



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

DATE: November 26, 2013

TO: Robert Baldwin, City Manager

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

FROM: Corinne Lajoie, AICP, Principal Planner, LEED GA *[Signature]*

SUBJECT: **VA-56-13/VA-59-13/VA-60-13/SP-43-13:** The applicant, Leigh Robinson Kerr & Assoc., on behalf of Fort Lauderdale Owner, LLC./Broward County, is requesting variances and site plan modification approval for the construction of temporary valet parking for the existing Hilton Hotel located at 1870 Griffin Road.

**REQUEST
VARIANCE**

1. To allow 100 percent valet parking, code limits valet parking to ten (10) percent; per Section 265-120(A).
2. To allow 315 total parking space; code required 633 parking spaces, per Section 265-50.
3. To waive the vehicle use area landscape requirements required in section 275-100.

SITE PLAN MODIFICATION

To allow the demolition of the existing parking garage and the creation of new temporary parking, this includes 285 valet parking spaces.

PROPERTY INFORMATION

EXISTING ZONING: Commercial (C-2) & Industrial, Research, Office, Marine (IROM)

LAND USE DESIGNATION: Commercial

Broward County is in the process of purchasing both the Hilton Hotel and the property to the west, known as the LaPointe property, in order to remove potential obstacles of the future runway. Ultimately, all buildings on these two sites will be demolished. As part of a settlement agreement, the county has allowed the Hilton Hotel to continue operations for a period of time, provided the parking garage on the property is demolished and removed.

In order to continue operations of the hotel without the use of the parking garage, the applicant is proposing to modify the existing site by utilizing the property to the west for surface, valet parking. The applicant has indicated that the proposed valet parking will be needed from January 1, 2014 through March 31, 2014.

VARIANCE

1. To allow 100 percent valet parking.

Parking for the hotel is currently provided in the on-site parking garage, which Broward County will be demolishing as a result of the runway expansion. The applicant is proposing surface parking on the property immediately west of the hotel, which will be valet only except for the 30 employee parking spaces. Parking on the site is proposed for short-term use until the site is demolished by Broward County to accommodate the expansion of the airport runway. The applicant has proposed the following parking plan to be utilized during this limited period of time:

- Key booth will be moved to the west side of the building. This booth will be staffed 24/7 by a combination of Townepark (valet company) associates and the hotel's security contractor.
- Daily staffing levels will increase by 3 to 4 associates per shift based on the occupancy and planned events.
- There will be a minimum of 2 valet attendants in the key booth on 1st and 2nd shift in order to expedite the valet retrieval process.
- The majority of the staff increase will come from other Townepark properties so the associates are familiar with the large volume valet operations. This reduced training time and potential claims that are associated with new hires.
- Staging up to 10 cars on the driveway can occur without affecting fire or transportation lanes. The maximum amount of time any one vehicle will be allowed to be staged is ten minutes. Leader supervisory/management presences on the ramp to handle issues. When a call regarding fire rescue is received, staged cars will be cleared immediately.

2. To allow 315 total parking space.

Based on today's regulations, the hotel would be required to provide 633 parking spaces. The original property was developed utilizing a parking variance, indicating the parking required by code is excessive for the use of this property. The expansion of the south runway and its associated takings (demolition of the hotel parking garage) has resulted in a hardship for the hotel. The request is to provide reduced, temporary parking for the hotel use until it is closed to the public, which must be done by March 31, 2014. It is anticipated that activity at the hotel will be reduced, fewer events in the ballrooms for example, will occur during the time the hotel remains open. This reduced activity will lessen the demand for parking, further justifying the parking reduction.

3. To waive the vehicle use area landscape requirements.

The proposed use of parking on the LaPointe site is temporary. The requested vehicle use area landscape variance would be in place until the demolition of the site takes place, which is approximately three months. Therefore, the applicant is proposing no new landscaping in the new parking area.

Part of the demolition of the parking garage includes the removal of 162 trees and the relocation of 65 trees. P.J. Meli Park has been identified to receive the relocated trees. The applicant is working with the City's Landscape Consultant on the tree removal/relocation permit.

Granting these variances will allow the hotel to continue to operate for an additional three months.

The applicant's request satisfies the variance criteria identified in Section 625-40 as discussed below.

(1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The stability and appearance of the city will not be affected by the issuance of these variance requests. The intent and purpose is to ensure adequate parking spaces, landscaping exists to support the use of the property. The reduced activity of the hotel property (less events in the ball rooms) will ensure that the amount of parking provided will be adequate for the hotel guests. In addition, the use will be temporary, making installation of required landscaping a hardship.

(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The variances requested are compatible with the surrounding land uses and would not be detrimental to the community. The hotel use exists today. The demolition of the boat sales building on the LaPointe property will result in no neighboring uses. Granting the variances will allow the hotel use to continue for a few more months.

(3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.

The requested variance will provide parking for an existing hotel, which is consistent with the Future Land Use Element of the City's Comprehensive Plan.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

The plight of the petitioner is unique as the expansion of the runway is wholly the impetus of the demolition of the existing parking garage and subsequent use of the temporary valet and employee parking. Denial of the variances requested would be unnecessarily burdensome to the applicant and render the property useless.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

The variances requested are the minimum variances necessary to afford relief to the petitioner.

SITE PLAN

The site plan modification is needed to incorporate surface parking in order to permit the hotel to remain open. The proposed parking site currently contains an existing vacant building that will be demolished. The modified site plan will allow for temporary valet parking for the hotel guests and limited employee parking, up to 30 parking spaces.

The site plan was reviewed by the Development Review Committee, which includes representative from the Fire Marshal's office, Public Services, the City's landscape consultant and the Planning Division. The following outstanding comments remain, which are identified below:

1. Please provide final version of geo-referenced CAD file (dwg format) on disk prior to issuance of a building permit (Public Services).
2. Hydrant spacing shall not exceed 300 feet linear separation (as the fire apparatus drives) for commercial properties (24:7.2.1)[AHJ] Note: it was noted that a fire hydrant currently is located in the proposed parking lot area. The fire hydrant is marked as out of service. Can this fire hydrant be placed in service to provide a water source on the west side of the Hilton for protection of the parking lot? (Fire Marshal).

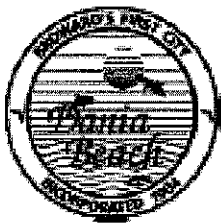
STAFF RECOMMENDATION

VARIANCES

Staff recommends approval of the three variances requested provided the applicant continues to work with staff to relocate the 64 palms within the City and payment of the tree removal permit is done prior to issuance of a building permit.

SITE PLAN

Approve, provided the remaining staff comments are addressed prior to issuance of a building permit.



City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division

(954) 924-6802 x3643

(954) 924-6802 x3643
RECEIVED

OCT 29 2013

Planning
 Department

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan modification
- Special Exception
- Variance x3
- Other: _____

Date Rec'd: _____

Petition No.: _____

(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: 1870 Griffin Road

Lot(s): _____ Block: _____ Subdivision: See below

Recorded Plat Name: Airview Hotel (125/16) and Lapointe Plaza (140/27)

Folio Number(s): _____ Legal Description: See above.

Applicant (Consultant) Legal Representative (circle one) Leigh Robinson Kerr & Assoc

Address of Applicant: 808 E. Las Olas Blvd #104, Ft. Laud. FL 33301

Business Telephone: 954 467 6308 Home: _____ Fax: 954 467 6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Fort Lauderdale Owner, LLC/Broward County

Address of Property Owner: 1870 Griffin Rd and 115 S. Andrews Ave. Ft. Laud 33301

Business Telephone: N/A Home: N/A Fax: _____

Explanation of Request: See attached

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: + 22 ac Gross Acreage: + 22 ac Prop. Square Footage: 960,000 sf

Existing Use: Hotel/Boat storage Proposed Use: Hotel/temporary parking

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: 
(Owner / Agent signature)

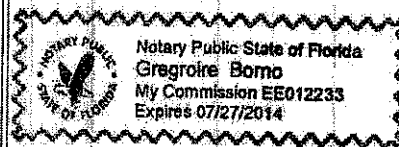
BEFORE ME THIS 30th DAY OF Sept., 2013

By:

Ken George
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary: 
(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.



AIRPORT HILTON
Dania Beach, FL

CRITERIA STATEMENTS

September 5, 2013

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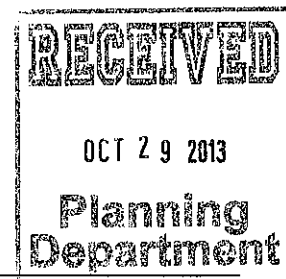


INTRODUCTION

The supplemental information provided in this document outlines requests to the City of Dania Beach being sought by Ft Lauderdale Owner, LLC (the "Applicant") as it relates to two sites known as the LaPointe/Dania Boat Sales property (the "Parking Site") and the Airport Hilton property (the "Hotel Site"). Please refer to Exhibit A: Aerial which depicts an aerial view of the sites. The Parking Site encompasses folio 504228120030 and a portion of folio 504228120020. The Hotel Site encompasses folio 504228090010.

The request is a site plan modification, a temporary use application and three variance applications. The applications are being made to allow the property to be used for temporary hotel parking and to modify the existing site plan to incorporate the Parking Site.

The sites have or will be acquired through eminent domain to enable the construction of the south runway at the Fort Lauderdale-Hollywood International Airport. Parking for the hotel is currently provided by the parking garage located on the Hotel Site but is scheduled to be demolished as part of the taking. The Airport Hilton through negotiations with Broward County has the right to utilize the Parking Site for temporary parking from 01/01/2014 through 03/31/2014 subject to the approval of same by the City of Dania Beach.



