RE: Aqua Bella Townhomes, 4430 SW 32nd Avenue, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Aqua Bell Townhomes Residential development located west of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

- No building, structure or vegetation on the site may exceed 38 feet NAVD as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

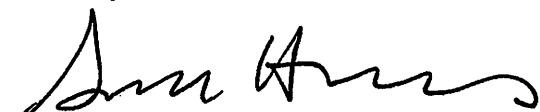
Adherence to these conditions is required for BCAD approval of the proposed Aqua Bella residential development, and is based on the Site Plan, dated March 16, 2016, prepared by Schwebke-Shiskin & Associates, Inc. and the Architectural Plans, Sheet A-4, not dated, prepared by Rocklyn Homes. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

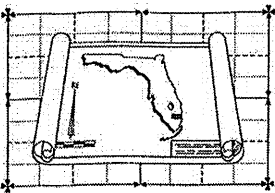
Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

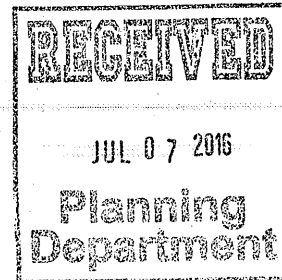
September 16, 2013

Steve Levy

B & H Dania Beach, LLC

2999 Northeast 191 Street, Penthouse 2

Aventura, Florida 33180



Dear Mr. Levy:

Re: Platting requirements for a parcel legally described as Lots 2 – 11, Block 1, "Canal Groves," according to the Plat thereof, as recorded in Plat Book 22, Page 31, of the Public Records of Broward County, Florida. This parcel is generally located on the east side of Southwest 32 Avenue, between Griffin Road and Southwest 44 Street, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 5 acres (approximately 4.99 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

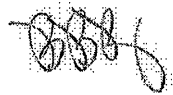
Steve Levy
September 16, 2013
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Ivan Cabrera, Assistant Planner, at your convenience.

Respectfully,

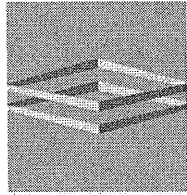


Barbara Blake Boy
Executive Director

✓ BBB:JUC

cc: Robert Baldwin, City Manager
City of Dania Beach

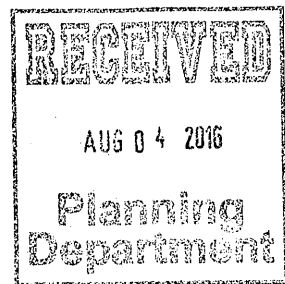
Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades



Christina Bilenki
Heather Jo Allen
Andrea Keiser

**AquaBella Townhomes
Southeast Corner of SW 44th Street and SW 32nd Avenue
Variance Justification and Criteria Statement**

Rocklyn Homes, Inc. ("Petitioner") is the owner of the +/- 5.6 gross acre property generally located on the southeast corner of SW 44th Street and SW 32nd Avenue ("Property") in the City of Dania Beach. The Property is designated Irregular Residential Density (10 dwelling units to the acre) on the City's Future Land Use Map and is zoned RM-1, Multi Family. The Property is currently vacant. Petitioner proposes to develop the Property with fifty-five (55) townhomes ("Project").

The adjacent properties to the north, south, and west are designated Irregular Residential Density on the City's Future Land Use Map. The property located to the east is designated Low (5) Residential (L-5) on the City's Future Land Use Map. All immediate properties are zoned RM-1, with the exception of the property across the canal to the east which is zoned RS-6000 Residential. The Project is consistent with all adjacent communities and properties. Substantial landscaped areas along the borders of the Property are also proposed to provide an aesthetically appealing project.

At this time, Petitioner is requesting a variance from the City's Land Development Code ("Code") in order to develop the Property. Specifically, Petitioner is requesting a variance as follows:

Variance from section 290-70(j) of the Code to allow a minimum setback of eleven (11) feet in lieu of twenty-five (25) feet required for a garbage enclosure from any on-site dwelling unit;

In support of the variance, Petitioner will demonstrate the following: (1) the variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City; (2) the variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; (3) the variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the City; (4) the plight of the Petitioner is due to unique circumstances of the Property or Petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and (5) the variance requested is the minimum variance that is necessary to afford relief to Petitioner, while preserving the character, health, safety and welfare of the community.

(1) The variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

The variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. Section 290-70(j) of the Code requires garbage enclosures to be set back twenty-five (25) feet from any on-site dwelling units. The implied intent of Section 290-70(j) is to protect dwelling units from odors as well as visual impacts. The Property itself is an extremely narrow lot that does not provide much flexibility for development. The Project has been carefully designed to request the least intrusive variance as possible. Further, even though the garbage enclosure location encroaches slightly in the setback, precautions will be taken to ensure that the residents are not negatively impacted.

There are three proposed dumpsters that are each located eleven (11) feet from a dwelling unit, in lieu of the twenty-five (25) required. However, as to reduce any impact, the Petitioner is utilizing the smallest garbage enclosure permitted by Code – 10 feet x10 feet. Code would permit the Petitioner to use a much larger dumpster; but the Petitioner, recognizing the close proximity to the dwelling units, is utilizing the smallest and least intrusive garbage enclosure. Of course, the Petitioner will also be landscaping three (3) sides of the enclosure in an effort to shield from view. By utilizing the smallest enclosure permitted by code and landscaping the enclosure on three sides, this will reduce both odor as well as visual impacts – maintaining the basic intent and purpose of the subject regulations.

With regard to stability and appearance of the City, the three (3) enclosures are completely confined within the Project and cannot be seen from any adjacent or abutting properties.

(2) The variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community. The three proposed garbage enclosures are within the confines of the Project and cannot be viewed from outside the Property. As such, the surrounding land use are not affected in any way.

Further, the variance is not detrimental to the Project or the community as a whole. The garbage enclosures, although closer to dwelling units than permitted by code, are also the smallest in size that code allows and will be shielded on three (3) sides with landscaping.

(3) The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the City.

The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the City. Specifically, the Project complies with the objectives and policies of the comprehensive plan as follows:

Policy 3.2 New park and recreational facilities shall be supplied and tied with new growth in accordance with the level of service standards of the Comprehensive Plan: The Project proposes a park on the Property to be used by the residents.

Policy 5.1 Encourage development to enhance the tax base of the community: The Project is being proposed on a vacant parcel of property. Currently, the tax base of this property is that of vacant land. Once developed, the City will enjoy a significant increase in the tax base of the Property.

Policy 5.4 Residential land permitted uses and densities will be in accordance with the Future Land Use Element of the Comprehensive Plan: The Project meets the permitted uses and densities.

Policy 8.1 Adequate drainage and stormwater management shall be provided for all development: Adequate drainage and stormwater manager is provided.

Policy 8.2 Open space shall be provided in accordance with the Comprehensive Plan and the land development regulations: The Project provides for open space in accordance with the Comprehensive Plan and land development regulations and also provides for a playground onsite.

Policy 8.3 Safe and convenient on site traffic flow shall be provided in accordance with the Comprehensive Plan and the land development regulations: The Project provides for safe and convenient on site traffic flow.

Policy 8.4 Adequate vehicular parking shall be provided for new development in accordance with the land development regulations: The Project provides for the required amount of parking by City Code.

Policy 9.2 All proposed development and future land uses shall be compatible with adjacent land uses: The Project is compatible with adjacent residential land uses as it is surrounded by residential on all four (4) sides.

Further, the variance is consistent with all applicable

(4) The plight of the Petitioner is due to unique circumstances of the Property or Petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

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. The Property is an extremely narrow lot that does not provide much flexibility for development. Knowing the difficulties faced with the unique condition of the site, the Petitioner worked closely with City Staff to develop a site plan that the City would be proud of.

Much back and forth occurred between the Petitioner and Staff to create a site plan that would avoid any request for variances. However, due to the narrow site, it became clear that a variance was inevitable. The question then became "what is the least intrusive variance?" For example, due to minimum square footage requirements in the City's Code, the Petitioner was forced to revise the plans to provide for larger units than originally desired. Again, in an effort to revise the plans to avoid a variance request, a revision was made to the proposed site plan to remove a unit as well as remove a recreational playground from the plans. Unfortunately, this did not solve the problem and Staff was less than ecstatic to lose the playground. No matter how many changes or renditions to the site plan, a variance of some sort was required due to the narrow site.

In considering the least intrusive variance, the Project has been carefully designed as to only request a variance from Section 290-70(j) of the Code which requires garbage enclosures located in residential zoning districts to be set back at least twenty-five (25) feet from any on-site dwelling unit or outdoor recreation area. There are three proposed dumpsters that are each located eleven (11) feet from a dwelling unit, in lieu of the twenty-five (25) required. However, as to again reduce any impact, the Petitioner has decided to utilize the smallest garbage enclosure permitted by Code – 10 feet x10 feet. Code would permit the Petitioner to use a much larger dumpster; but the Petitioner, recognizing the close proximity to the dwelling units, is utilizing the smallest and least intrusive garbage enclosure. Of course, the Petitioner will also be landscaping three (3) sides of the enclosure in an effort to shield from view.

Due to the unique narrow nature of this lot, a variance was inevitable. The Petitioner believes a request to allow a minimum setback of eleven (11) feet in lieu of twenty-five (25) feet for enclosed dumpsters to an on-site dwelling unit is the least intrusive variance that could be requested.

(5) The variance requested is the minimum variance that is necessary to afford relief to Petitioner, while preserving the character, health, safety and welfare of the community.

The variance requested is the minimum variance necessary to afford relief to the Petitioner, while preserving the character, health, safety and welfare of the community. As discussed above, the Property is an extremely narrow lot that does not provide much flexibility for development. In considering the least intrusive variance, the Project has been carefully designed as to only request a variance from Section 290-70(j) of the Code which requires garbage enclosures located in residential zoning districts to be set back at least twenty-five (25) feet from any on-site dwelling

unit or outdoor recreation area. There are three proposed dumpsters that are each located eleven (11) feet from a dwelling unit, in lieu of the twenty-five (25) required. However, as to again reduce any impact, the Petitioner has decided to utilize the smallest garbage enclosure permitted by Code – 10 feet x10 feet. Code would permit the Petitioner to use a much larger dumpster; but the Petitioner, recognizing the close proximity to the dwelling units, is utilizing the smallest and least intrusive garbage enclosure. Of course, the Petitioner will also be landscaping three (3) sides of the enclosure in an effort to shield from view.

Dear Neighbor:

The owner of the property generally located at 4430 S.W. 32nd Avenue, Dania Beach, Florida, is proposing to develop the property with a 55-unit townhome development. We invite you to join us at:

P. J. Meli Recreational Center
2901 SW 52nd Street
Dania Beach, Florida 33312

On Wednesday, July 20, 2016 at 6:30 p.m.

We will be holding a community meeting to share information relating to the project.

We look forward to seeing you at the meeting.

For further information, please feel free to contact John Tello at (954) 435-7010.

Rocklyn Homes, Inc.


