





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

DATE: April 23, 2013

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

FROM: Corinne Lajoie, AICP, LEED Green Associate, Principal Planner 

SUBJECT: **SP-05-99MOD** - The applicant, Keith and Schnars, P.A., on behalf of Design Center of the Americas, LLC., is requesting to modify the previously approved site plan by constructing a 241-space parking lot for the property located at 1855 Griffin Road.

SITE PLAN MODIFICATION

To provide a new 241-space parking lot.

PROPERTY INFORMATION

EXISTING ZONING: Commercial (C-4)
LAND USE DESIGNATION: Commercial

The subject property is located on the southeast corner of Griffin Road and Interstate 95 and is the Design Center of the Americas (DCOTA) property. The property owner is proposing a modification of the surface parking area by adding 241-parking spaces on a 4.3 acre parcel immediately south of the existing building.

SITE PLAN MODIFICATION

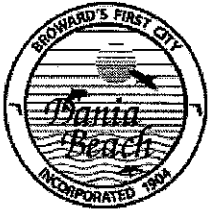
The applicant has represented that the proposed parking addition will be a seamless continuation of the existing parking with lush landscaping provided. The applicant has also indicated that the purpose of the additional parking at this time is to position DCOTA to be able to quickly respond to current market place demands for office space.

The site plan was reviewed by the Fire Marshal, Public Services, the City's landscape consultant and the Planning Division. As part of this review process it was discovered that the last annual DRI report received by the city was from 2009. As such, staff is requiring submittal of the delinquent annual DRI reports prior to issuance of a building permit.

This proposal meets all other code requirements.

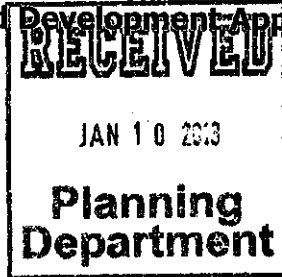
STAFF RECOMMENDATION

Approve, provided the applicant submits the delinquent annual DRI reports prior to issuance of a building permit.



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 ~~REVISION~~
- Special Exception
- Variance
- Other: _____

Date Rec'd: 1-10-2013

Petition No.: SP-05-99 MOD

(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: 1855 GRIFFIN RD.

Lot(s): Parcel A Block: Block A Subdivision: Design Center of the Americas

Recorded Plat Name: Design Center of the Americas

Folio Number(s): 504233380010 504233380020 Legal Description: See Attached

Applicant/Consultant/Legal Representative (circle one) _____

Address of Applicant: Keith and Schnors PA.

Business Telephone: 776-1616 Home: - Fax: 771-7690

E-mail address: JKahn@KSFLA.COM

Name of Property Owner: Design Center of Americas, LLC

Address of Property Owner: 750 Lexington Ave 29th Fl New York NY.

Business Telephone: (212) 960 5242 Home: - Fax: -

Explanation of Request: Revised Site Plan

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: 4.3 Gross Acreage: 31.38 Prop. Square Footage: _____

Existing Use: DCOTA Proposed Use: DCOTA

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

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 Keith and Schwors PA (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 3rd DAY OF January, 2013

By: Charles Cohen
(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.

DCOTA Parking Lot

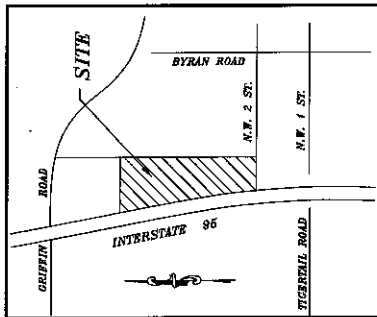
DCOTA is proposing a modification to the surface parking to add 241 spaces. The spaces are located at the southern portion of the site in an area that was designated for future phases. The parking will be a seamless continuation of existing parking and be lushly landscaped meeting all code requirements. The purpose of the additional parking is to position DCOTA to be able to quickly respond to current market place demands for office space. The parking will be utilized by tenants in the existing buildings.

DCOTA

DESIGN CENTER OF THE AMERICAS

SITE PLAN MODIFICATION PARKING REVISIONS

DANIA BEACH BROWARD COUNTY, FLORIDA



VICINITY MAP
N.T.S.

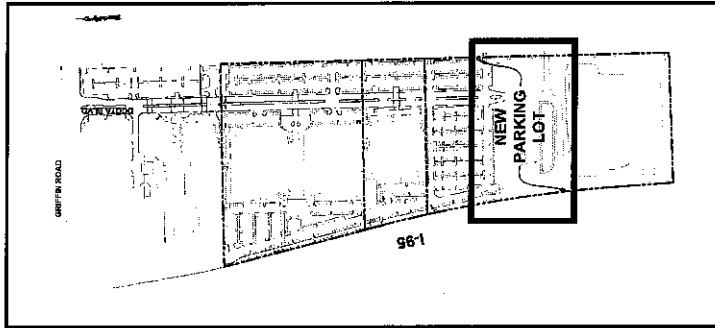
LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN INC
 223 SUNSET AVENUE, STE 150
 PALM BEACH, FL 33480
 P: (561) 858-2120
 F: (561) 858-2120
 CONTACT: KEITH WILLIAMS
 CONTACT: MARIO NIEVERA

CIVIL ENGINEER
KEITH AND SCHMARS, P.A.
 6600 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FL 33309
 P: (954) 776-1616
 F: (954) 776-1616
 CONTACT: MARK TOMCZYK
 CONTACT: KEITH WILLIAMS

PRODUCED FOR:
COHEN BROTHERS CONSTRUCTION COMPANY OF FLORIDA, LLC
 1000 W. PALM BEACH BLVD SUITE B-462
 DANIA BEACH, FL 33004
 P: (954) 920-7937
 F: (954) 920-4068
 CONTACT: ROBERT GURBELO

M.E.P. ENGINEER
SIEVEN FELLER PE INC.
 500 NE 3rd AVENUE FORT
 LAUDERDALE, FL 33301
 P: (954) 467-1402
 F: (954) 467-1402
 CONTACT: ADAM HUSSAIN

IRRIGATION
GARDNER IRRIGATION DESIGN, INC.
 17383 MELLAN LANE
 JUPITER, FL 33478
 P: (561) 309-3488
 F: (561) 748-0070
 CONTACT: RICHARD GARDNER



PROJECT LOCATION MAP
N.T.S.

INDEX SHEET No.

- TOPOGRAPHICAL SURVEY 1-2
- CIVIL**
- CONSTRUCTION NOTES AND LEGEND C-1
- OVERALL SITE C-2
- SITE PLAN C-3
- GEOMETRY PLAN C-4
- EXISTING CONDITIONS PLAN C-5 - C-6
- PAVING, GRADING AND DRAINAGE PLAN C-7
- WATER PLAN C-8
- PLUMBING AND STORAGE PLAN C-9
- TYPICAL CROSS SECTIONS C-10
- CONSTRUCTION DETAILS C-11 - C-13
- POLLUTION PREVENTION PLAN C-14

- LANDSCAPE**
- OVERALL SITE PLAN SITE
- HARDSCAPE PLANS LDI
- OVERALL LANDSCAPE PLANS LPO
- LANDSCAPE PLANS LPT-1-P4
- LANDSCAPE LIGHTING PLAN LPL
- PLANT SCHEDULE NOTES
- NOTES & DETAILS SPECS

- ELECTRICAL**
- ELECTRICAL AND PHOTOMETRIC SITE PLAN E-1
- ELECTRICAL PANELS, RISER AND NOTES E-2
- IRRIGATION PLAN**
- OVERALL IRRIGATION PLAN IRO
- IRRIGATION PLANS IRI - IR4
- IRRIGATION LEGEND, DETAILS & NOTES IIS

DATE	NO.	DESCRIPTION	REVISIONS
02/29/2013	1	REVISIONS PER CITY DEC & ENGINEER	

K&S PROJECT NO. 15945.03
DATE: MARCH 4, 2013



5600 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33309 (954) 776-1618

**FOR PERMITTING
PURPOSES ONLY**

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE MAINTAINED AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK OPERATIONS.

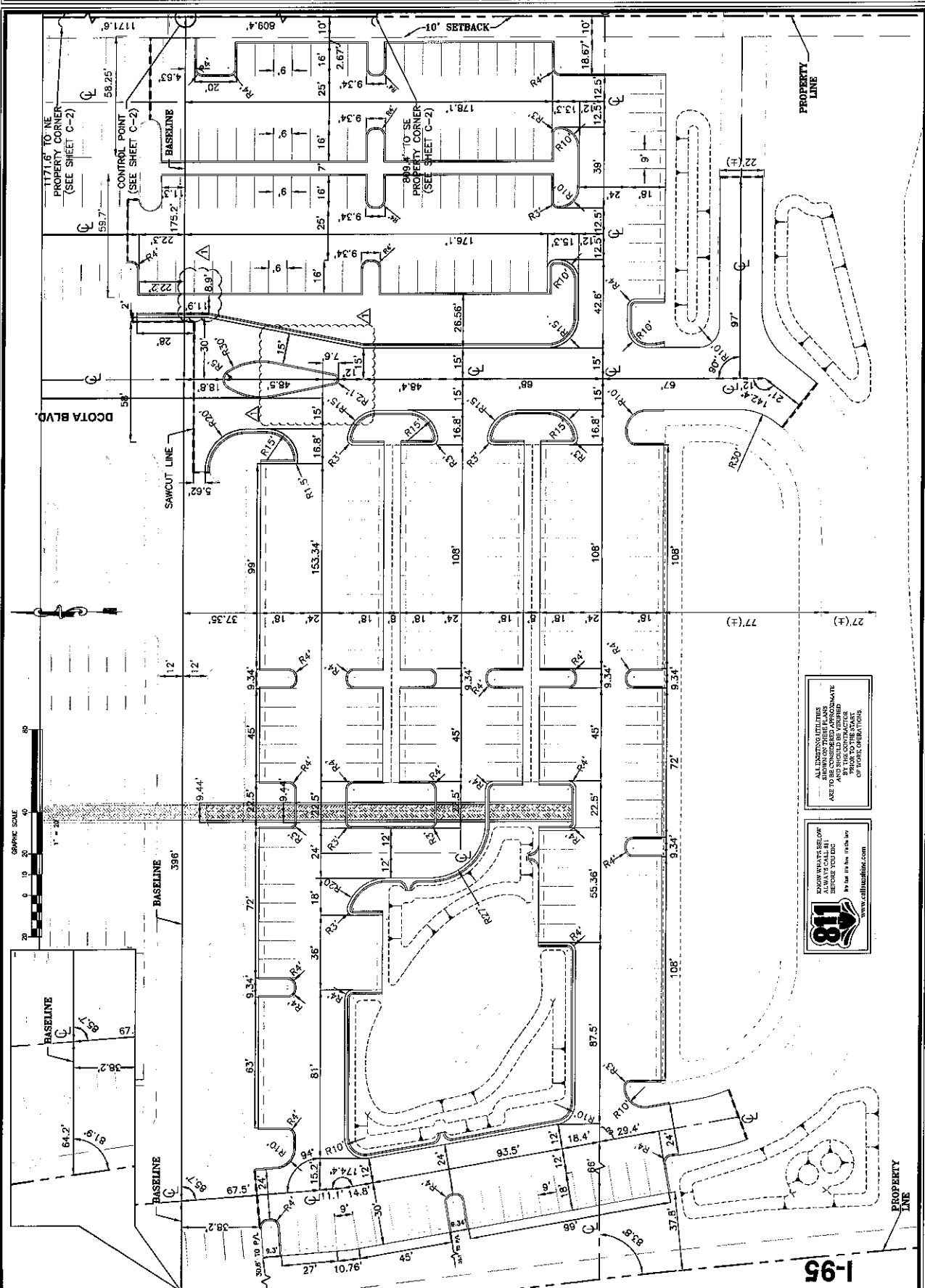
SCALE: AS SHOWN
 FOR THE PERM
 DATE

REV	DATE	DESCRIPTION
1	02/20/13	REV. PER ENGINEER

DATE: MARCH 5, 2013
 SCALE: 1"=30'
 DESIGNED BY: J.V.
 DRAWN BY: J.S.G.
 CHECKED BY: M.T.

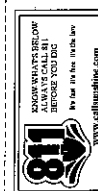
GEOMETRY PLAN
DCOTA
SITE PLAN MODIFICATION
PARKING REVISIONS
 FLORIDA
 DANIA BEACH

SHEET NO. C-4
 PROJECT NO. 15845.03
 DRAWN BY: J.S.G.
 CHECKED BY: M.T.
 DATE: 03/05/13



GRAPHIC SCALE
 1" = 30'

ALL EXISTING UTILITIES
 ARE TO BE CONSIDERED APPROXIMATE
 AND SHOULD BE VERIFIED
 PRIOR TO THE START
 OF WORK OPERATIONS.



