



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

**DATE:** January 24, 2012

**TO:** Robert Baldwin, City Manager

**VIA:** Robert Daniels, Director *Robert Daniels*

**FROM:** Kristin Dion, AICP, City Planner  
Corinne Lajoie, AICP, LEED Green Associate, Principal Planner *CL*

**SUBJECT:** **SP-45/11:** The applicant, George Platt, on behalf of Southern Waste Systems, Ltd., is requesting approval of a 4,050 square foot storage building on a property located at 3200 SW 26<sup>th</sup> Terrace.

**PROPERTY INFORMATION**

EXISTING ZONING:	Industrial Research Office Marine - Airport Approach (IROM-AA)
LAND USE DESIGNATION:	Industrial
OVERLAY DISTRICT	Westside Master Plan Study Area – Sub Area 2 Marine Mile

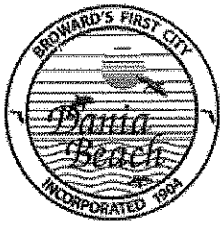
The site is an existing construction and demolition debris recycling facility, which was approved in 1999 with a restrictive covenant requiring City Commission approval of any proposed construction of additional facilities.

In 2009, Southern Waste Systems submitted site plan modifications seeking to allow the construction of an accessory storage building on the property for purposes of storing equipment. At that time, it was determined that the modification, while permitted by the zoning district, was not permitted based on the existing restrictive covenants on the property. On July 12, 2011, the City Commission approved the first amendment to the restrictive covenant which allows the applicant to submit a site plan application for an additional storage structure.

The IROM-AA zoning permits outdoor storage of materials and equipment provided the property has adequate landscape buffering. The site plan application has been reviewed by the City Arborist, City Engineer, Fire Marshall and the Planning Division. All outstanding comments have been resolved.

**STAFF RECOMMENDATION**

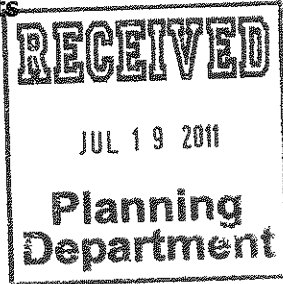
Approval.



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: \_\_\_\_\_



Date Rec'd: 7/19/2011

Petition No.: ~~SP-38/09 MOD~~  
SP-45/11

**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. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 3200 S.W. 26<sup>th</sup> Terrace, Dania Beach, FL

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): \_\_\_\_\_ Legal Description: See Attached

Applicant/Consultant (Legal Representative (circle one)) George I. Platt

Address of Applicant: 333 N. New River Dr. East, Ste 3100, Ft. Lauderdale, FL

Business Telephone: 954-522-3588 Home: 954-770-430 Fax: 954-522-3578 33301

E-mail address: gplatt@LSNPartners.com

Name of Property Owner: Southern Waste Systems Ltd.

Address of Property Owner: 790 Hillbrath Drive, Lantana, FL 33462

Business Telephone: 561-202-2473 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

Explanation of Request: Add an enclosed equipment storage building (50'x81')  
 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: Recycling Facility Proposed Use: No change

Is property owned individually, by a corporation, or a joint venture? Florida Limited Partnership

I understand that all approvals automatically expire within 12 months of City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Land Development Code.

[Signature]  
Applicant/Owner signature

George Platt  
Print Name

7/18/2011  
Date

**APPLICANT, CONSULTANT, OR LEGAL REPRESENTATIVE NOTARIZED SIGNATURE**

Sworn to and subscribed before me  
This 18 day of July 2011

Applicant/Consultant/Representative:  
Signature: [Signature]  
Date: 7/18/2011  
George I. Platt  
(Print Name)

[Signature]  
Sign Name of Notary Public  
State of (Florida)  
NOTARY PUBLIC-STATE OF FLORIDA  
Kathy Singer  
Commission # DD821148  
Expires: SEP. 08, 2012  
Print Name of Notary  
BONDED THRU ATLANTIC BONDING CO., INC.

333 N. New River Drive East Ste. 310, Ft Lauderdale  
Street Address, City, State and Zip Code FL 33301

Commission Expires: 9-8-12  
Seal:

954 522-3588  
Telephone No. & Fax No.

**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 of Notary  
\_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Seal:

\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
Street Address, City, State and Zip Code  
\_\_\_\_\_  
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) \_\_\_\_\_ to make and file the aforesaid application.

Sworn to and subscribed before me

Corporation Name: \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Sign Name of Notary Public  
State of ( )

\_\_\_\_\_  
(Print Title)

\_\_\_\_\_  
Print Name of Notary

\_\_\_\_\_  
Street Address, City, State and Zip Code

\_\_\_\_\_  
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) Charles Gusmano to make and file the aforesaid application.

Sworn to and subscribed before me

This 11<sup>th</sup> day of July 2011

*Charles Gusmano*

Signature: \_\_\_\_\_

Date: July 11, 2011

Charles Gusmano  
(Print Name)\*\*

*Cathy Parizo*  
\_\_\_\_\_  
Sign Name of Notary Public  
State of ( FLORIDA )

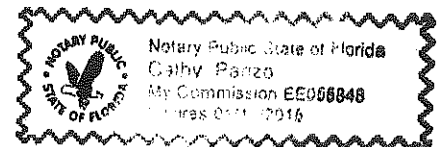
CATHY PARIZO  
\_\_\_\_\_  
Print Name of Notary

790 Hillbroath Drive, Lakeland, FL  
\_\_\_\_\_  
Street Address, City, State and Zip Code 33462

\_\_\_\_\_  
Commission Expires: 1/17/2015  
Seal:

561-582-6688 ext. 229  
\_\_\_\_\_  
Telephone No. & Fax No.

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



**LEGAL DESCRIPTION: "WASTE CORPORATION OF AMERICA"**

All of Parcel "H", "RUNWAY LAKES III", according to the Plat Book thereof as in Plat Book 156, Page 44, of the Public Records of Broward County, Florida.