1. SITE PLAN MODIFICATION**REQUEST TO MODIFY THE SITE PLAN TO PROVIDE TEMPORARY PARKING**

Application is being made to modify the Airport Hilton's existing site plan to incorporate the Parking Site in order to permit temporary parking for the hotel. The Parking Site currently contains an existing vacant building to be demolished. The modified site plan as depicted on the attached drawings is for temporary valet parking for the hotel guests and limited employee parking up to 30 spaces.

2. VARIANCE**REQUEST TO PERMIT 100% VALET PARKING FROM 01/01/2014-03/31/2014**

Parking for the hotel is currently provided via the parking garage located on the Hotel Site. The existing parking garage will be demolished as a result of the Fort Lauderdale-Hollywood International Airport's runway expansion. The Parking Site is proposed to be used for valet and limited employee parking (up to 30 spaces) in order to provide temporary parking for the Airport Hilton as a result of the demolition of the existing parking garage. With this request the Applicant is requesting the permission of 100% valet parking, with the exception of employee limited parking up to 30 spaces. Parking on the site is proposed for short-term use until the site is acquired by Broward County to accommodate the expansion of the airport runway. Valet parking is proposed due to the reduced number of spaces that can be accommodated on the parking versus those necessary to accommodate self-parking.

In order to ensure the proposed valet parking is sufficient, the Applicant and its valet company, Townepark, offer the following as part of the parking plan:

- Key booth will be moved to the west side of the building. This booth will be staffed 24/7 by a combination of Townepark associates and the hotel's security contractor.
- Daily staffing levels will increase by 3 to 4 associates per shift based on occupancy and planned events.
- There will be a minimum of 2 valet attendants in the key booth on 1st and 2nd shift in order to expedite the valet retrieval process.
- The majority of the staff increase will come from other Townepark properties so the associates are familiar with a large volume valet operation. This reduces training time and potential claims that are associated with new hires.
- Staging up to 10 cars on the driveway can occur without affecting fire or transportation lanes. The maximum amount of time any 1 vehicle will be allowed to be staged is 10 minutes. Leader supervisory/management presence on the ramp to handle issues. When a call regarding fire rescue is received, staged cars will be cleared immediately.

- a. That special conditions and circumstances exist which are peculiar to the lands, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;**

Special conditions and circumstances exist which are peculiar to the Hotel Site and the Parking Site which are not applicable to other lands, structures or buildings in the same zoning district. Broward County's expansion of the runway is the impetus of the demolition of the existing parking garage and subsequent use of the Parking Site for employee and valet parking and therefor is a special condition specifically impacting the Parking Site and the Hotel Site.

- b. That the special conditions and circumstances do not result from the actions of the applicant;**

The special conditions and circumstances do not result from the actions of the Applicant but are a result of Broward County's approval of the Fort Lauderdale-Hollywood International Airport's runway expansion and associated takings.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district**

The granting of the variance will not confer on the Applicant any special privilege that is denied by this chapter of the zoning code to other lands, buildings or structures in the same zoning district. Valet parking will allow for temporary parking for the Airport Hilton.

- d. The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant**

The literal interpretation of the chapter deprives the Applicant of rights commonly enjoyed by properties in the same zoning district. The permission of valet parking will provide for the continuation of parking for the Airport Hilton.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure**

The request for valet parking is the minimum variance that would grant the reasonable use of the land, buildings and structures proposed for the facility. The hotel must be closed to the public by 03/31/2014.

- f. That the grant of the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the area or otherwise detrimental to public welfare.**

The variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental to the public welfare.

NOTE: Please be advised the Applicant will provide an agreement between the city and property owner(s) and approved by the City Attorney identifying:

- Number of parking spaces to be used for valet.
- Any use of property for which valet parking is provided in order to satisfy the required number of parking spaces, shall cease immediately if for any reason the valet service is not provided at all times during operation of the use.

3. VARIANCE**REQUEST TO PERMIT PARKING REDUCTION**

Parking for the hotel is currently provided via the parking garage located on the Hotel Site. The original plan approved in 1984 requested 633 spaces. A variance to 460 spaces was granted at that time. The existing parking garage will be demolished as a result of the Fort Lauderdale-Hollywood International Airport's runway expansion. The Parking Site is proposed to be used for valet and limited employee parking (up to 30 spaces) in order to provide temporary parking for the Airport Hilton as a result of the demolition of the existing parking garage. With this request the Applicant is requesting the permission of 100% valet parking, with the exception of employee limited parking up to 30 spaces. Parking on the site is proposed for short-term use until the site is acquired by Broward County to accommodate the expansion of the airport runway. Valet parking is proposed due to the reduced number of spaces that can be accommodated on the parking versus those necessary to accommodate self-parking.

The original plan approved in 1984 requested 633 spaces. A variance to 460 spaces was granted at that time.

- a. That special conditions and circumstances exist which are peculiar to the lands, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;**

The application of the standard parking requirements of the city for the Parking Site cannot be accommodated. This is the result of the hardship created by Broward County's expansion of the airport runway and associated takings which is unique to the Parking Site and the Hotel Site and not applicable to other lands, structures or buildings in the same zoning district.

- b. That the special conditions and circumstances do not result from the actions of the applicant;**

The special conditions and circumstances do not result from the actions of the Applicant but are a result of Broward County's approval of the Fort Lauderdale-Hollywood International Airport's runway expansion and associated takings.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district**

This variance for parking will not confer on the Applicant any special privilege that is denied other lands, buildings or structures in the same zoning district. Other facilities in the area could have the opportunity to request a similar treatment for their properties.

- d. The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant**

The literal interpretation of the chapter deprives the Applicant of rights commonly enjoyed by properties in the same zoning district and would further compound the undue and unnecessary hardship on the Applicant. The permission of reduced parking will provide for the temporary parking for the Airport Hilton.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure**

The requested parking deviation is the minimum variance that makes possible the reasonable use of the land. It should be noted that the parking deviation is the result of the undue hardship created by Broward County's approval of the airport runway expansion. The hotel must be closed to the public by 03/31/2014.

- f. That the grant of the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the area or otherwise detrimental to public welfare.**

The variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental to the public welfare.

4. VARIANCE**REQUEST FOR VUA LANDSCAPE VARIANCE**

The sites have or will be acquired through eminent domain to enable the construction of the south runway at the Fort Lauderdale-Hollywood International Airport. Parking for the hotel is currently provided by the parking garage located on the Hotel Site but is scheduled to be demolished as part of the taking. The Airport Hilton through negotiations with Broward County has the right to utilize the Parking Site for temporary parking from 01/01/2014 through 03/31/2014 subject to the approval of same by the City of Dania Beach.

Requests have been filed to permit 100% valet parking for the hotel guests with limited parking for employees. Given this unique condition, vehicle use areas on the site are not typical. Therefore, a VUA landscape variance for relief from these requirements is being requested.

- a. That special conditions and circumstances exist which are peculiar to the lands, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;**

Special conditions and circumstances exist which are peculiar to the subject site which are not applicable to other lands, structures or buildings in the same zoning district. The expansion of the runway is wholly the impetus of the demolition of the existing parking garage and subsequent use of the Parking Site for temporary valet and employee parking and therefor is a special condition specifically impacting the Parking Site and the Hotel Site and subsequently the VUA landscaping of those sites.

- b. That the special conditions and circumstances do not result from the actions of the applicant;**

The special conditions and circumstances do not result from the actions of the Applicant but are a result of Broward County's approval of the Fort Lauderdale-Hollywood International Airport's runway expansion and associated takings.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in this same zoning district**

The granting of the variance will not confer on the Applicant any special privilege that is denied by this chapter of the zoning code to other lands, buildings or structures in the same zoning district. A VUA landscaping variance is being requested for 01/01/2014 through 03/31/2014.

- d. The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant**

The literal interpretation of the chapter deprives the Applicant of rights commonly enjoyed by properties in the same zoning district. The proposed use of parking on the site is temporary. The Parking Site and the Hotel Site are being acquired by Broward County for demolition in order to accommodate the airport's runway expansion. Therefore, the requested VUA landscape variance would only be in place until the demolition of the site takes place.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure**

The requested VUA landscape variance is the minimum variance that would grant the reasonable use of the land, buildings and structures proposed for the facility. The hotel must be closed to the public by 03/31/2014.

- f. That the grant of the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the area or otherwise detrimental to public welfare.**

The variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental to the public welfare.

EXHIBIT A
AERIAL

Airport Hilton
(Hotel Site)



LaPointe/ Dania Boat Sales
(Parking Site)

DATE	
SCALE	
PLAN	
TEXT	
DESCRIPTION	

CRANEN • THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 1700 WEST GARDEN BOULEVARD, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 PHONE: (561) 839-4400
 FAX: (561) 839-4402
 E-MAIL: INFO@CTASURV.COM