FOR WHAT'S BELOW
 ALWAYS CALL 1-800-451-1111
 OR VISIT US AT www.callusline.com

1-95

REV	DATE	DESCRIPTION

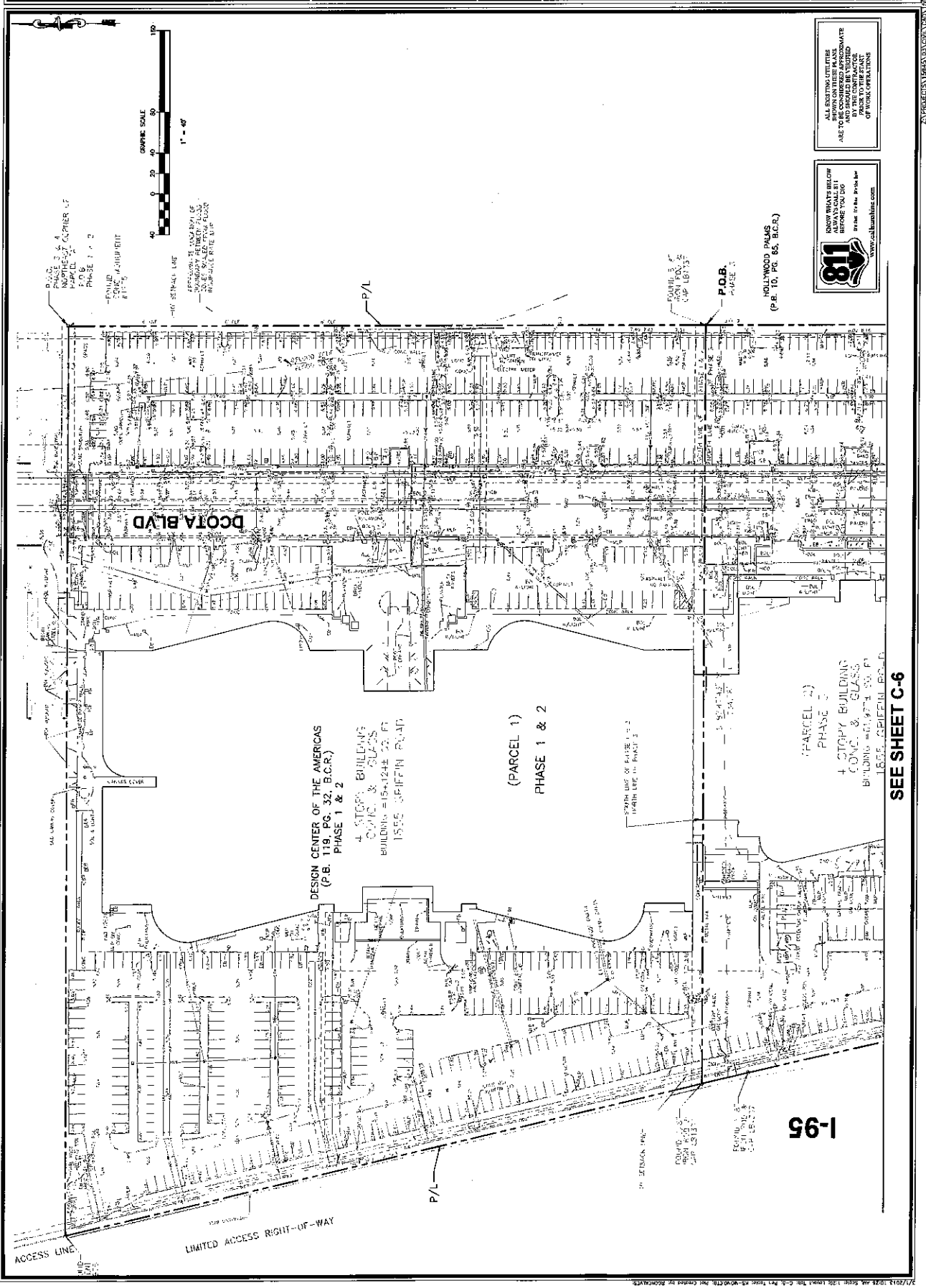
DCOTA
SITE PLAN MODIFICATION
PARKING REVISIONS
 FLORIDA

EXISTING
CONDITIONS PLAN

DANIA BEACH

SHEET NO. **C-5**
 PROJECT NO. **150445.03**

FRANK KEAR, P.E.
 FLORENCE L. ANDERSON
 DATE: (FOR THE YEAR)



ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO BE CONSIDERED APPROXIMATE AND SHALL BE SUBJECT TO THE CONTRACTOR'S FIELD SURVEY AND ADJUSTMENTS OF WORK OPERATIONS

SHOW WHAT'S BELOW BEFORE YOU DIG
 Call 811 or visit www.call811.com

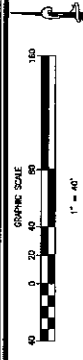
SEE SHEET C-6

1-95

REV	DATE	DESCRIPTION

DCOTA
SITE PLAN MODIFICATION
PARKING REVISIONS
EXISTING
CONDITIONS PLAN
 FLORIDA
 DANIA BEACH

SHEET NO. **C-6**
 PROJECT NO. **15845.03**
 DRAWN BY **J.E.C.**
 CHECKED BY **M.T.**
 DATE **JANUARY 2011**
 DESIGNED BY **J.E.C.**
 DRAWN BY **J.E.C.**
 CHECKED BY **M.T.**

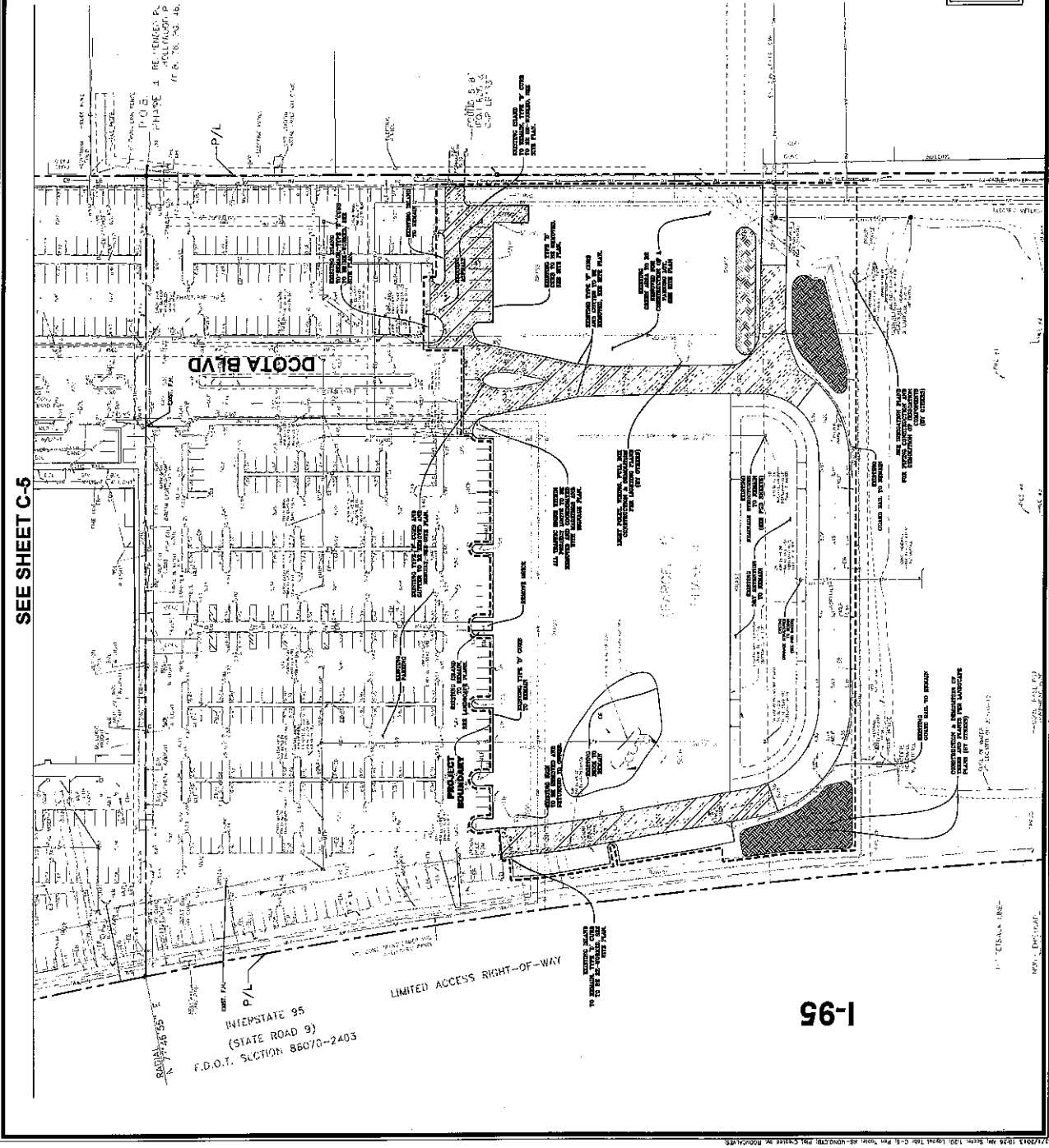


DEMOLITION LEGEND

- Asphalt to be removed
- Clean and grub areas for new pavement
- Remove and dispose for dirt retention area
- Right-of-way/property line

DEMOLITION NOTES

- TYPICAL DEMOLITION INCLUDES THE REMOVAL OF ASPHALT, CURBS, DRIVEWAYS, CONCRETE, REVISIONS AND ALL OTHER STRUCTURES UNLESS NOTED TO REMAIN.
- PROPER SAFETY PRECAUTIONS SHALL BE TAKEN TO SEPARATE AREA OF DEMOLITION FROM SURROUNDING.
 - ALL EXISTING AND NEW SHALL BE SET OUT AT THE LIMITS OF DEMOLITION OR AS INDICATED PRIOR TO DEMOLITION.
 - ALL DEMOLITION TO BE PERFORMED IN A MANNER TO ELIMINATE HAZARDS TO PERSONS AND PROPERTY, MINIMIZE INTERFERENCE WITH ADJACENT UTILITIES TO REMAIN, AND TO MAINTAIN ADJACENT AREAS. SERVICES PROVIDED BY EXISTING UTILITIES TO ADJACENT AREAS OR STRUCTURES SHALL BE MAINTAINED.
 - PROTECT EXISTING UTILITIES TO REMAIN. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING ITEMS TO REMAIN.
 - DEBRIS RESULTING FROM DEMOLITION SHALL BECOME THE PROPERTY OF CONTRACTOR AND SHALL BE PROPERLY DISPOSED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL, PERMITS, RULES AND/OR REGULATIONS.
 - HAZARDOUS MATERIALS IF PRESENT, SHALL BE DEALT WITH IN A MANNER CONSISTENT WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFICATION AND REMOVAL OF ALL HAZARDOUS MATERIALS.
 - CONTRACTOR TO REMOVE EXISTING CURBS AND PROTECTION OF STORM WATER STRUCTURES, BOTH WITHIN AND OUTSIDE OF THE DEMOLITION AREA. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED THROUGHOUT CONSTRUCTION TO CLEAN AND REMOVE DEBRIS FROM ALL STRUCTURES AS NEEDED.
 - EXISTING UTILITIES INFORMATION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PROPERLY LOCATED PRIOR TO COMMENCEMENT OF DEMOLITION. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED THROUGHOUT CONSTRUCTION OR TO BE RELOCATED OR TO BE REMOVED.
 - UNDESIRABLE MATERIALS, SUCH AS DISPOSAL OF CONTRACTOR IS RESPONSIBLE FOR DETERMINATION/IDENTIFICATION OF UNDESIRABLE MATERIALS. UNDESIRABLE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFICATION AND REMOVAL OF ALL UNDESIRABLE MATERIALS, SUCH AS DISPOSAL OF CONTRACTOR IS RESPONSIBLE FOR DETERMINATION/IDENTIFICATION OF UNDESIRABLE MATERIALS. UNDESIRABLE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 - DEMOLITION RELATED TO PROPOSED STRUCTURE REMOVAL AND PROPOSED DISTURBED PAVEMENT AND OTHER AREAS SHALL BE PROPOSED PRIOR TO DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFICATION AND REMOVAL OF ALL UNDESIRABLE MATERIALS, SUCH AS DISPOSAL OF CONTRACTOR IS RESPONSIBLE FOR DETERMINATION/IDENTIFICATION OF UNDESIRABLE MATERIALS. UNDESIRABLE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 - BRICK AND CONCRETE REMAINING IN EXISTING STRUCTURES AFTER REMOVAL OF ANY PIPE DESIRED FOR REMOVAL.



18
 www.callhome.com

KNOW WHAT'S BELOW?
 BEFORE YOU DO!
 CALL 1-800-4-A-PROBE

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF KEITH AND SCHNARS, P.A. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEITH AND SCHNARS, P.A.