**TOGETHER WITH:**

A portion of Parcel "A", "ISGETTES RUNWAY", according to the Plat thereof as in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, be particularly described as follows:

**BEGINNING** at the Southwest corner of said Parcel "A";  
Thence North 89°29'20" East, on the South line of said Parcel "A", a distance of 292.11 feet; Thence North 00°54'58" West, on the East line of said Parcel "A", and on the North line of said Parcel "H", a distance of 292.11 feet; Thence South 88°49'41" West, on the North line of said Parcel "H", and the Westerly extension thereof, a distance of 292.11 feet; Thence North 01°55'03" West, a distance of 381.11 feet; Thence South 00°54'58" East, on the West line of said Parcel "A", a distance of 388.12 feet; Thence North 02°43'28" East, on the said West line, a distance of 278.41 feet to the POINT OF BEGINNING.

**LESS:**

A portion of Parcel "A", "ISGETTES RUNWAY", according to the Plat thereof as in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, be particularly described as follows:

**BEGINNING** at the Northeast corner of said Parcel "H";  
Thence South 00°54'58" East, on the East line of said Parcel "H", and on the Easterly line of said Parcel "A", a distance of 292.11 feet; Thence South 88°49'41" West, on the South line of said Parcel "A", a distance of 187.58 feet;  
Thence South 89°29'20" West, on the South line, a distance of 716.40 feet; Thence North 00°54'58" West, a distance of 284.18 feet; Thence North 88°49'41" East, on the Westerly extension of the North line of said Parcel "H", and on the said North line, a distance of 903.96 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Dania, Broward County, Florida containing 486,050 Square Feet (11.159 Acres), more or less.

Official Records Book 31239, Page 350 of the Public Records of Broward County, Florida; Special Warranty Deed; Dania Lands

**LEGAL DESCRIPTION: "SOUTHERN WASTE SYSTEM"**

All of Parcel "H", "RUNWAY LAKES III", according to the Plat Book thereof as in Plat Book 156, Page 44, of the Public Records of Broward County, Florida.

**TOGETHER WITH:**

A portion of Parcel "A", "ISGETTES RUNWAY", according to the Plat thereof as in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, be particularly described as follows:

**BEGINNING** at the Northeast corner of said Parcel "H";  
Thence South 00°54'58" East, on the East line of said Parcel "H", and on the Easterly line of said Parcel "A", a distance of 292.11 feet; Thence South 88°49'41" West, on the South line of said Parcel "A", a distance of 187.58 feet;  
Thence South 89°29'20" West, on the South line, a distance of 716.40 feet; Thence North 00°54'58" West, a distance of 284.18 feet; Thence North 88°49'41" East, on the Westerly extension of the North line of said Parcel "H", and on the said North line, a distance of 903.96 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Dania, Broward County, Florida containing 260,000 Square Feet (5.968 Acres), more or less.

Official Records Book 31239, Page 350 of the Public Records of Broward County, Florida; Special Warranty Deed; Dania Lands

**RESOLUTION NO. 2011-066**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN "AGREEMENT FOR PERMIT" AND AN "AGREEMENT" WITH SOUTHERN WASTE SYSTEMS, LTD., AND APPROVING A "FIRST AMENDMENT TO RESTRICTIVE COVENANTS" TO BE EXECUTED BY THAT PROPERTY OWNER AND RECORDED AGAINST THE SUBJECT PROPERTY WHICH IS LOCATED IN THE 3200 BLOCK OF SW 26<sup>TH</sup> TERRACE IN THE CITY OF DANIA BEACH, TO ALLOW THE CONSTRUCTION OF AN ACCESSORY EQUIPMENT STORAGE STRUCTURE TO BE LOCATED ON THE PROPERTY, SUBJECT TO SUBSEQUENT SITE PLAN APPROVAL BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

**Section 1.** That the proper City officials are authorized to execute an "Agreement for Permit" and an "Agreement" with Southern Waste Systems, Ltd., and a "First Amendment to Restrictive Covenants" which is to be executed and recorded by the company against its property located in the 3200 Block of SW 26<sup>th</sup> Terrace, in the City; the documents are approved, subject to subsequent site plan review and approval of the City Commission.

**Section 2.** That the City Manager and City Attorney are authorized to make revisions to the documents as are deemed necessary and proper for the best interests of the City.

**Section 3.** That if any section, clause, sentence or phrase of this Resolution 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 Resolution

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

**Section 5.** That this Resolution shall be in full force and take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** on July 12, 2011.

ATTEST:

*Louise Stilson*

LOUISE STILSON, CMC  
CITY CLERK

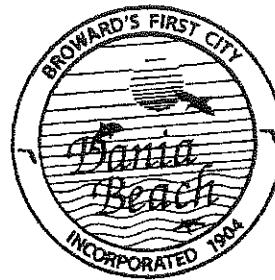
*Patricia A. Flury*

PATRICIA A. FLURY  
MAYOR

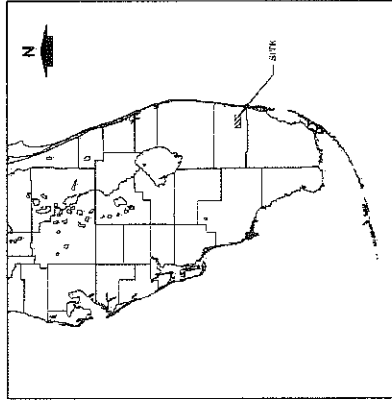
APPROVED AS TO FORM AND CORRECTNESS:

*Thomas J. Ansbro*

THOMAS J. ANSBRO  
CITY ATTORNEY



**SUN RECYCLING III**  
**SITE PLAN MODIFICATION**  
**TO INCLUDE AN EQUIPMENT STORAGE FACILITY**  
**3251 SW 26th TERRACE**  
**DANIA BEACH, FLORIDA 33312**  
**REVISED DATE: DECEMBER 2011**