ROCKLYN HOMES

The Most Important Home We'll Build Is Yours



FILE COPY

SW 44TH ST

SW 32ND AVE

SW 45TH ST

SW 30TH WAY

SW 30TH WAY

SW 44TH CT

SW 30TH AVE

200 100 0

200 Feet

LORI PARISH
BROWARD COUNTY PROPERTY APPRAISER

4430 S.W. 32nd Avenue



NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STA' ZIP
EDMOND SALOMON TR	SALOMON, EDMOND & ANA TRSTEE	1504 NW 183 TER	PEMBROKE PINES	FL 33029
NADER, EDGEWORTH W III H/E	NADER, ROXANA	3065 SW 45 ST	FORT LAUDERDALE	FL 33312
TANTIKI, TARN		3121 SW 44 ST	FORT LAUDERDALE	FL 33312
FISLER, FREDERICK A		3171 SW 44 ST	FORT LAUDERDALE	FL 33312
BAKER, CLEVELAND JR		3081 SW 44 CT	FORT LAUDERDALE	FL 33312
LUSTREA, SIMION		137 FORT MILTON DR	JACKSONVILLE	FL 32220
BRIDGEWATER ESTATES	HOMEOWNERS ASSOC INC	3060 SW 44 CT	FORT LAUDERDALE	FL 33312
WHEELER, WILLIAM F LE	BUCKNER, RHONDA WHEELER	4601 SW 30 WAY	FORT LAUDERDALE	FL 33312
DOMINICIS, LUIS S		4631 SW 30 WAY	FORT LAUDERDALE	FL 33312
KOSLOSKI, LINDA		3100 SW 44 ST	FORT LAUDERDALE	FL 33312
ROCKLYN HOMES INC		3505 KOGER BLVD STE 275	DULUTH	GA 30096
KAYA, SADETTIN		610 SE 4 CT	DANIA BEACH	FL 33004
YEKER, ALP		4441 SW 32 AVE APT 9	FORT LAUDERDALE	FL 33312
ABERGEL, Yafa		17 S FT LAUD BEACH BLVD STE 100	FORT LAUDERDALE	FL 33316
MEDOW, STANLEY & JODI &	MEDOW, MARK	PO BOX 81-4063	HOLLYWOOD	FL 33081
MAGILL, RYAN LANE		4511 SW 30 WAY	FORT LAUDERDALE	FL 33312
HERRERA, CRYSTAL R	ADKINS, JEREMY R	3080 SW 44 CT	FORT LAUDERDALE	FL 33312
GIANDOMENICO, HARRY & CAROL		560 WINTER ST	WALPOLE	MA 02081
NAPOLI, MICHAEL &	TAGLIAVINI, FRANCO	534 SW 13 AVE	FORT LAUDERDALE	FL 33312
KAYA, SADETTIN		610 SE 4 CT	DANIA BEACH	FL 33004
WEBB, LOUIS &	WEBB, ROSEANN	1409 NW 9 ST	DANIA BEACH	FL 33004
KAPPES, BYRON		215 N BIRCH RD UNIT 1-C	FORT LAUDERDALE	FL 33304
GOEPFERT, W A & LINDA K		3081 SW 46 CT	FORT LAUDERDALE	FL 33312
DEMIR, OGUZ		23140 ISLAND VIEW #8	BOCA RATON	FL 33433
VAN WITZENBURG, BRIAN & ROSEMARY		4535 SW 30 WAY	FORT LAUDERDALE	FL 33312
HARRINGTON, KAREN H/E	HARRINGTON, GLENN	4641 SW 30 WAY	FORT LAUDERDALE	FL 33312
FEDERAL NATIONAL MORTGAGE ASSN		3900 WISCONSIN AVE NW	WASHINGTON	DC 20016
KAISER, MILANIE		2841 N FRANCISCO AVE	CHICAGO	IL 60618
FIGTREE HOLDINGS LLC		7771 W OAKLAND PARK BLVD, STE 100	SUNRISE	FL 33351
KAYA, SADETTIN & DEBORAH		610 SE 4 CT	DANIA BEACH	FL 33004
BLASE, BRENDAN A		358 LAKEVIEW DR #204	WESTON	FL 33326
THORNTON, MONA C		4665 SW 32 AVE	FORT LAUDERDALE	FL 33312
RINN, ANTHONY M	RINN, SHARLA K	4501 SW 30 WAY	FORT LAUDERDALE	FL 33312
QUARANTA, SILVIO JOSEPH LE	QUARANTA, FRANK M ETAL	4531 SW 30 WAY	FORT LAUDERDALE	FL 33312
BRUCE P & CHARLOTTE A MEGEE TR	MEGEE, BRUCE & CHARLOTTE TRSTEEs	14181 SW 15 CT	DAVIE	FL 33325
DONOVAN, ROBERT J EST		4521 SW 30 WAY	FORT LAUDERDALE	FL 33312
B S D INVESTMENTS LLC		3701 N 29 AVE #2	HOLLYWOOD	FL 33020
PIERCE STREET APARTMENTS LLLP		6099 STIRLING RD STE 214	DAVIE	FL 33314

MILLER,JASON	3067 SW 45 ST	FORT LAUDERDALE	FL	33312
LAHAV,MALKA	ALEKSANDER ZAID 11	*K. HAIMD	IL	26300
CIACCIO,JAMES E & LOIS M	3069 SW 45 ST	FORT LAUDERDALE	FL	33312
LAHAV,YOSSEF	ALEKSANDER ZAID 11	*K. HAIM	IL	26300
OAKRIDGE CONDO UNIT 6 TR	PO BOX 281	EUSTIS	FL	32727
HE,YUGUO	18459 PINES BLVD #203	PEMBROKE PINES	FL	33029
FIGTREE HOLDINGS LLC	7771 W OAKLAND PARK BLVD,STE 100	SUNRISE	FL	33351
BUTON,EHOUD	9691 SW 95 CT #A	OCALA	FL	34481
RUSSELL,ANTOINETTE	3925 LINCOLN ST	HOLLYWOOD	FL	33021
VILLIARD,LEO P & GABRIELLE &	19 PLACE CHATENOIS	*LORRAINE QC	CA	J62 4
MAGAZZU,ANGELA C	6375 188 TRL N	LOXAHATCHEE	FL	33470
ARISTIZABAL,DALIT	3211 SW 44 ST #115	FORT LAUDERDALE	FL	33312
JULMY,DENISE	20 TOURANGEAU	*LAVAL QC	CA	H7G 1
LANGLEY,CHARLES HAROLD &	PO BOX 267397	WESTON	FL	33326
LANGLEY,CHARLES H & CATHERINE P	PO BOX 267397	FORT LAUDERDALE	FL	33326
FARRELL,PHILIP FRANCIS	807-2016 FULLERTON AVE	*NORTH VANCOUVER BC	CA	V7P 3
BARTOLINI,JOHN L	3211 SW 44 ST APT 108	FORT LAUDERDALE	FL	33312
ANGELA C BIGHAM TR	1601 S OCEAN DR #503	HOLLYWOOD	FL	33019
ANGELA C BIGHAM REV TR	1601 S OCEAN DR APT 503	HOLLYWOOD	FL	33019
CARDENAS,WILMA ROCIO	CLLE 152B#58C49 #404 TORRE UNO	*BOGOTA	CO	
BIGHAM,ANGELA C	3181 SW 44 ST	FORT LAUDERDALE	FL	33312
KAISER,MILANIE	2841 N FRANCISCO	CHICAGO	IL	60618
BRACHA,EITAN	142 MCVEIGH AVE	STATEN ISLAND	NY	10314
LANGLEY,CHARLES H &	PO BOX 267397	FORT LAUDERDALE	FL	33326
FOWKS,PAUL J	1390 HOLIDAY BLVD	MERRITT IS	FL	32952
MAGAZZU,JOHN EST	6375 188 TRL N	LOXAHATCHEE	FL	33470
VILLAVERDE,OSCAR A & ELSA	5200 SW 28 TER	FORT LAUDERDALE	FL	33312
VILLAVERDE,OSCAR & ELSA	5200 SW 28 TER	FORT LAUDERDALE	FL	33312
DOLCE,CHRISTOPHER	15928 W WIND CIR	SUNRISE	FL	33326
ARENCIBIA,CARMITA & ELADIO	240 SW 159 WAY	SUNRISE	FL	33326
PELLICCIA,LEONARD B	3211 SW 44 ST UNIT 208	FORT LAUDERDALE	FL	33312
BRISSE, BEN	2851 NE 183 ST APT 1008	AVENTURA	FL	33160
LOHNES,ROGER A	3211 SW 44 ST #210	FORT LAUDERDALE	FL	33312
MAGAZZU,ANGELA C	6375 188 TRL N	LOXAHATCHEE	FL	33470
DOLCE,CHRISTOPHER	15928 W WIND CIR	SUNRISE	FL	33326
BROWN,TERRY	3211 SW 44 ST # 201	FORT LAUDERDALE	FL	33312
MEDERO,ROBERTO	3211 SW 44 ST #211	FORT LAUDERDALE	FL	33312
RUSSELL,ANTOINETTE	3925 LINCOLN ST	HOLLYWOOD	FL	33021
3211 SW 44 STREET 214 LLC	4051 N 50 AVE	HOLLYWOOD	FL	33021

AUBIN,PIERRETTE
VILLAVERDE,EISA

VILLAVERDE,OSCAR

1709 LE ROYER VIMONT
3211 SW 44 ST # 216

*LAVAL QC
FORT LAUDERDALE

CA H7M 2
FL 33312

Order ID: 4459812

* Agency Commission not included

GROSS PRICE * : \$157.10**PACKAGE NAME:** SSC Notice of Public Meeting**Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal**AdSize(s):** 1 Column,**Run Date(s):** Saturday, September 17, 2016**Color Spec.** B/W**Preview**

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:

DATE: Tuesday, September 27, 2016**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-73-16/VA-80-16: The applicant, Schwabke-Shiskin and Associates on behalf of the property owner, Rocklyn Homes, is requesting a Site Plan approval and Variance for the property located at 4430 SW 32 Avenue.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-73-16) AND VARIANCE (VA-80-16) SUBMITTED BY SCHWEBKE-SHISKIN AND ASSOCIATES ON BEHALF OF THE PROPERTY OWNER, ROCKLYN HOMES, FOR PROPERTY LOCATED AT 4430 SOUTHWEST 32 AVENUE IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

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 Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Order ID: 4459812

* Agency Commission not included

GROSS PRICE * : \$157.10**PACKAGE NAME: SSC Notice of Public Meeting**

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 be based. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development
September 17, 2016

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 _____, who, after being duly sworn, deposes and says:

1. I, Robert J Hunk, am an individual over the age of 18 years old and
(Print Name)

(CHECK APPLICABLE SPACE)

_____ I am the property Owner,

OR

☒ I am a representative of the property owner(s), Rocklyn Homes and _____, for property located at 4430 SW 32 Ave (the "Property"), and this sworn statement pertains to the application for Variance relating to Petition numbers SP-73-16 in the Code of Ordinances of the City of Dania Beach, Florida. VA-80-16

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 9-14-16 2016, 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. The public notice sign was posted more than ten (10) days before the scheduled public hearing. I am aware that the Code Section cited above requires the sign to state and contain the following information:

PUBLIC HEARING NOTICE

Petition number: SP-73-16/VA-80-16

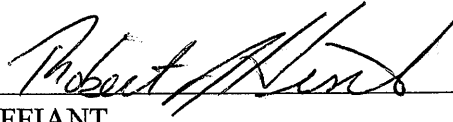
Date: **September 27, 2016**

Time: **7:00 PM**

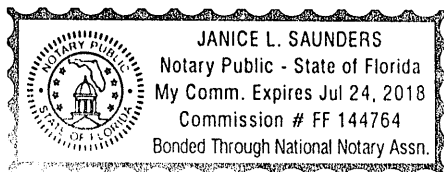
Telephone number of the City's Community Development Department:
(954)924-6800 Ext. 3654

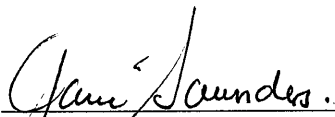
3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER, AFFIANT SAYS NOTHING MORE.


AFFIANT

Sworn to and subscribed before me on September 14th, 2016.

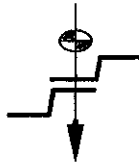



NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

7/24/16.

Schwabke-Shiskin



& Associates, Inc.

Principals

Hernando J. Navas, P.E.
Mark S. Johnson, P.S.M.

Of Counsel

Alfonso C. Tello, P.E., P.S.M.

