



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DIVISION
STAFF REPORT

DATE: March 22, 2011

TO: Robert Baldwin, City Manager *Robert Baldwin*

VIA: Robert Daniels, Director

FROM: Corinne Lajoie, AICP, Principal Planner *C. Lajoie*

SUBJECT: WA-06-11: A second extension request for approved site plan with waivers for Planned Residential Development containing 18 two-family villas (36 dwelling units) in a gated, private community located on the west side of SW 25 Avenue, south of Griffin Road, immediately south of Tropical Acres.

SITE PLAN EXTENSION - SP-05-06

Site Plan for Planned Residential Development containing 18 two-family villas (36 dwelling units) in a gated, private community.

WAIVER EXTENSION - WA-42-06

PERVIOUS AREA WAIVER 30% - 39% pervious area for 12 of the 36 lots, code requires 40% pervious for each lot.

SETBACK WAIVER 10 foot interior side yard setback or 20 feet between buildings (PRD-1 requires a 15-foot interior side yard, or 30 feet between buildings).

PROPERTY INFORMATION:

EXISTING ZONING	Planned Residential Development (PRD-1)
LAND USE	Low (5) Residential
OVERLAY DISTRICT	West Side Master Plan Study Area - Sub Area 1, Griffin Road West

On January 22, 2008 the site plan was approved with conditions. On February 11, 2009 the site plan and waiver was approved with conditions for two (2) years.

The previously approved site plan proposes 18 two-family villas, totaling 36 residential units in a walled, gated, private residential community. Each villa is two stories and includes a two-car garage. Villas backing onto the linear park along SW 25th Avenue will have swimming pools. The community entrance is located at SW 25th Avenue across from SW 49th Court. The right-of-way for SW 25th Avenue is currently 17 feet. The plan proposes expanding the pavement width to 24' - 25' and constructing a sidewalk on the west side of the road by dedicating additional right-of-way. These improvements will extend from the dead-end of SW 25th Avenue to approximately 200' north of SW 49th Court.

The plan complies with PRD-1 perimeter building setbacks, parking, and public park dedication requirements. With the exception of the distance between villas (interior side yard setbacks), the site plan meets PRD-1 zoning requirements.

Staff requested a revised landscape plan from the applicant. The applicant provided revised the landscape plans on January 14, 2008 for review by the City's Landscape Consultant.

The site plan was reviewed by the Fire Marshal, Public Services, Zoning Department and the City's Landscape Consultant. There were several outstanding comments that are identified as conditions in the resolutions approving the site plan.

The applicant is requesting an additional two (2) to three (3) years extension. The applicant has indicated that the development has been delayed due to current market conditions, the ongoing instability of our economy, and the amount of current real estate inventory that has been flooding the market, the project is not feasible at the present time.

This project is compatible with the Westside Master Plan, which envisions this location as residential.

CITY COMMISSION PREVIOUS ACTION

On January 22, 2008 the City Commission approved the site plan and waivers with conditions as noted in Resolution No. 2008-006.

On February 11, 2009 the City Commission approved a two (2) year extension of the site plan and waivers (SP-05-06EX) with conditions as noted in Resolution No. 2009-024.

STAFF RECOMMENDATION

Approve.

RESOLUTION NO. 2008-006

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN AND WAIVER REQUESTS SUBMITTED BY THE PROPERTY OWNER TROY IPPOLITO, PRESIDENT OF T.H.B., INC., FOR PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF SW 25TH AVENUE AND SOUTH OF GRIFFIN ROAD, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 8.4 of Article 1 of Chapter 8 of the Code of Ordinances of the City of Dania Beach, Florida, states that a site plan is required as a condition to the issuance of a building permit; and

WHEREAS, Article 20 "Supplementary Use Regulations" for "Planned Residential Development", of Chapter 28 of the City Code of Ordinances of the City of Dania Beach, Florida, sets the area requirements for uses within the PRD-1 zoning district; and

WHEREAS, Article 29 "Pervious and Impervious Areas", of Chapter 28 of the City Code of Ordinances of the City of Dania Beach, Florida, sets the minimum pervious area requirements for uses within residential zoning districts; and

WHEREAS, the property owner, Troy Ippolito, President of T.H.B., Inc., is requesting site plan approval for the proposed construction of 18 two-family villas, totaling 36 residential dwelling units in a private residential community, to be generally located on the west side of SW 25th Avenue and south of Griffin Road, in the City of Dania Beach; and

WHEREAS, the property owner is requesting a waiver (WA-42-06) to provide the following:

- a) 30% - 39% pervious area for 12 of the 36 lots (40% pervious area required for each lot); and
- b) 10 foot interior side yard setback or 20 feet between buildings (PRD-1 requires a 15-foot interior side yard, or 30 feet between buildings); and

WHEREAS, the Planning and Zoning Board on September 27, 2007, recommended that the City Commission grant the site plan request (SP-05-06), subject to certain conditions, based upon the criteria set forth in Section 8.4 of Article 1 of Chapter 8 of the Code of Ordinances of the City of Dania Beach; and

WHEREAS, the Planning and Zoning Board on September 27, 2007, recommended that the City Commission grant the request for waiver (WA-42-06), subject to certain conditions, based upon the criteria set forth in Sections 29.10 of Article 29 and 20.30 of Article 20, of Chapter 28 of the Code of Ordinances of the City of Dania Beach;