**Part of Parcel "A", Plat Book 140, PAGE 27
 Lapointe Property**

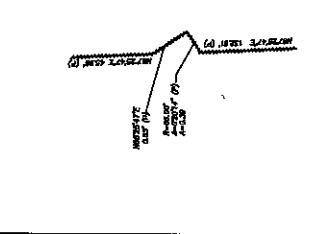
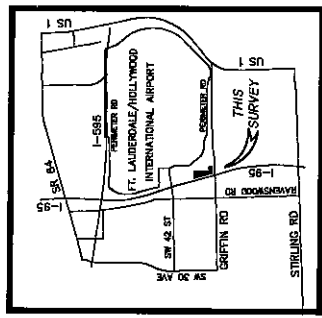
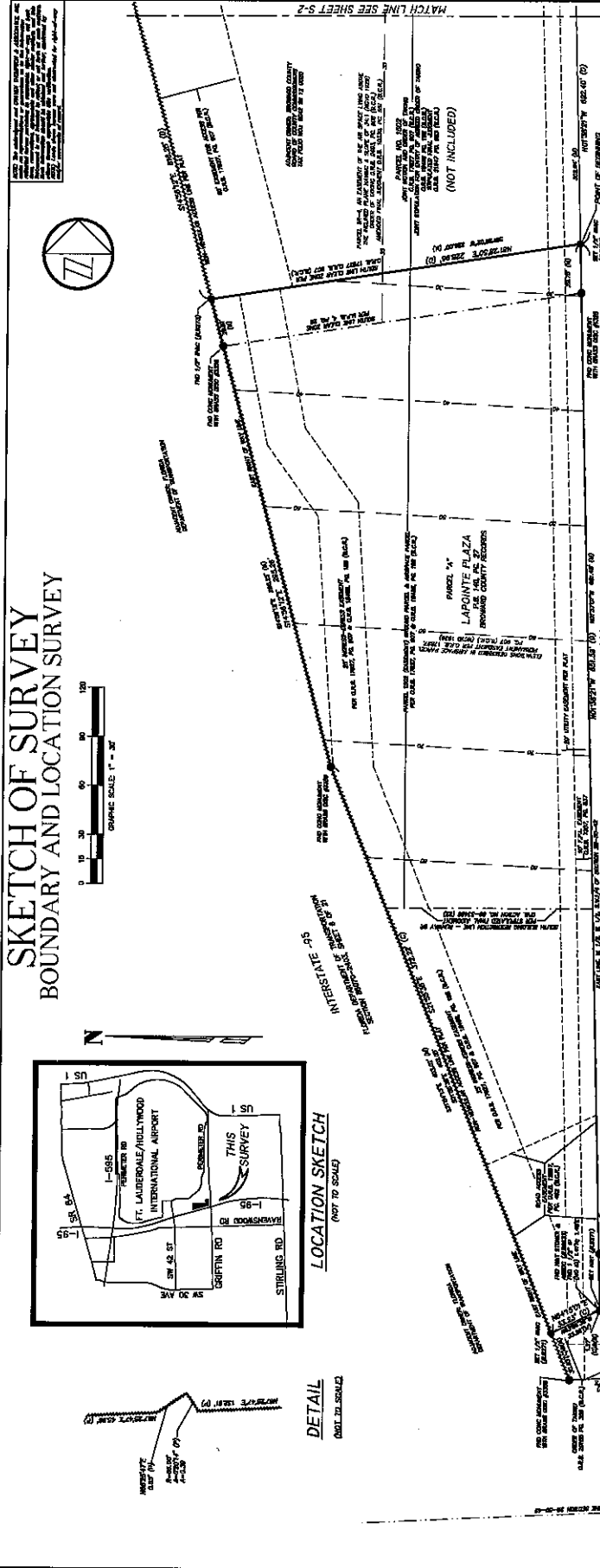
Prepared For:
 Real Property Division of County Public Works Department

BOUNDARY LOCATION SURVEY

PROJECT NO.
10-0074

SHEET
S-1

SHEET 1 OF 3



APPROXIMATE BOUNDARY LOCATION SURVEY

BOUNDARY LOCATION SURVEY

BOUNDARY LOCATION SURVEY

NOTICE:

1) THE BOUNDARY LOCATION SURVEY FOR THE ABOVE PROPERTY IS BASED ON AN ASSUMED ORIGINAL WITH A BEST LINE OF PARCELS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY THE ACCURACY OF THE SURVEY DATA AND TO CORRECT ANY ERRORS BEFORE THE SURVEY IS COMPLETED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY DATA OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE SURVEY.

DISCLAIMER:

THIS IS TO CERTIFY THAT THE SURVEY FOR THE ABOVE PROPERTY IS BASED ON AN ASSUMED ORIGINAL WITH A BEST LINE OF PARCELS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY THE ACCURACY OF THE SURVEY DATA AND TO CORRECT ANY ERRORS BEFORE THE SURVEY IS COMPLETED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY DATA OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE SURVEY.

ASSUMPTIONS:

1) THE BOUNDARY LOCATION SURVEY FOR THE ABOVE PROPERTY IS BASED ON AN ASSUMED ORIGINAL WITH A BEST LINE OF PARCELS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY THE ACCURACY OF THE SURVEY DATA AND TO CORRECT ANY ERRORS BEFORE THE SURVEY IS COMPLETED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY DATA OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE SURVEY.

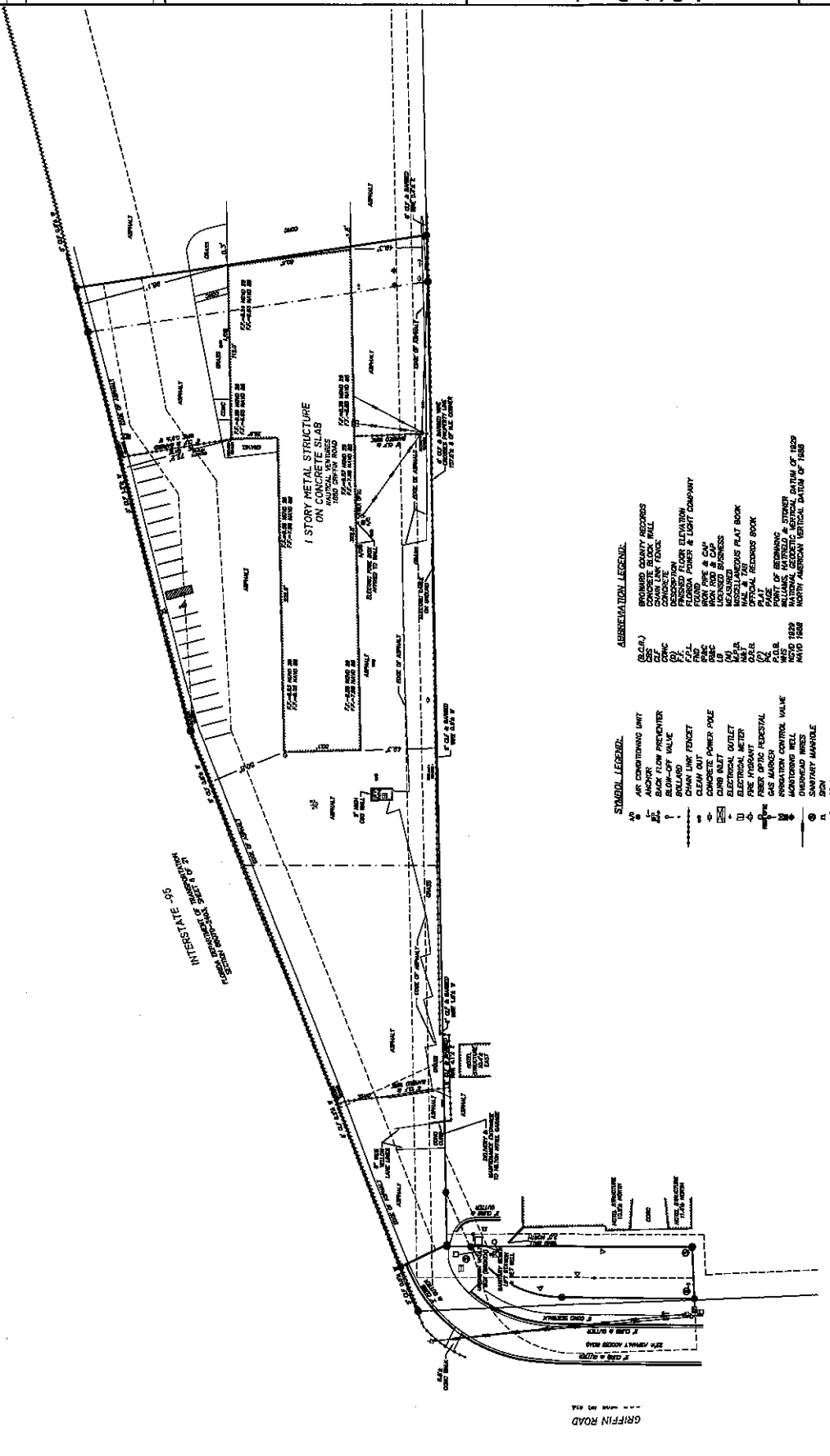
TITLE NOTES:

1) PARCEL 45, AIRVIEW HOTEL, ACCORDING TO THE PLAT RECORDS, AS RECORDED IN D.E. 148, P. 27 (PLAT) PARTIED ON 04/15/1978 AND IS PART OF THE PLAT RECORDS OF THE PUBLIC RECORDS OF FLORIDA SUBSEQUENT TO THE EXTENSIVE RECONSTRUCTION OF THE AIRVIEW HOTEL. PARCEL 46, AIRVIEW HOTEL, ACCORDING TO THE PLAT RECORDS, AS RECORDED IN D.E. 148, P. 27 (PLAT) PARTIED ON 04/15/1978 AND IS PART OF THE PLAT RECORDS OF THE PUBLIC RECORDS OF FLORIDA SUBSEQUENT TO THE EXTENSIVE RECONSTRUCTION OF THE AIRVIEW HOTEL.

REMARKS:

1) THE BOUNDARY LOCATION SURVEY FOR THE ABOVE PROPERTY IS BASED ON AN ASSUMED ORIGINAL WITH A BEST LINE OF PARCELS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY THE ACCURACY OF THE SURVEY DATA AND TO CORRECT ANY ERRORS BEFORE THE SURVEY IS COMPLETED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY DATA OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE SURVEY.