PROJECT NO. 15845.03
 SHEET NO. C-6
 DATE: 1/20/11

REV	DATE	DESCRIPTION
1	02/20/13	REV. PER ENGINEER
2	03/01/13	REV. PER ENGINEER

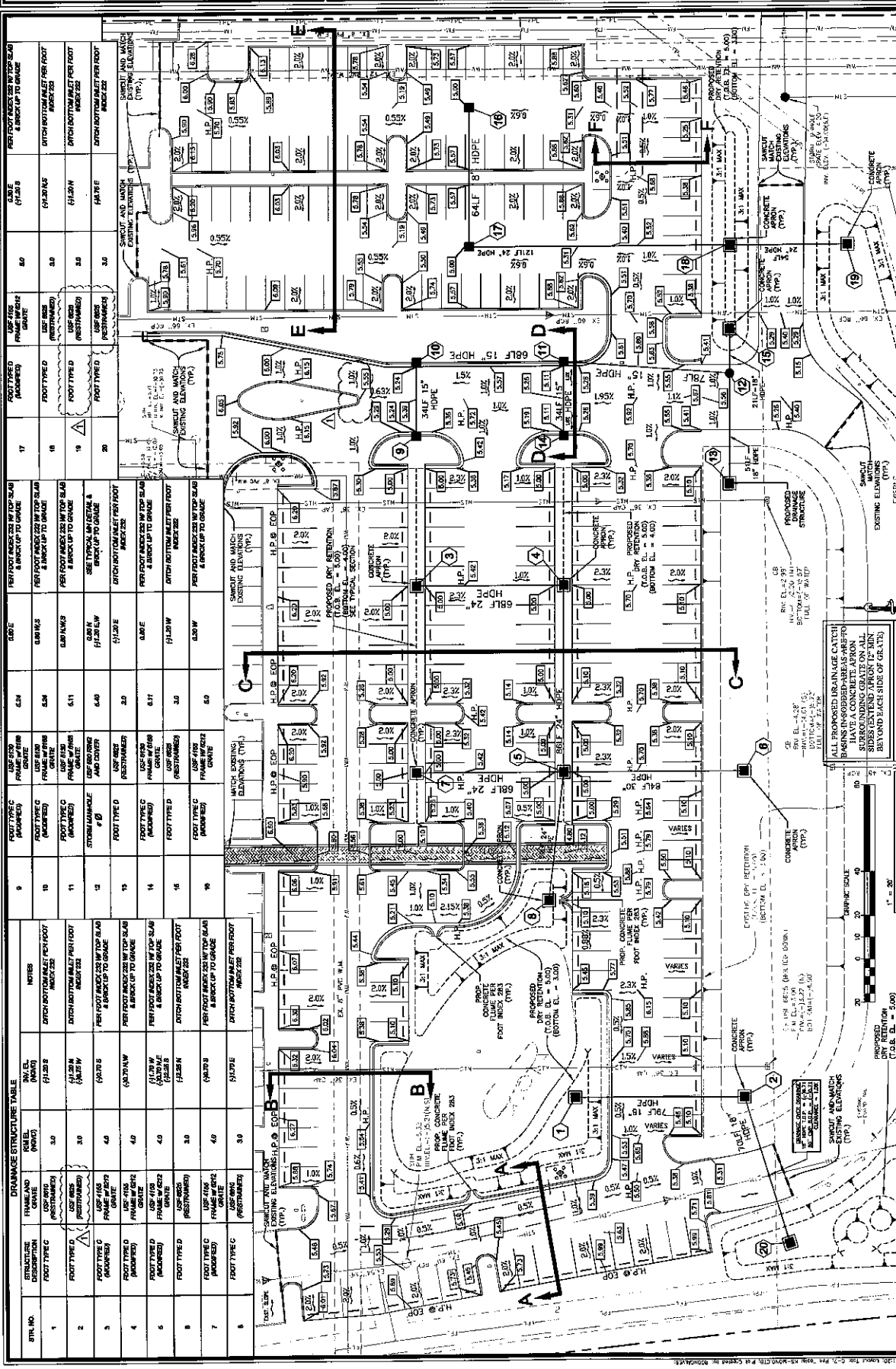
DCOTA
SITE PLAN MODIFICATION
PARKING REVISIONS
FLORIDA

DANIA BEACH
PAVING, GRADING AND DRAINAGE PLAN

SHEET NO. **C-7**
 PROJECT NO. **15945.03**

DATE: **MARCH 1, 2013**
 DESIGNED BY: **EV**
 DRAWN BY: **EG**
 CHECKED BY: **ML**

PROJECT NO. **15945.03**
 SHEET NO. **C-7**
 DATE: **MARCH 1, 2013**
 DRAWN BY: **EG**
 CHECKED BY: **ML**

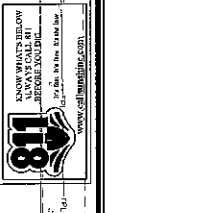


DRAINAGE STRUCTURE TABLE

STR. NO.	STRUCTURE TYPE	FRAME AND COVER	NOTE
1	FOOT TYPE C (MARKED)	USE 18" (RESTRAINED) FRAME W/ 24" GRATE	PER FOOT INDEX 225 W/ TOP SLAB & BRICK-UP TO GRADE
2	FOOT TYPE C (MARKED)	USE 18" (RESTRAINED) FRAME W/ 24" GRATE	SEE TYPICAL UNRESTRAINED BRICK-UP TO GRADE
3	FOOT TYPE D (MARKED)	USE 18" (RESTRAINED) FRAME W/ 24" GRATE	PER FOOT INDEX 225 W/ TOP SLAB & BRICK-UP TO GRADE
4	FOOT TYPE D (MARKED)	USE 18" (RESTRAINED) FRAME W/ 24" GRATE	PER FOOT INDEX 225 W/ TOP SLAB & BRICK-UP TO GRADE
5	FOOT TYPE D (MARKED)	USE 18" (RESTRAINED) FRAME W/ 24" GRATE	PER FOOT INDEX 225 W/ TOP SLAB & BRICK-UP TO GRADE
6	FOOT TYPE D (MARKED)	USE 18" (RESTRAINED) FRAME W/ 24" GRATE	PER FOOT INDEX 225 W/ TOP SLAB & BRICK-UP TO GRADE
7	FOOT TYPE C (MARKED)	USE 18" (RESTRAINED) FRAME W/ 24" GRATE	PER FOOT INDEX 225 W/ TOP SLAB & BRICK-UP TO GRADE
8	FOOT TYPE C (MARKED)	USE 18" (RESTRAINED) FRAME W/ 24" GRATE	PER FOOT INDEX 225 W/ TOP SLAB & BRICK-UP TO GRADE

ALL EXISTING UTILITY LOCATIONS SHALL BE MAINTAINED AND PROTECTED. ANY NEW UTILITY SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DANIA BEACH SPECIFICATIONS.

KNOW WHAT'S BELOW
 CALL 813-963-1111
 www.callbeforeyoudig.com



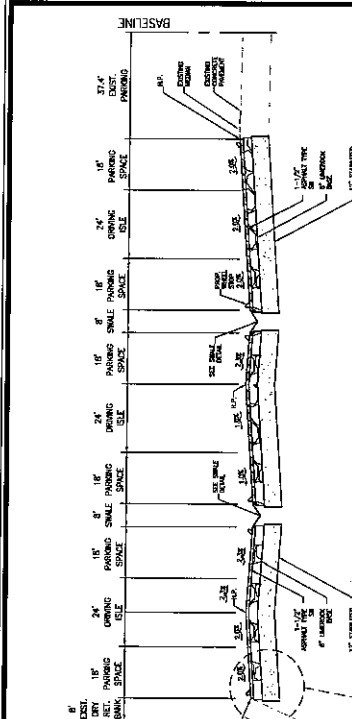
REV	DATE	DESCRIPTION
1	02/20/13	REV. PER CITY ORG.

TYPICAL CROSS SECTIONS
 DANIA BEACH
 SITE PLAN REVISIONS
 FLORIDA

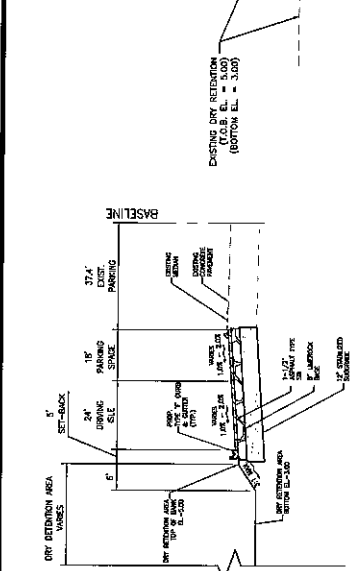
DATE: MARCH 4, 2013
 SCALE: N.T.S.
 DESIGNED BY: J.V.
 DRAWN BY: J.C.
 CHECKED BY: M.T.

SHEET NO. C-10
 PROJECT NO. 128445.03

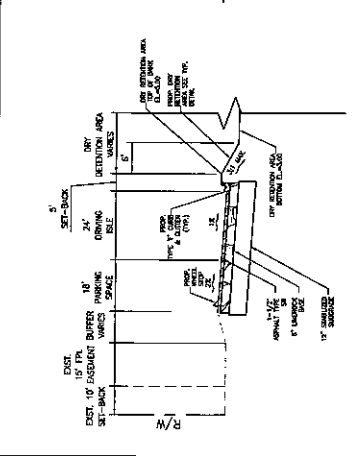
FRANK WALKER, P.E.
 FLO. REG. NO. 05465
 (P.E. No. 11916)
 DATE:



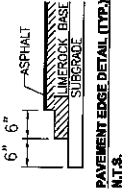
SECTION 'A-A'
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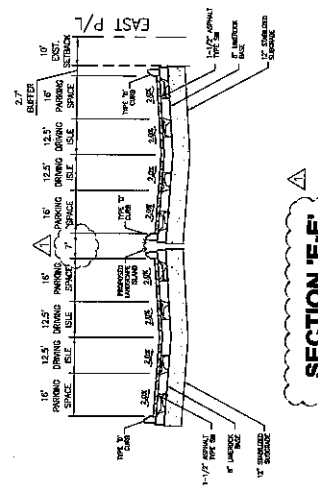
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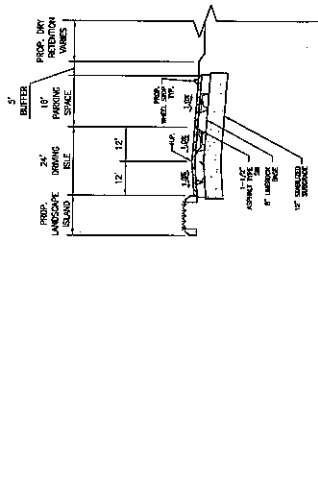
SECTION 'C-C'
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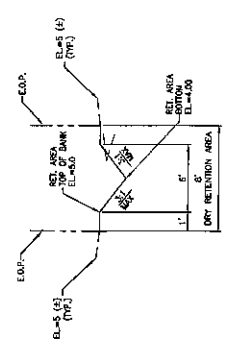
PAVEMENT EDGE DETAIL (TOP)
N.T.S.



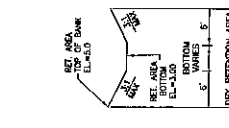
SECTION 'D-D'
N.T.S.



SECTION 'E-E'
N.T.S.



TYPICAL SWALE DETAIL
N.T.S.



TYPICAL DRY RETENTION DETAIL
N.T.S.

ALL EXISTING UTILITIES
 SHOWN ON THESE PLANS
 ARE TO REMAIN UNLESS
 AND SHOULD BE MAINTAINED
 THROUGHOUT THE COURSE
 OF WORK OPERATIONS

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 800.451.4273
 www.callbeforeyou.com

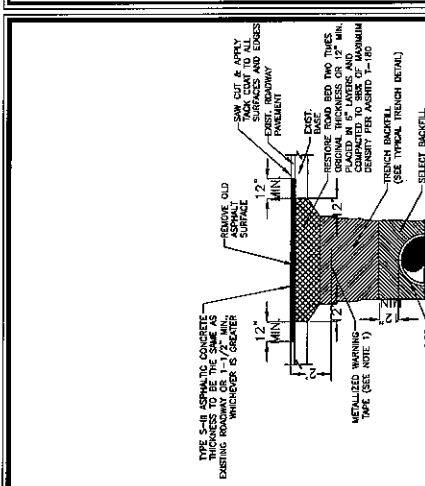


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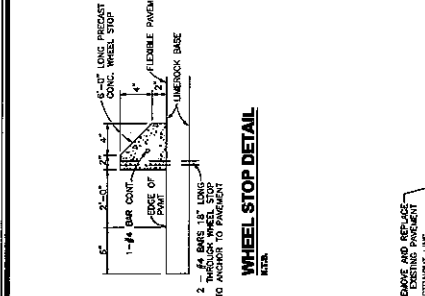
REV.	DATE	DESCRIPTION

DCOTA
SITE PLAN MODIFICATIONS
PARKING REVISIONS
 DANIA BEACH
 FLORIDA

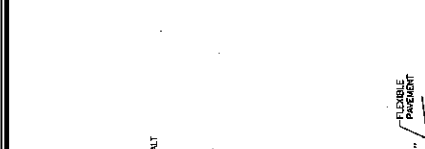
SHEET NO. **C-11**
 PROJECT NO. **15945.03**
 DRAWN BY: **J.E.**
 CHECKED BY: **J.M.**
 DATE: **JUNE 14, 2003**



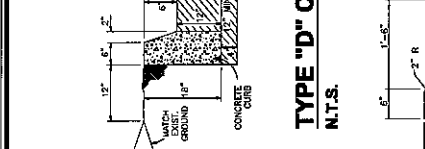
WHEEL STOP DETAIL
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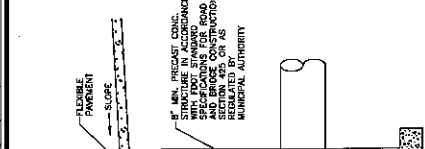
SAWCUT DETAIL
 N.T.S.



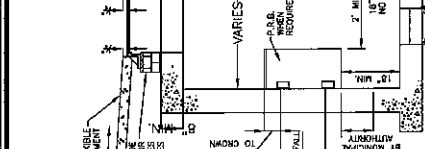
TYPE "D" CURB
 N.T.S.



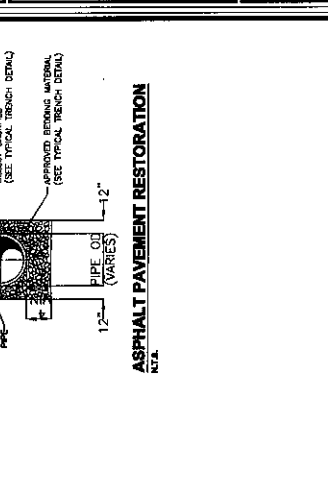
TYPE 'F' CURB AND GUTTER
 N.T.S.



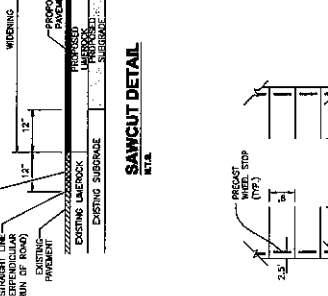
TYPICAL ASPHALT PAVEMENT SECTION
 N.T.S.



TYPICAL CATCH BASIN IN FLEXIBLE PAVEMENT
 N.T.S.



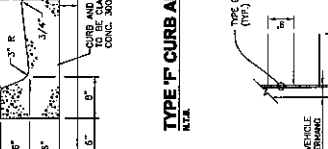
ASPHALT PAVEMENT RESTORATION
 N.T.S.



90 DEGREE PARKING DETAIL
 (9'X18')
 N.T.S.



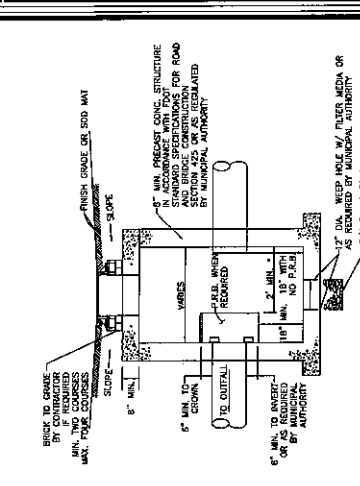
90 DEGREE PARKING DETAIL
 (9'X18')
 N.T.S.