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

Section 1. That that certain application (SP-05-06) for site plan approval and (WA-42-07) request for waiver, copies of which are attached and made a part of this Resolution as Exhibit "A" are approved with the following conditions to be addressed prior to issuance of a building permit:

1. Sheet SP-1 'Site Data' incorrect, revise the following:
 - Future Land Use designation – eliminate 'plus allocation of 4 reserve units'.
 - Proposed density – revise to '5 units/acre'.
 - Parking required – revise to '3 reserved spaces plus a .25 guest spaces per d.u.'
2. Applicant to provide a tree preservation bond to assure compensation for trees that do not survive preservation or relocation (Amount to be determined prior to Commission Review).
3. Applicant to pay to the City's Tree Preservation Fund the value of the trees to be removed from the site (Amount to be determined prior to Commission Review).
4. Tree bond and mitigation amounts shall be deposited prior to issuance of any clearing, filling, or construction permits (Landscape Consultant).
5. Tree removal permits shall not be issued until developer applies for a building permit and submits permit level drawings.

6. On Sheets E-2, I-1, and I,P-1, E-2, provide 4" X 4" tapping sleeve and valve, 4" X 8" increaser (reducer) and 8" G.V. (Public Services).
7. On Sheet L-1, do not plant trees over or adjacent to utilities (Public Services).
8. Recommend installation of solar lighting (Public Services).
9. Submission of scaled fire flow calculations to determine water demand requirements for this project (Fire Marshal).
10. Fire Department to perform on-site evaluation of fire flow test (Fire Marshal).

It is further noted that the original site plan is maintained in the office of the Community Development Department of the City of Dania Beach.

Section 2. That based upon the criteria set forth in Section 8-4(p) of Article 1 of Chapter 8, of the Code of Ordinances of the City of Dania Beach, all site plan approvals shall automatically expire and become null and void unless building permits are obtained on or before 12 months from the date of this Resolution.

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 January 22, 2008.



BOB ANTON
MAYOR-COMMISSIONER

ATTEST:



LOUISE STILSON, CMC
CITY CLERK

RESOLUTION NO. 2009-024

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY L. MICHAEL OSMAN, P.A. REPRESENTING THE PROPERTY OWNER TROY IPPOLITO, PRESIDENT OF T.H.B., INC. FOR AN EXTENSION RELATING TO THE APPROVAL OF A SITE PLAN AND SUBSEQUENT WAIVERS GRANTED BY RESOLUTION NO. 2008-006, FOR PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF SW 25TH AVENUE AND SOUTH OF GRIFFIN ROAD, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 22, 2008, pursuant to Resolution No. 2008-006, a site plan (SP-05-06) was approved for the proposed construction of 18 two family villas, totaling 36 residential dwelling units in a private residential community ("Ippolito Isle"), to be generally located on the west side of SW 25th Avenue and south of Griffin Road, in the City of Dania Beach, was granted, subject to conditions; and

WHEREAS, on January 22, 2008, pursuant to Resolution No. 2008-006, waivers (WA-42-06) from the pervious area and setback requirements as follows:

- a) 30% - 39% pervious area for 12 of the 36 lots (40% pervious area required for each lot);
and
- b) 10 foot interior side yard setback or 20 feet between buildings (PRD-1 requires a 15-foot interior side yard, or 30 feet between buildings);

were granted in conjunction with the approved site plan for Ippolito Isle subject to conditions; and

WHEREAS, L. Michael Osman, P.A. representing Troy Ippolito President of THB Inc., is requesting an extension of the approvals associated with the above described project relating to the waiver and site plan requests for two (2) years, until February 8, 2011;

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

Section 1. That the request to extend the expiration date of the approvals to February 8, 2011 for the waivers (WA-42-06) and site plan (SP-05-06) requests are approved, subject to the following conditions:

1. Sheet SP-1 'Site Data' incorrect, revise the following:
 - Future Land Use designation – eliminate 'plus allocation of 4 reserve units'.
 - Proposed density – revise to '5 units/acre'.

- Parking required – revise to ‘3 reserved spaces plus a .25 guest spaces per d.u.’
- 2. Applicant to provide a tree preservation bond to assure compensation for trees that do not survive preservation or relocation (Amount to be determined prior to Commission Review).
- 3. Applicant to pay to the City’s Tree Preservation Fund the value of the trees to be removed from the site (Amount to be determined prior to Commission Review).
- 4. Tree bond and mitigation amounts shall be deposited prior to issuance of any clearing, filling, or construction permits (Landscape Consultant).
- 5. Tree removal permits shall not be issued until developer applies for a building permit and submits permit level drawings.
- 6. On Sheets E-2, L-1, and LP-1, E-2, provide 4” X 4” tapping sleeve and valve, 4” X 8” increaser (reducer) and 8” G.V. (Public Services).
- 7. On Sheet L-1, do not plant trees over or adjacent to utilities (Public Services).
- 8. Recommend installation of solar lighting (Public Services).
- 9. Submission of sealed fire flow calculations to determine water demand requirements for this project (Fire Marshal).
- 10. Fire Department to perform on-site evaluation of fire flow test (Fire Marshal).

Section 2. That all such approvals are subject to the conditions previously approved by the City Commission.