Civil Engineers - Land Planners - Surveyors

3240 Corporate Way • Miramar, Florida 33025
Phone: (954) 435-7010 • Fax: (954) 438-3288

Luis F. Leon, P.E.

Alberto A. Mora, P.E.

John C. Tello, P.E.

Ronald A. Fritz, P.S.M.

Raymond F. Mielke, P.S.M.

Michael J. Alley, P.S.M.

COPY

AQUABELLA TOWNHOUSES
BY ROCKLYN HOMES
STORMWATER MANAGEMENT STUDY

CITY OF DANIA BEACH, FLORIDA

Prepared By:

Schwabke-Shiskin & Associates, Inc. (EB#87)

Chi Chi Truong

Chi Chi Truong, EI, LEED Green Assoc.

Assistant Project Manager

Sustainable Initiatives Coordinator

Date: 6/20/16



John C. Tello, P.E. #71567

Assistant Vice President

State of Florida Registered Engineer

Date: 6/20/16

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EXECUTIVE SUMMARY

SECTION 1

EXECUTIVE SUMMARY

Aquabella Townhouses is a 4.99-acre site located east of SW 32nd Avenue approximately 800 feet north of Griffin Road in the City of Dania Beach, Broward County, Florida. The project area currently consists of 10, ½ acre, lots (See Location Map). The ten (10) lots are currently vacant land in their existing condition. The property is currently zoned, and will remain zoned, for Low Density Multiple Dwelling use (R-3). The property, as it exists, varies in elevations from +1.72' (NAVD 88) to +4.79' (NAVD 88).

This property is not located within a Drainage District. The property currently drains primarily to the existing canal by overland flow over a seawall that is located along the eastern boundary of the property. The top of cap elevation of the existing seawall is approximately +1.89' (NAVD 88). Pursuant to verbal requests from the Broward County Environmental Protection Department to restrict discharge from the proposed development, the following study will show that offsite discharges to the adjacent canal have been restricted to meet the maximum allowable discharge of 1.0 CFS per acre of subject property.

The proposed project will consist of 55 residential townhome units, construction of a new seawall, and the installation of a pier on the proposed seawall over the existing canal. The stormwater management system for this project will be a dry-detention system consisting of a combination of interconnected exfiltration trenches and dry-detention areas. Roof runoff will be routed to the proposed stormwater management system. The combination of exfiltration trenches and dry-detention areas will provide the water quality requirements for this site prior to discharging the allowable amount into the adjacent existing canal.

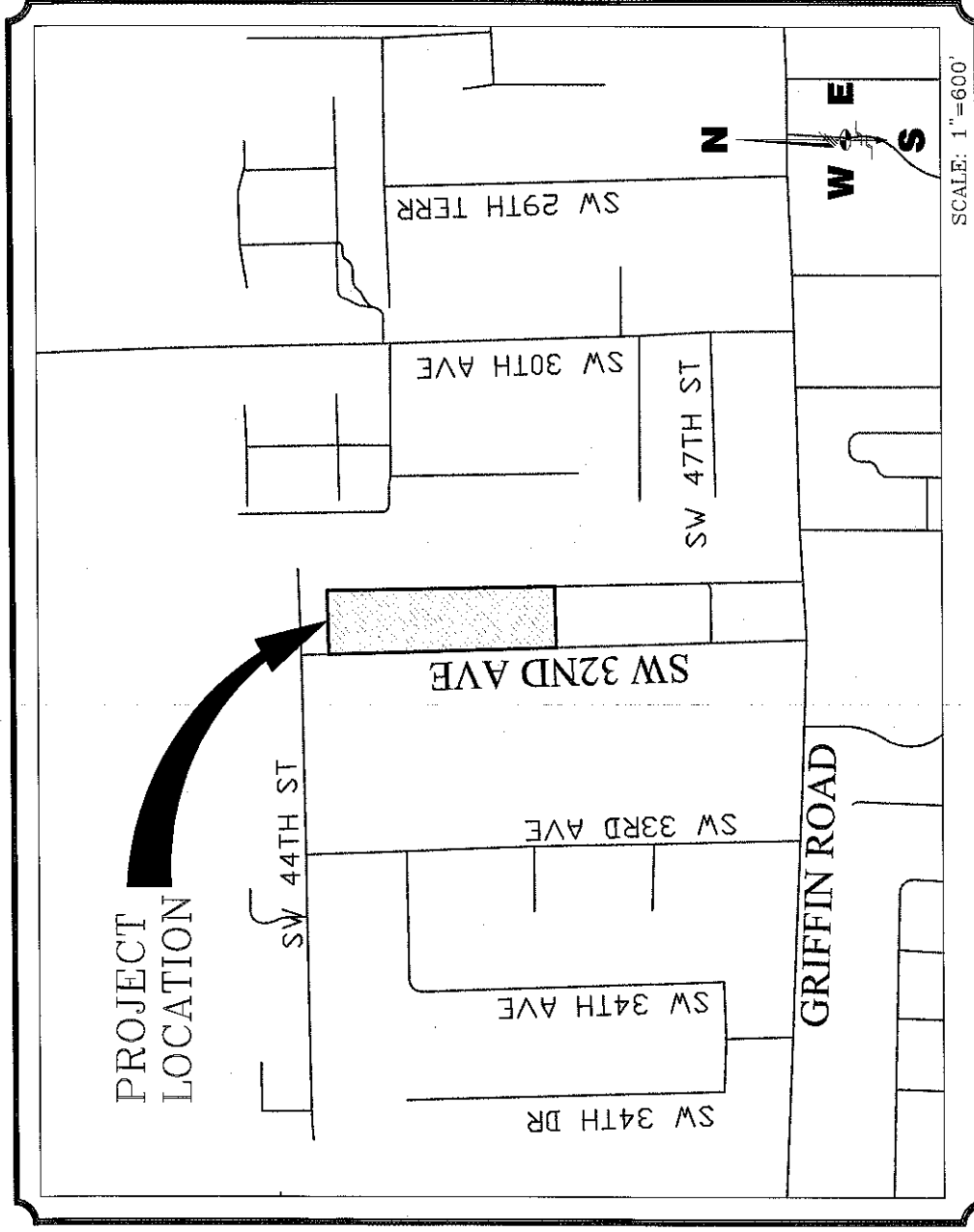
The following stormwater management study analyzes three design storm events. A 5-year frequency: 1-hour duration storm event will be analyzed for protection of the parking areas and internal drives. A 25-year frequency: 72-hour duration storm event will be analyzed to determine the project's minimum perimeter berm elevation. A 100-year frequency: 72-hour duration design storm event will be analyzed for protection of the finish floors and encroachment of the 100-Year Flood Plain as per Broward County Environmental Protection Department Flood Plain requirements. This project is determined to be within FEMA Flood Hazard Zone AH with a base flood elevation of +4.00' (NAVD 88) per FEMA's new flood maps for Broward County that became effective on August 18th, 2014.

LOCATION MAP

SECTION 2

AQUABELLA TOWNHOUSES & PENTHOUSES

4430 S.W. 32ND AVENUE, DANIA BEACH, FL 33312



LOCATION MAP

SEC. 30-TWP. 30-RNG. 42

prepared by

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

3240 CORPORATE WAY, MIRAMAR, FL. 33025

LAND PLANNERS - ENGINEERS - LAND SURVEYORS (LB & CA#87)

TEL: (305)652-7010 FAX: (305)652-8284

STORMWATER MANAGEMENT CALCULATIONS SECTION 3

STORMWATER MANAGEMENT CALCULATIONS
Aquabella Townhomes by Rocklyn Homes

A) Landuse Data:

Property Area =	4.99 Acres	
Basin Areas:		
Building Area =	1.59 Acres	32%
Pavement Area =	1.35 Acres	27%
Landscape Area =	1.24 Acres	25%
Sidewalk Area =	0.19 Acres	4%
Playground =	0.04 Acres	1%
Dry Detention Area =	0.44 Acres	9%
Slopes Area =	0.14 Acres	3%
Total Property Area =	4.99 Acres	100%

B) Specific Site Data:

Control Water Elevation =	0.49 Ft. (NAVD 88)
Average Dry Season Water Elevation =	0.49 Ft.
Max. Allowable Discharge =	The lesser of 1 cfs per acre or Pre-development Discharge up to 25-Year Stage

<u>Protection of</u>	<u>Design Storm</u>	<u>Volume (P)</u>	<u>Criteria</u>
Private Roads and Parking:	5-Year, 1-Hour	3.20 in	(Generated stage not to exceed Minimum Parking Elevation)
Perimeter Berm:	25-Year, 72-Hour	14.50 in	(Post-Development discharge shall not exceed 1 cfs per acre per BCEPD. Generated Stage shall not exceed the minimum perimeter berm elevation)
Finished Floors:	100-Year, 72-Hour	17.00 in	(Generated stage shall not exceed Lowest Finished Floor Elevation or BCEPD Flood Plain of 5.49 NAVD 88)
(Finished Floor Elevation must be 1.0' above FEMA Flood Elevation. FEMA for this area is AH 4 or 4.0 NAVD. FEMA + 1' = 5.0' NAVD < F.F.E. 5.50' NAVD)			

Storm Water Management Calculations (Continued)

C) Water Quality / Water Quantity Calculations:

1) Water quality:

Volume:

Maximum of:

2.5 inches times percent imperviousness:

% imperviousness = 58.44 %

$i = (2.5" \times 41.38\%) = 1.46 \text{ in}$

Area for Water quality = 4.99 Acres

$V_{\text{required}} = (1.03 \text{ in.} \times 4.99 \text{ ac.}) / 12 \text{ in./ft.} = 0.61 \text{ AcFt}$

$V_{\text{required}} = 0.61 \text{ AcFt}$

OR

First inch of runoff from entire site:

$V_{\text{required}} = (1 \text{ in.} \times 4.99 \text{ ac.}) / 12 \text{ in./ft.} = 0.42 \text{ AcFt}$

The proposed system is a detention system.

$V_{\text{required}} = 0.61 \text{ AcFt}$

from Project Stage-Storage Table

	Elevation (Ft.) [NAVD 88]	VOL. (Ac.-Ft.)
	A	B
1	1.50	0.19
2	y	0.61
3	2.00	0.50

Calculate Elevation "y" by interpolation:

$$(B2-B1)/(B3-B1) = (A2-A1)/(A3-A1)$$

y = 2.17 Ft.

Water Quality Stage = 2.17 Ft. (NAVD 88)

Proposed Orifice Elevation = 2.00 Ft. (NAVD 88)

$V_{\text{provided}} = 0.50 \text{ AcFt}$

2) Water Quantity:

Discharge calculations:

Post Development discharge cannot exceed 1 cfs per acre, per BCEPD.

Allowable discharge = $4.99 \times 1 \text{ cfs} = 4.99 \text{ cfs}$

Proposed Water Quality Orifice Invert Elevation = 2.00 Ft. (NAVD 88)

Proposed Water Quality Orifice Dimensions:

Diameter = 10.0 inches

Radius = 5.0 inches

See Flood Routing Data in Subsection G this section.