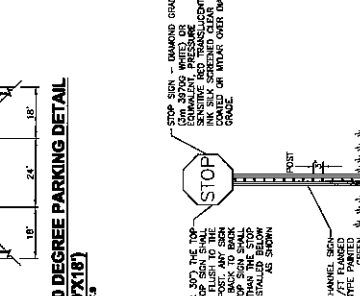
HEADER CURB
 N.T.S.



TYPICAL CATCH BASIN IN GRASS
 N.T.S.



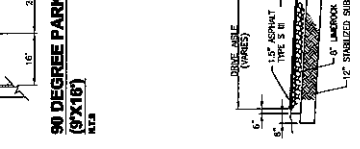
TYPICAL CATCH BASIN IN GRASS
 N.T.S.



STOP SIGN DETAIL
 N.T.S.



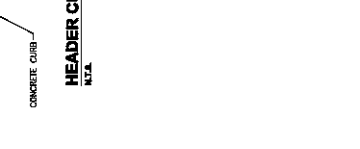
STOP SIGN DETAIL
 N.T.S.



STOP SIGN DETAIL
 N.T.S.



STOP SIGN DETAIL
 N.T.S.



STOP SIGN DETAIL
 N.T.S.

NOTES:
 1. CURB ELEVATION IS AT CENTERLINE OF STRUCTURE.
 2. MINIMUM CLEARANCE FROM TOE OF PIPE TO TOP OF PIPE SHALL BE 6\"/>

NOTES:
 1. CURB ELEVATION IS AT CENTERLINE OF STRUCTURE.
 2. MINIMUM CLEARANCE FROM TOE OF PIPE TO TOP OF PIPE SHALL BE 6\"/>

NOTES:
 1. CURB ELEVATION IS AT CENTERLINE OF STRUCTURE.
 2. MINIMUM CLEARANCE FROM TOE OF PIPE TO TOP OF PIPE SHALL BE 6\"/>

NOTES:
 1. CURB ELEVATION IS AT CENTERLINE OF STRUCTURE.
 2. MINIMUM CLEARANCE FROM TOE OF PIPE TO TOP OF PIPE SHALL BE 6\"/>

NOTES:
 1. CURB ELEVATION IS AT CENTERLINE OF STRUCTURE.
 2. MINIMUM CLEARANCE FROM TOE OF PIPE TO TOP OF PIPE SHALL BE 6\"/>

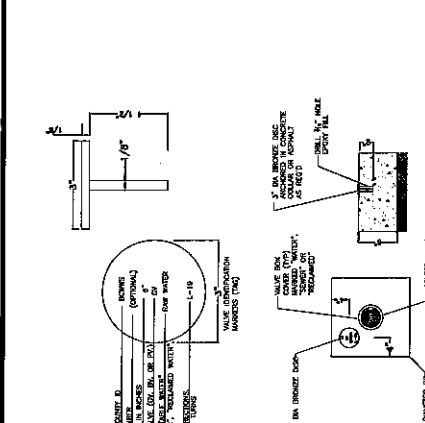
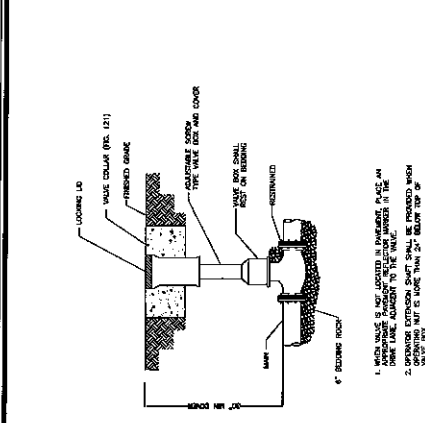
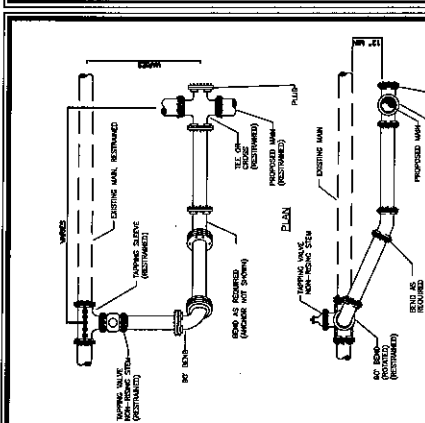
NOTES:
 1. CURB ELEVATION IS AT CENTERLINE OF STRUCTURE.
 2. MINIMUM CLEARANCE FROM TOE OF PIPE TO TOP OF PIPE SHALL BE 6\"/>

NOTES:
 1. CURB ELEVATION IS AT CENTERLINE OF STRUCTURE.
 2. MINIMUM CLEARANCE FROM TOE OF PIPE TO TOP OF PIPE SHALL BE 6\"/>

REV.	DATE	DESCRIPTION

CONSTRUCTION DETAILS
 DANA BEACH
 SITE PLAN MODIFICATIONS
 PARKING REVISIONS
 FLORIDA
 DOTA

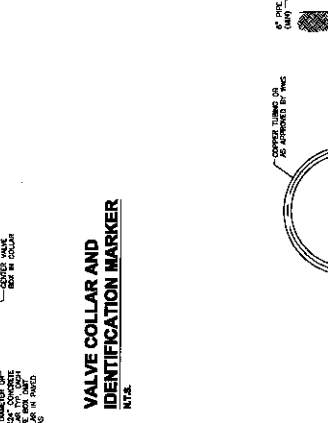
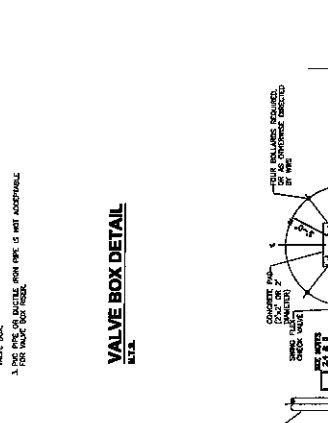
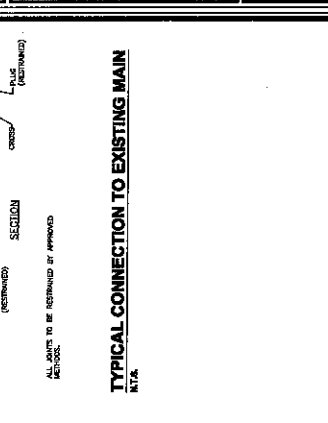
SHEET NO. C-13
 PRODUCT NO. 15945.03
 DRAWN BY E.V.
 DESIGNED BY E.V.
 CHECKED BY M.V.
 DATE JANUARY 4, 2013



RESTRAINED REDUCING FITTINGS
 150 PSI TEST PRESSURE

THE UNITED STATES PIPE SIZE CALCULATOR IS APPROXIMATE. THE APPROXIMATE PIPE SIZE SHOULD BE USED TO DETERMINE THE CORRECT FITTING SIZE. THE FITTING SIZE SHOULD BE DETERMINED BY THE FITTING MANUFACTURER'S CATALOG. IF FIELD CONDITIONS REQUIRE THE USE OF A FITTING SIZE OTHER THAN THAT LISTED IN THIS TABLE, THE FITTING MANUFACTURER'S CATALOG SHOULD BE CONSULTED.

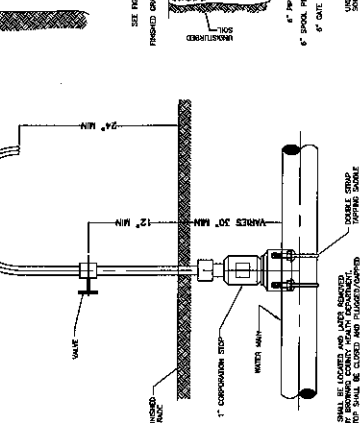
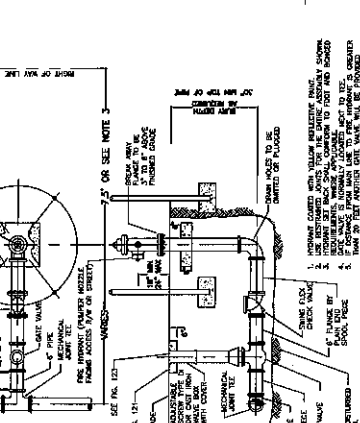
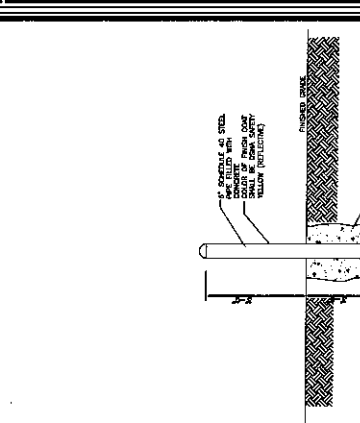
PIPE SIZE	PIPE SIZE	PIPE SIZE	PIPE SIZE
1/2"	3/4"	1"	1 1/4"
3/4"	1"	1 1/4"	1 1/2"
1"	1 1/4"	1 1/2"	1 3/4"
1 1/4"	1 1/2"	1 3/4"	2"
1 1/2"	1 3/4"	2"	2 1/2"
2"	2 1/2"	2 1/2"	3"
2 1/2"	3"	3"	3 1/2"
3"	3 1/2"	3 1/2"	4"
3 1/2"	4"	4"	4 1/2"
4"	4 1/2"	4 1/2"	5"
4 1/2"	5"	5"	5 1/2"
5"	5 1/2"	5 1/2"	6"
5 1/2"	6"	6"	6 1/2"
6"	6 1/2"	6 1/2"	7"
6 1/2"	7"	7"	7 1/2"
7"	7 1/2"	7 1/2"	8"
7 1/2"	8"	8"	8 1/2"
8"	8 1/2"	8 1/2"	9"
8 1/2"	9"	9"	9 1/2"
9"	9 1/2"	9 1/2"	10"
9 1/2"	10"	10"	10 1/2"
10"	10 1/2"	10 1/2"	11"
10 1/2"	11"	11"	11 1/2"
11"	11 1/2"	11 1/2"	12"
11 1/2"	12"	12"	12 1/2"
12"	12 1/2"	12 1/2"	13"
12 1/2"	13"	13"	13 1/2"
13"	13 1/2"	13 1/2"	14"
13 1/2"	14"	14"	14 1/2"
14"	14 1/2"	14 1/2"	15"
14 1/2"	15"	15"	15 1/2"
15"	15 1/2"	15 1/2"	16"
15 1/2"	16"	16"	16 1/2"
16"	16 1/2"	16 1/2"	17"
16 1/2"	17"	17"	17 1/2"
17"	17 1/2"	17 1/2"	18"
17 1/2"	18"	18"	18 1/2"
18"	18 1/2"	18 1/2"	19"
18 1/2"	19"	19"	19 1/2"
19"	19 1/2"	19 1/2"	20"
19 1/2"	20"	20"	20 1/2"
20"	20 1/2"	20 1/2"	21"
20 1/2"	21"	21"	21 1/2"
21"	21 1/2"	21 1/2"	22"
21 1/2"	22"	22"	22 1/2"
22"	22 1/2"	22 1/2"	23"
22 1/2"	23"	23"	23 1/2"
23"	23 1/2"	23 1/2"	24"
23 1/2"	24"	24"	24 1/2"
24"	24 1/2"	24 1/2"	25"
24 1/2"	25"	25"	25 1/2"
25"	25 1/2"	25 1/2"	26"
25 1/2"	26"	26"	26 1/2"
26"	26 1/2"	26 1/2"	27"
26 1/2"	27"	27"	27 1/2"
27"	27 1/2"	27 1/2"	28"
27 1/2"	28"	28"	28 1/2"
28"	28 1/2"	28 1/2"	29"
28 1/2"	29"	29"	29 1/2"
29"	29 1/2"	29 1/2"	30"
29 1/2"	30"	30"	30 1/2"
30"	30 1/2"	30 1/2"	31"
30 1/2"	31"	31"	31 1/2"
31"	31 1/2"	31 1/2"	32"
31 1/2"	32"	32"	32 1/2"
32"	32 1/2"	32 1/2"	33"
32 1/2"	33"	33"	33 1/2"
33"	33 1/2"	33 1/2"	34"
33 1/2"	34"	34"	34 1/2"
34"	34 1/2"	34 1/2"	35"
34 1/2"	35"	35"	35 1/2"
35"	35 1/2"	35 1/2"	36"
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36"	36 1/2"	36 1/2"	37"
36 1/2"	37"	37"	37 1/2"
37"	37 1/2"	37 1/2"	38"
37 1/2"	38"	38"	38 1/2"
38"	38 1/2"	38 1/2"	39"
38 1/2"	39"	39"	39 1/2"
39"	39 1/2"	39 1/2"	40"
39 1/2"	40"	40"	40 1/2"
40"	40 1/2"	40 1/2"	41"
40 1/2"	41"	41"	41 1/2"
41"	41 1/2"	41 1/2"	42"
41 1/2"	42"	42"	42 1/2"
42"	42 1/2"	42 1/2"	43"
42 1/2"	43"	43"	43 1/2"
43"	43 1/2"	43 1/2"	44"
43 1/2"	44"	44"	44 1/2"
44"	44 1/2"	44 1/2"	45"
44 1/2"	45"	45"	45 1/2"
45"	45 1/2"	45 1/2"	46"
45 1/2"	46"	46"	46 1/2"
46"	46 1/2"	46 1/2"	47"
46 1/2"	47"	47"	47 1/2"
47"	47 1/2"	47 1/2"	48"
47 1/2"	48"	48"	48 1/2"
48"	48 1/2"	48 1/2"	49"
48 1/2"	49"	49"	49 1/2"
49"	49 1/2"	49 1/2"	50"



RESTRAINED REDUCING FITTINGS
 150 PSI TEST PRESSURE

THE UNITED STATES PIPE SIZE CALCULATOR IS APPROXIMATE. THE APPROXIMATE PIPE SIZE SHOULD BE USED TO DETERMINE THE CORRECT FITTING SIZE. THE FITTING SIZE SHOULD BE DETERMINED BY THE FITTING MANUFACTURER'S CATALOG. IF FIELD CONDITIONS REQUIRE THE USE OF A FITTING SIZE OTHER THAN THAT LISTED IN THIS TABLE, THE FITTING MANUFACTURER'S CATALOG SHOULD BE CONSULTED.