SKETCH OF SURVEY BOUNDARY AND LOCATION SURVEY



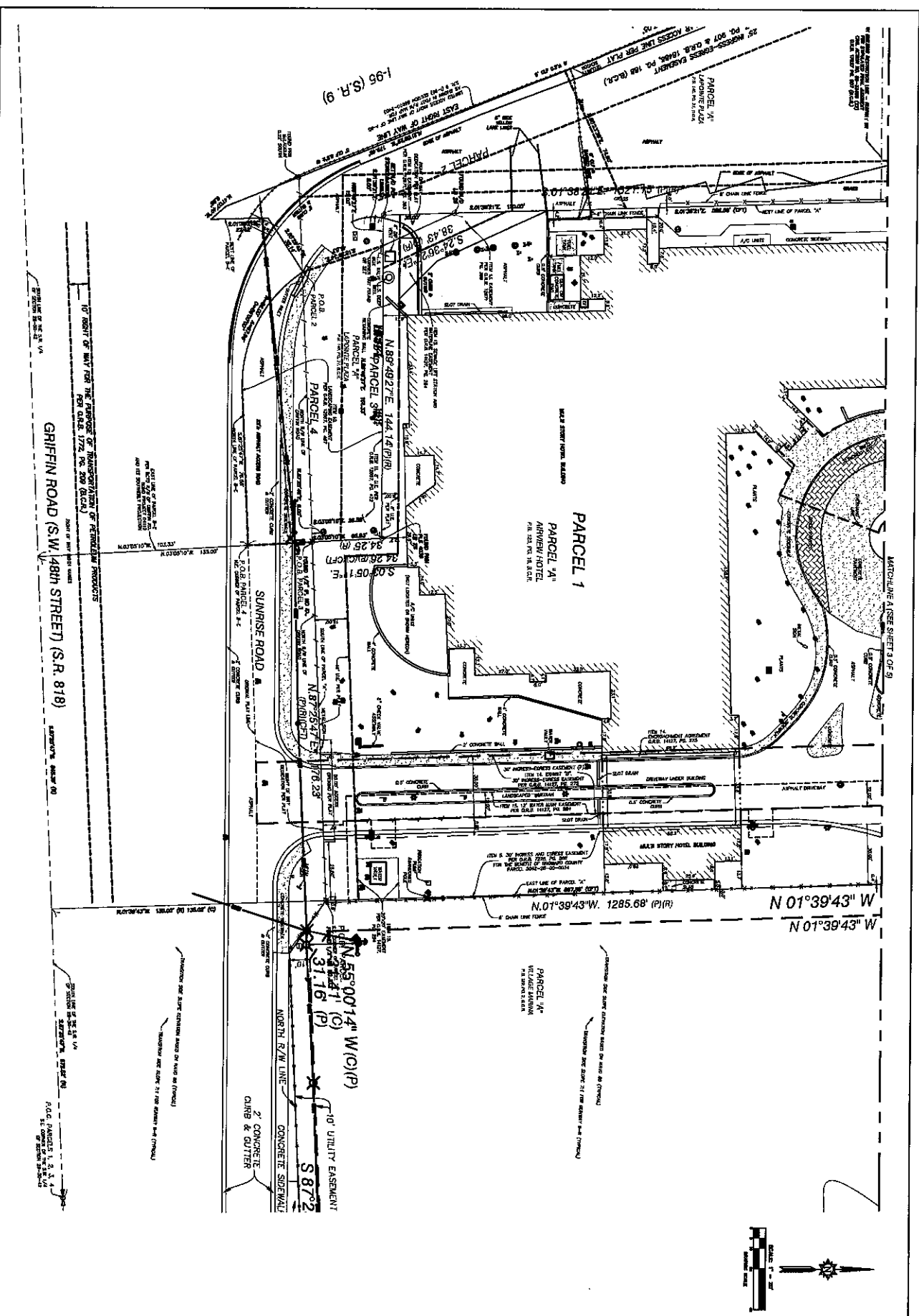
- SYMBOL LEGEND**
- ⊙ AIR CONDITIONING UNIT
 - ⊙ ANCHOR
 - ⊙ BACK FLOW PREVENTER
 - ⊙ BLOW-OFF VALVE
 - ⊙ CHAIN LINK FENCE
 - ⊙ CLEAN OUT
 - ⊙ CONCRETE POWER POLE
 - ⊙ CONDENSATE DRAIN
 - ⊙ ELECTRICAL METER
 - ⊙ FIRE HYDRANT
 - ⊙ FIBER OPTIC PEDestal
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ MONITORING WELL
 - ⊙ OVERHEAD WIRE
 - ⊙ SANITARY MANHOLE
 - ⊙ SUMP
 - ⊙ SPILL-FLOOD LIGHT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WOOD TELEPHONE POLE

- ABBREVIATION LEGEND**
- AS (S.D.) BOUNDARY SURVEY RECORDS
 - CLP CHAIN LINK FENCE
 - CP CONCRETE PAVEMENT
 - CS CONCRETE SLAB
 - CS (S.D.) FINISHED FLOOR ELEVATION
 - CS (S.D.) FINISHED FLOOR & LIGHT DIMENSION
 - CS (S.D.) FOUNDATION
 - CS (S.D.) MASONRY
 - CS (S.D.) MASONRY BUSINESS
 - CS (S.D.) MASONRY PLAT BOOK
 - CS (S.D.) MASONRY SURVEY
 - CS (S.D.) MASONRY SURVEY BOOK
 - CS (S.D.) MASONRY SURVEY PLAT
 - CS (S.D.) PART OF BOUNDARY SURVEY
 - CS (S.D.) NATIONAL GEODETIC SURVEY DATUM OF 1929
 - CS (S.D.) NATIONAL GEODETIC SURVEY DATUM OF 1983
 - CS (S.D.) NORTH AMERICAN VERTICAL DATUM OF 1988

DATE	BY	DATE	DESCRIPTION
10-21-10	TS		ROADS
	TS		DEMAN BTR
	TS		DEMANED BTR
	TS		FIELD WORK
	TS		PARCELS

GRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3445 N.W. 42ND STREET, SUITE 100, MIAMI, FLORIDA 33166
TEL: (305) 738-8400
FAX: (305) 738-8400

SEE SHEET 2-1 FOR REMAINDER OF DESCRIPTION
SEE SHEET 3-1 FOR REMAINDER OF DESCRIPTION
SEE SHEET 4-1 FOR REMAINDER OF DESCRIPTION
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DATE	10/15/10
BY	STONER & ASSOCIATES, INC.
PROJECT	10-7526
SHEET NO.	2 OF 5

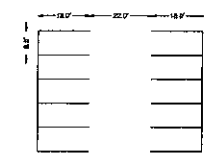
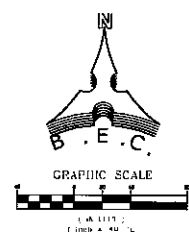
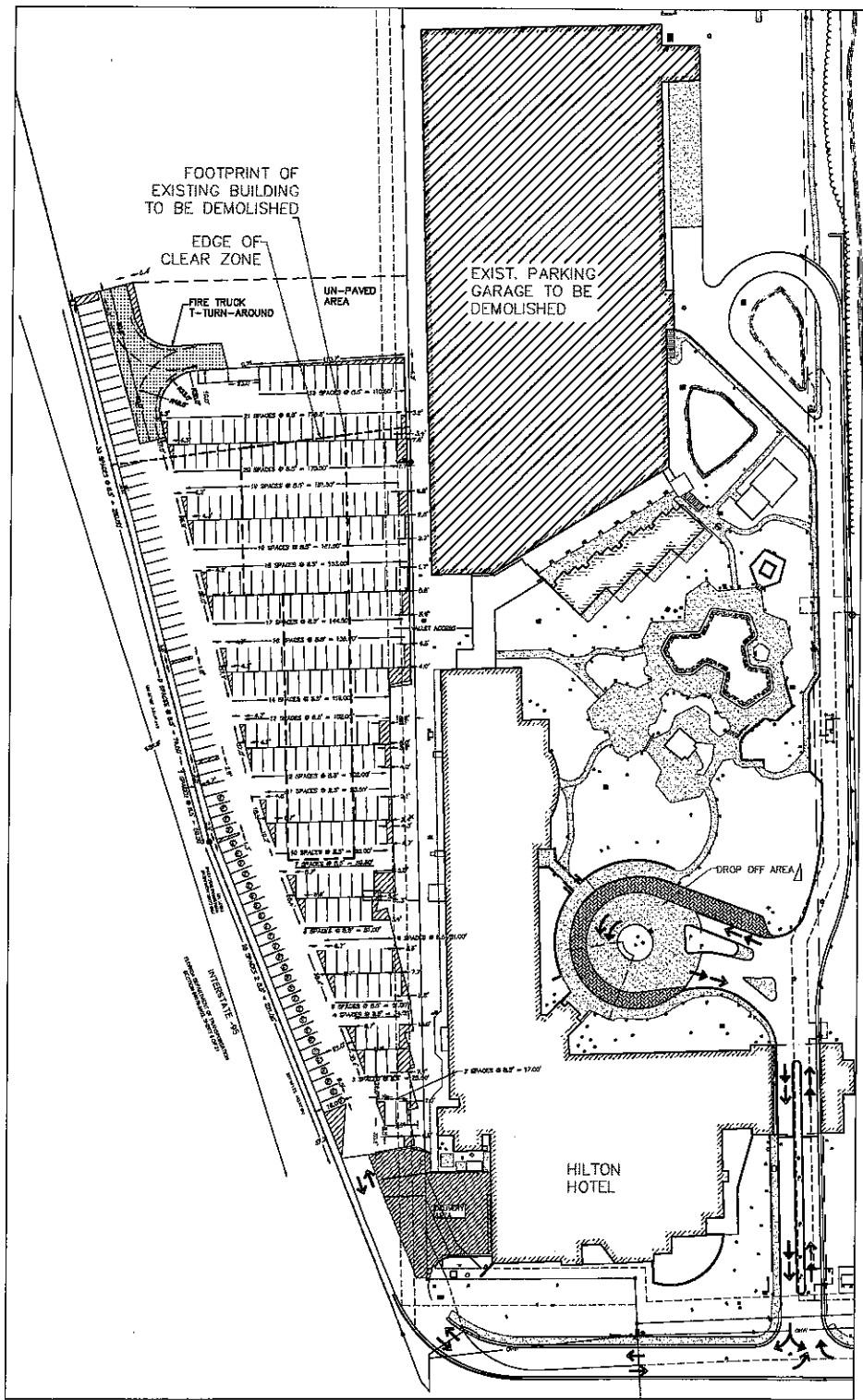
SKETCH OF BOUNDARY SURVEY
PARCEL "A", AIRVIEW HOTEL
 PLAT BOOK 125, PAGE 16
 DADA COUNTY RECORDS, FLORIDA
 18
 FIN ROAD, DANIA BEACH, FL 33004

STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 6633
 and Mapping Bureau
 4341 S.W. 62nd AVENUE
 DAVIE, FLORIDA 33314

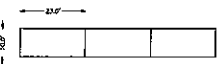
TEL (954) 585-0987
 FAX (954) 585-3227

NO.	REVISION	DATE	BY
1	ADD LOCATION OF NEW CURB AND GUTTER	10/15/10	STONER
2	REMOVE ITEM 4 OF FILE REASON TO NOT BUREAU	10/15/10	STONER

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10' x 20' PARKING SPACE
SCALE 1/4" = 1'-0"



10' x 10' PARKING SPACE
SCALE 1/4" = 1'-0"

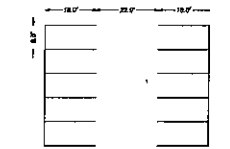
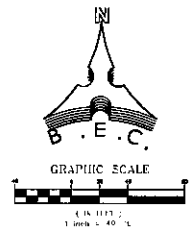
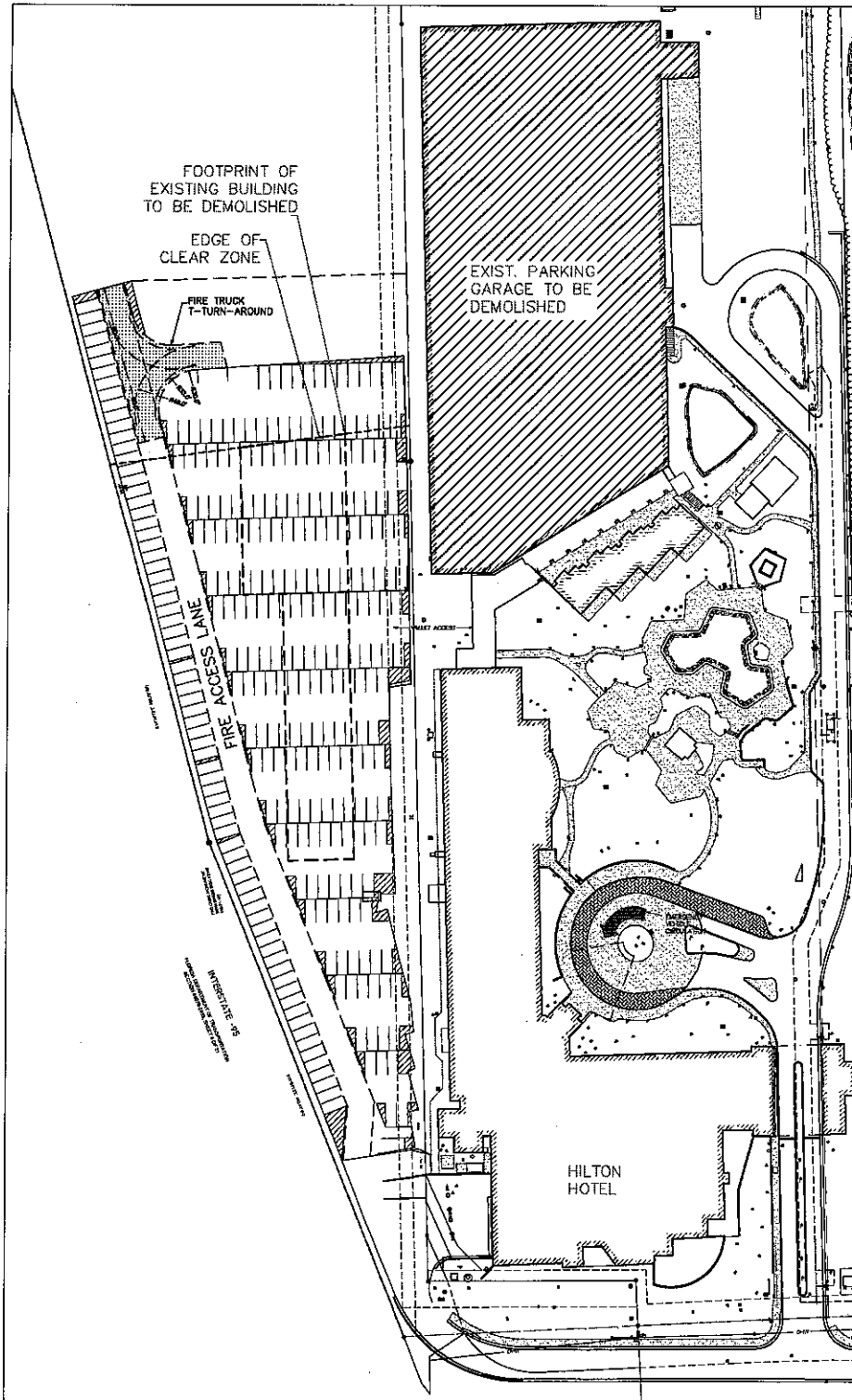
NOTE
THE PLAN ASSUMES THAT THE COUNTY WILL NOT BE LEGAL FOR LA FRONT PROPERTY FOR THE REMOVAL OF DEMOLITION DEBRIS FROM THE GARAGE OR OTHER ACTIVITIES AND DEBRIS WILL BE USING THE PROPERTY KNOWN AS VILLAGE MARINA EAST OF THE HOTEL PROPERTY FOR THESE ACTIVITIES.

10 POINTS PANEL WITH PARKING IN CLEAR ZONE
PARKING TABLE 405
SCALE 1/4" = 1'-0"

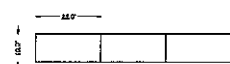
<p>LEGEND</p> <p> NO PARKING AREA'S</p> <p> PROPOSED VALET TRAFFIC CIRCULATION</p> <p> PROPOSED DROP TRAFFIC CIRCULATION</p> <p> EMPLOYEE/ATTENDANT PARKING SPACE</p>		<p>PARKING</p> <p>EMPLOYEE/ATTENDANT NO PARKING SPACES</p> <p>VALET PARKING SPACES 906</p> <p>TOTAL PARKING SPACES 318</p>
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ALBERT R. DETTMANN
PROFESSIONAL ENGINEER No. 18965
STATE OF FLORIDA

<p>HILTON TEMPORARY PARKING</p> <p>FOR AKERMAN SENTERFITT</p> <p>SCALE: 1" = 40'</p> <p>DESIGNED BY: RMJ DATE: 06/28/13</p> <p>DRAWN BY: RMJ DATE: 06/28/13</p> <p>CHECKED BY: AND DATE: 06/28/13</p>		<p>BISCAYNE ENGINEERING COMPANY, INC. Consulting Engineers Planners Surveyors</p> <p>MIAMI 308 WEST FLAGLER STREET FLORIDA 33130</p> <p>PH: (305) 321-7871 FAX: (305) 358-9888</p> <p>WWW.BECC.COM @BECC.COM</p>	<table border="1"> <tr> <th>ORDER #</th> <th>DATE</th> <th>P.E. #</th> <th>REVISIONS</th> </tr> <tr> <td>1</td> <td>06/28/13</td> <td></td> <td></td> </tr> </table>	ORDER #	DATE	P.E. #	REVISIONS	1	06/28/13		
ORDER #	DATE	P.E. #	REVISIONS								
1	06/28/13										



TYP. PARKING TRUCK
 18'-0" TRAVEL LANE WIDTH
 7'-0" CLEARANCE



TYP. PARKING TRUCK
 18'-0" TRAVEL LANE WIDTH
 7'-0" CLEARANCE

NOTE
 THE CLEAR ACCESS LANE FIRE ACCESS LANE IS NOT BEING THE PROPERTY FOR THE REMOVAL OF EXISTING GARAGE FROM THE GARAGE OR OTHER ACTIVITIES AND INSTEAD WILL BE USED FOR THE PROPERTY KNOWN AS VILLAGE MARINA EAST OF THE HOTEL PROPERTY FOR TRUCK ACTIVITIES.