LOCATION MAP

DRAWING	DESCRIPTION
1.	COVER SHEET
2.	SP-1 SITE PLAN
3.	SP-1 EXISTING CONDITIONS LANDSCAPE PLAN
4.	SP-1 EXISTING UTILITIES PLAN
5.	SP-1 LANDSCAPE NOTES & DETAILS
6.	WSS-1 WATER DISTRIBUTION SYSTEM SEWAGE COLLECTION SYSTEM PLAN
7.	PGD-1 PAVING GRADING AND DRAINAGE PLAN
8.	BUD-1 BUILDINGS PLAN & ELEVATION



VICINITY MAP



**SOUTHERN WASTE SYSTEMS, LTD.**  
**790 HILLBRATH DRIVE**  
**LANTANA, FLORIDA 33462**  
**(561) 582-6688**



**SUBMITTAL DATA TABLE**

**SITE LOCATION:**  
LAND USE PLAN DESIGNATION:  
EXISTING USE:

DATA BEACH	RECYCLING SITE
INDUSTRIAL	RECYCLING SITE

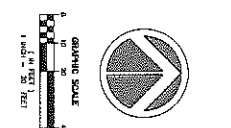
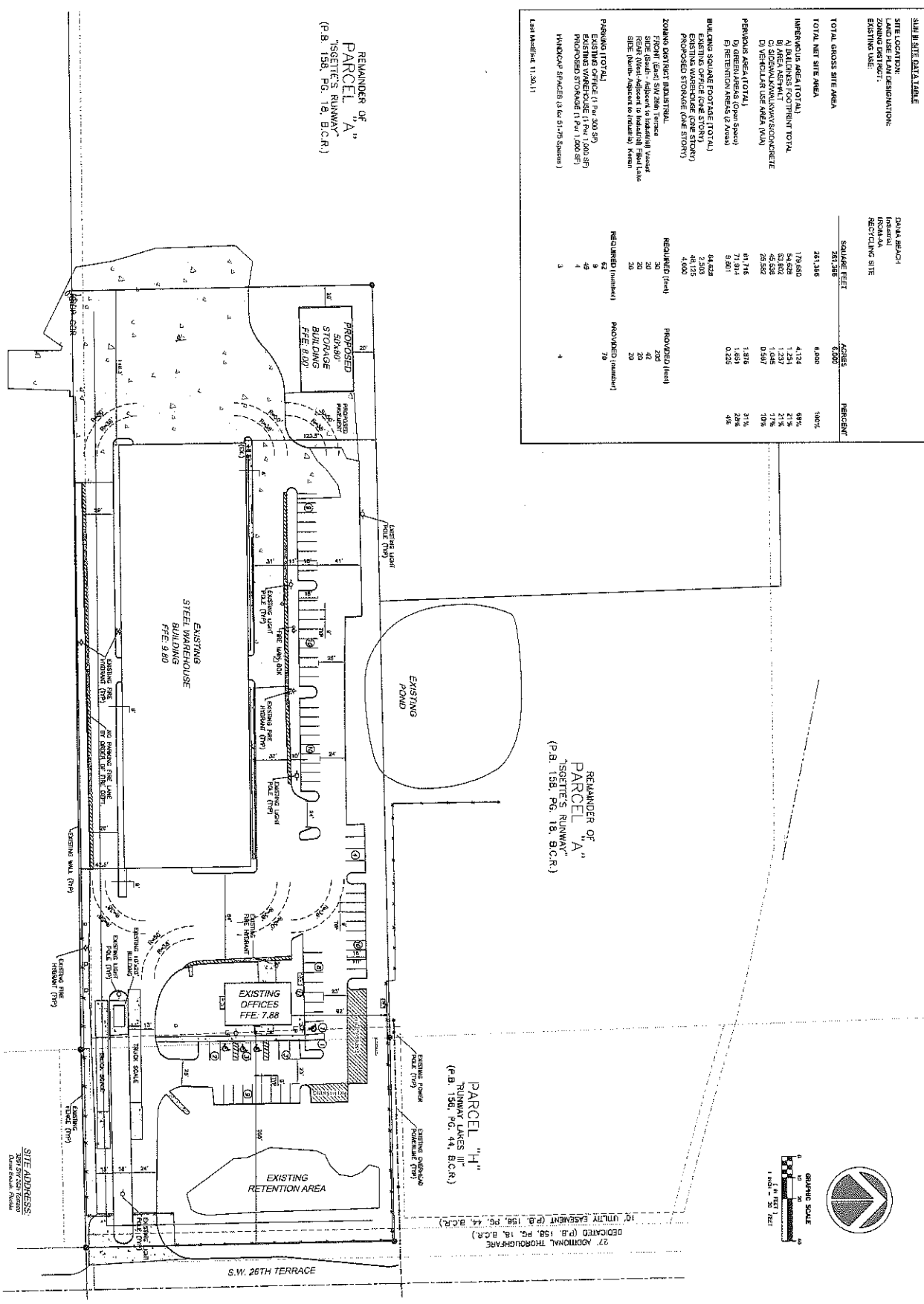
TOTAL GROSS SITE AREA	SQUARE FEET	ACRES	PERCENT
TOTAL NET SITE AREA	267,386	6.008	100%
IMPERVIOUS AREA (TOTAL)	179,660	4.124	69%
A) BALDERS FOOTPRINT TOTAL	84,828	1.934	21%
B) AREA ASPHALT	62,032	1.427	16%
C) ASPHALT DRIVEWAYS/CONCRETE	22,836	0.527	10%
D) PAVED DRIVEWAY AREA (VUL)	17,716	0.405	7%
PERVIOUS AREA (TOTAL)	99,726	2.274	31%
E) PERVIOUS DRIVEWAY (VUL)	9,801	0.225	4%
F) RETENTION AREAS (2 Areas)			
BUILDING SQUARE FOOTAGE (TOTAL)	64,620		
EXISTING WAREHOUSE (ONE STORY)	48,125		
PROPOSED STORAGE (ONE STORY)	16,495		
PROPOSED STORAGE (ONE STORY)	4,000		
ZONING CATEGORY INDUSTRIAL			
FRONT (East) 50' 20th Terrace			
SIDE (South) - adjacent to industrial vacant site (over adjacent to industrial vacant site) (over adjacent to industrial vacant site) (over adjacent to industrial vacant site)			
REAR (West) - adjacent to industrial vacant site (over adjacent to industrial vacant site) (over adjacent to industrial vacant site) (over adjacent to industrial vacant site)			
PROPOSED (TOTAL)			
PROPOSED STORAGE (1 Pav. 200 SF)	2	70	
EXISTING WAREHOUSE (1 Pav. 1,000 SF)	49		
PROPOSED STORAGE (1 Pav. 1,000 SF)	4		
HANDICAP SPACES (1 for 51-75 Spaces)	3		