$Q_{\text{allowable}} = 4.99 \text{ cfs}$

$Q_{\text{design}} = 4.06 \text{ cfs}$

3) Dry Pretreatment

$$\begin{aligned} \text{Percent impervious} &= (\text{Building} + \text{Pavement} + \text{Sidewalks} + \text{Playground Area}) / (\text{Project Area}) = \\ &= (1.59 + 1.35 + 0.19 + 0.04) / (4.99) = 64\% \end{aligned}$$

Property percent Impervious > 40%. However, this project is Residential and discharging into a canal **NOT** classified as a sensitive body of water. Therefore, **NO DRY PRETREATMENT IS REQUIRED.**

Storm Water Management Calculations (Continued)

D) *Project Stage-Storage Table*

Elevation (NAVD 88)	Total, ac-ft
0.49	0.00
1.00	0.09
1.50	0.19
2.00	0.50
2.50	0.83
3.00	1.16
3.50	1.50
4.00	2.04
4.50	3.07
5.00	4.57
5.50	6.27

Project Stage-Storage Table (DATUM = NAVD 88)

Project CN Calculation

Pervious Area =	1.86 acres
Project Area =	4.99 acres
Average Pervious Elevation:	

Total

Storage Depth = $3.44 - 0.49 =$
Soil Storage (S_p , 25% Compaction) =
Composite Soil Storage (S) = $4.93 \times (1.86/4.99)$
Curve Number (CN) = $1000 / (10 + S) =$

2.99 Ft.
4.93 in
1.84 in
85

Storm Water Management Calculations (Continued)

E)

Exfiltration Trench Calculations

"K" Value= 3.76E-04 cfs / sq.ft.-ft.head

Length of French Drain Provided 950.00 Ft.

Minimum Pavement Elevation= 3.40 Ft. (NAVD 88)

Proposed Orifice Elevation= 3.40 Ft. (NAVD 88)

Water Quality Stage= 2.00 Ft. (NAVD 88)

Average High Water Level Eleva 0.49 Ft. (NAVD 88)

Min. Top of Exfiltration Trench= 1.50 Ft. (NAVD 88)

Bottom of French Drain= -1.25 Ft. (NAVD 88)

Pipe Invert= -0.25 Ft. (NAVD 88)

D_u= 1.01 Ft.

H₂ = 3.50-2.00 = 2.91 Ft.

D_s= 1.74 Ft.

W= 5.00 Ft.

For D_u<D_s or 2(D_u+D_s)<W

$$L_{\text{provided}} = V_{\text{exfiltrated}} / (K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (1.39 \times 10^{-4})WD_U)$$

Volume Exfiltrated= 0.50 AcFt

Exfiltration Trench Stage-Storage Table (DATUM: NAVD 88)

Stage (Ft.)	D _U (Ft.)	H ₂ (Ft.)	Exfiltrated Volume (Ac-Ft)
0.49	0.00	0.00	0.00
1.00	0.51	0.51	0.09
1.50	1.01	1.01	0.19
2.00	1.01	1.51	0.27
2.50	1.01	2.01	0.35
3.00	1.01	2.51	0.44
3.40	1.01	2.91	0.50
4.00	1.01	2.91	0.50
5.00	1.01	2.91	0.50

Storm Water Management Calculations (Continued)

F) Bleed Down Calculations:

Water Quality Volume:

VTO DRAIN = 0.61 AcFt x 12 in/ft =

7.30 Ac-in

$V_{TO DRAIN} = 7.30 \text{ Ac-In}$

$$Q^*_{AVERAGE} = K \times L \times (2D_u H_2 - D_u^2 + 2D_s H_2)$$

*Note: Excludes Exfiltration from bottom of Trench

Stage	"K"	Top of Trench	C.W.	Trench Bottom	W	L	Du	Ds	H ₂	Q _{AVERAGE}
NAVD 88	C.F.S./FT ² x FT. HEAD	NAVD 88	NAVD 88	NAVD 88	(FT)	(FT)	(FT)	(FT)	(FT)	C.F.S.
(1)	(2)	(3)	(5)	(6)	(7)	(8)	(9)	(10)=(5)-(6)	(11)=(1)-(5)	"Q"
0.49	3.76E-04	1.50	0.49	-2.00	5.00	950.00	0.00	2.49	0.00	0.00
2.00	3.76E-04	1.50	0.49	-2.00	5.00	950.00	1.01	2.49	1.51	3.41

Calculate Average Exfiltration Trench Rate:

From the Table Above, Average Exfiltration Rate =

3.41 cfs

Average Exfiltration Trench Rate =

3.38 ac-in / hr

Time to Drain Water Quality Volume:

Time to drain = 7.3 Ac-in / 3.38 Ac-in/hr =

2.16 hours

$T_{TO DRAIN} = 2.16 \text{ hours} < 24 \text{ Hours}$

Storm Water Management Calculations (Continued)

G) Storm Stage Calculations:

1) 5-Year, 1-Hour Stage

Compute inches of runoff

$$Q = (P - 0.2 \cdot S)^2 / (P + 0.8 \cdot S)$$

where:

P = 3.20 inches

S = 1.84 inches

$$Q = 1.72 \text{ inches of volume}$$

Compute volume generated V_{100}

$$V_{100} = 1.72 \text{ in.} \cdot 4.99 \text{ Ac.}$$

$$V_{100} = 8.58 \text{ Ac.in.}$$

$$\text{or } V_{100} = 0.72 \text{ Ac.Ft.}$$

Compute Stage from Project Stage-Storage Diagram

	Elevation (Ft.) [NAVD 88]	VOL. (Ac.-Ft.)
	A	B
1	2.00	0.50
2	y	0.72
3	2.50	0.83

Calculate "y" by interpolation:

$$(B2-B1)/(B3-B1) = (A2-A1)/(A3-A1)$$

$$y = 2.33 \text{ Ft.}$$

Stage =	2.33 Ft. NAVD 88
---------	------------------

Minimum Pavement Elevation =	3.40 Ft. NAVD 88
------------------------------	------------------

Storm Water Management Calculations (Continued)

2) 25-Year, 72-Hour Stage

See Attached Flood Routing Data

Stage = 4.28 Ft. NAVD 88

Proposed Water Quantity Weir Crest Elevation= 4.30 Ft. NAVD 88

Minimum Perimeter Berm Elevation= 4.30 Ft. NAVD 88

$Q_{ALLOWABLE}$ = 4.99 CFS

Q_{DESIGN} = 4.06 CFS

Storm Water Management Calculations (Continued)

3) 100-Year, 72-Hour Stage

Compute inches of runoff

$$Q = (P - 0.2 \cdot S)^2 / (P + 0.8 \cdot S)$$

where:

P = 17.00 inches

S = 1.84 inches

$$Q = 14.98 \text{ inches of volume}$$

Compute volume generated V₁₀₀

$$V_{100} = 14.98 \text{ in.} \cdot 4.99 \text{ Ac.}$$

$$V_{100} = 74.75 \text{ Ac.in.}$$

$$\text{or } V_{100} = 6.23 \text{ Ac.Ft.}$$

Compute Stage from Project Stage-Storage Diagram

	Elevation (Ft.) [NAVD 88]	VOL. (Ac.-Ft.)
	A	B
1	5.00	4.57
2	y	6.23
3	5.50	6.27

Calculate "y" by interpolation:

$$(B2-B1)/(B3-B1) = (A2-A1)/(A3-A1)$$

$$y = 5.49 \text{ Ft.}$$

Stage = 5.49 Ft. NAVD 88

BCEPD 100 Year Flood Plain Elevation = 5.49 Ft. NAVD 88

Minimum Finish Floor Elevation Provided = 5.50 Ft. NAVD 88

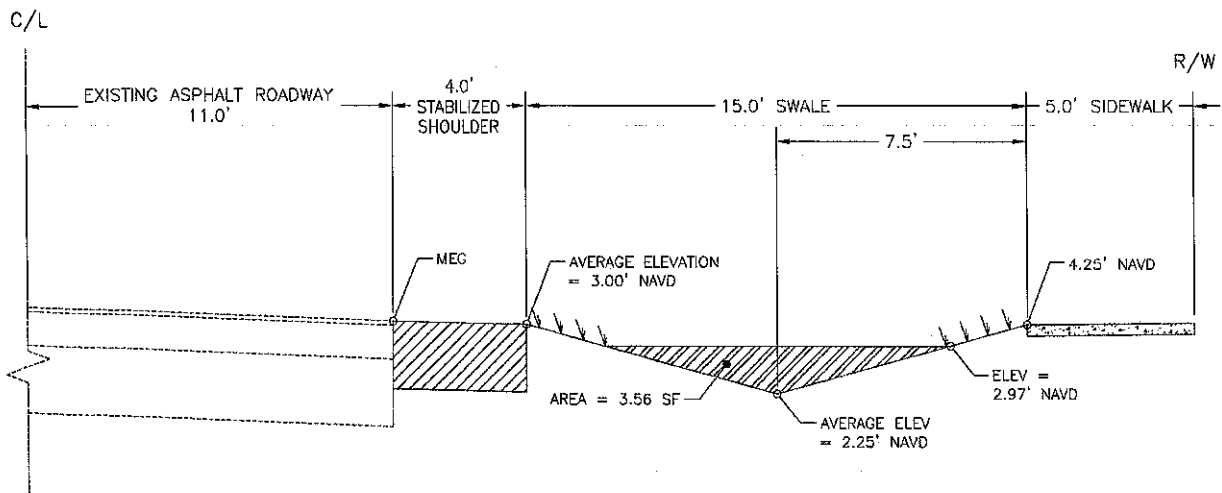
OFF-SITE WATER QUALITY CALCULATIONS SECTION 4

OFF-SITE WATER QUALITY CALCULATIONS

The City of Dania Beach is requesting that this project improve the drainage system along SW 32nd Avenue abutting the project to the West. Per our meeting with Broward County Surface Water Management Licensing on Thursday, April 7th, 2016, the design will treat 1" of water quality prior to overflowing into the existing drainage system along SW 44th Street.

Water quality for the off-site portion of this project will be provided through roadside swales along SW 32nd Avenue. Accounting for the driveway connections, there is approximately 630 LF of swale along the frontage of the property.

For water quality, we are treating 1" of rainfall across the 0.61-Ac of off-site area which corresponds to 2214.3 ft³ of storage. Taking a typical cross section of the roadside swale, we would be able to store that volume at an elevation of 2.97' which corresponds to 3.56 ft² cross-sectional area. The rim elevation of our outfall inlet, #O2, which serves as our weir was set to 2.97' to ensure that the first 1" of rainfall is treated for water quality before we connect to the existing drainage system which discharges into the canal. Below, please see a sketch of the roadside swale storage for a typical cross section.



WQ Volume Required: 0.61-Ac * 1" = 2214.3 ft³ of storage

WQ Volume Provided: 630 LF of swale * 3.56 ft² typical swale cross-section = 2242.8 ft³ of storage

Volume Provided > Volume Required

CONCLUSION

SECTION 5

CONCLUSION

The property, as designed, retains the entire water quality volume within the interconnected system comprised of dry-detention areas and exfiltration trenches. The proposed exfiltration trenches will also serve to bleed down the dry-detention areas to the control water elevation, +0.49' (NAVD 88), within approximately one hour.

The minimum proposed pavement elevation for this project is +3.40' (NAVD 88). The maximum stage during a 5-year: 1-hour design storm event was computed to be +2.33' (NAVD 88). Therefore, the proposed parking areas and drives have been designed to be flood-protected from this storm event.