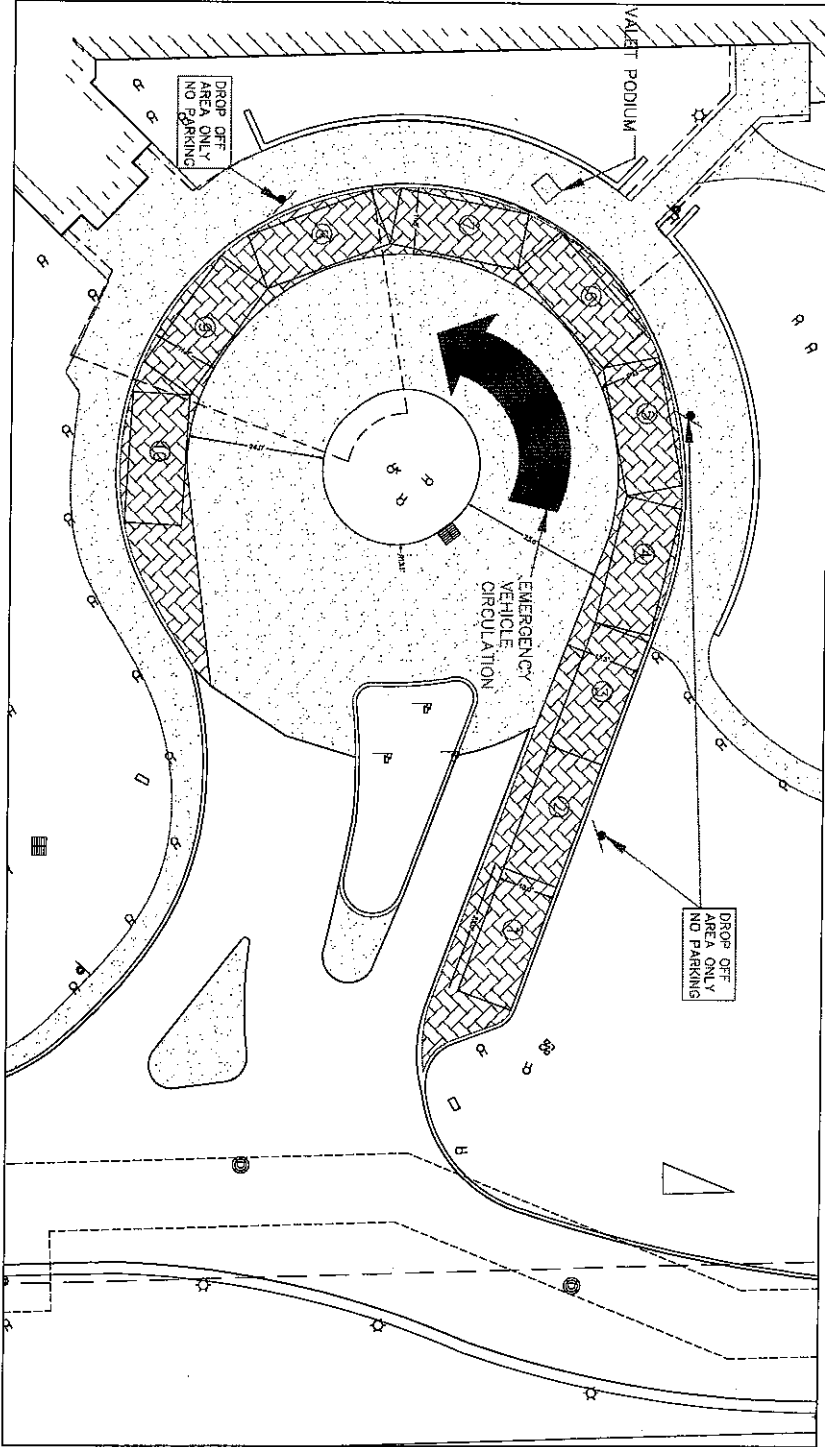
LA POINTE PARCEL WITH PARKING IN CLEAR ZONE
 PARKING TRACKS 210
 SCALE 1:40



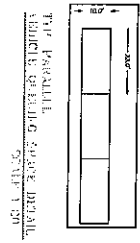
ALBERT R. DETTBAHN
 PROFESSIONAL ENGINEER No. 18986
 STATE OF FLORIDA

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03-81342 2 of 3	HILTON FIRE ACCESS LANE			BISCAYNE ENGINEERING COMPANY, INC. Consulting Engineers Planners Surveyors		DRAWN BY: JRM CHECKED BY: JRD	DATE: 08/25/13	SHEET # 1 OF 3	DATE: 08/24/13	JOB NO. 130800001	COMMENTS
	FOR: AKERMAN CENTERHITT SCALE: 1"=40' DATE: 08/25/13			MIAMI 229 WEST FLAGLER STREET MIAMI, FL 33130	TEL: (305) 354-7871 FAX: (305) 324-0808	MSB: BDET/awf E-MAIL: bdet@bec.com	APPROVED BY: JRD	DATE: 08/25/13	PROJECT NO.	DATE:	JOB NO.



LEGEND
 Hatched Area
 NO PARKING



ALBERT H. DEITZMAN
 PROFESSIONAL ENGINEER No. 18986
 STATE OF FLORIDA

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HILTON DROP OFF/ LOBBY

FOR AKERMAN CENTERFITT
 SCALE: 1"=10'
 DATE: 05/23/13
 DESIGNED BY: RMJ
 CHECKED BY: AAD
 DRAWN BY: RMJ
 T.A./P.C.

BISCAYNE ENGINEERING COMPANY, INC.
 Consulting Engineers Planners Surveyors
 MIAMI
 200 WEST FLAGLER STREET
 FORTLAUDERDALE, FLORIDA 33401
 TEL: (305) 334-7211 FAX: (305) 334-9508
 WEB SITE: www.bec.com
 E-MAIL: info@bec.com

ORDER #	DATE	FILE #	FOR CITY/COUNTY	PROJECT
047	04/22/11			

05-21342
 3 of 5



November 5, 2013

Via email cchurch@ci.dania-beach.fl.us

Ms. Corrinne Lajoie, AICP
Principal Planner
Community Development
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004



**Re: Tree Removal License Application
Demolition of Hilton Hotel
Fort Lauderdale – Hollywood International Airport (FLL)
Broward County, Florida**

Dear Ms. Lajoie:

This letter is a formal response to the verbal request for additional information from Claudia Alzate, Representative for the City of Dania Beach, as stated during the October 17th agency field review meeting for the above referenced application. The following responses have been provided to complete the application for tree removal and provide reasonable assurances for permit issuance.

Comment-

1. Ms. Alzate requested a copy of the landscaping concept plan which is being prepared for the Green Belt/N.E. 10th street. Please provide a copy of that plan.

Response -

1. Please find attached Fort Lauderdale- Hollywood International Airport Runway 9R-27L Expansion Landscape Conceptual Master Plan Report dated February 22, 2013. As discussed, the detailed landscape plan will be completed in approximately 6 months.

Comment -

2. Secondly, DBH of possible specimen palm trees proposed for relocation or removal need to be referenced on the comprehensive tree list.

Response -

2. Please find attached updated master tree list showing DBH of palm trees, additional cabbage palm trees to relocate and the change of specimen palm trees from designation of "remove" to "relocate". Also, based on these changes see below for an updated table summary of the application fee for the Tree Removal License:

IMPROVING COMMUNITIES. CREATING ENVIRONMENTS.

South Florida Office: 5747 N Andrews Way • Fort Lauderdale, Florida • 33309-2364
(954) 436-7000 • Fax: (954) 436-8664
www.millerlegg.com

For the Initial Tree Removal License			\$150.00
Plus, for each tree proposed to be removed/relocated (excluding exotics)	227	\$25	\$5,675.00
Total Initial Application Fee			\$5,825.00
Specimen tree removal	0	\$0	\$0
Total Initial Permit Fee*			\$5,825.00

*Check provided is for \$6,650 which could be applied for potential final permit fees or modifications based on contractor means and methodology.

Due to that review some additional palms are now proposed for relocation. That information is provided in the enclosed table. Therefore, the new square foot of canopy proposed for removal is 47,498 square feet. There are 64 palms (1 tree) proposed for relocation with a square foot canopy of 6,443.

Comment -

3. Ms. Alzate requested an update to the specimen tree value chart to remove the sea grape and add any palms with DBH > 12".

Response -

3. **The table has been updated, however, no specimen trees or palms are proposed for removal. All palms identified as specimen shall now be relocated.**

Comment -

4. Ms. Alzate indicated the need to continue to coordinate with City of Dania Beach Parks for potential relocation site.

Response -

4. **A meeting was held with Parks Staff on October 30, 2013, at PJ Meli Park, the potential park to receive relocated palms. Find attached meeting minutes from this onsite meeting. This site was suitable to accommodate the proposed palms to be relocated.**

Comment -

5. Lastly, Ms. Alzate requested the name of the apparent contractor for the project

Response -

5. **The following is the apparent low bidder for the project, pending board review and approval in November:**

**The BG Group, LLC
1140 Holland Drive, Suite 19
Boca Raton, Florida 33487
Phone: 561-998-7997
Fax: 561-998-8815**

This project is associated with the required demolition of the Hilton Hotel and adjacent structures that conflict with Federal Aviation Administration regulations. Accordingly, manmade and natural obstructions and certain structures that could be occupied are required to be removed for the safe operation of aircraft.

Attached for your review is the Fort Lauderdale- Hollywood International Airport Runway 9R-27L Expansion Landscape Conceptual Master Plan Report, the updated specimen tree value chart and updated master tree list showing DBH of palm trees.

Also attached for your review are meeting minutes from our October 17th meeting. This highlights project needs and description that was also requested. Also, find attached meeting minutes from the October 30th meeting at PJ Meli Park to discuss tree relocation.

If you have any questions or need further information regarding this action, please contact me at your convenience at 954-436-700 or by email at dlarson@millerlegg.com.

Sincerely,



Dylan Larson, PWS, CEP, CLI
Principal

Attachments:

- Fort Lauderdale- Hollywood International Airport Runway 9R-27L Expansion Landscape Conceptual Master Plan Report
- Updated master tree list
- Meeting Minutes October 17th, 2013 Hilton Tree relocation
- Meetings Minutes October 30th, 2013 PJ Meli Park Tree relocation

cc: Richard Lauricella, Broward County (via email)
Darin Larson, Atkins (via email)
John Carrigan, RS&H (via email)
Michael Strickler, RS&H (via email)
Monica Zabas, Atkins (via email)
Claudia Alzate, Metric Engineering (rep. Dania Beach) w/enc. (via email)

Ft. Lauderdale Owner, LLC

c/o Ft. Lauderdale Airport Hilton
1870 Griffin Road | Dania Beach, FL 33004

October 16, 2013

Corinne Lajoie, AICP
Principal Planner
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd.
Dania Beach, FL 33004

**RE: Airport Hilton - 90 Day Replacement Parking
PZ# SP-43-13**

Dear Ms. Lajoie:

In connection with the above-referenced matter, we have filed the following applications with the City of Dania Beach (collectively referred to as the "Replacement Parking Request"):

1. Site Plan Modification (to add the adjacent LaPointe Parcel onto the Airport Hilton site plan to serve as replacement parking for 90 days).
2. Temporary Use Permit (to use the replacement parking for 60 days).
3. Variance No. 1 (to increase the Temporary Use Permit for the replacement parking from 60 days to 90 days).
4. Variance No. 2 (to use the replacement parking as 100% valet parking for our customers' benefit, with limited self-parking for our employees during the 90 days).
5. Variance No. 3 (parking reduction based on our submitted parking reduction analysis during the 90 days).
6. Variance No. 4 (vehicle use area (VUA) landscape elimination during the 90 days).