Last Modified: 11.30.11

REMAINDER OF  
PARCEL "A"  
"ISSETTE'S RUNWAY"  
(P.B. 158, PG. 18, B.C.R.)

REMAINDER OF  
PARCEL "A"  
"ISSETTE'S RUNWAY"  
(P.B. 158, PG. 18, B.C.R.)

PARCEL "H"  
RUNWAY LAKES III (B.C.R.)  
(P.B. 158, PG. 44, B.C.R.)



Title: SUN RECYCLING III  
 Date: 11/30/11  
 Sheet: SP-1  
 Project: SUN RECYCLING III  
 Location: DANIA BEACH, FLORIDA  
 Client: SOUTHERN WASTE SYSTEMS, LTD.

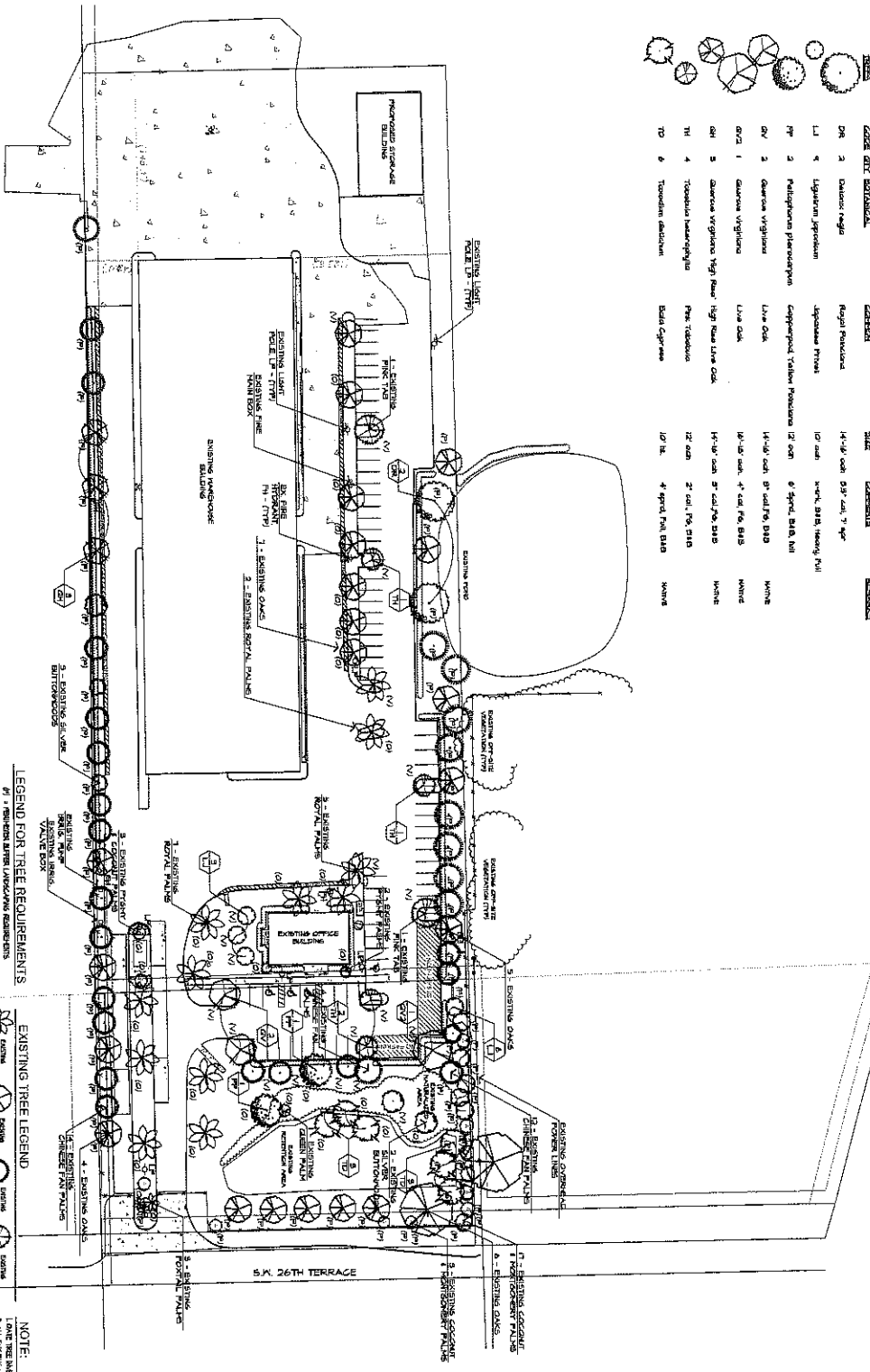
**SUN RECYCLING III**  
 DANIA BEACH, FLORIDA  
 FOR: SOUTHERN WASTE SYSTEMS, LTD