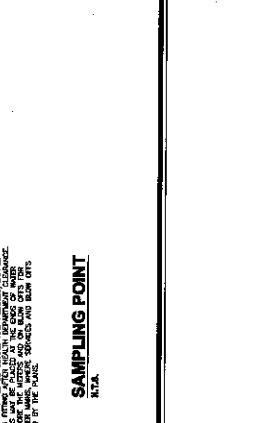
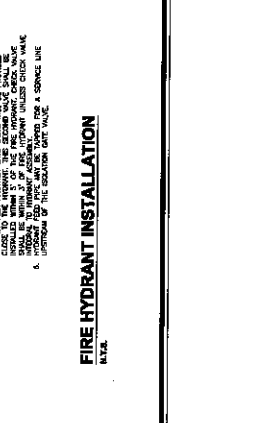
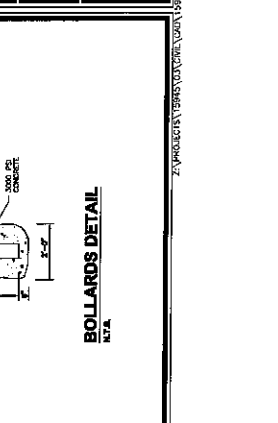
PIPE SIZE	PIPE SIZE	PIPE SIZE	PIPE SIZE
1/2"	3/4"	1"	1 1/4"
3/4"	1"	1 1/4"	1 1/2"
1"	1 1/4"	1 1/2"	1 3/4"
1 1/4"	1 1/2"	1 3/4"	2"
1 1/2"	1 3/4"	2"	2 1/2"
2"	2 1/2"	2 1/2"	3"
2 1/2"	3"	3"	3 1/2"
3"	3 1/2"	3 1/2"	4"
3 1/2"	4"	4"	4 1/2"
4"	4 1/2"	4 1/2"	5"
4 1/2"	5"	5"	5 1/2"
5"	5 1/2"	5 1/2"	6"
5 1/2"	6"	6"	6 1/2"
6"	6 1/2"	6 1/2"	7"
6 1/2"	7"	7"	7 1/2"
7"	7 1/2"	7 1/2"	8"
7 1/2"	8"	8"	8 1/2"
8"	8 1/2"	8 1/2"	9"
8 1/2"	9"	9"	9 1/2"
9"	9 1/2"	9 1/2"	10"
9 1/2"	10"	10"	10 1/2"
10"	10 1/2"	10 1/2"	11"
10 1/2"	11"	11"	11 1/2"
11"	11 1/2"	11 1/2"	12"
11 1/2"	12"	12"	12 1/2"
12"	12 1/2"	12 1/2"	13"
12 1/2"	13"	13"	13 1/2"
13"	13 1/2"	13 1/2"	14"
13 1/2"	14"	14"	14 1/2"
14"	14 1/2"	14 1/2"	15"
14 1/2"	15"	15"	15 1/2"
15"	15 1/2"	15 1/2"	16"
15 1/2"	16"	16"	16 1/2"
16"	16 1/2"	16 1/2"	17"
16 1/2"	17"	17"	17 1/2"
17"	17 1/2"	17 1/2"	18"
17 1/2"	18"	18"	18 1/2"
18"	18 1/2"	18 1/2"	19"
18 1/2"	19"	19"	19 1/2"
19"	19 1/2"	19 1/2"	20"
19 1/2"	20"	20"	20 1/2"
20"	20 1/2"	20 1/2"	21"
20 1/2"	21"	21"	21 1/2"
21"	21 1/2"	21 1/2"	22"
21 1/2"	22"	22"	22 1/2"
22"	22 1/2"	22 1/2"	23"
22 1/2"	23"	23"	23 1/2"
23"	23 1/2"	23 1/2"	24"
23 1/2"	24"	24"	24 1/2"
24"	24 1/2"	24 1/2"	25"
24 1/2"	25"	25"	25 1/2"
25"	25 1/2"	25 1/2"	26"
25 1/2"	26"	26"	26 1/2"
26"	26 1/2"	26 1/2"	27"
26 1/2"	27"	27"	27 1/2"
27"	27 1/2"	27 1/2"	28"
27 1/2"	28"	28"	28 1/2"
28"	28 1/2"	28 1/2"	29"
28 1/2"	29"	29"	29 1/2"
29"	29 1/2"	29 1/2"	30"



RESTRAINED REDUCING FITTINGS
 150 PSI TEST PRESSURE

THE UNITED STATES PIPE SIZE CALCULATOR IS APPROXIMATE. THE APPROXIMATE PIPE SIZE SHOULD BE USED TO DETERMINE THE CORRECT FITTING SIZE. THE FITTING SIZE SHOULD BE DETERMINED BY THE FITTING MANUFACTURER'S CATALOG. IF FIELD CONDITIONS REQUIRE THE USE OF A FITTING SIZE OTHER THAN THAT LISTED IN THIS TABLE, THE FITTING MANUFACTURER'S CATALOG SHOULD BE CONSULTED.

PIPE SIZE	PIPE SIZE	PIPE SIZE	PIPE SIZE
1/2"	3/4"	1"	1 1/4"
3/4"	1"	1 1/4"	1 1/2"
1"	1 1/4"	1 1/2"	1 3/4"
1 1/4"	1 1/2"	1 3/4"	2"
1 1/2"	1 3/4"	2"	2 1/2"
2"	2 1/2"	2 1/2"	3"
2 1/2"	3"	3"	3 1/2"
3"	3 1/2"	3 1/2"	4"
3 1/2"	4"	4"	4 1/2"
4"	4 1/2"	4 1/2"	5"
4 1/2"	5"	5"	5 1/2"
5"	5 1/2"	5 1/2"	6"
5 1/2"	6"	6"	6 1/2"
6"	6 1/2"	6 1/2"	7"
6 1/2"	7"	7"	7 1/2"
7"	7 1/2"	7 1/2"	8"
7 1/2"	8"	8"	8 1/2"
8"	8 1/2"	8 1/2"	9"
8 1/2"	9"	9"	9 1/2"
9"	9 1/2"	9 1/2"	10"
9 1/2"	10"	10"	10 1/2"
10"	10 1/2"	10 1/2"	11"
10 1/2"	11"	11"	11 1/2"
11"	11 1/2"	11 1/2"	12"
11 1/2"	12"	12"	12 1/2"
12"	12 1/2"	12 1/2"	13"
12 1/2"	13"	13"	13 1/2"
13"	13 1/2"	13 1/2"	14"
13 1/2"	14"	14"	14 1/2"
14"	14 1/2"	14 1/2"	15"
14 1/2"	15"	15"	15 1/2"
15"	15 1/2"	15 1/2"	16"
15 1/2"	16"	16"	16 1/2"
16"	16 1/2"	16 1/2"	17"
16 1/2"	17"	17"	17 1/2"
17"	17 1/2"	17 1/2"	18"
17 1/2"	18"	18"	18 1/2"
18"	18 1/2"	18 1/2"	19"
18 1/2"	19"	19"	19 1/2"
19"	19 1/2"	19 1/2"	20"

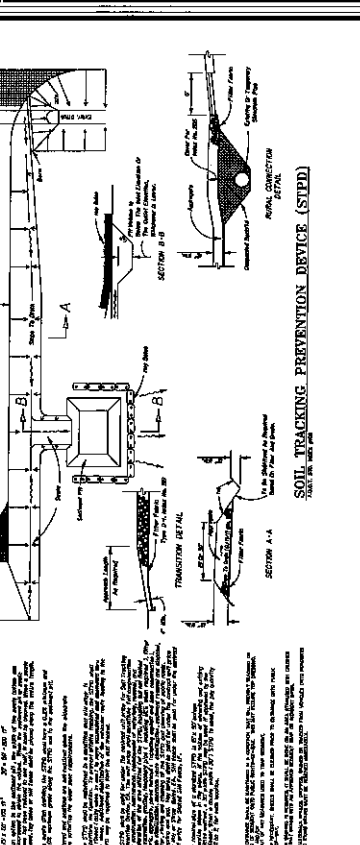
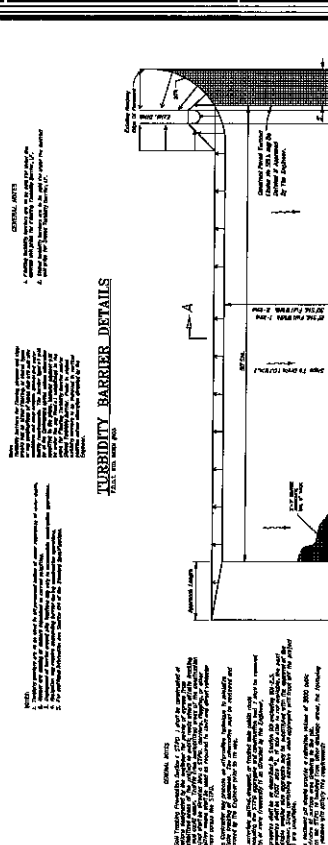
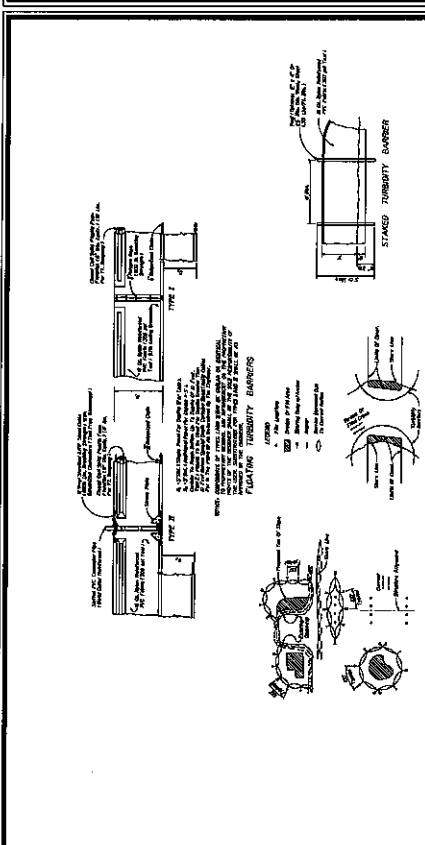


REV	DATE	DESCRIPTION

DATE: MARCH 2, 2013
 SCALE: N.T.S.
 DESIGNED BY: E.V.
 DRAWN BY: E.V.
 CHECKED BY: E.V.

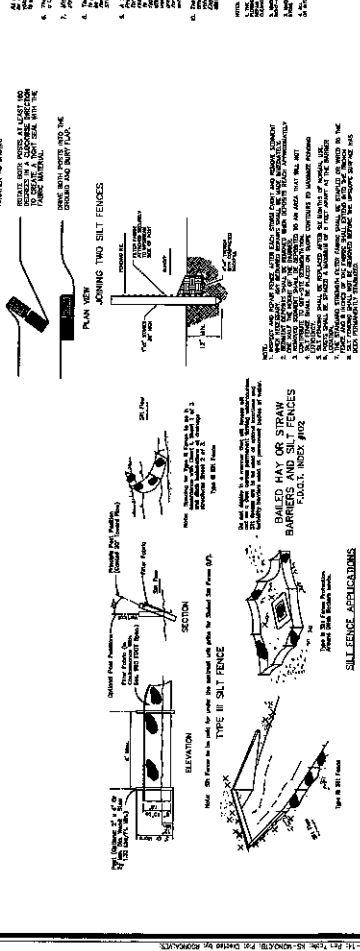
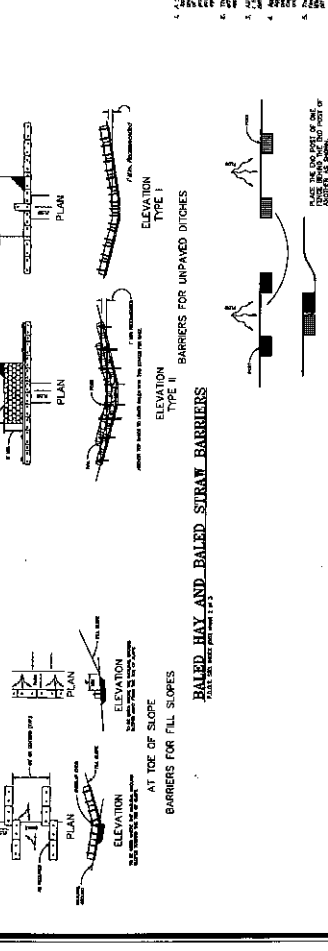
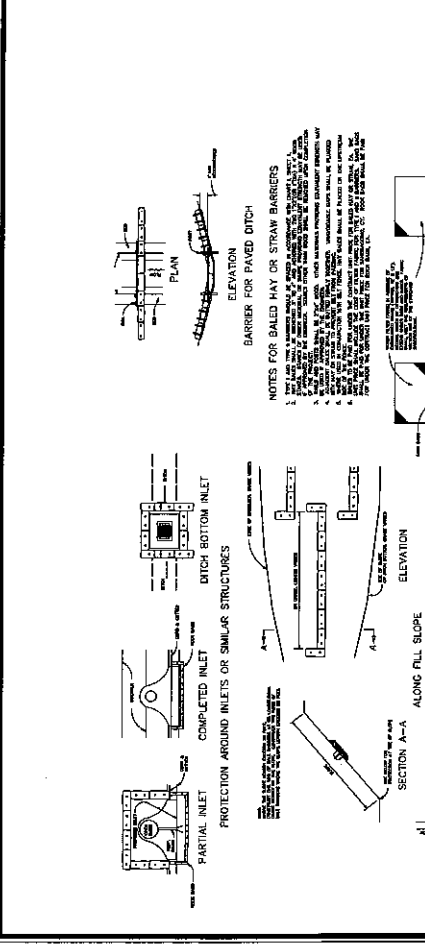
DCOTA
 SITE PLAN MODIFICATIONS
 PARKING REVISIONS
 FLORIDA
 DAVIA BEACH

SHEET NO. C-14
 PROJECT NO. 18945.03
 PERMITS SHALL BE OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT) FOR THE PROJECT.