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 February 11, 2009.



 ALBERT C. JONES
 MAYOR-COMMISSIONER


ATTEST:



 LOUISE STILSON, CMC
 CITY CLERK



APPROVED AS TO FORM AND CORRECTNESS:

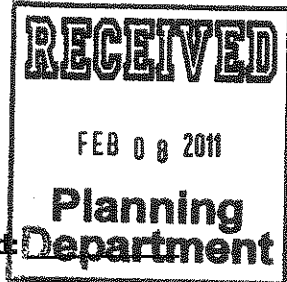


 THOMAS J. ANSBURO
 CITY ATTORNEY



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

General Development Application



- Administrative Variance
- Assignment of Flex/Reserve Units
- Land Use Amendment
- Plat
- Plat Delegation Request
- Rezoning
- Site Plan
- Special Exception
- Trafficway Waiver
- Variance
- Roadway Vacation
- Other: WAIVER EXTENSION REQUEST

Date Rec'd: _____
 Petition No.: WA-06-11

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's Building Department.

Location Address: WEST SIDE OF SW. 25TH AVE, SOUTH OF GRIFFIN ROAD
 Lot(s): PORTION OF TRACT 8 Block: 1 Subdivision: SEC 32, TOWNSHIP 50S RANGE 42 EAST
 Recorded Plat Name: (UNRECORDED) IPPOLITO ISLES PLAT
 Folio Number(s): 0232-01-0110 Legal Description: SEE EXHIBIT "A"

Applicant Consultant/Legal Representative (circle one) _____

Address of Applicant: T.H.B INC. A FLORIDA CORPORATION

Business Telephone: 954-458-6075 Home: _____ Fax: 954-458-6076

Name of Property Owner: T.H.B INC, A FLORIDA CORPORATION

Address of Property Owner: 325 LAYNE BLVD, HALLANDALE FL. 33009

Business Telephone: 954-458-6075 Home: _____ Fax: 954-458-6076

Explanation of Request: EXTENSION OF 3 YEARS OF SITE PLAN AND WAIVER
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **EXTENS.**
 Article 10.13 of Chapter 28, Zoning Code.

Prop. Net Acreage: 7.25 Gross Acreage: 7.25 Prop. Square Footage: 315,810 SF.

Existing Use: VACANT Proposed Use: RESIDENTIAL 5 UNITS PER ACRE

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

I understand that site plan and variance approval automatically expires within 12 months of City Commission approval, pursuant to Ordinance No. 2005-040.

[Signature]
Applicant/Owner signature

Troy Ippolito
Print Name

2/7/2011
Date

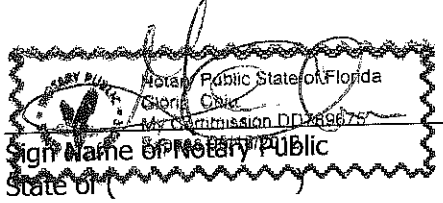
APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE

Sworn to and subscribed before me
This 5 day of Feb 2011

Applicant/Consultant/Representative:
Signature: [Signature]

Date: 2/7/2011

Troy Ippolito
(Print Name)



Gloria Chin
Print Name of Notary

325 LAYNE BLVD
Street Address, City, State and Zip Code
HALLANDALE, FL, 33009
954-458-6075 954-458-6076
Telephone No. & Fax No.

Commission Expires: 5/18/2012
Seal:

954-347-4921 - 954-455-9187

INDIVIDUAL OWNER NOTARIZED SIGNATURE:

This is to certify that I am the fee simple owner of subject lands described above and that I have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

Sworn to and subscribed before me
This _____ day of _____ 20____

Owner: _____

Signature: _____

Date: _____

Sign Name of Notary Public
State of ()

(Print Name)

Print Name of Notary

Street Address, City, State and Zip Code

Commission Expires: _____
Seal:

Telephone No. & Fax No.

CORPORATION NOTARIZED SIGNATURE:

This is to certify that the below referenced corporation is the owner of subject lands described above and that I, as a duly authorized officer, have authorized (Applicant/Consultant/Representative) Troy Ippolito to make and file the aforesaid application.

Sworn to and subscribed before me

Corporation Name:

This 7 day of FEB 2011

T.H.B. Inc A. Florida Corp

Signature: [Signature]

Date: FEB 7 2011

Troy Ippolito
(Print Name)

Pres:rent
(Print Title)

Sign Name of Notary Public
State of ()

325 LAYNE Blvd.
Street Address, City, State and Zip Code

Print Name of Notary

WALTONVILLE FL 32009
954-458-6075 954-458-6076

Commission Expires: _____
Seal: _____

Telephone No. & Fax No.

JOINT VENTURE/PARTNERSHIP NOTARIZED SIGNATURE:

This is to certify that the below referenced that the duly authorized persons are the owners of subject lands described above and that all partners have authorized (Applicant/Consultant/Representative) _____ to make and file the aforesaid application.

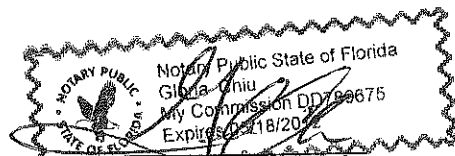
Sworn to and subscribed before me

This 8 day of FEB 2011

Signature: [Signature]

Date: 2/8/11

Troy Ippolito
(Print Name)**



Sign Name of Notary Public
State of ()

Street Address, City, State and Zip Code

Gloria Chiu
Print Name of Notary

Commission Expires: 5/18/2012
Seal: _____

Telephone No. & Fax No.