**jbs planning & design**  
 planning, landscape architecture & sustainable design  
 1312 PLYMOUTH TERRACE • WESTON, FLORIDA 32227  
 352-924-2722 • www.jbsplanning.com



**PLANT SCHEDULE**

NO.	CODE	ORIG. BOTANICAL	CULTIVAR	SIZE	COMMENTS	REMARKS
01	2	Dalmania regia	Japan	14-18" diam. 59" tall 7" girth		
02	4	Ligustrum japonicum	Japan	12" diam. 30-35" tall 1.5" girth		
03	2	Philadelphus pinnatifidus	Japan	14-18" diam. 59" tall 7" girth		
04	2	Azalea speciosa	China	14-18" diam. 59" tall 7" girth		
05	1	Azalea speciosa	China	14-18" diam. 59" tall 7" girth		
06	3	Azalea speciosa	China	14-18" diam. 59" tall 7" girth		
07	4	Taxodium distichum	USA	12" diam. 30-35" tall 1.5" girth		
08	4	Taxodium distichum	USA	12" diam. 30-35" tall 1.5" girth		
09	4	Taxodium distichum	USA	12" diam. 30-35" tall 1.5" girth		
10	4	Taxodium distichum	USA	12" diam. 30-35" tall 1.5" girth		



**LEGEND FOR TREE REQUIREMENTS**

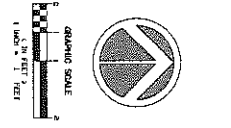
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**EXISTING TREE LEGEND**

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- 97 - EXISTING OAKS
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- 99 - EXISTING CONCRETE
- 100 - EXISTING PALMS

**NOTE:**

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI LANDSCAPE MAINTENANCE MANUAL.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MIAMI LANDSCAPE MAINTENANCE MANUAL.
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**SUN RECYCLING III**  
 DANIA BEACH, FLORIDA  
 FOR: SOUTHERN WASTE SYSTEMS, LTD

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Job design  
 LNP-1  
 1/11/2010





**HDR**  
HEADQUARTERS  
400 WEST PALM BEACH AVENUE  
SUITE 200  
PALM BEACH, FL 33480

SCALE	DATE	DESCRIPTION

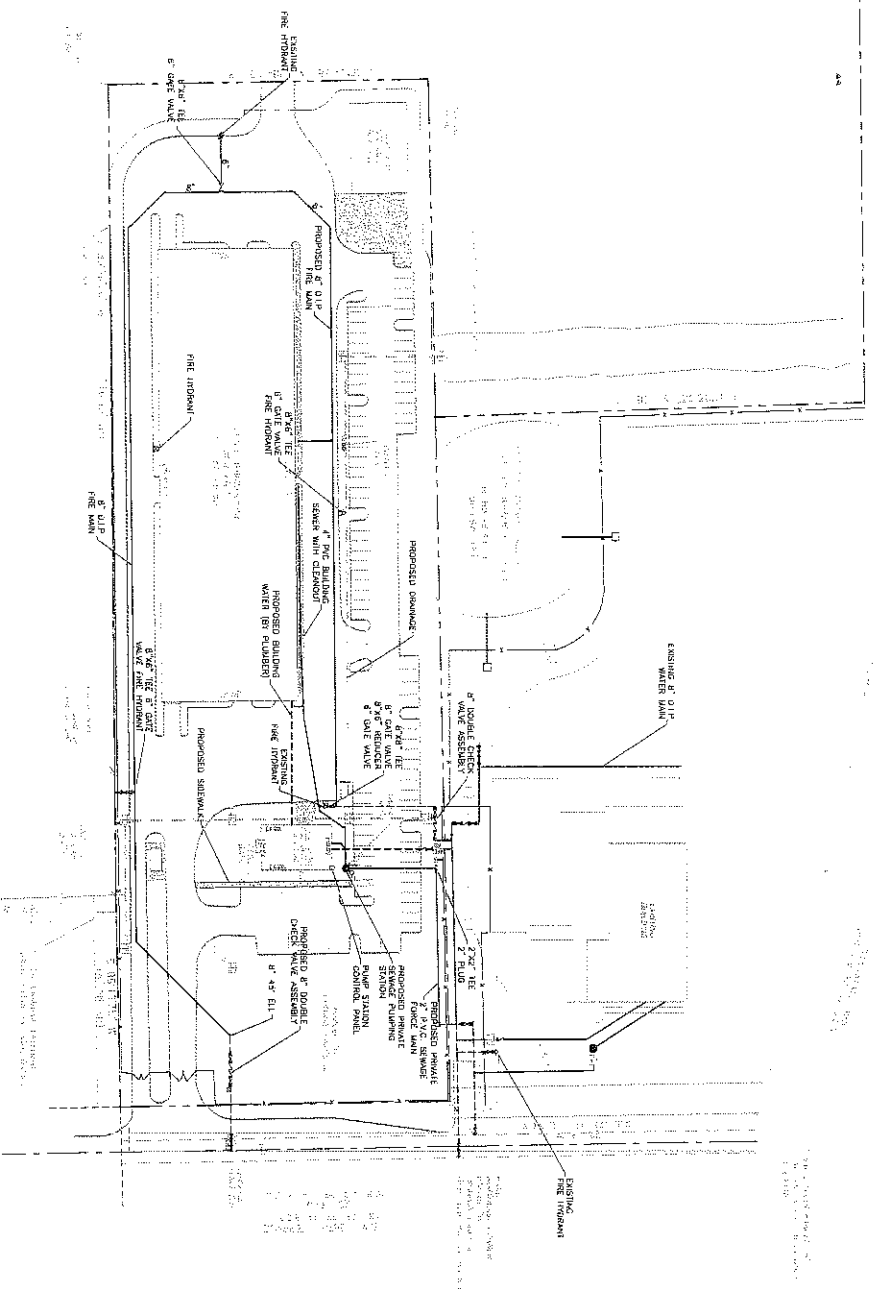
PROJECT NUMBER	ISSUE

PROJECT NUMBER: 03-004, P.1  
 DRAWING NO: 0723  
 DATE: CANADA  
 PROJECT: SUN RECYCLING 3281 S.W. 28th Terrace, Dania Beach, FL 33312