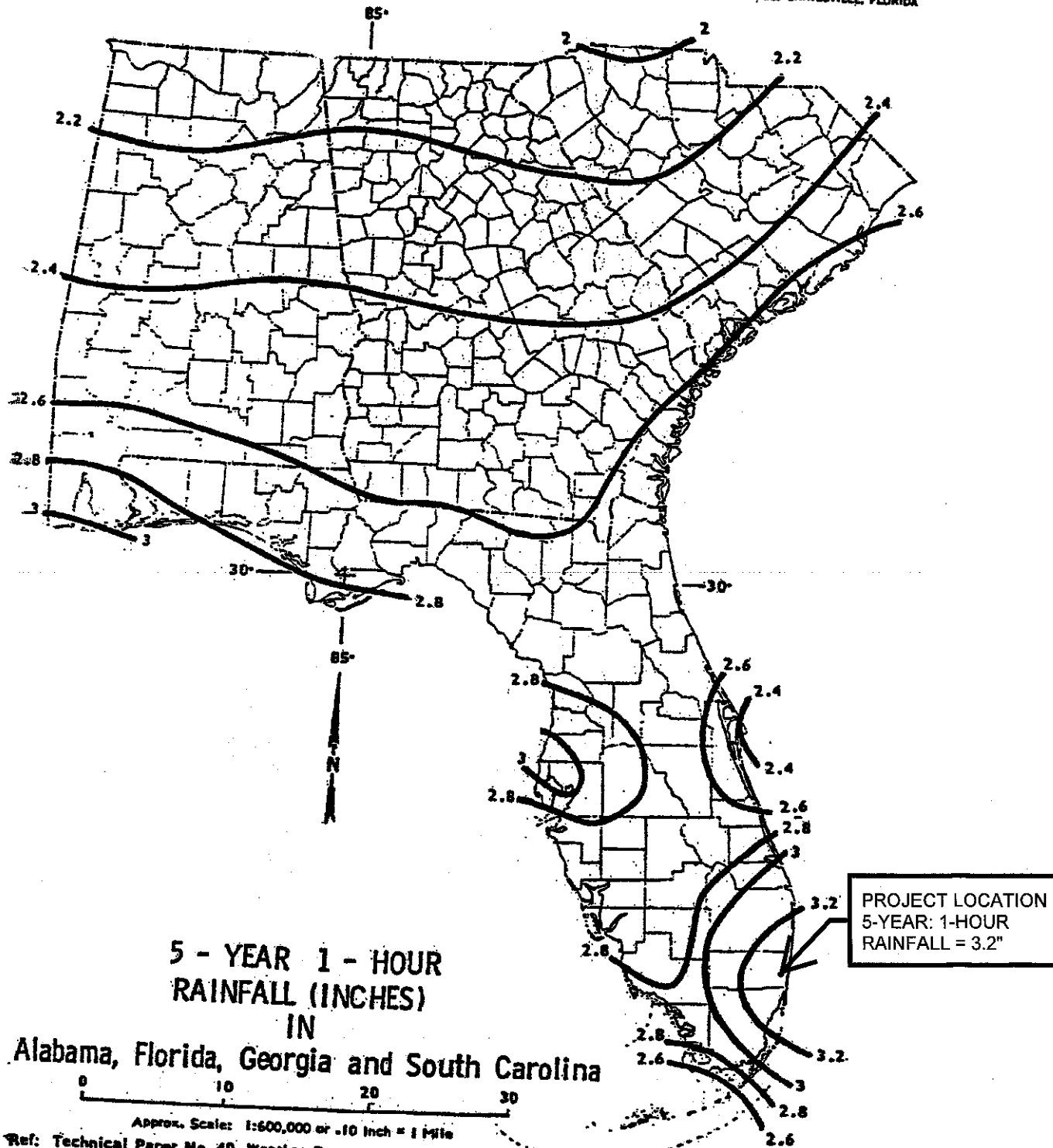
The proposed property's perimeter berm elevation is +4.30' (NAVD 88). The proposed minimum weir crest elevation is +4.30' (NAVD 88). The maximum stage during a 25-year: 72-hour design storm event was computed to be +4.28' (NAVD 88). The maximum discharge rate during a 25-year: 72-hour design storm event was computed to be 4.06 CFS. Therefore, the proposed perimeter berm elevation has been set to retain the 25-year: 72-hour on-site while adhering to the maximum allowable discharge imposed on this site by the Broward County Environmental Protection Department

The minimum proposed finish floor elevation is +5.50' (NAVD 88). The maximum stage during a 100-year: 72-hour design storm event was computed to be +5.49' (NAVD 88). This is equal to or lower than the maximum allowable 100-year: 72-hour stage of +5.49' (NAVD 88) as per BCEPD Flood Plain requirements. This project is determined to be within FEMA Flood Hazard Zone AH with a base flood elevation of +4.00' (NAVD 88) per FEMA's new flood maps for Broward County that became effective on August 18th, 2014. Therefore, the proposed finished floor elevations for this development meet all flood protection criteria required for this development.

APPENDIX A

U. S. DEPARTMENT OF AGRICULTURE

SOIL CONSERVATION SERVICE, GAINESVILLE, FLORIDA



6-73 4-L-33137 10 of 49

Figure C-1

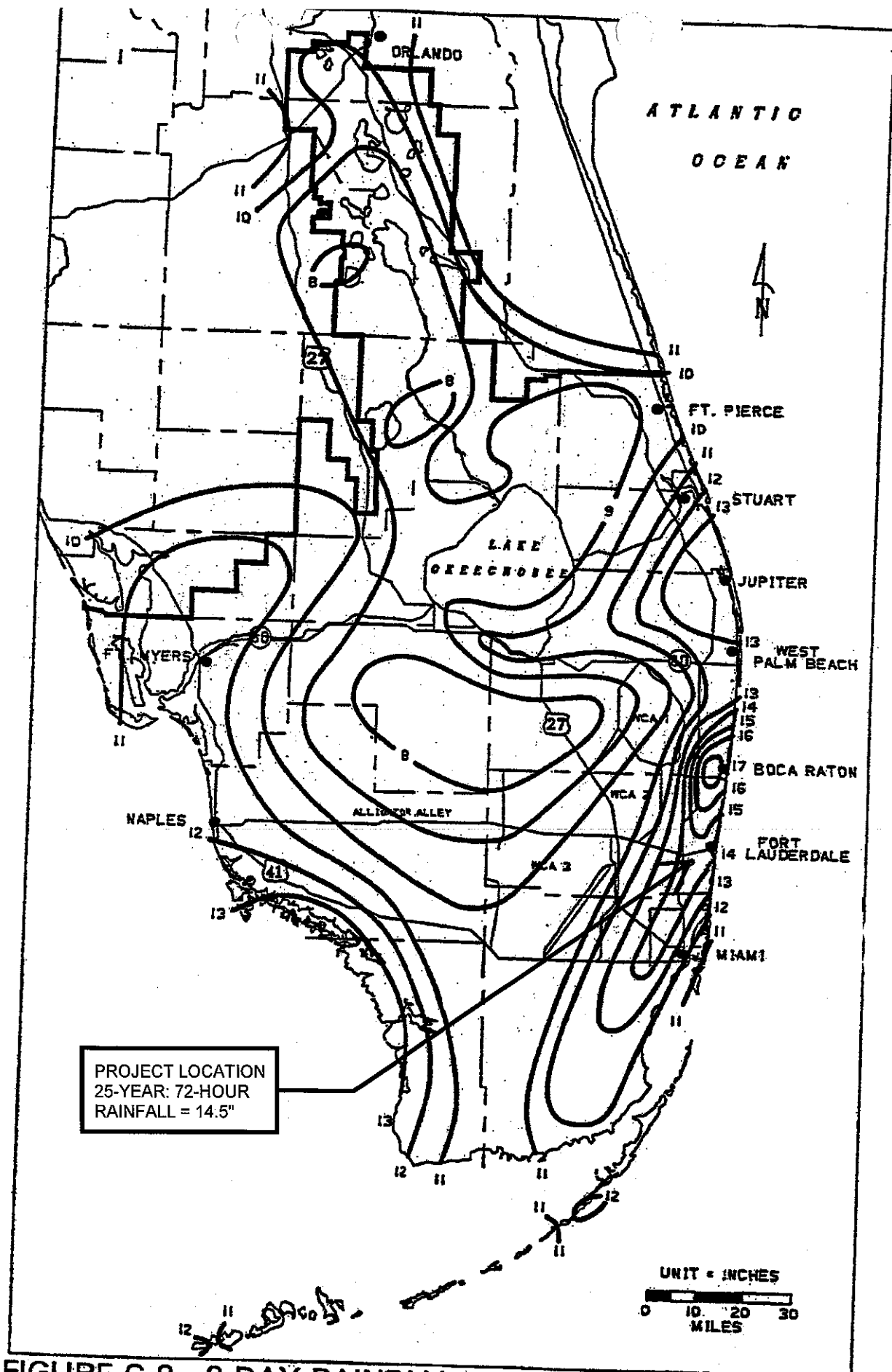


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

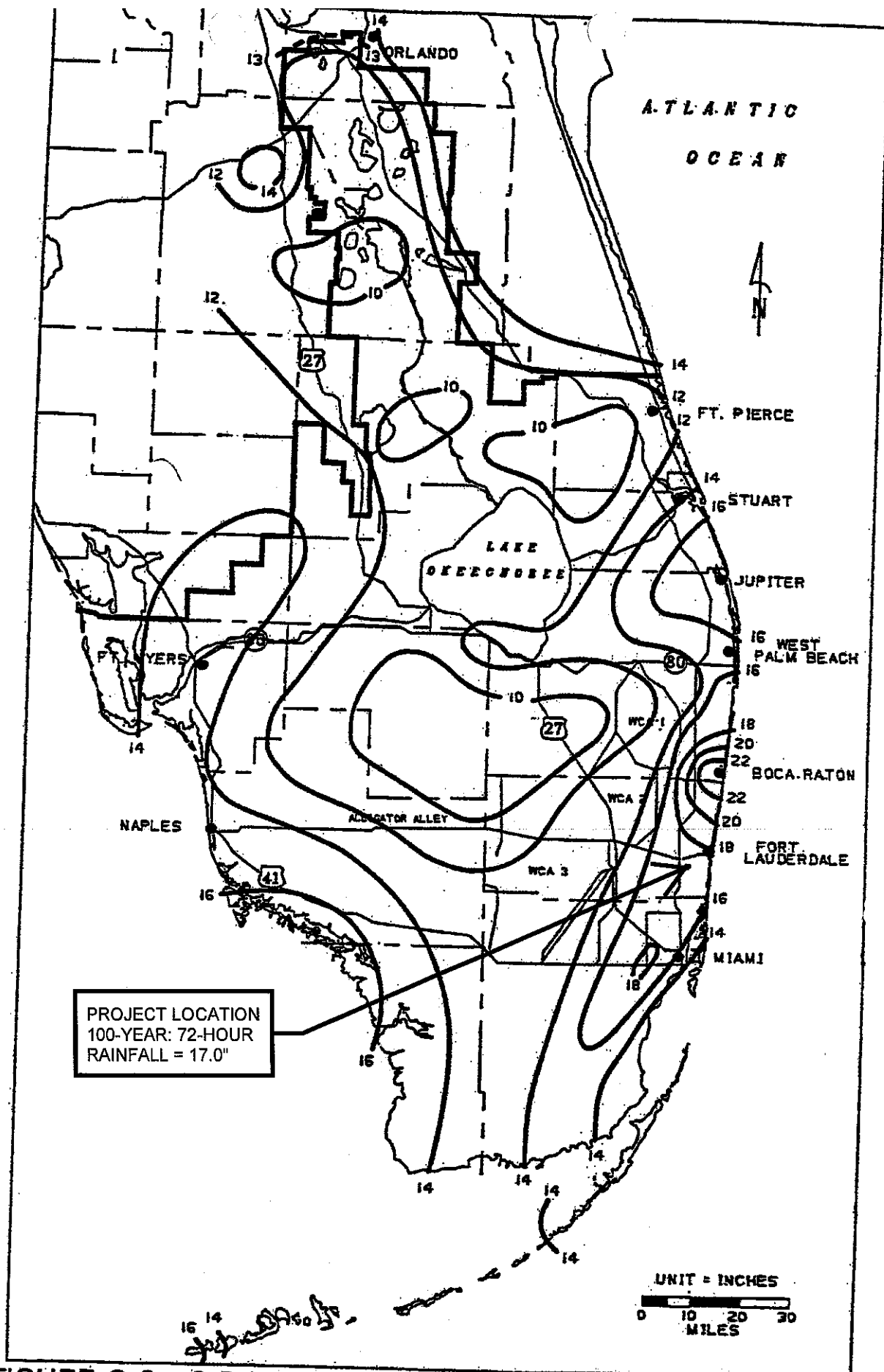
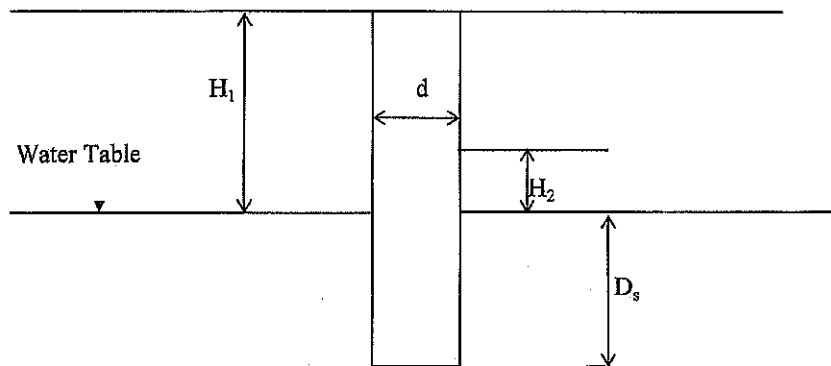