****Each partner must sign. Attach duplicate sheets as required.**

Exhibit "A"

Ippolito Isles

Legal Description

Tract 8 less the north 391 feet thereof, and including the south 8 ft of the north, 391 feet of the west, 223 feet of tract 8, block 1. A subdivision of section 32, township 50 south, range 42 east. According to the plat thereof, recorded in plat book 2, page 32 of the public records of Miami-Dade county, Florida. Subject to road right-of-way over and across the west 10 feet of said tract 8. Said property lying and being in the City of Dania Beach, Broward County, Florida. Containing 7.25 acres more or less.

DATE: 2/8/11

OWNER: THB INC, A FLORIDA CORPORATION

FOLIO # 0232-01-0110

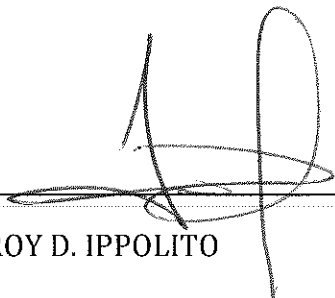
RE: REQUEST FOR SITE PLAN APPROVAL EXTENSION

FOR IPPOLITO ISLES PLAT

IN REFERENCE TO THE ABOVE MENTIONED PROPERTY, WE ARE REQUESTING AN EXTENSION FOR THE SITE PLAN FOR A PERIOD OF TWO - THREE YEARS. BASED ON CURRENT MARKET CONDITIONS, THE ONGOING STABILITY OF OUR ECONOMY, AND THE AMOUNT OF CURRENT REAL ESTATE INVENTORY THAT IS FLOODING THE MARKET IN DISTRESS, THE PROJECT IS NOT FEASIBLE TO DEVELOP AT THE PRESENT TIME. ALL RESEARCH INTO THE ECONOMY POINTS TO A THREE YEAR WINDOW FOR RECOVERY WE ARE VERY WELL INVESTED IN THIS PROJECT AND ARE PATIENTLY WAITING FOR THE REAL ESTATE MARKET TO CORRECT ITSELF, IN ORDER TO MOVE FORWARD AS SOON AS THE ECONOMY WILL ALLOW. IF INDICATIONS ARE FAVORABLE FOR PROGRESS, WE WILL MOVE FORWARD ACCORDINGLY.

THANK YOU FOR YOUR CONSIDERATION DURING THIS ADVERSE TIME IN OUR ECONOMY. WE OUR OPTIMISTICALLY LOOKING FORWARD TO THE FUTRE.

RESPECTFULLY YOURS,



TROY D. IPPOLITO

LEGEND

- IMAGINATE PARKING SPACES
- INDICATES SETBACK PRESENT
- 10'-0" SETBACK (TOP OF SERVICE)
- 5'-0" SETBACK (TOP OF SERVICE)
- 0'-0" SETBACK (TOP OF SERVICE)
- 5'-0" SETBACK (TOP OF SERVICE)
- 10'-0" SETBACK (TOP OF SERVICE)
- 15'-0" SETBACK (TOP OF SERVICE)
- 20'-0" SETBACK (TOP OF SERVICE)
- 25'-0" SETBACK (TOP OF SERVICE)
- 30'-0" SETBACK (TOP OF SERVICE)
- 35'-0" SETBACK (TOP OF SERVICE)
- 40'-0" SETBACK (TOP OF SERVICE)
- 45'-0" SETBACK (TOP OF SERVICE)
- 50'-0" SETBACK (TOP OF SERVICE)
- 55'-0" SETBACK (TOP OF SERVICE)
- 60'-0" SETBACK (TOP OF SERVICE)
- 65'-0" SETBACK (TOP OF SERVICE)
- 70'-0" SETBACK (TOP OF SERVICE)
- 75'-0" SETBACK (TOP OF SERVICE)
- 80'-0" SETBACK (TOP OF SERVICE)
- 85'-0" SETBACK (TOP OF SERVICE)
- 90'-0" SETBACK (TOP OF SERVICE)