ENGINEERING DRAWINGS  
 SUN RECYCLING 3  
 3281 S.W. 28th TERRACE  
 DANIA BEACH, FL 33312

MSS-1 WATER DISTRIBUTION SYSTEM  
 SEWAGE COLLECTION SYSTEM PLAN

DESIGNED BY	DATE	SHEET
		6



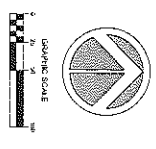
**LEGEND**

— EXISTING WATER MAIN  
 — PROPOSED WATER MAIN  
 — EXISTING SEWER MAIN  
 — PROPOSED SEWER MAIN  
 - - - EXISTING DRAINAGE  
 - - - PROPOSED DRAINAGE

**NOTES:**

1. INFORMATION INCLUDED IN THIS DRAWING WAS OBTAINED FROM A VISUAL SURVEY OF THE PROJECT AND FROM A SYSTEM PLAN PREPARED BY MICHIGAN ENGINEERING, FIRM, 1999, AS APPROVED BY THE CITY OF DANIA BEACH, FLORIDA.

2. THE EXISTING PAVED AREAS THROUGH THE REPAIRMENT ARE COMPARED WITH OTHER AREAS OF CONCRETE PAVED AREAS TO DETERMINE WHICH SHOULD BE COVERED OR ACCOMPANIED BY SEWERAGE.





DATE	DESCRIPTION

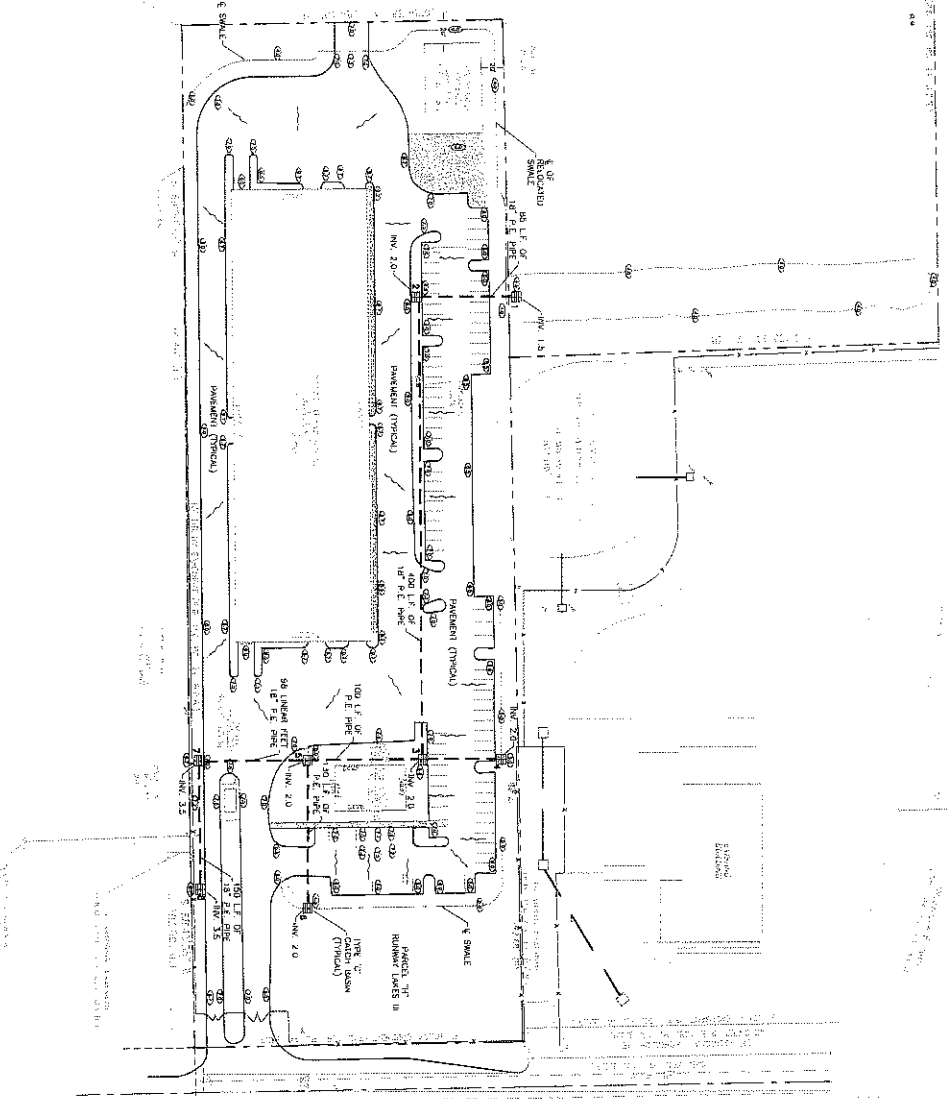
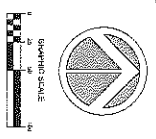
PROJECT MANAGER: B. CLARK, P.E.  
 P.E. NO. 47254  
 DESIGNER: C. CARVALHO  
 DATE:  