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

APPENDIX B

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "**



HYDRAULIC CONDUCTIVITY

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d (2H_2^2 + 4H_2 D_s + H_2 d)]$$

3.04E-04 CFS/FT²-FT HEAD

Time (Min.)	Flow (GPM)		
1	9.00	Q = Average Flow Rate =	0.017713 CFS
2	8.00		
3	8.00	d = Diameter of Test Hole =	6.0 inches
4	8.00		
5	7.50	H ₂ = Head on Water Table =	4.8 feet
6	7.50		
7	8.00	D _s = Depth below Ground Water Table	5.2 feet
8	8.00		
9	7.50		
10	8.00		

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.2'	NAVD (estimated)
DEPTH TO WATER TABLE H ₁ :	4.8'	Below Existing Grade
DEPTH OF TEST HOLE :	10.0'	Below Existing Grade
AVERAGE FLOW RATE:	8.0	GPM

SOIL PROFILE :

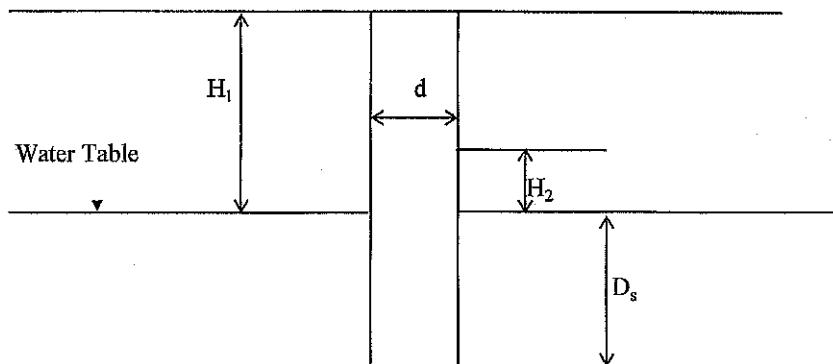
0.0' - 0.5'	Topsoil with some roots and grass
0.5' - 1.0'	Light brown Sand with a trace of limestone fragments
1.0' - 4.5'	Dark brown to brown sand
4.5' - 7.0'	Light brown sand
7.0' - 10.0'	Brown to light brown sand

NOTES: The soil profile is determined by cuttings & should not be relied upon as an accurate record of soil type or for transition zones.

PERCOLATION TEST

N V 5	PROJECT NAME: Aqua Bella Townhomes		
	PROJECT LOCATION: 4430 SW 32nd Avenue, Dania Beach, Florida		
	PROJECT NO: 15140	TEST DATE: 04-14-16	TEST NO: P-1
	TESTED BY: D. Correa		CHECKED BY: AB

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "**



HYDRAULIC CONDUCTIVITY

$$K = \text{Hydraulic Conductivity} = 4Q / [\pi d (2H_2^2 + 4H_2 D_s + H_2 d)]$$

4.47E-04 CFS/FT²-FT HEAD

Time (Min.)	Flow (GPM)		
1	8.00	Q = Average Flow Rate =	0.018158 CFS
2	8.00		
3	8.00	d = Diameter of Test Hole =	6.0 inches
4	7.50		
5	8.00	H ₂ = Head on Water Table =	3.0 feet
6	9.00		
7	8.00	D _s = Depth below Ground Water Table	7.0 feet
8	9.00		
9	8.00		
10	8.00		

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+2.3'	NAVD (estimated)
DEPTH TO WATER TABLE H ₁ :	3.0'	Below Existing Grade
DEPTH OF TEST HOLE :	10.0'	Below Existing Grade
AVERAGE FLOW RATE:	8.2	GPM

SOIL PROFILE :

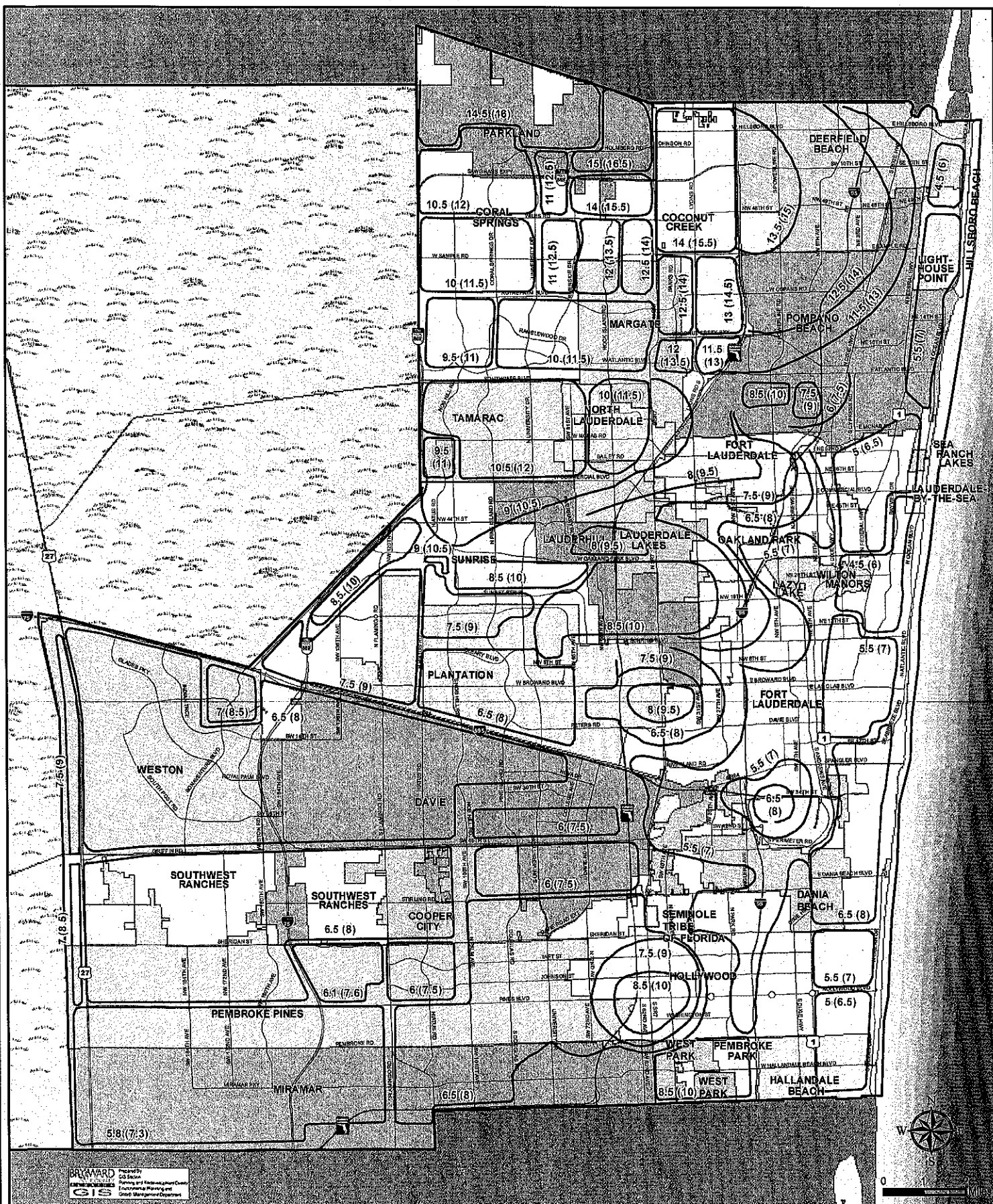
0.0' - 1.0'	Brown sand with trace limestone fragments (Possible fill)
1.0' - 2.0'	Dark brown Sand
2.0' - 4.0'	Brown sand
4.0' - 6.0'	Light gray sand
6.0' - 10.0'	Light brown sand

NOTES: The soil profile is determined by cuttings & should not be relied upon as an accurate record of soil type or for transition zones.

PERCOLATION TEST

N V 5	PROJECT NAME: Aqua Bella Townhomes		
	PROJECT LOCATION: 4430 SW 32nd Avenue, Dania Beach, Florida		
	PROJECT NO: 15140	TEST DATE: 04-14-16	TEST NO: P-2
	TESTED BY: D. Correa		CHECKED BY: AB

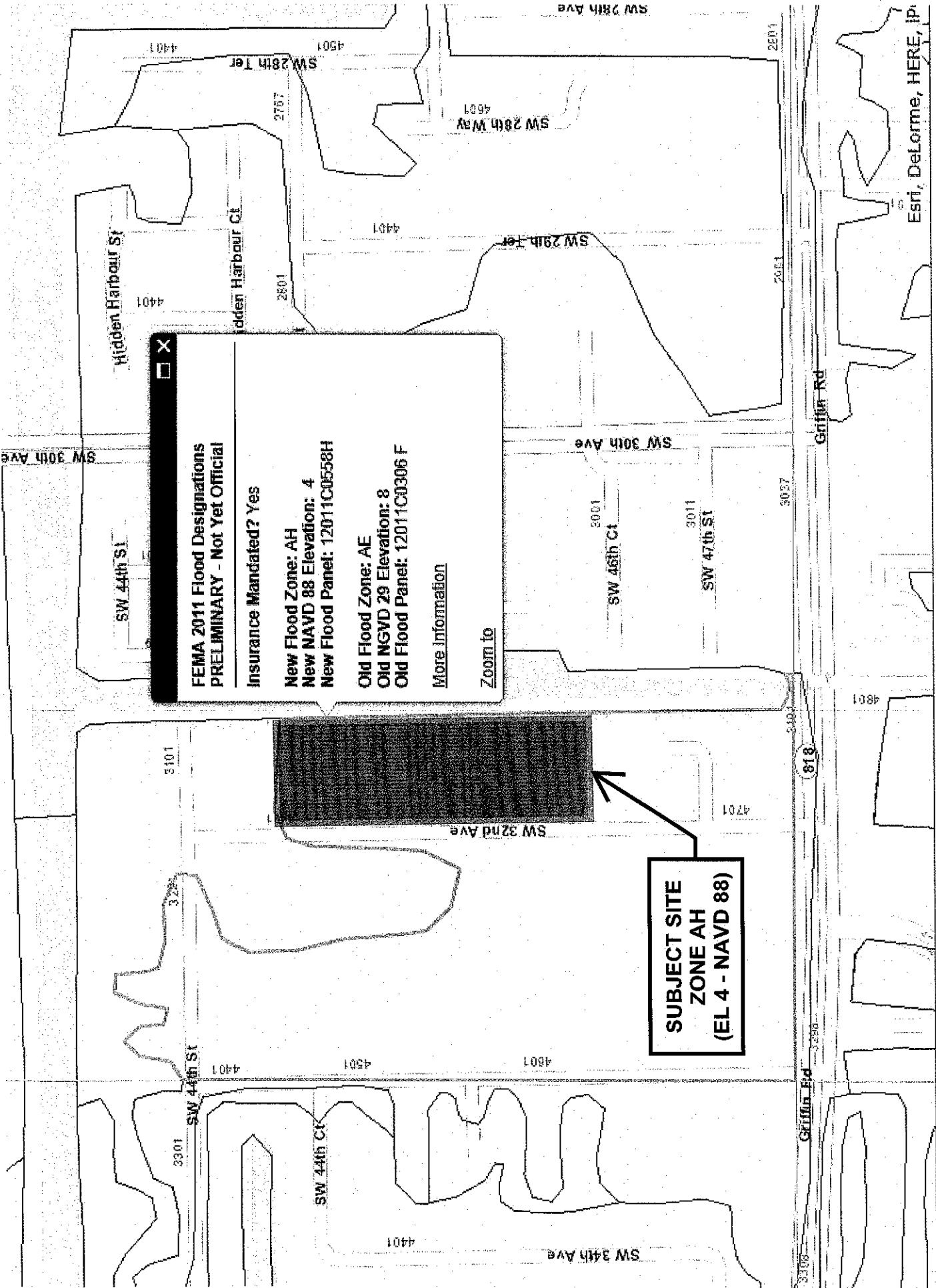
APPENDIX C



100 Year Flood Contours NAVD (NGVD)
Example: 6.5 (8)

This map is for conceptual purposes only and should not be used for legal boundary determinations.