CHARACTER OF PROJECT

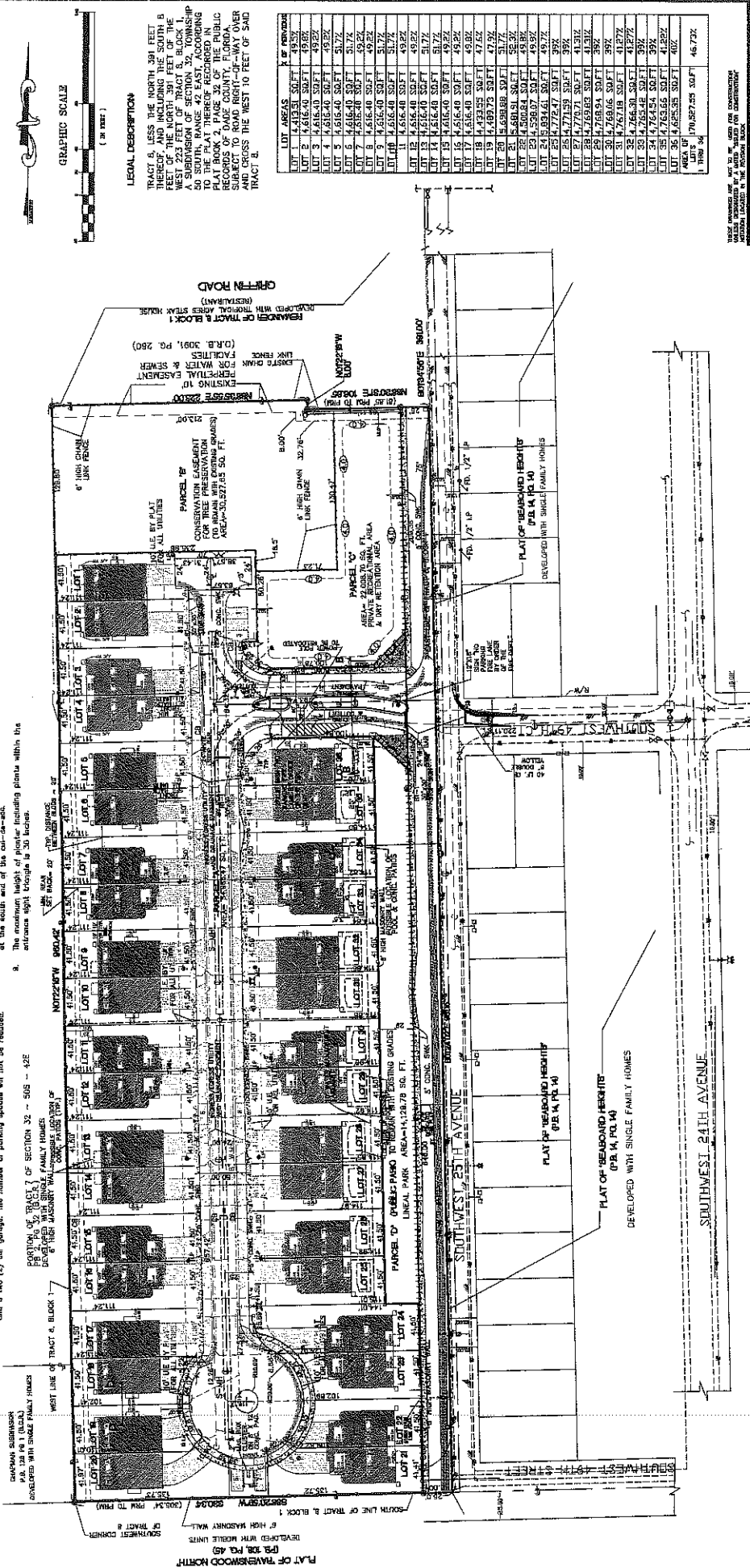
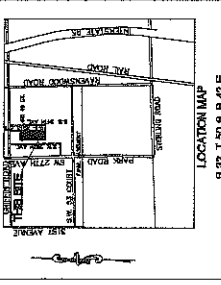
- The minimum dwelling unit floor areas will be 2,800 sq. ft.
- Typical building setback dimensions (minimum) will be as required by the City of South Florida.
- All setbacks, within a lot, not occupied by a building, patio or driveway must be fully setback.
- All setbacks will be located to conform with City of South Florida Code.
- All setbacks will be located to conform with City of South Florida Code.
- Light poles will be placed 6.0 feet away from private road edge of pavement. Poles will be 25 feet high with 150 watt luminaires, designed to maintain a min. of 0.2 foot-candles.
- All units will be provided with a minimum of two (2) 8' x 12' parking spaces and a two (2) car garage. The number of parking spaces will not be reduced.

ADDITIONAL NOTES

- Treatment of properties will be by fee simple with a Homeowners Association to include all common facilities.
- All landscaping trees and shrubs and plant or exceed the min. landscape standards as set forth by the City of South Florida.
- All signage to be submitted for review and approval at a later date.
- The minimum finished floor elevation of the proposed building units shall be 0.00 M.S.L.
- Water & Sewer service will be provided by Broward County office of Environmental Services.
- Stake marks placed will be made by the same provider furnished by the City of South Florida.
- The original site plan with "Plan A" will be dedicated to the Homeowners Association in fee simple and to the City of South Florida as an ingress/egress easement. Description and plat shall be completed prior to issuance of any building certificate of occupancy.
- Mail delivery will be to a unified carrier of mailboxes for all of 38 units, located at the south end of the out-of-lot.
- The maximum height of planters including plants within the entrance sight triangle is 30 inches.

SITE DATA

- Future Land use Designation: Low Residential (S)
- Planning Zoning: R-10, Broward County
- Proposed Density: 6 Units/Acre
- Site Area (Gross): 35,938.77 SQ-FT = 7.25 Acres
- Area of lots 1-38: 170,827.06 SQ-FT = 3.915 Acres
- Minimum Lot Size Required: 6,000 SQ-FT = 0.18 NET ACRES
- Maximum Bldg. Coverage: 25%
- Maximum Height Allowed: 3/25'
- Open Space (To mid-roof): Three (3) narrow spasies plus 0.25 guest space per d.u.
- Parking required: Two (2) narrow spasies (garage) & 2 guest space per d.u.
- Footing provided: Two (2) narrow spasies
- Required parking: 14,113 S.F.
- Park provided: 14,088.15 S.F.