PROJECT NUMBER: 15402

ENGINEERING DRAWINGS  
 SUN RECYCLING 3  
 3251 S.W. 28TH TERRACE  
 DANIA BEACH, FL 33312

PGD-1 PAVING, GRADING, AND DRAINAGE PLAN

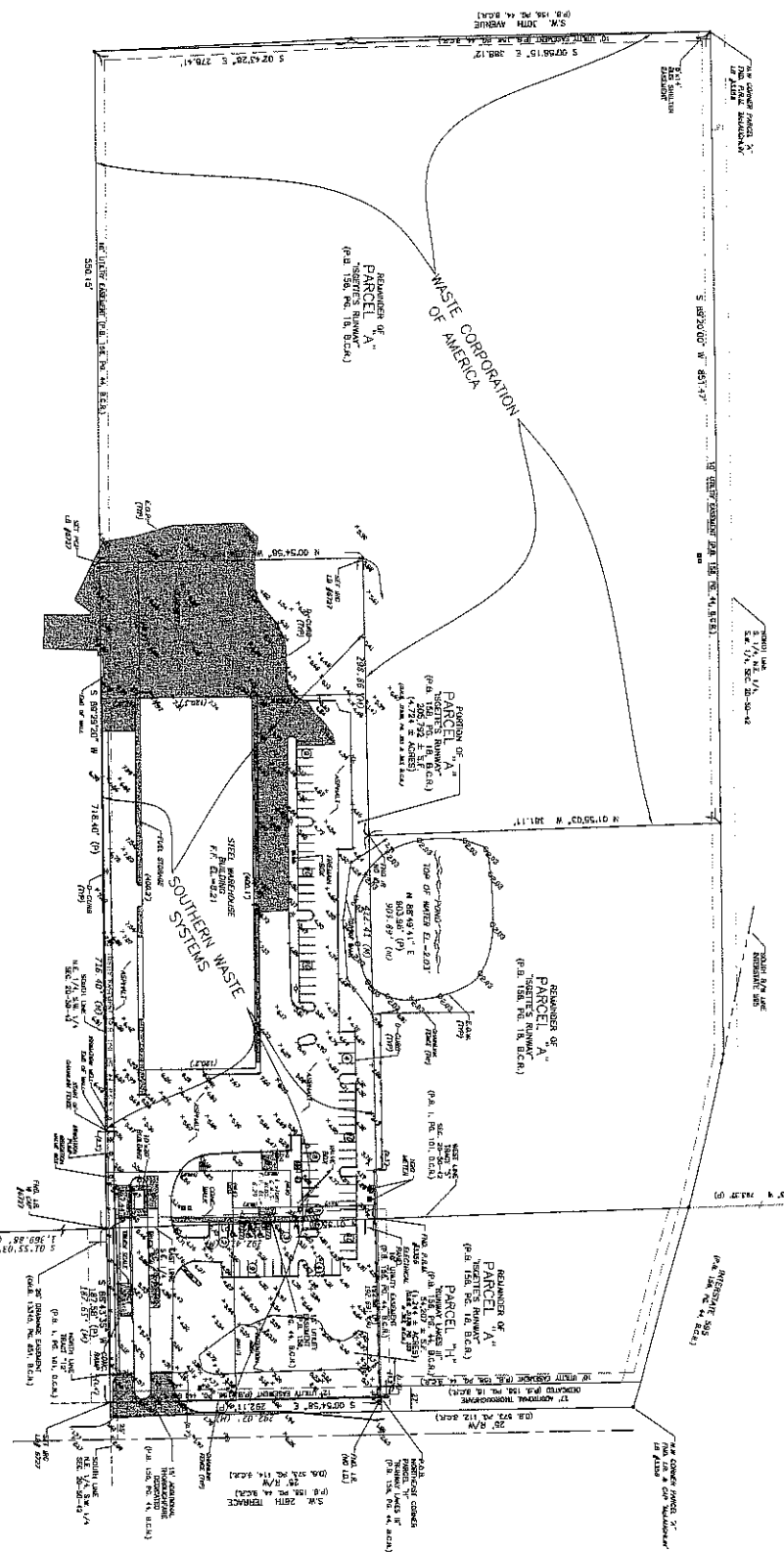
DATE	SCALE	SHEET
06-27-1989	AS SHOWN	7



- NOTES:
1. INFORMATION INCLUDED IN THIS DRAWING WAS OBTAINED FROM THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE AND COMPLETE. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY INVESTIGATION OR ANALYSIS CONDUCTED BY THE ENGINEER.
  2. THE EXISTING PAVING AREA SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED AS A BASIS FOR DESIGN OR CONSTRUCTION. THE EXISTING PAVING AREA SHOULD BE REMOVED AND REPLACED WITH THE PROPOSED PAVING AND GRADING.
  3. THE EXISTING PAVING AREA SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED AS A BASIS FOR DESIGN OR CONSTRUCTION. THE EXISTING PAVING AREA SHOULD BE REMOVED AND REPLACED WITH THE PROPOSED PAVING AND GRADING.
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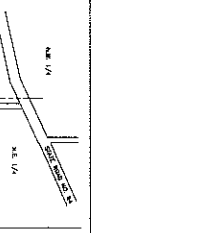
1 2 3 4 5 6 7 8

SECTION 20, TOWNSHIP 30 SOUTH, RANGE 42 EAST  
 (P.A. 1, P.C. 101, D.C.4)



SECTION 20, TOWNSHIP 30 SOUTH, RANGE 42 EAST  
 (P.A. 1, P.C. 101, D.C.4)

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**PREPARED BY:**  
 DOWD LEE LAARY & ASSOCIATES INC.  
 PROFESSIONAL ENGINEERS & ARCHITECTS  
 7814 WEAVER ROAD  
 GAITHERSBURG, MD 20878  
 TEL: (301) 341-7000 FAX: (301) 341-4544  
 LICENSE NO. 12262 (ENR) 12262 (ARCH)