Elevations converted from NGVD to NAVD using the FEMA approved conversion factor for Broward County of (-)1.5, based on 1997 FEMA Flood Data



☐ ☐ X

FEMA 2011 Flood Designations
PRELIMINARY - Not Yet Official

Insurance Mandated? Yes

New Flood Zone: AH
New NAVD 88 Elevation: 4
New Flood Panel: 12011C0558H

Old Flood Zone: AE
Old NGVD 29 Elevation: 8
Old Flood Panel: 12011C0306 F

[More Information](#)

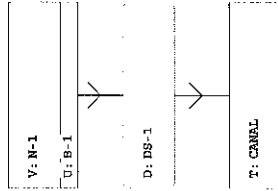
Zoom to

SUBJECT SITE
ZONE AH
(EL 4 - NAVD 88)

APPENDIX D

Aquabella Townhomes by Rocklyn Homes
 25-year, 72-hour stormevent
 14.50 Inches
 Node Diagram

- Nodes**
 A Stage/Area
 V Stage/Volume
 T Time/Stage
 M Manhole
- Basins**
 O Overland Flow
 U SCS Unit CN
 S SBUH CN
 Y SCS Unit GA
 Z SBUH GA
- Links**
 P Pipe
 W Weir
 C Channel
 D Drop Structure
 B Bridge
 R Rating Curve
 H Breach
 E Percolation
 F Filter
 X Exfil Trench



Aquabella Townhomes by Rocklyn Homes
 25-year, 72-hour stormevent
 14.50 Inches
 Input data

=====

==== Basins =====
 Name: B-1 Node: N-1 Status: Onsite
 Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: UH256 Peaking Factor: 256.0
 Rainfall File: SFWMD72 Storm Duration(hrs): 72.00
 Rainfall Amount(in): 14.500 Time of Conc(min): 10.00
 Area(ac): 4.990 Time Shift(hrs): 0.00
 Curve Number: 84.00 Max Allowable Q(cfs): 999999.000
 DCIA(%): 0.00

=====

==== Nodes =====
 Name: CANAL Base Flow(cfs): 0.000 Init Stage(ft): 0.490
 Group: BASE Warn Stage(ft): 1.000
 Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.490
100.00	0.490

 Name: N-1 Base Flow(cfs): 0.000 Init Stage(ft): 0.490
 Group: BASE Warn Stage(ft): 5.500
 Type: Stage/Volume

Stage(ft)	Volume(af)
0.490	0.0000
1.000	0.0800
1.500	0.1700
2.000	0.4800
2.500	0.7900
3.000	1.1200
3.500	1.4500
4.000	1.9800
4.500	3.0000

Aquabella Townhomes by Rocklyn Homes
25-year, 72-hour stormevent
14.50 Inches
Input data

5.000 4.5000
5.500 6.2400

==== Cross Sections =====

Name: Group: BASE
Encroachment: No

Station(ft) Elevation(ft) Manning's N

==== Drop Structures =====

Name: DS-1 From Node: N-1 Length(ft): 222.00
Group: BASE To Node: CANAL Count: 1

UPSTREAM DOWNSTREAM Friction Equation: Average Conveyance
Geometry: Circular Circular Solution Algorithm: Automatic
Span(in): 24.00 24.00 Flow: Both
Rise(in): 24.00 24.00 Entrance Loss Coef: 0.500
Invert(ft): -2.000 -2.000 Exit Loss Coef: 0.800
Manning's N: 0.012000 0.012000 Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000 0.000 Inlet Ctrl Spec: Use dn
Bot Clip(in): 0.000 0.000 Solution Incs: 0

Upstream FHWA Inlet Edge Description:
Circular: Smooth tapered inlet throat

Downstream FHWA Inlet Edge Description:
Circular: Smooth tapered inlet throat

*** Weir 1 of 2 for Drop Structure DS-1 ***

TABLE
Count: 1
Type: Horizontal
Flow: Both
Geometry: Rectangular
Span(in): 36.00
Rise(in): 54.00
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Disc Coef: 3.130
Orifice Disc Coef: 0.680
Invert(ft): 4.350
Control Elev(ft): 0.490

*** Weir 2 of 2 for Drop Structure DS-1 ***

Aquabella Townhomes by Rocklyn Homes
 25-year, 72-hour stormevent
 14.50 Inches
 Input data

TABLE

Count: 1
 Type: Vertical: Mavis
 Flow: Both
 Geometry: Circular
 Span(in): 10.00
 Rise(in): 10.00
 Bottom Clip(in): 0.000
 Top Clip(in): 0.000
 Weir Disc Coef: 3.130
 Orifice Disc Coef: 0.680
 Invert(ft): 2.000
 Control Elev(ft): 0.490

=====
 Hydrology Simulations
 =====

Name: SIM01
 Filename: K:\305042\Griffin Townhomes\DOCUMENTS\CALCULATIONS\ICPR\SIM01.R32

Override Defaults: Yes
 Storm Duration(hrs): 72.00
 Rainfall File: SFWD72
 Rainfall Amount(in): 14.50

Time(hrs) Print Inc(min)

 0.100 15.00
 100.000 15.00

=====
 Routing Simulations
 =====

Name: SIM01
 Filename: K:\305042\Griffin Townhomes\DOCUMENTS\CALCULATIONS\ICPR\SIM01.I32

Execute: Yes Restart: No Patch: No
 Alternative: No
 Max Delta Z(ft): 1.00
 Time Step Optimizer: 0.000
 Start Time(hrs): 0.000
 Min Calc Time(sec): 0.5000
 Boundary Stages:
 Delta Z Factor: 0.00500
 End Time(hrs): 72.00
 Max Calc Time(sec): 60.0000
 Boundary Flows:

AQUABELLA TOWNHOMES
 10-YEAR, 72-HOUR DESIGN STORM
 FLOOD ROUTING

Time(hrs) Print Inc(min)

 0.100 15.000

Aquabella Townhomes by Rocklyn Homes
25-year, 72-hour stormevent
14.50 Inches
Input data

100.000 15.000

Group Run

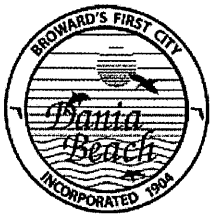
BASE Yes

Aquabella Townhomes by Rocklyn Homes
 25-year, 72-hour stormevent
 14.50 inches
 Link Min/Max Conditions

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max Stage US Stage ft	Max Time DS Stage hrs	Max Stage DS Stage ft
DS-1	BASE	SIM01	61.10	4.07	0.023	61.10	4.29	72.00	0.49

Aquabella Townhomes by Rocklyn Homes
 25-year, 72-hour stormevent
 14.50 Inches
 Node Min/Max Conditions

Name	Group	Simulation	Max Time		Max Stage	Warning Max Stage		Max Delta Stage	Max Surf Area		Max Time Inflow		Max Inflow		Max Time Outflow		Max Outflow	
			hrs	ft		ft	ft		ft2	ft2	hrs	hrs	cfs	cfs	hrs	hrs	cfs	cfs
CANAL N-1	BASE	SIM01	72.00	0.49	4.29	1.00	0.0000	0.0050	0	92089	61.10	59.85	4.07	27.20	0.00	61.10	0.00	4.07
	BASE	SIM01	61.10	4.29		5.50	0.0050											



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division

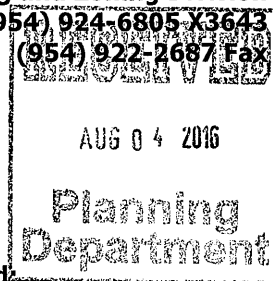
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

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

Date Rec'd: _____

Petition No.: VA-80-14



(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 4430 SW 32nd Avenue

Lot(s): 2-11 Block: 1 Subdivision: _____

Recorded Plat Name: Canal Groves

Folio Number(s): 5042-3001-0020 Legal Description: Canal Groves 23-31 B Lot 2-11 BLK 1

Applicant/Consultant/Legal Representative (circle one) Rocklyn Homes, Inc., David Jenkins

Address of Applicant: 3505 Koger Boulevard, Suite 205, Duluth, Georgia 30096

Business Telephone: 770-817-2185 Home: _____ Fax: _____

E-mail address: tjenkins@rocklynhomes.com

Name of Property Owner: Rocklyn Homes, Inc.

Address of Property Owner: 3505 Koger Boulevard, Suite 205, Duluth, Georgia 30096

Business Telephone: 770-817-2185 Home: _____ Fax: _____

Explanation of Request: Site Plan Submission for Site Development

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

Prop. Net Acreage: 4.99 Gross Acreage: 5.60 Prop. Square Footage: 69,080

Existing Use: Irregular Residential Density Proposed Use: Irregular Residential Density
RM-1, Multi Family RM-1, Multi Family

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

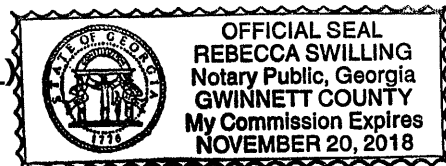
BEFORE ME THIS 1st DAY OF August, 2016

By:

DAVID G. JENKINS
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Rebecca Swilling
(Signature of Notary Public – State of Georgia)



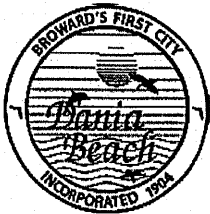
Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

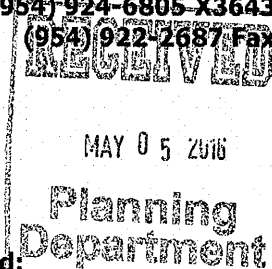
***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



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



Standard Development Application

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

Date Rec'd: _____

Petition No.: SP-73-16

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

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Lot(s): 2-11 Block: 1 Subdivision: _____

Recorded Plat Name: Canal Groves

Folio Number(s): 5042-3001-0020 Legal Description: Canal Groves 23-31 B Lot 2-11 BLK 1

Applicant/Consultant/Legal Representative (circle one) Rocklyn Homes, Inc., Bruce Jenkins

Address of Applicant: 3505 Koger Boulevard, Suite 205, Duluth, Georgia 30096

Business Telephone: 404.424.6112 Home: _____ Fax: _____

E-mail address: ajenkins@rocklynhomes.com

Name of Property Owner: B and H Dania Beach, LLC

Address of Property Owner: 2999 NE 191st Street, PH2, Miami, Florida 33180-3117

Business Telephone: 305.933.4646 Home: _____ Fax: _____

Explanation of Request: Site Plan Submission for Site Development
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 4.99 Gross Acreage: 5.60 Prop. Square Footage: 66,000

Existing Use: Irregular Residential Density RM-1, Multi Family Proposed Use: Irregular Residential Density RM-1, Multi Family

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

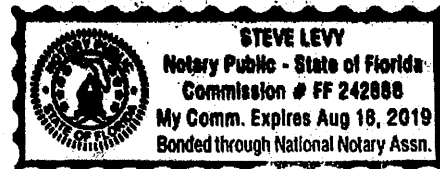
BEFORE ME THIS 5TH DAY OF MAY, 2016

By:

OFER BEN SHOSHAN
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public - State of FLORIDA)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

VA-77-16: The owner applicant, John Bartley, is requesting a variance to reduce the interior side setback for a property generally located at the southwestern ending of SW 39 Way.