GENERAL NOTES

1. This barrier shall be installed in accordance with the details shown on this drawing.
2. The barrier shall be installed in a straight line across the road.
3. The barrier shall be installed in a straight line across the road.
4. The barrier shall be installed in a straight line across the road.
5. The barrier shall be installed in a straight line across the road.
6. The barrier shall be installed in a straight line across the road.
7. The barrier shall be installed in a straight line across the road.
8. The barrier shall be installed in a straight line across the road.
9. The barrier shall be installed in a straight line across the road.
10. The barrier shall be installed in a straight line across the road.



GENERAL NOTES

1. This barrier shall be installed in accordance with the details shown on this drawing.
2. The barrier shall be installed in a straight line across the road.
3. The barrier shall be installed in a straight line across the road.
4. The barrier shall be installed in a straight line across the road.
5. The barrier shall be installed in a straight line across the road.
6. The barrier shall be installed in a straight line across the road.
7. The barrier shall be installed in a straight line across the road.
8. The barrier shall be installed in a straight line across the road.
9. The barrier shall be installed in a straight line across the road.
10. The barrier shall be installed in a straight line across the road.



SCALE: 1/8" = 1'-0"

DCOTA HARDSCAPE PLAN

04 MARCH 2013
02 FEBRUARY 2013
1655 GRIFFIN ROAD, DAVIA BEACH, FLORIDA

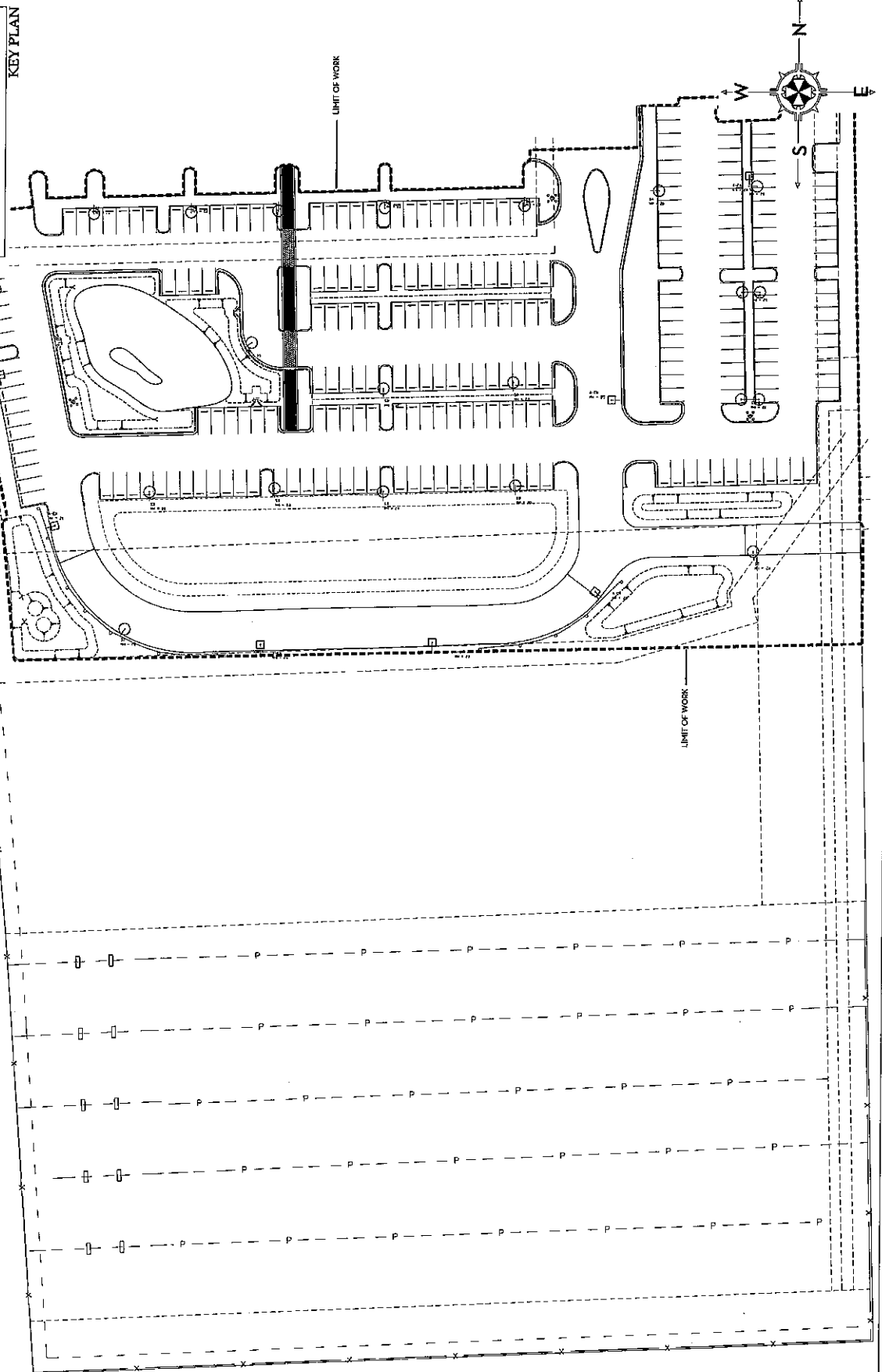
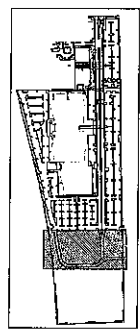


NIEVERA WILLIAMS
DESIGN

223 Sunland Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-959-8800
F: 561-959-8115

NIEVERAWILLIAMS.COM

LD1





MARIO J. NIEVERA
Landscape Architecture, Inc.

225 S. United Avenue
Suite 100
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-7813

PROPOSED LANDSCAPE PLAN
DCOTA
1855 GRIFFIN ROAD, DANIA BEACH, FLORIDA

SCALE: 1/8" = 1'-0"

04 MARCH 2012
05 FEBRUARY 2012

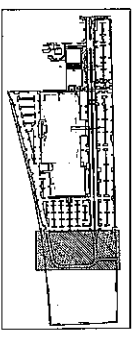


NIEVERA WILLIAMS
DESIGN

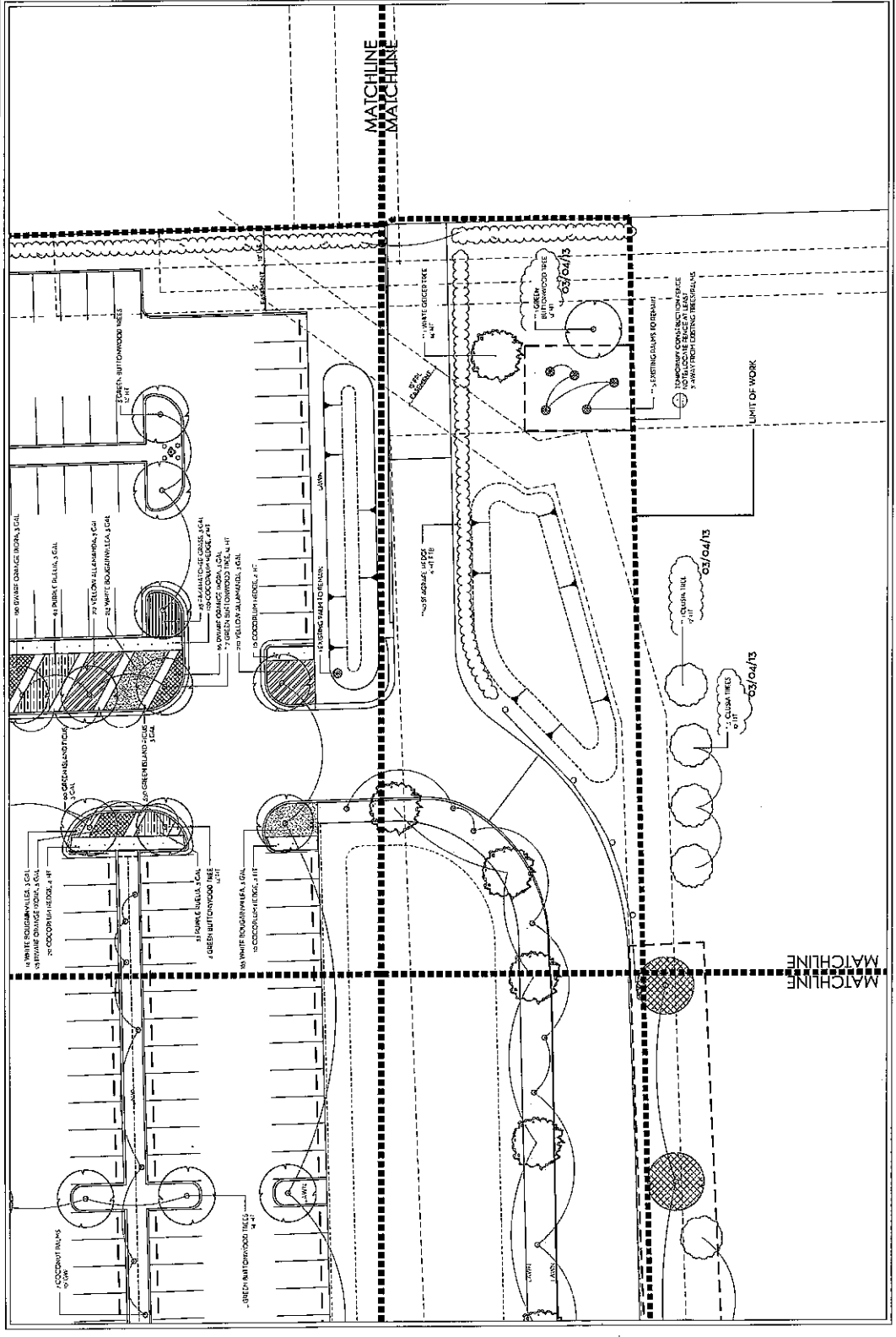
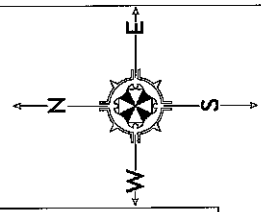
225 S. United Avenue
Suite 100
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-7813

NIEVERA WILLIAMS.COM

LP4



KEY PLAN



MATCHLINE
MATCHLINE



SCALE: 1" = 30'-0"

DCOTA
OVERALL LIGHTING PLAN

1835 GRIFFIN ROAD, DANIA BEACH, FLORIDA

04 MARCH 2015
15 FEBRUARY 2015
05 JANUARY 2015

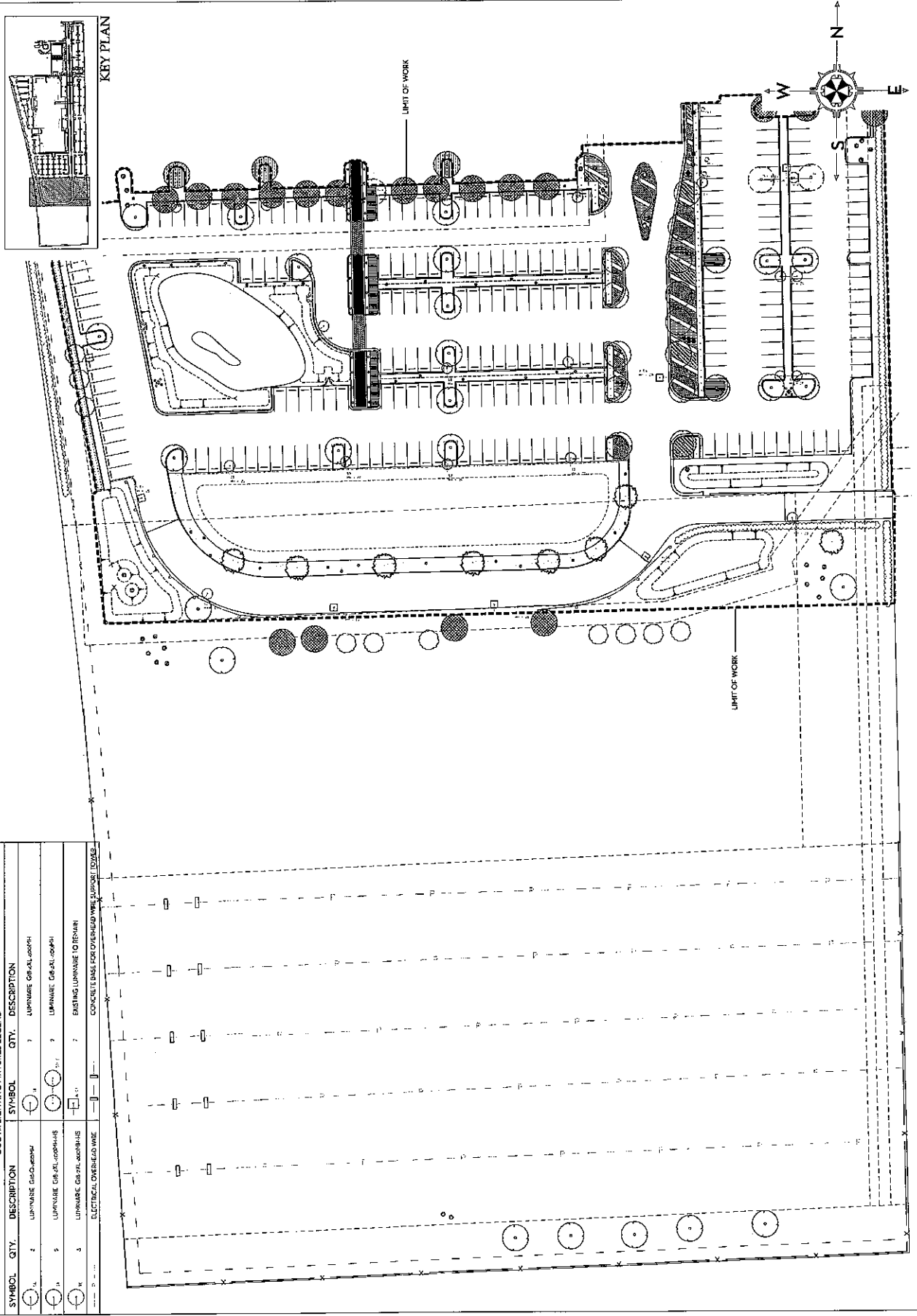
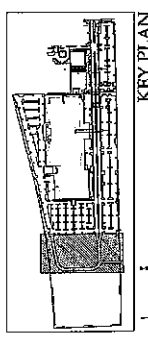