The Replacement Parking Request is for 90 days beginning January 1, 2014 and ending March 31, 2014. This 90 day time period is consistent with that certain Agreed Order of Taking, Stipulated Final Judgment and Order of Disbursement entered by the court on September 18, 2013 in the case styled *Broward County v. Ft. Lauderdale Owner, LLC, et al*, Case No. 12-033993.21 (the "Agreed Order").

Pursuant to Section 18 of the Agreed Order, the County shall deliver us the LaPointe Parcel on or before December 21, 2013 so that we may prepare the site for vehicle surface parking in order to use it as replacement parking beginning January 1, 2014 and, thus, cease using the existing parking

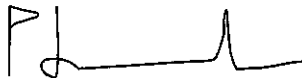
garage at that time. However, pursuant to Section 21 of the Agreed Order, if the County delays in providing us possession and exclusive use of the LaPointe Parcel in a timely fashion, then we may continue to use the existing parking garage for an equal number of days of such delay.

Based on the foregoing, although the Replacement Parking Request will not exceed a total of 90 days, it may be possible that the time period will commence slightly after January 1, 2014 if there are certain delays in providing us the replacement parking area in a timely fashion. Therefore, we respectfully request that the 90 day time period for the Replacement Parking Request officially begin when we start using the LaPointe Parcel as the replacement parking area and cease using the existing parking garage. As stated, we expect this to begin on or about January 1, 2014, but not exceed 90 days.

Finally, it is our understanding that a Restrictive Covenant for Shared Parking will not be required by the City since the Replacement Parking Request is only for 90 days.

I would like to thank you in advance for your ongoing assistance with the Replacement Parking Request.

Very truly yours,
Ft. Lauderdale Owner, LLC



Peter J. Henn, Esq.
Attorney-in-Fact
PHenn@LuxuryResorts.com
(561) 558-3884

**RESPONSE TO DRC2 COMMENTS
AIRPORT HILTON
(SP-43-13)**

LANDSCAPE PLAN REVIEW

Review #2

Reviewer: Michael McCoy

The following comments are based on a review of the submitted landscape plan for compliance with the City of Dania Beach Landscape Code.

Sheet 1: Hilton Temporary Parking

1. Please request a variance for VUA landscaping requirements. Request may be supported by providing a buffer of sabal palms at one palm per 40 linear feet along the parking lot adjacent to Interstate-95.

RESPONSE: Please see attached variance request.

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

RESPONSE: Understood.

2. APPLICATION: Confirm application was property completed and signed and proper application fee was paid.
 - 3 variances are now requested, each variance application fee is \$2,300. As such, please pay the remaining balance of \$4,900.
 - No further review can be done until the property applications and payment have been received.

RESPONSE: See attached check for \$7,200.00

15. Must provide latest revised set of plans on disk prior to going to public hearing.

RESPONSE: Understood.

20. Identify proposed traffic circulation. Sheet no. 1 of 3 entitled "Hilton Temporary Parking" does not show how vehicles will travel across the existing hotel site (through the pool area) to the valet access point shown on the plan. 2nd time requested.

RESPONSE: Vehicles will not utilize this area. Only the valet attendants.

21. Provide an agreement between the city and property owner(s) and approved by the City Attorney identifying: 2nd time requested.
 - Number of parking spaces to be used for valet.
 - Any use of property for which valet parking is provided in order to satisfy the required number of parking spaces, shall cease immediately if for any reason the valet service is not provided at all times during operation of the use.

RESPONSE: Working with City Attorney.

22. On site plan delineate the drop-off area, valet podium, signage and attendant parking spaces. Drop off area shown, however, valet podium, signage and attendant (employee) parking was not shown, In addition, show where employee parking will occur. 2nd time requested.

RESPONSE: Please see revised Hilton Drop-off/Lobby sheet #3.

24. The loading and unloading of vehicles shall only occur in designed drop-off areas. Identify location on site plan. Identify where deliveries will occur on the site. 2nd time requested.

RESPONSE: Please see revised sheet #1.

25. Vehicles in the drop-off area may not impede the travel of any emergency vehicles. Identify of site plan emergency vehicle circulation. 2nd time requested.

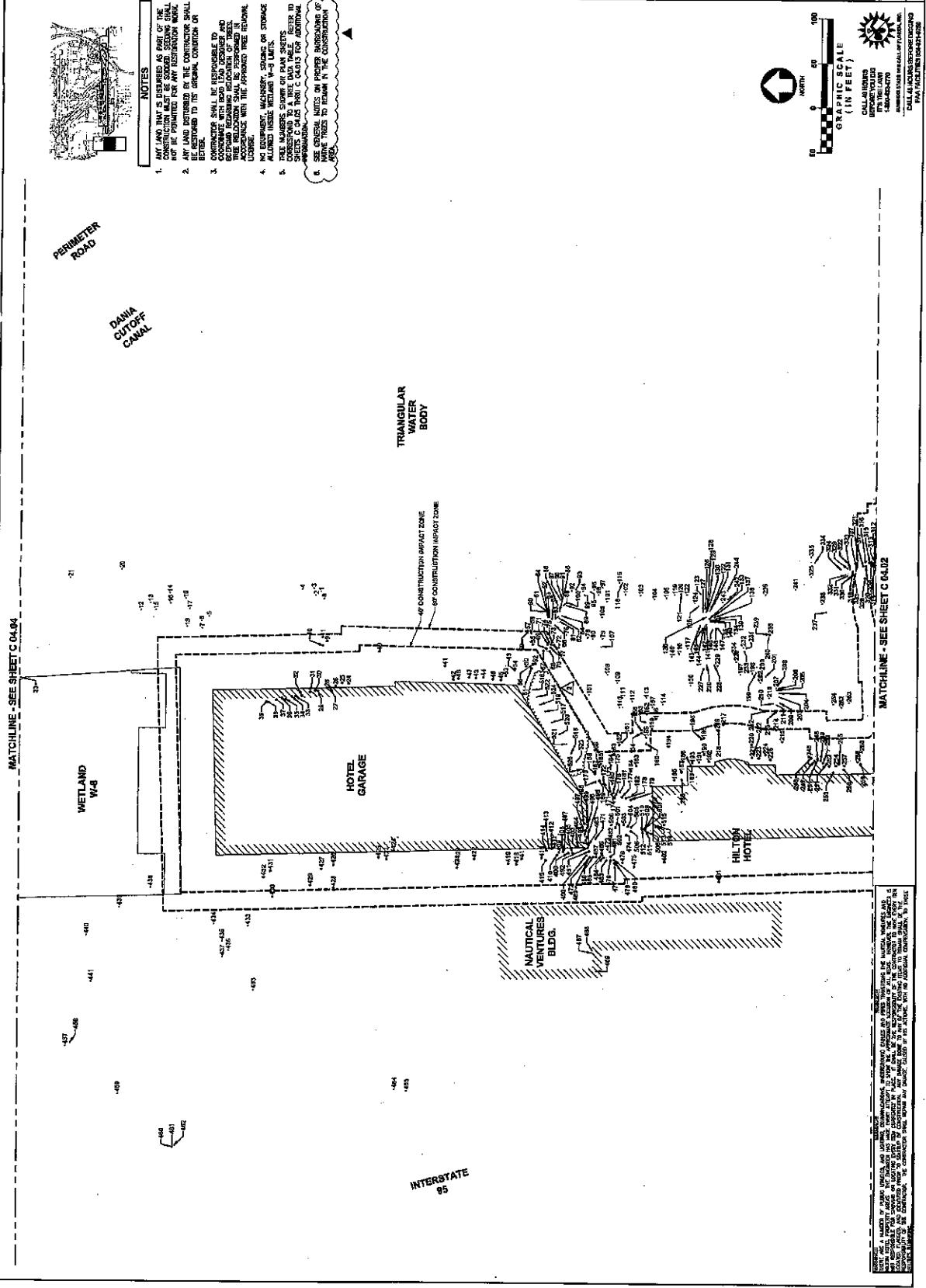
RESPONSE: Please see revised sheets #2 and #3.

DATE ISSUED:	AUGUST 2, 2013
ISSUED BY:	DMB
DESIGNED BY:	DMB
CHECKED BY:	DMB
PROJECT NAME:	WP-309 DEMOLITION
SHEET TITLE:	TREE REMOVAL & RELOCATION PLAN

TREE REMOVAL & RELOCATION PLAN

C 04.03

BID DOCUMENTS



- NOTES**
1. ANY LAND NOT SHOWN AS PART OF THE PROJECT SHALL BE PRESERVED AND SHALL NOT BE PERMITTED FOR ANY RESTORATION WORK.
 2. ANY LAND DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER.
 3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH BROWARD COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. TREE RELOCATION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED TREE RELOCATION PLAN.
 4. NO EQUIPMENT, MATERIALS, STORAGE OR STORAGE ARE ALLOWED INSIDE WETLAND 1-3 LIMITS.
 5. TREE NUMBERS SHOWN ON PLAN SHEETS SHALL BE IDENTICAL TO THE TREE NUMBERS SHOWN ON SHEETS C 04.02, C 04.03 & C 04.04 FOR ADJACENT AREAS.
 6. MATCH LINES TO REMAIN IN THE ADJACENT AREAS.