The applicant has requested that this application be continued to the October 10, 2016 City Commission meeting so that multiple variances may be requested at the same public hearing.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Request for continuance, Applicant e-mail, Resolution



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning & Zoning Manager, LEED G.A. *CA Lajoie*

SUBJECT: **VA-77-16:** The owner applicant, John Bartley, is requesting a variance to reduce the interior side setback for a property generally located at the southwestern ending of SW 39 Way.

**REQUEST
VARIANCE**

To provide a twenty foot (20') front setback where Section 205-10 of the Land Development Code (LDC) requires twenty-five (25) feet.

PROPERTY INFORMATION

EXISTING ZONING: Single-Family 6000 Residential District
(RS-6000)

LAND USE DESIGNATION: Low (5) Residential (L-5)

The applicant has requested that this application be continued to the October 10, 2016 City Commission Hearing so that multiple Variances may be requested at the same public hearing.

Carrie, Anne-Christine

From: Doe <doreenbartley@comcast.net>
Sent: Friday, September 16, 2016 12:23 PM
To: Carrie, Anne-Christine
Subject: Re: Request for continuance

John agrees to the request.

Sent from XFINITY Connect Mobile App

-----Original Message-----

From: ACarrie@daniabeachfl.gov
To: doreenbartley@comcast.net
Cc: cchurch@daniabeachfl.gov, mLaFerrier@daniabeachfl.gov
Sent: 2016-09-16 8:52:10 AM
Subject: Request for continuance

Good morning Mr. Bartley:

This message is to inform you that the mechanical setback variance requests was not included in the public notices that were sent out for the September 27 City Commission hearing. If you so wish, the 3 variances may be continued to the October 10 City Commission hearing so that the 3 additional requests may be included. Please let me know if this is your chosen course of action. Furthermore, may you please also confirm that the variance requests for mechanical equipment setback is for 3 feet less than currently permitted by the LDC.

I will await your response prior to proceeding.

Cordially,

Anne-Christine Carrie

Planner

City of Dania Beach

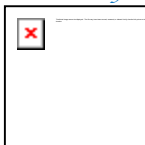
100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"



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

RESOLUTION NO. 2016-132

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-77-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST ENDING OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 625, "Variances" of the Land Development Code (the "LDC"), John Bartley, property owner (the "Applicant"), has applied to the City of Dania Beach (the "City"), for approval of variance request (VA-77-16) for property legally described in Exhibit "A"; and

WHEREAS, LDC Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting a variance (VA-77-16) to provide a front setback of twenty (20) feet, where LDC Section 205-10 requires a twenty-five (25) foot setback in the front yard; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the LDC; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission finds that approval of the requested variance 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 are made a specific part of this Resolution.

Section 2. That this certain application (VA-77-16) for a variance approval is approved.

Section 3. Pursuant to Section 625-50 "Expiration of Variances" of the Land Development Code, the variance approval (VA-77-16) shall automatically expire and become null

and void unless the Applicant files a complete building permit application with construction drawings within eighteen(18) months from the date of this Resolution.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

REED LAND CO SUB 2-32 D 31-50-42 THAT PT OF TR 11 DESC AS: S 100 OF N 607 OF W 210 OF SAID TR 11 BLK 3 EXCEPT THEREFROM W 33 FOR RD; AND W 210 OF TR 11, BLK 31 LESS N 607 & LESS W 35 FOR RD; TR 11 BLK 3 LESS N 307 AKA: LOTS J & K

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

VA-78-16: The owner applicant, John Bartley, is requesting a variance to reduce the front setback requirement for a property generally located at the southeast corner of SW 39 Way.

The applicant has requested that this application be continued to the October 10, 2016 City Commission meeting so that multiple variances may be requested at the same public hearing.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Request for continuance, Applicant e-mail, Resolution



MEMORANDUM

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning & Zoning Manager, LEED G.A. *CL Lajoie*

SUBJECT: **VA-78-16:** The owner applicant, John Bartley, is requesting a variance to reduce the front setback requirement for a property generally located at the southeast ending of SW 39 Way.

REQUEST VARIANCE

To provide a twenty foot (20') front setback where Section 205-10 of the Land Development Code (LDC) requires twenty-five (25) feet.

PROPERTY INFORMATION

EXISTING ZONING:	Single-Family 6000 Residential District (RS-6000)
LAND USE DESIGNATION:	Low (5) Residential (L-5)

The applicant has requested that this application be continued to the October 10, 2016 City Commission Hearing so that multiple Variances may be requested at the same public hearing.

Carrie, Anne-Christine

From: Doe <doreenbartley@comcast.net>
Sent: Friday, September 16, 2016 12:23 PM
To: Carrie, Anne-Christine
Subject: Re: Request for continuance

John agrees to the request.

Sent from XFINITY Connect Mobile App

-----Original Message-----

From: ACarrie@daniabeachfl.gov
To: doreenbartley@comcast.net
Cc: cchurch@daniabeachfl.gov, mLaFerrier@daniabeachfl.gov
Sent: 2016-09-16 8:52:10 AM
Subject: Request for continuance

Good morning Mr. Bartley:

This message is to inform you that the mechanical setback variance requests was not included in the public notices that were sent out for the September 27 City Commission hearing. If you so wish, the 3 variances may be continued to the October 10 City Commission hearing so that the 3 additional requests may be included. Please let me know if this is your chosen course of action. Furthermore, may you please also confirm that the variance requests for mechanical equipment setback is for 3 feet less than currently permitted by the LDC.

I will await your response prior to proceeding.

Cordially,

Anne-Christine Carrie

Planner

City of Dania Beach

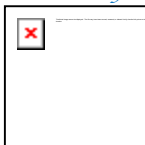
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RESOLUTION NO. 2016-133

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-78-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SW 39 WAY IN THE CITY OF DANIA BEACH, FLORIDA, AS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 625, "Variances" of the Land Development Code (the "LDC"), John Bartley, property owner (the "Applicant"), has applied to the City of Dania Beach (the "City"), for approval of variance request (VA-78-16) for property legally described in Exhibit "A"; and

WHEREAS, LDC Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting a variance (VA-78-16) to provide a front setback of twenty (20) feet, where LDC Section 205-10 requires a twenty-five (25) foot setback in the front yard; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the LDC; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission finds that approval of the requested variance 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 are made a specific part of this Resolution.

Section 2. That this certain application (VA-78-16) for variance approval is approved.

Section 3. Pursuant to Section 625-50 "Expiration of Variances" of the Land Development Code, the variance approval (VA-78-16) shall automatically expire and become null

and void unless the Applicant files a complete building permit application with construction drawings within eighteen(18) months from the date of this Resolution.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

REED LAND CO SUB 2-32 D 31-50-42 THE E 20 OF W 230 OF TR 11 LESS N 307 AND S
185 OF E 100 OF W 310 AKA: LOT L

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

VA-79-16: The owner applicant, John Bartley, is requesting a variance to reduce the front setback requirement for a property generally located east of Southwest 39 Way and south of Southwest 58 Street.

The applicant has requested that this application be continued to the October 10, 2016 City Commission meeting so that multiple variances may be requested at the same public hearing.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Bartley request to continue, Applicant e-mail, Resolution



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

DATE: September 27, 2016

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning & Zoning Manager, LEED G.A. *CL Lajoie*

SUBJECT: **VA-79-16:** The owner applicant, John Bartley, is requesting a variance to reduce the front setback requirement for a property generally located to the south of SW 58 Street.

**REQUEST
VARIANCE**

To provide a twenty foot (20') front setback where Section 205-10 of the Land Development Code (LDC) requires twenty-five (25) feet.

PROPERTY INFORMATION

EXISTING ZONING:	Single-Family 6000 Residential District (RS-6000)
LAND USE DESIGNATION:	Low (5) Residential (L-5)

The applicant has requested that this application be continued to the October 10, 2016 City Commission Hearing so that multiple Variances may be requested at the same public hearing.

Carrie, Anne-Christine

From: Doe <doreenbartley@comcast.net>
Sent: Friday, September 16, 2016 12:23 PM
To: Carrie, Anne-Christine
Subject: Re: Request for continuance

John agrees to the request.

Sent from XFINITY Connect Mobile App

-----Original Message-----

From: ACarrie@daniabeachfl.gov
To: doreenbartley@comcast.net
Cc: cchurch@daniabeachfl.gov, mLaFerrier@daniabeachfl.gov
Sent: 2016-09-16 8:52:10 AM
Subject: Request for continuance

Good morning Mr. Bartley:

This message is to inform you that the mechanical setback variance requests was not included in the public notices that were sent out for the September 27 City Commission hearing. If you so wish, the 3 variances may be continued to the October 10 City Commission hearing so that the 3 additional requests may be included. Please let me know if this is your chosen course of action. Furthermore, may you please also confirm that the variance requests for mechanical equipment setback is for 3 feet less than currently permitted by the LDC.

I will await your response prior to proceeding.

Cordially,

Anne-Christine Carrie

Planner

City of Dania Beach

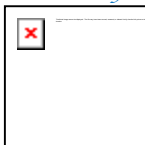
100 W. Dania Beach Blvd.

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RESOLUTION NO. 2016-134

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUEST SUBMITTED UNDER APPLICATION NUMBER VA-79-16 BY PROPERTY OWNER JOHN BARTLEY, FOR PROPERTY GENERALLY LOCATED EAST OF SOUTHWEST 39 WAY AND SOUTH OF SOUTHWEST 58 STREET, IN THE CITY OF DANIA BEACH, FLORIDA AND DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 625, "Variances" of the Land Development Code (the "LDC"), John Bartley, property owner (the "Applicant"), has applied to the City of Dania Beach (the "City"), for approval of variance request (VA-79-16) for property legally described in Exhibit "A"; and

WHEREAS, LDC Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting a variance (VA-79-16) to provide a front setback of twenty (20) feet, where LDC Section 205-10 requires a twenty-five (25) foot setback in the front yard; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the LDC; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission finds that approval of the requested variance 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 are made a specific part of this Resolution.

Section 2. That this certain application (VA-79-16) for a variance approval is approved.

Section 3. That pursuant to Section 625-50 “Expiration of Variances” of the Land Development Code, the variance approval (VA-79-16) shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings within eighteen (18) months from the date of this Resolution.

Section 4. That the issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on September 27, 2016.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

REED LAND CO SUB 2-32 D 31-50-42 POR OF TR 11 BLK 3 DESC AS: COMM AT NW
COR OF SAID TR, SE 455.28 ALG W/L TR 11, NE 52 TO POB, CONT NE 143.41 TO
P/C, SWLY 20.11, SWLY 33.41, SW 124.19, NW 50 TO POB