LEGAL DESCRIPTION

TRACT 8, LESS THE NORTH 301 FEET THEREOF, AND INCLUDING THE SOUTH 6 FEET OF THE NORTH 301 FEET OF THE NORTH 601 FEET OF TRACT 8, A SUBSECTION OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SUBJECT TO DAVIS CANAL, FLORIDA PUBLIC CANAL AND CROSS THE WEST 10 FEET OF SAID TRACT 8.

LOT	AREA	% OF PERCENTAGE
LOT 1	7,743.51 SQ. FT.	19.29%
LOT 2	7,743.51 SQ. FT.	19.29%
LOT 3	14,115.40 SQ. FT.	36.46%
LOT 4	14,115.40 SQ. FT.	36.46%
LOT 5	14,115.40 SQ. FT.	36.46%
LOT 6	14,115.40 SQ. FT.	36.46%
LOT 7	14,115.40 SQ. FT.	36.46%
LOT 8	14,115.40 SQ. FT.	36.46%
LOT 9	14,115.40 SQ. FT.	36.46%
LOT 10	14,115.40 SQ. FT.	36.46%
LOT 11	14,115.40 SQ. FT.	36.46%
LOT 12	14,115.40 SQ. FT.	36.46%
LOT 13	14,115.40 SQ. FT.	36.46%
LOT 14	14,115.40 SQ. FT.	36.46%
LOT 15	14,115.40 SQ. FT.	36.46%
LOT 16	14,115.40 SQ. FT.	36.46%
LOT 17	14,115.40 SQ. FT.	36.46%
LOT 18	14,115.40 SQ. FT.	36.46%
LOT 19	14,115.40 SQ. FT.	36.46%
LOT 20	14,115.40 SQ. FT.	36.46%
LOT 21	14,115.40 SQ. FT.	36.46%
LOT 22	14,115.40 SQ. FT.	36.46%
LOT 23	14,115.40 SQ. FT.	36.46%
LOT 24	14,115.40 SQ. FT.	36.46%
LOT 25	14,115.40 SQ. FT.	36.46%
LOT 26	14,115.40 SQ. FT.	36.46%
LOT 27	14,115.40 SQ. FT.	36.46%
LOT 28	14,115.40 SQ. FT.	36.46%
LOT 29	14,115.40 SQ. FT.	36.46%
LOT 30	14,115.40 SQ. FT.	36.46%
LOT 31	14,115.40 SQ. FT.	36.46%
LOT 32	14,115.40 SQ. FT.	36.46%
LOT 33	14,115.40 SQ. FT.	36.46%
LOT 34	14,115.40 SQ. FT.	36.46%
LOT 35	14,115.40 SQ. FT.	36.46%
LOT 36	14,115.40 SQ. FT.	36.46%
LOT 37	14,115.40 SQ. FT.	36.46%
LOT 38	14,115.40 SQ. FT.	36.46%
AREA OF 170,827.06 SQ. FT.		46.37%

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 11/24/24

SCALE: 1" = 40'

DEVELOPER: THB, INC.

PROJECT: IPPOLITO ISLE SITE PLAN

SHEET NO.: SP-1

ASSOCIATED ENGINEER OF SOUTH FLORIDA, INC.