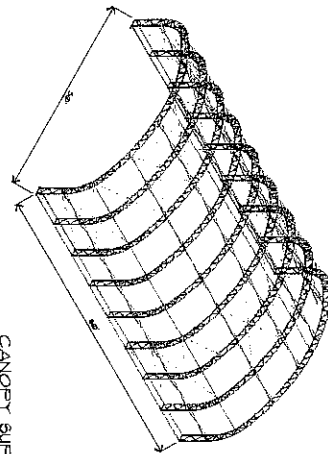
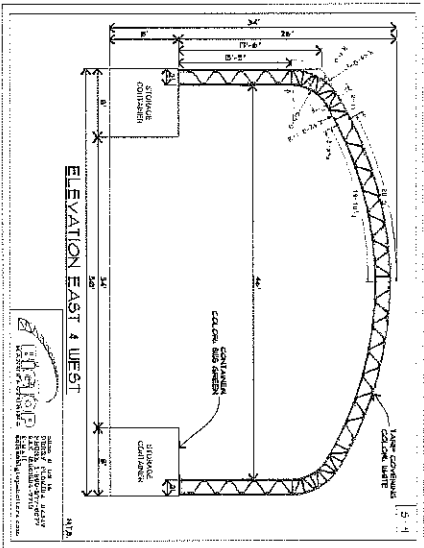
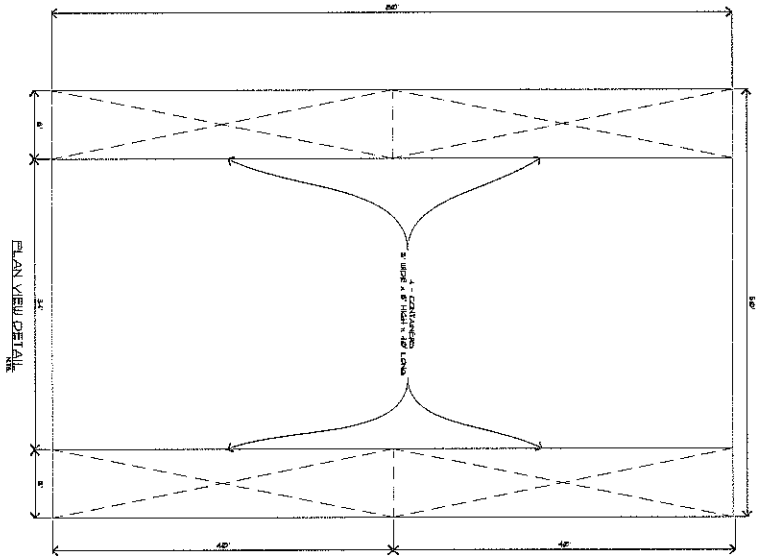
**PREPARED FOR:**  
 SOUTHERN WASTE SYSTEMS  
 750 HILBETH DR  
 LANTANA, FL 33482

**PROJECT:**  
 RUNWAY LAKES  
 SITE OF ALTA SURVEY

REVISIONS	Date	Description	By
1	11/27/71	ISSUE FOR PERMITS	JL
2	11/27/71	REVISED PERMITS	JL
3	11/27/71	REVISED PERMITS	JL
4	11/27/71	REVISED PERMITS	JL
5	11/27/71	REVISED PERMITS	JL
6	11/27/71	REVISED PERMITS	JL
7	11/27/71	REVISED PERMITS	JL
8	11/27/71	REVISED PERMITS	JL
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10	11/27/71	REVISED PERMITS	JL

**DRAWING DATA:**  
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 Date: 11/27/71  
 Scale: AS SHOWN  
 SHEET: 1/1

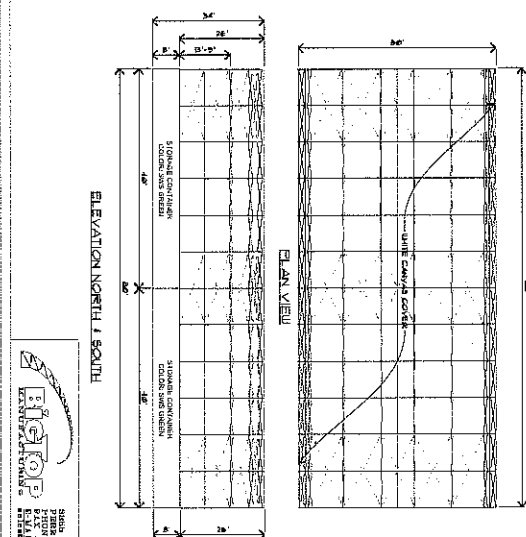
**FOR THE FIRM:**  
 REGISTERED SURVEYOR & ENGINEER  
 PROFESSIONAL ENGINEER & ARCHITECT  
 LICENSE NO. 12262 (ENR) 12262 (ARCH)



CANOPY SUPPORT  
ISOMETRIC VIEW

**HiTop**  
PLANNING & DESIGN

SHS II, USE 1B  
PHASE 1, FLORIDA, RESURFACING  
SITE (REVISION: 07/13/09)  
DESIGNED BY: JAMES W. WILSON



ELEVATION NORTH & SOUTH

**HiTop**  
PLANNING & DESIGN

SHS II, USE 1B  
PHASE 1, FLORIDA, RESURFACING  
SITE (REVISION: 07/13/09)  
DESIGNED BY: JAMES W. WILSON

NOTE:  
THE PLAN AND ELEVATIONS SHOWN HERE ARE CONCEPTUAL. FINAL PLANS  
AND ELEVATIONS SHALL BE PROVIDED DURING PERMITTING.

# SUN RECYCLING III

DANIA BEACH, FLORIDA  
FOR: SOUTHERN WASTE SYSTEMS, L111.

**jes planning & design**  
planning, landscape architecture & sustainable design  
1312 Mason Terrace • Winter, Florida 32227  
(904) 802-6212 • www.jesplanning.com

**Building Plans & Elevations**

Project Name: \_\_\_\_\_

Date: \_\_\_\_\_

Sheet Number: **BLD-1**