WILLIAMS
NIEVERA
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33460
P: 561-489-2820
F: 561-659-2813

NIEVERAWILLIAMS.COM

LEO



DCOTA LIGHTING FIXTURES LEGEND

SYMBOL	QTY.	DESCRIPTION	SYMBOL	QTY.	DESCRIPTION
(Symbol: Circle with a dot)	7	LUMINAIRE C&A-L-000PH	(Symbol: Circle with a dot)	7	LUMINAIRE C&A-L-000PH
(Symbol: Circle with a dot)	9	LUMINAIRE C&A-L-000PHS	(Symbol: Circle with a dot)	9	LUMINAIRE C&A-L-000PH
(Symbol: Circle with a dot)	3	LUMINAIRE C&A-L-000PHS	(Symbol: Square with a dot)	7	EXISTING LUMINAIRE TO REMAIN
(Symbol: Square with a dot)		ELECTRICAL OVERHEAD WIRE	(Symbol: Square with a dot)		CONCRETE BASE FOR OVERHEAD WIRE SUPPORT TOWER

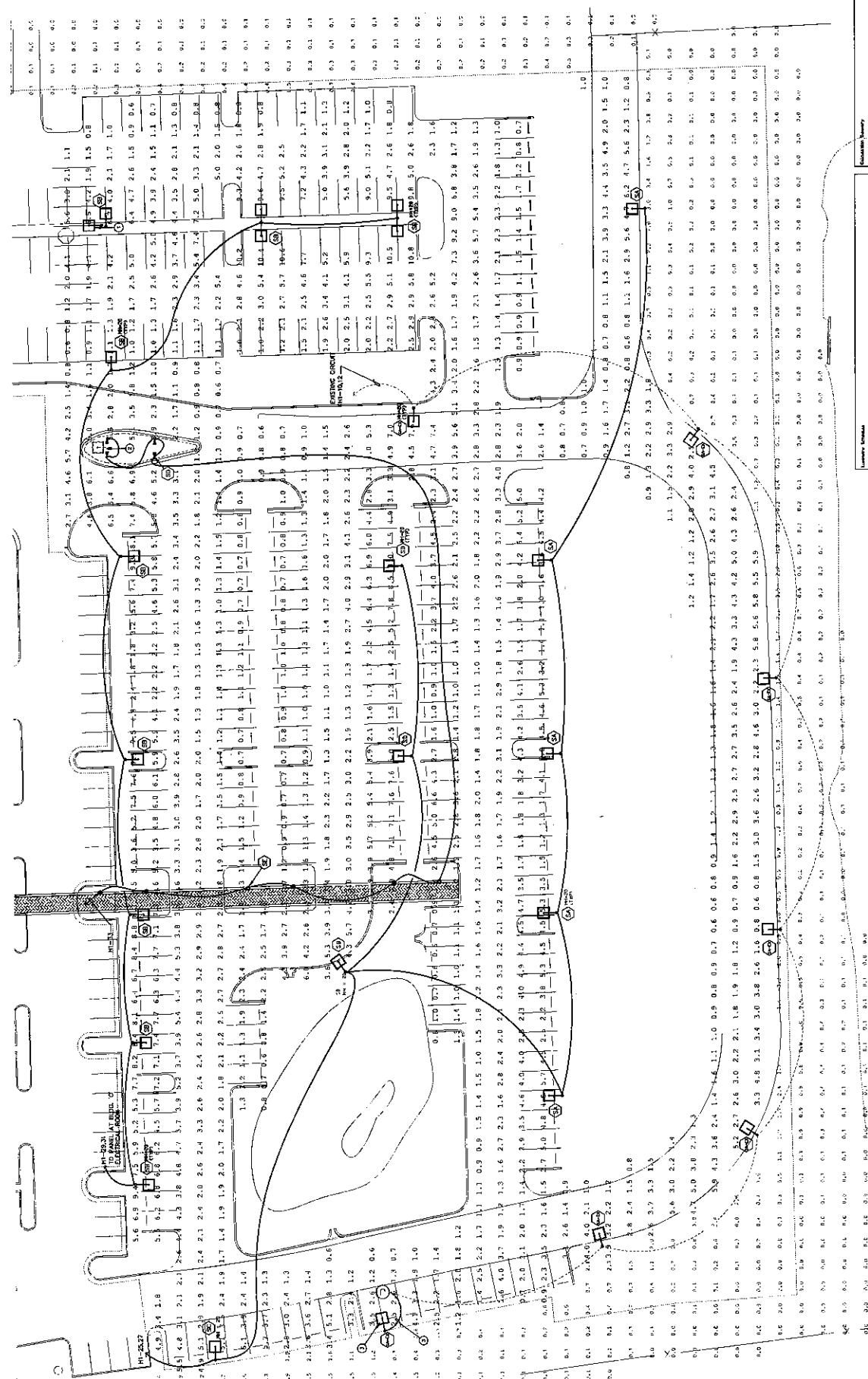


STEVEN FELNER,
P.E., PL
LICENSED ELECTRICAL ENGINEER
NO. 12225
FLORIDA BOARD OF ELECTRICAL ENGINEERING
1885 GRIFFIN ROAD
DANIA BEACH, FLORIDA

DCOTA
1885 GRIFFIN ROAD
DANIA BEACH, FLORIDA

CHECKED:	DATE:	AS NOTED:
DATE:	DATE:	DATE:
NO.:	NO.:	NO.:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:

E-1



Item	Quantity	Unit	Notes
1. 4' x 4' LED Flood Light	10	Each	1000 Lumens
2. 4' x 4' LED Flood Light	10	Each	1000 Lumens
3. 4' x 4' LED Flood Light	10	Each	1000 Lumens
4. 4' x 4' LED Flood Light	10	Each	1000 Lumens
5. 4' x 4' LED Flood Light	10	Each	1000 Lumens
6. 4' x 4' LED Flood Light	10	Each	1000 Lumens
7. 4' x 4' LED Flood Light	10	Each	1000 Lumens
8. 4' x 4' LED Flood Light	10	Each	1000 Lumens
9. 4' x 4' LED Flood Light	10	Each	1000 Lumens
10. 4' x 4' LED Flood Light	10	Each	1000 Lumens

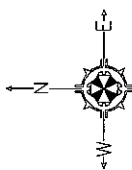
Item	Quantity	Unit	Notes
1. 4' x 4' LED Flood Light	10	Each	1000 Lumens
2. 4' x 4' LED Flood Light	10	Each	1000 Lumens
3. 4' x 4' LED Flood Light	10	Each	1000 Lumens
4. 4' x 4' LED Flood Light	10	Each	1000 Lumens
5. 4' x 4' LED Flood Light	10	Each	1000 Lumens
6. 4' x 4' LED Flood Light	10	Each	1000 Lumens
7. 4' x 4' LED Flood Light	10	Each	1000 Lumens
8. 4' x 4' LED Flood Light	10	Each	1000 Lumens
9. 4' x 4' LED Flood Light	10	Each	1000 Lumens
10. 4' x 4' LED Flood Light	10	Each	1000 Lumens

ELECTRICAL SITE AND PHOTOMETRIC LIGHTING PLAN
SCHEMATIC

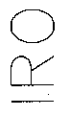
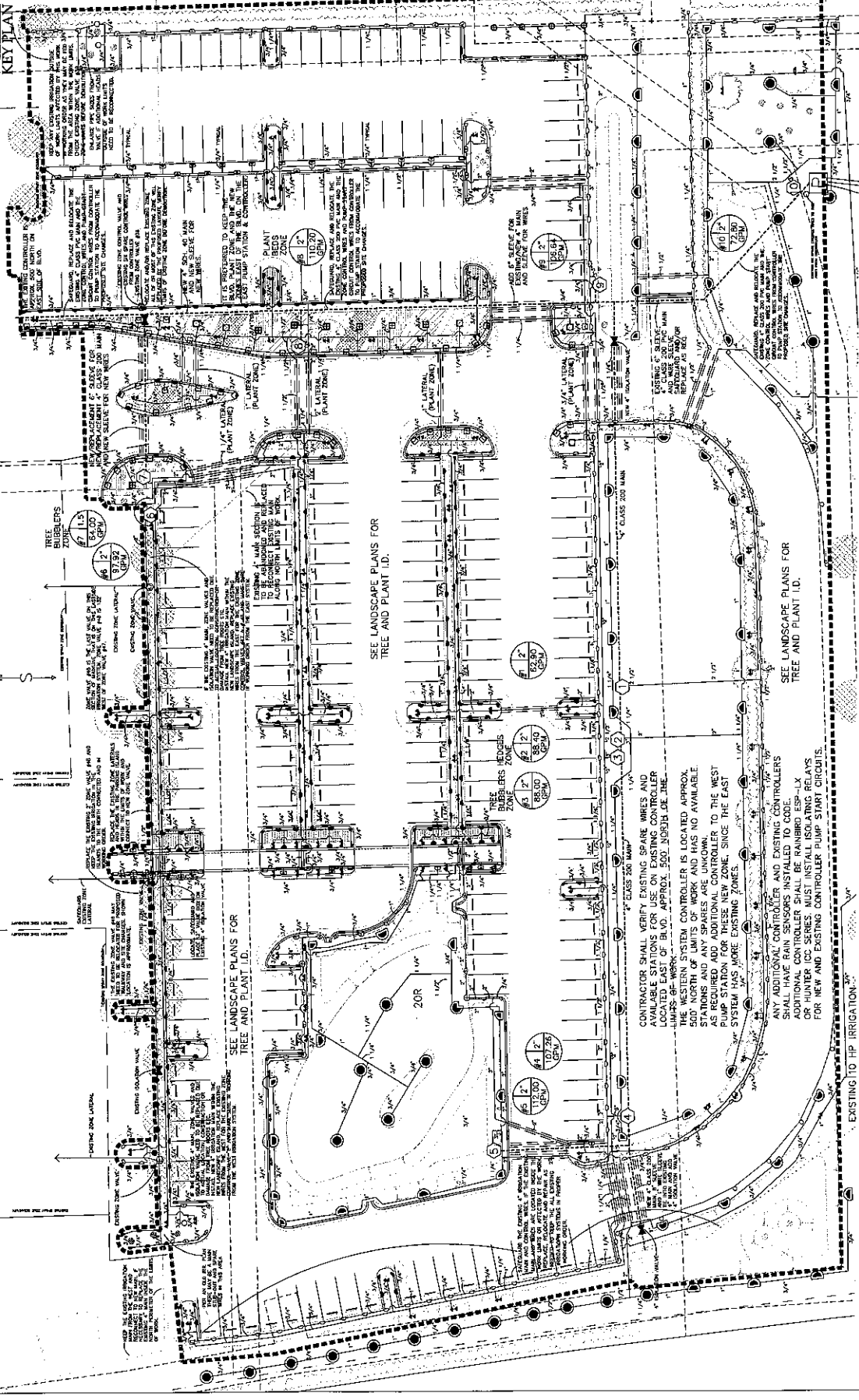
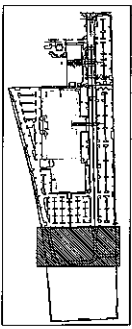
1. EXISTING CIRCUIT TO BE RELOCATED FROM ISLAND TO WEST SIDE AND BE RELOCATED TO EXISTING CIRCUIT TO BE RELOCATED TO EXISTING CIRCUIT FOR FUTURE LANDSCAPE LIGHTING.

2. NEW LOCATOR MARKERS LOCATED TO BE RELOCATED TO EXISTING CIRCUIT TO BE RELOCATED TO EXISTING CIRCUIT FOR FUTURE LANDSCAPE LIGHTING. EXACT LOCATION AND ASSIGNMENT OF EXISTING CIRCUIT.

Item	Quantity	Unit	Notes
1. 4' x 4' LED Flood Light	10	Each	1000 Lumens
2. 4' x 4' LED Flood Light	10	Each	1000 Lumens
3. 4' x 4' LED Flood Light	10	Each	1000 Lumens
4. 4' x 4' LED Flood Light	10	Each	1000 Lumens
5. 4' x 4' LED Flood Light	10	Each	1000 Lumens
6. 4' x 4' LED Flood Light	10	Each	1000 Lumens
7. 4' x 4' LED Flood Light	10	Each	1000 Lumens
8. 4' x 4' LED Flood Light	10	Each	1000 Lumens
9. 4' x 4' LED Flood Light	10	Each	1000 Lumens
10. 4' x 4' LED Flood Light	10	Each	1000 Lumens



THE IRRIGATION SYSTEM IS DESIGNED TO COMPLY WITH FLORIDA FRIENDLY LANDSCAPE PRINCIPLES AND TO BE WATER-WISE EFFICIENT WITH SEPARATE ZONES FOR TURF, BUBBLERS, LAWNS AND PLANT BEDS. PRESSURE REGULATORS, FLOW METERING DEVICES ARE USED TO PREVENT WASTING, OVERSPRAY AND EXCESSIVE RUN-OFF. RAIN SENSOR USE INCLUDED.