1111 S. FLORIDA AVE., SUITE 100, MIAMI, FL 33130

PROFESSIONAL ENGINEER NO. 12512

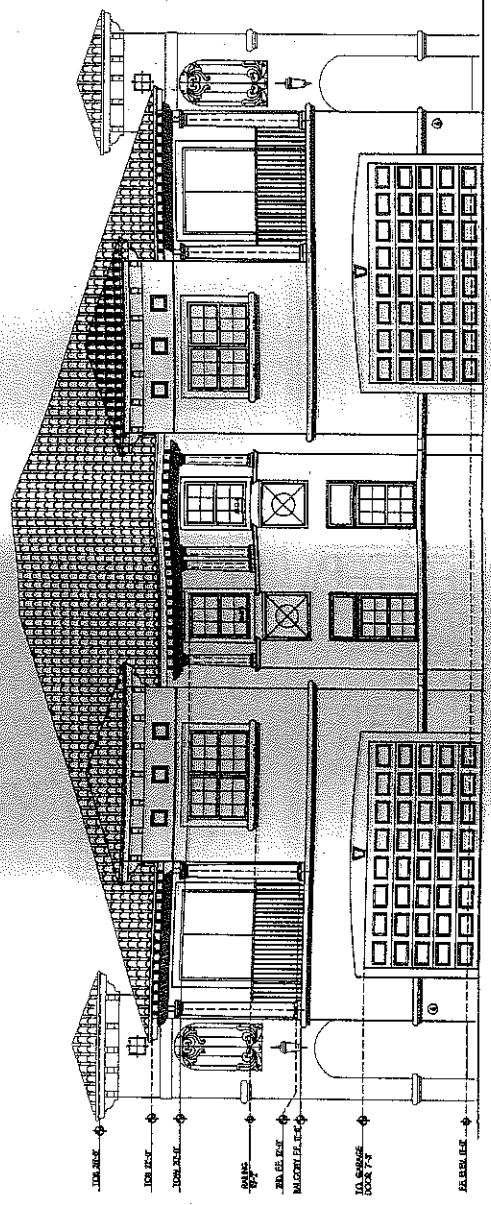
REGISTERED ENGINEER NO. 33837

CERTIFICATE OF REGISTRATION NO. 177

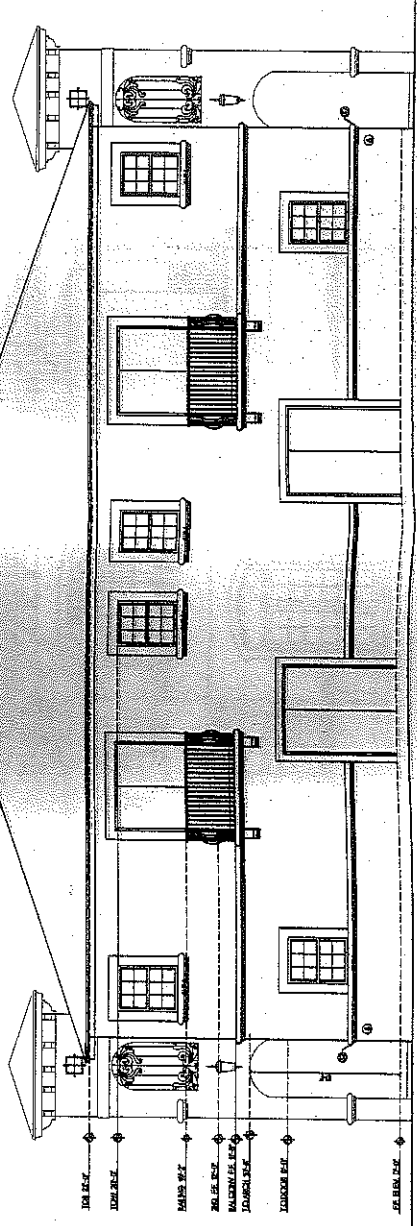
THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED VOID WITHOUT THESE SPECIFICATIONS AND CONDITIONS.

CAD FILE NAME: 04-111 IPR-111 IPR-111 IPR-111 20-07-DWG

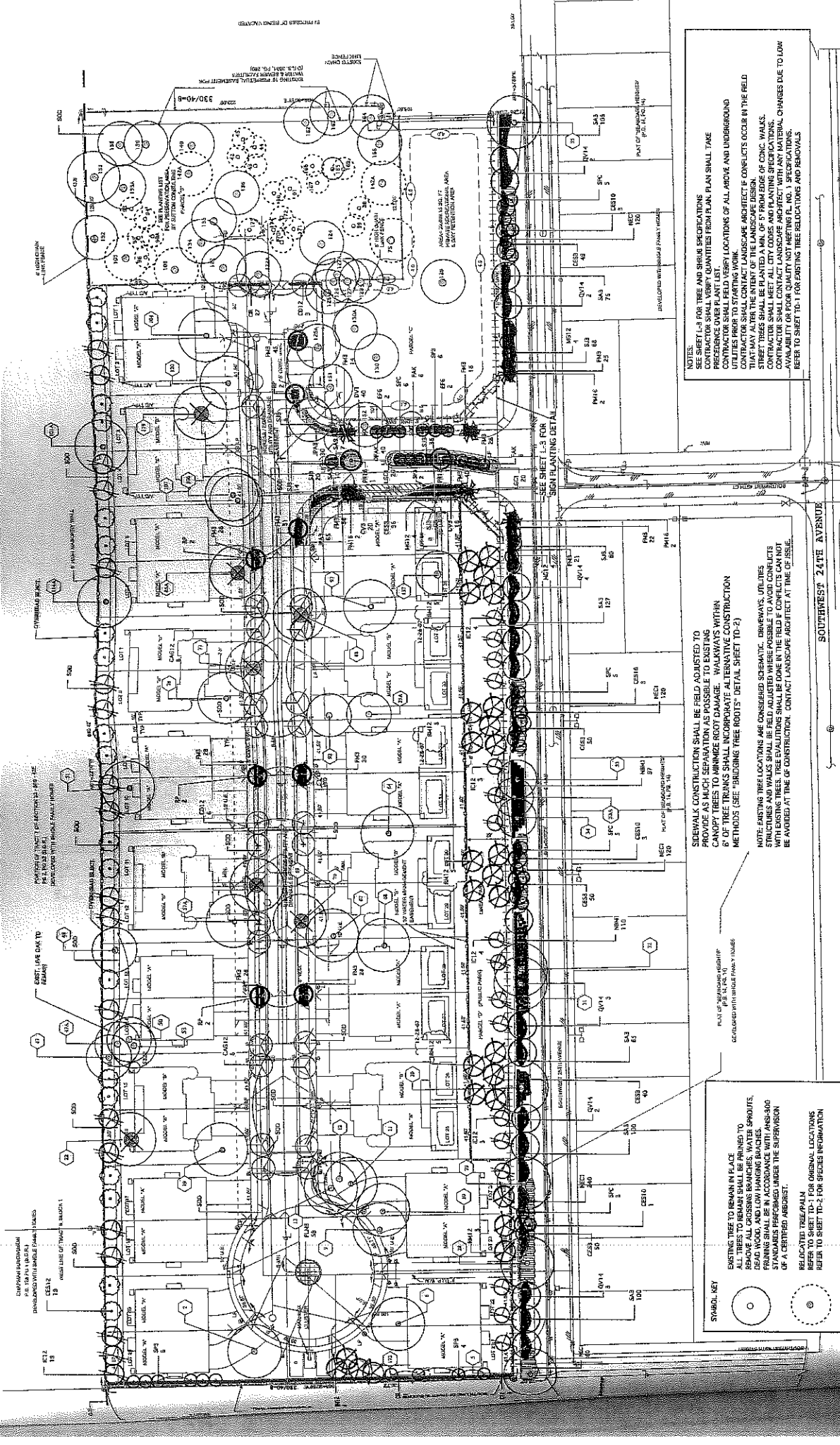
P.A. DESIGN GROUP, INC. PLANNING • EVALUATION • DESIGN 1440 GUYTON ROAD, SUITE 217 DAVIS, ALABAMA 36504 TEL: (205) 336-2222 FAX: (205) 336-2222 E-MAIL: info@padgroup.com WWW: www.padgroup.com	LITTON ARCHITECTS & ASSOCIATES 1000 NEW RESIDENCE 1000 LITTON BLVD DANA POINT, FLORIDA	CLIENT	THEY' PRODUCE	PROJECT NO.	PHILIP D. ANDERSON	DATE	1-25-08	SCALE	1/8" = 1'-0"	NO. SHEETS	12	SHEET NO.	08-36	DATE	1-25-08	SCALE	1/8" = 1'-0"	NO. SHEETS	12	SHEET NO.	08-36	DATE	1-25-08
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MODEL 'A'
FRONT ELEVATION



MODEL 'A'
REAR ELEVATION



NOTES:
 SEE SHEET L-3 FOR TREE AND SHRUB SPECIFICATIONS
 CONTRACTOR SHALL VERIFY QUANTITIES FROM PLAN. PLAN SHALL TAKE
 CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL ABOVE AND UNDERGROUND
 UTILITIES PRIOR TO STARTING WORK.
 CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF CONFLICTS OCCUR IN THE FIELD
 THAT MAY AFFECT THE INTENT OF THE LANDSCAPE DESIGN, AS CONC. WALLS,
 DRIVEWAYS, OR OTHER STRUCTURES.
 CONTRACTOR SHALL MEET ALL CITY CODES AND PLANTING SPECIFICATIONS.
 CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH ANY MATERIAL CHANGES DUE TO LOW
 AVAILABILITY OR POOR QUALITY NOT MEETING FL. NO. 1 SPECIFICATIONS.
 REFER TO SHEET TD-1 FOR EXISTING TREE RELOCATIONS AND REMOVALS


SCENARIY CONSTRUCTION SHALL BE FIELD ADJUSTED TO
 MAINTAIN AS MUCH AS POSSIBLE TO EXISTING
 CANOPY TREES TO MINIMIZE SOIL COMPACTED WITHIN
 6' OF TREE TRUNKS SHALL INCORPORATE ALTERNATIVE CONSTRUCTION
 METHODS (SEE "BRIDGING TREE ROOTS" DETAIL SHEET TD-2)
 NOTE: EXISTING TREE LOCATIONS ARE CONSIDERED SCHEMATIC. DRIVEWAYS, UTILITIES
 STRUCTURES AND WALKS SHALL BE FIELD ADJUSTED WHERE POSSIBLE TO AVOID CONFLICTS
 WITH EXISTING TREES. TREE EVALUATIONS SHALL BE DONE IN THE FIELD IF CONFLICTS CAN NOT
 BE AVOIDED AT TIME OF CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT AT TIME OF ISSUE.

EXISTING TREE TO REMAIN IN PLACE
 BRANCHES TO BE REMOVED TO
 DEAD WOOD, AND LOW HANGING BRANCHES,
 PRUNING SHALL BE IN ACCORDANCE WITH ANSI-S00
 STANDARDS PERFORMED UNDER THE SUPERVISION
 OF A CERTIFIED ARBORIST.
 RELOCATED TREE/PALM
 REFER TO SHEET TD-1 FOR ORIGINAL LOCATIONS
 REFER TO SHEET TD-2 FOR SPECIES INFORMATION

SYMBOL KEY

- EXISTING TREE TO REMAIN IN PLACE
- EXISTING TREE TO BE REMOVED
- RELOCATED TREE/PALM
- REMOVE TREE

REFER TO SHEET TD-1 FOR ORIGINAL LOCATION
 REFER TO SHEET TD-2 FOR SPECIES INFORMATION
 NOTE: REFER TO TREE LIST BY SUTION CONSULTING
 FOR ALL EXISTING TREE INFORMATION E. SPECIES, SIZE,
 AND CONDITION.



McClure
Landscapes Inc.

DATE: 11-8-05
 SCALE: 1"=30'
 REVISIONS:
 DEC REV 7-13-06
 SITE MOD 7-13-06
 11 MOD 2-11-07
 DEC 12-21-07

PROJECT:
 IPPOLITO ESTATES
 SOUTHWEST 25TH AVENUE, DANIA FL.
 SHEET:
 LANDSCAPE PLAN

DATE: 11-8-05
 SCALE: 1"=30'
 REVISIONS:
 DEC REV 7-13-06
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