CONTRACTOR SHALL VERIFY EXISTING SPARE WIRES AND AVAILABLE STATIONS FOR USE ON EXISTING CONTROLLER. EXISTING SPARE WIRES APPROX. 500' SOUTH OF THE MAINLINE BE WORKED UP TO APPROX. 500' SOUTH OF THE MAINLINE. THE WESTERN SYSTEM CONTROLLER IS LOCATED APPROX. 500' NORTH OF LIMITS OF WORK AND HAS NO AVAILABLE STATIONS AND ANY SPARES ARE UNKNOWN. CONTRACTOR SHALL VERIFY THE LOCATION OF THE WEST PUMP STATION FOR THE NEW ZONE SINCE THE EAST SYSTEM HAS MORE EXISTING ZONES.

ANY EXISTING SPARE WIRES AND EXISTING CONTROLLERS SHALL HAVE RAIN SENSORS INSTALLED TO CODE. ADDITIONAL CONTROLLER SHALL BE RAINBIRD ESP-LX OR HUNTER ICC SERIES. MUST INSTALL ISOLATING RELAYS FOR NEW AND EXISTING CONTROLLER PUMP START CIRCUITS.

SEE LANDSCAPE PLANS FOR TREE AND PLANT I.D.

SEE LANDSCAPE PLANS FOR TREE AND PLANT I.D.

EXISTING 110 HP IRRIGATION

IR 2

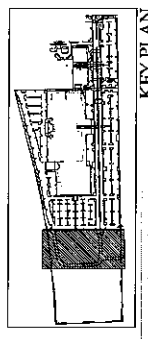
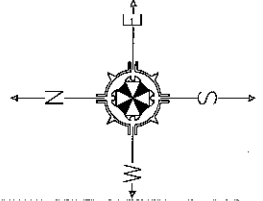


GARDNER IRRIGATION
DESIGN, INC.
1704 W. WASHINGTON AVE. SUITE 100
MARIETTA, GEORGIA 30067
770.427.1111
www.gardnerirrigation.com

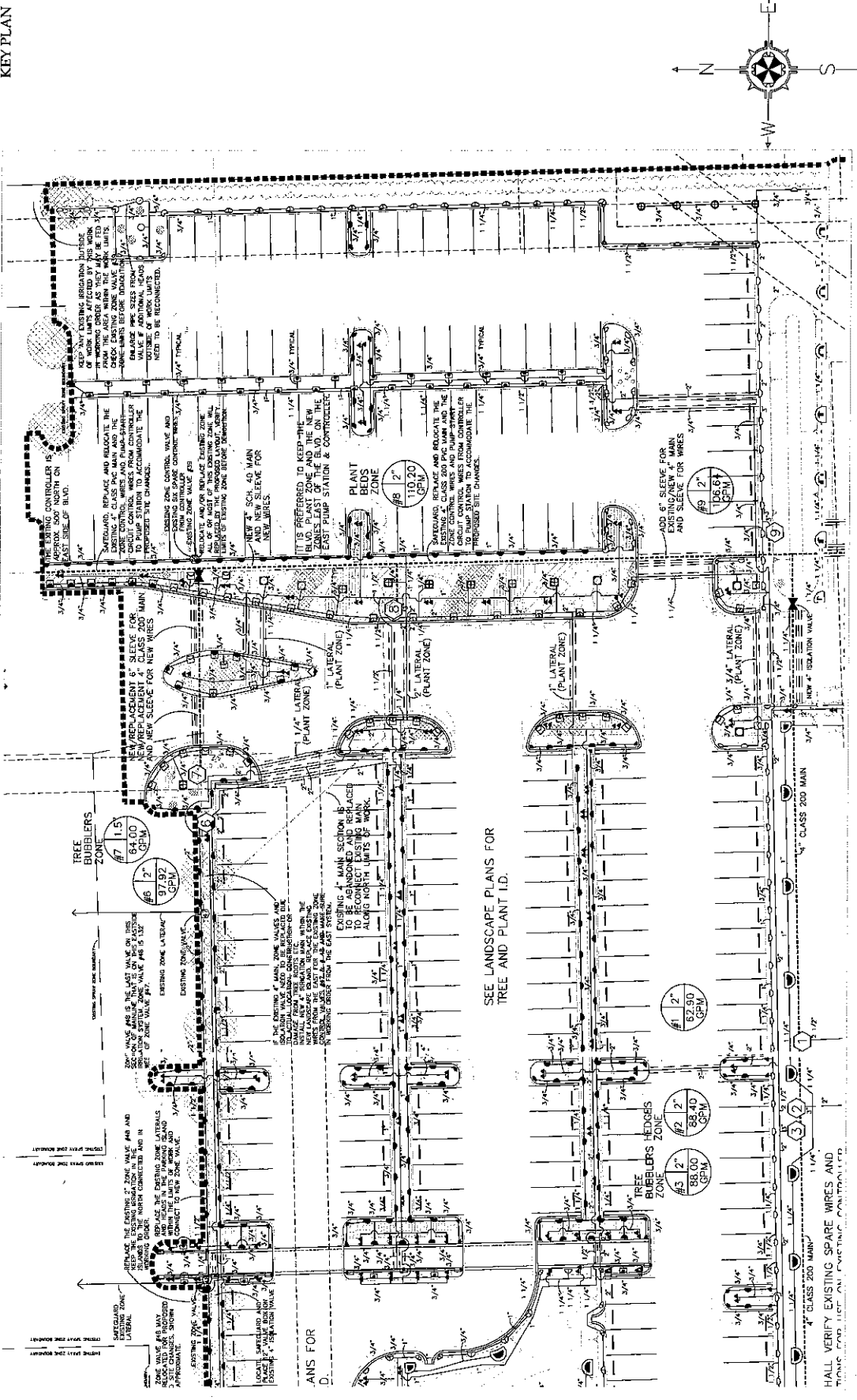
7 MARCH 2013
1855 GRIFFIN ROAD, DANIA BEACH, FLORIDA

PROPOSED IRRIGATION PLAN
DCOTA

SCALE: 1" = 1'-0"



THE IRRIGATION SYSTEM IS DESIGNED TO COMPLY WITH FLORIDA FRIENDLY LANDSCAPE PRINCIPLES AND TO PROVIDE SUFFICIENT WATER TO THE PLANT BEDS, TREE BUBBLERS, LAWNS AND PLANT BEDS. PRESSURE COMPENSATING HEADS AND BUBBLERS ARE USED TO PREVENT MISTING, OVERSPRAY AND EXCESSIVE RUN-OFF. RAIN SENSOR USE INCLUDED.

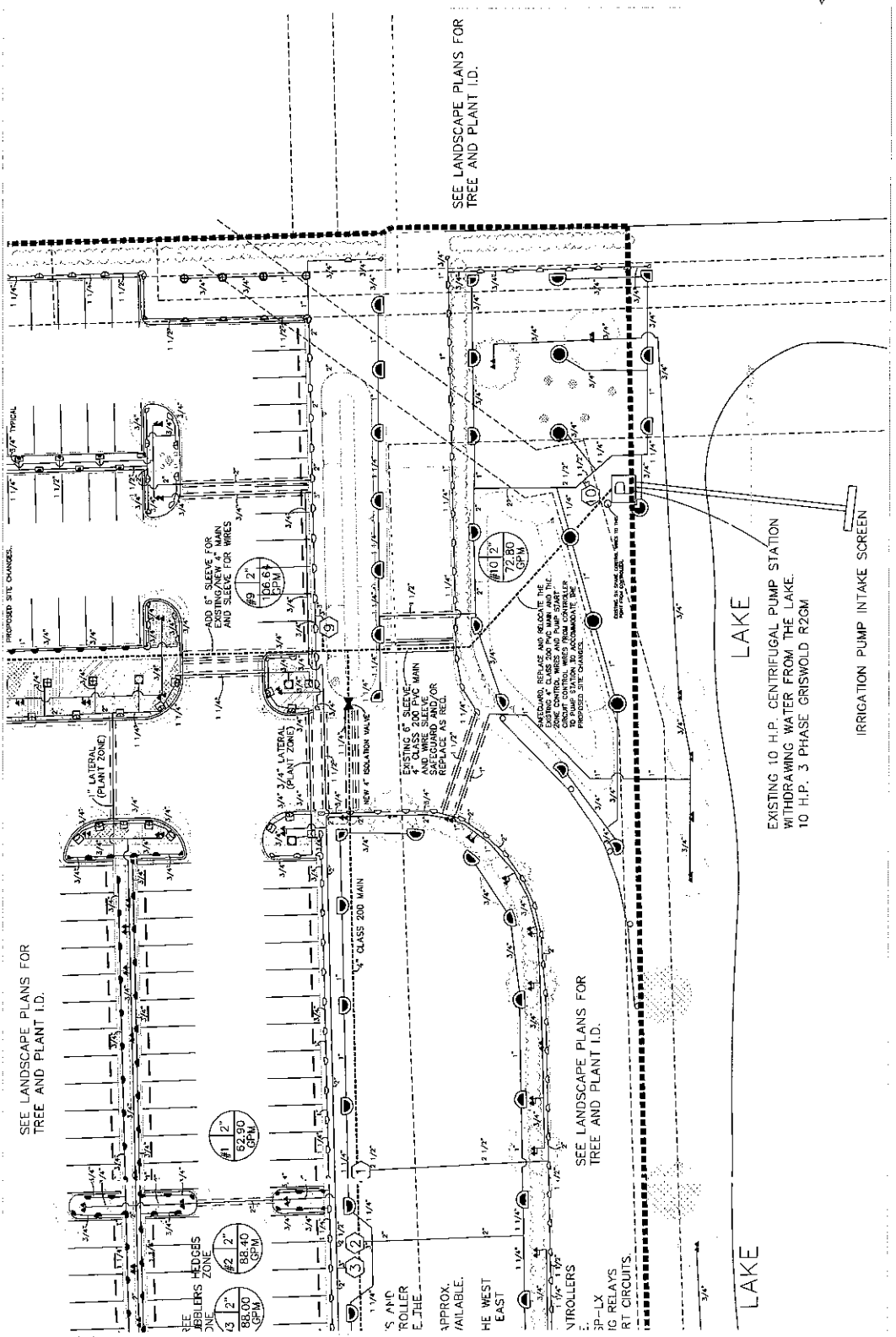
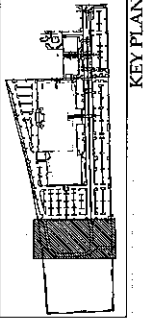


ANS FOR
D.

SEE LANDSCAPE PLANS FOR TREE AND PLANT I.D.

HALL VERIFY EXISTING SPARE WIRES AND TONS FOR LIST ON EXISTING CONTROLLED

THE IRRIGATION SYSTEM IS DESIGNED TO COMPLY WITH FLORIDA FRIENDLY LANDSCAPE PRINCIPLES WITH THE FOLLOWING SPECIFICATIONS:
 ZONES FOR TREE BUBBLERS, LAWNS AND PLANT BEDS, PRESSURE COMPENSATING HEADS AND BUBBLERS ARE USED TO PREVENT MISTING, OVERSPRAY AND EXCESSIVE RUN-OFF. RAIN SENSOR USE INCLUDED.



SEE LANDSCAPE PLANS FOR TREE AND PLANT I.D.

SEE LANDSCAPE PLANS FOR TREE AND PLANT I.D.

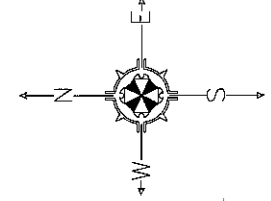
SEE LANDSCAPE PLANS FOR TREE AND PLANT I.D.

LAKE

LAKE

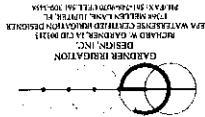
EXISTING 10 H.P. CENTRIFUGAL PUMP STATION WITHDRAWING WATER FROM THE LAKE.
 10 H.P. 3 PHASE GRISWOLD R20M

IRRIGATION PUMP INTAKE SCREEN



PROPOSED IRRIGATION PLAN
 DCOTA
 1655 DRIFIN ROAD, DANA BEACH, FLORIDA

4 MARCH 2013
 SCALE: 1" = 1'-0"



IR4

**NOTICE OF PUBLIC HEARINGS
ON LAND DEVELOPMENT
CODE AMENDMENTS
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, April 23, 2013
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach Administrative Center
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SP-05-99MOD - The applicant, Keith and Schnars, P.A., on behalf of Design Center of the Americas, LLC, is requesting to modify the previously approved site plan by constructing a 241-space parking lot for the property located at 1855 Griffin Road.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST FOR MODIFICATIONS TO SITE PLAN SP-05-99, APPROVED BY THE CITY COMMISSION ON MARCH 23, 1999, SUBMITTED BY KEITH AND SCHNARS, P.A., REPRESENTING THE PROPERTY OWNER, DESIGN CENTER OF THE AMERICAS, LLC ("DCOTA") FOR PROPERTY LOCATED AT 1855 GRIFFIN ROAD IN DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Land Description:

All of Parcel "A", "Design Center of the Americas", According to the Plat Thereof, As Recorded in Plat Book 119, Page 32 of the Public Records of Broward County, Florida.

Together with:

That Abandoned Right of Way of N.W. 2nd Street Per the Plat of "Design Center of the Americas", According to the Plat thereof as Recorded in Plat Book 119, Page 32 of the Public Records of Broward County, Florida. Said Right of Way Abandoned By Official Records Book 29392, Page 605 of the Public Records of Broward County, Florida.

Said Lands Lying in the City of Dania Beach, Broward County, Florida.

Copies of the proposed special exception and variance 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.

Please be advised that if a person decides to appeal any decision made by 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 Department

Planning Division

April 12, 2013

SUN SENTINEL PROOF

Customer: CITY OF DANIA (PARENT) Contact: DONNA KIRBY Phone: 9549218700
Ad Number: 14156932
Insert Dates: 04/12/2013

Section: CL Class: 720; 11720 PUBLIC HEARING NOTICES Size: 1 x 103.00
Printed By: CH15 Date: 04/05/2013
Price: 244.05

Signature of Approval: _____ Date: _____