CALL NUMBERS FOR TREE REMOVAL AND RELOCATION ARE SHOWN ON THIS PLAN. CALL (407) 328-3333 FOR MORE INFORMATION.

THIS PLAN IS A PART OF THE CONTRACT DOCUMENTS. IT IS TO BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF CONTRACT, SPECIFICATIONS, AND ALL OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

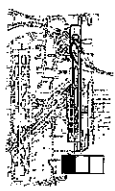
INTERSTATE 95

NO.	DATE	DESCRIPTION
1	01/15/10	ISSUED FOR PERMITS
2	02/10/10	ISSUED FOR CONSTRUCTION
3	03/10/10	ISSUED FOR CONSTRUCTION
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99	03/10/18	ISSUED FOR CONSTRUCTION
100	04/10/18	ISSUED FOR CONSTRUCTION

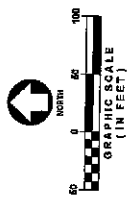
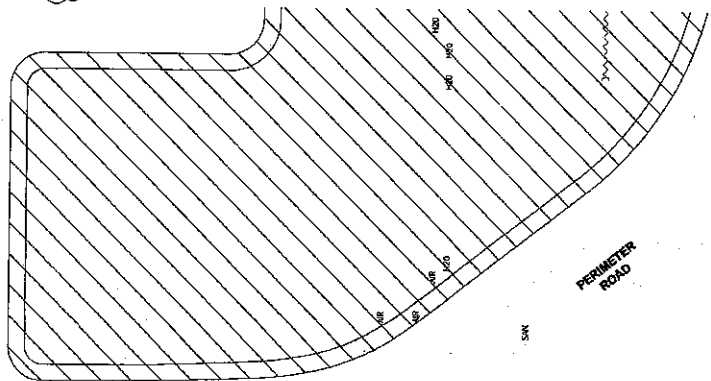
TREE REMOVAL & RELOCATION PLAN

SHEET NUMBER
C 04.04

BID DOCUMENTS



- NOTES**
1. ANY LANE THAT IS PROPOSED AS PART OF THE CONSTRUCTION MUST BE PROTECTED. PROTECTION SHALL BE PERMITTED FOR ANY RECONSTRUCTION WORK.
 2. ALL EXISTING TREES TO BE REMOVED SHALL BE IDENTIFIED BY TAGGING AND NUMBERING.
 3. CONSTRUCTION SHALL BE RESPONSIBLE TO CONDUCT A TREE SURVEY AND IDENTIFY TREES TO BE REMOVED OR RELOCATED. TREE SURVEY SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROVED TREE REMOVAL LOGSHEET.
 4. ALL LANE WITHIN THE RIGHT OF WAY OR SPURVE SHALL BE PROTECTED BY CONSTRUCTION BARRIERS AND TRAFFIC CONTROL DEVICES.
 5. TREE NUMBERS SHOWN ON PLAN SHEETS CORRESPOND TO TREE TAG NUMBERS. REFER TO TREE TAG NUMBERS FOR ADDITIONAL INFORMATION.
 6. SEE GENERAL NOTES ON PROPER APPROACHING OF TREES TO REMAIN IN THE CONSTRUCTION AREA.



CALL 48 HOURS BEFORE YOUR 1-800-451-7870
FOR MORE INFORMATION
CALL OR VISIT BEFORE MAKING ANY DECISIONS
FOR THE PROJECTS

DAVIA CUTOFF CANAL

WETLAND W-9

PERIMETER ROAD

MATCHLINE - SEE SHEET C 04.03

THIS PLAN IS A PART OF THE CONSTRUCTION PERMITS AND SHALL BE USED IN ACCORDANCE WITH THE PERMITS. THE USER OF THIS PLAN IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE BUREAU OF LAND MANAGEMENT AND THE BUREAU OF ENVIRONMENTAL MANAGEMENT. THE USER OF THIS PLAN IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE BUREAU OF LAND MANAGEMENT AND THE BUREAU OF ENVIRONMENTAL MANAGEMENT. THE USER OF THIS PLAN IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE BUREAU OF LAND MANAGEMENT AND THE BUREAU OF ENVIRONMENTAL MANAGEMENT.

KBP CONSULTING, INC.

September 16, 2013

Peter J. Henn, Esq.
Ft. Lauderdale Owner, LLC
Hilton Fort Lauderdale Airport Hotel
1870 Griffin Road
Dania Beach, Florida 33004

**Re: Hilton Fort Lauderdale Airport Hotel – Dania Beach, Florida
Parking Reduction Analysis**

Dear Peter:

Ft. Lauderdale Owner, LLC, the owner of the Hilton Fort Lauderdale Airport Hotel, has retained KBP Consulting, Inc. to perform a parking reduction analysis in connection with their pending variance request for a parking reduction filed with the City of Dania Beach. The purpose of this Technical Report is to document the projected parking demand during the first three (3) months of 2014 and the adequacy of the proposed parking supply to meet this demand. Based upon the foregoing analysis it is our professional opinion that the proposed parking supply will be more than sufficient to meet the forecast parking demand and, as such, the Applicant's parking reduction request will result in reasonable and adequate parking facilities for the subject hotel.

Background

The Hilton Fort Lauderdale Airport Hotel is located in the northeast quadrant of the interchange at Interstate 95 (I-95) and Griffin Road (State Road 818) in Dania Beach, Broward County, Florida. More specifically, the site is located at 1870 Griffin Road. The subject hotel currently consists of 388 guest rooms and approximately 416 parking spaces in a two-story parking garage located at the north end of the property.

As a result of the new runway construction at the Fort Lauderdale – Hollywood International Airport, this hotel will ultimately be closed and demolished. The closure / demolition process will occur in two (2) primary phases. The first phase will involve the closure of the existing parking garage and 16 guest rooms. Demolition of these facilities may commence on January 2, 2014. At that time, the hotel will continue to operate with the remaining 372 guest rooms and a surface parking facility that will be located on the west side of the hotel on an adjacent property known as the LaPointe Parcel. Parking for all guests will be valet only and the capacity of the parking facility will be approximately 316 parking spaces. The second phase of this process will be the closure and ultimate demolition of the hotel. The closure of the hotel will occur on March 31, 2014 with demolition occurring as soon as April 7, 2014. Please see Attachment A to this report which graphically displays the subject site, the initial demolition area, and the proposed parking location.

Existing and Future Operating Characteristics

Airline & Cruise Ship Passengers. Due to the proximity of this hotel to the Fort Lauderdale – Hollywood International Airport and Port Everglades, a majority of their guests stay one (1) night before and/or after their air or cruise travels. In doing so, these travelers are better able to manage their itinerary and most of them utilize the hotel's shuttle service to and from the airport and cruise ship terminals.

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989

KBP CONSULTING, INC.

This phenomenon is particularly evident during the first quarter of each year which is the peak of the cruise ship season for south Florida. As a result, the parking demands exhibited by guests at this hotel are significantly below industry standards.

From a parking standpoint, an additional characteristic of this hotel is the demand generated by air travelers that utilize this site as an off-site parking facility for their personal vehicles. Air travelers will park their vehicles in the hotel parking garage and take the hotel's shuttle bus to the airport. This service will no longer be available after December 31, 2013.

Meetings & Special Events. Historically, this hotel has hosted meetings, conferences and special events (i.e. weddings, bar mitzvahs, etc.) which have placed additional demands on the existing parking supply. As a result of the impending closure of the hotel, bookings for such events have declined dramatically and, it is anticipated that there will be few, if any, special events or conferences during the last three (3) months of the hotel's operation.

Historical Parking Demand

In order to project the likely parking demand for the first quarter of 2014, a review and analysis of the hotel's data for the first quarter of 2013 was performed. (The actual time period is January 1, 2013 to March 18, 2013. Data for the remainder of the month of March was not available.) This was done by documenting the total number of occupied rooms on a daily basis and the total number of overnight vehicles associated with these occupied rooms. A summary of this data is presented in Table 1 below.

Time Period	Minimum Parking Demand			Maximum Parking Demand			Average Parking Demand		
	Occupied Rooms	Occupied Parking Spaces	Parking Rate ¹	Occupied Rooms	Occupied Parking Spaces	Parking Rate ¹	Occupied Rooms	Occupied Parking Spaces	Parking Rate ¹
January (1/1/13 - 1/31/13)	387	45	0.116	384	220	0.573	363	132	0.364
February (2/1/13 - 2/28/13)	386	53	0.137	388	217	0.559	373	138	0.370
March (3/1/13 - 3/18/13)	373	54	0.145	354	189	0.534	368	126	0.342

¹ Number of occupied parking spaces per occupied guest room.

Source: Hilton Fort Lauderdale Airport Hotel and KBP Consulting, Inc., September 2013.

As indicated in Table 1 above, for the first quarter of 2013 the minimum daily parking rate was 0.116 occupied parking spaces per occupied room, the maximum daily parking demand was 0.573 occupied parking spaces per occupied room, and the highest daily average parking rate on a monthly basis (February) was 0.370 occupied parking spaces per occupied room. The detailed data for this analysis is presented in Attachment B to this report.

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Independent Parking Survey

In order to verify the parking characteristics of the Hilton Fort Lauderdale Airport Hotel, independent parking observations and counts were performed by KBP Consulting, Inc. Initial observations were performed to determine the peak days of the week and times of the day for parking demand. Typically (and especially during the peak season), the subject hotel exhibits its highest occupancy rates on weekends. And, based upon our initial field observations, we have confirmed that the peak parking demand by time of day occurs between 7:00 AM and 8:00 AM.

Accordingly, parking counts were performed between 7:00 and 8:00 AM on Saturday, Sunday and Monday, September 7 through September 9, 2013. The results of this parking data collection effort are summarized in Table 2 below.

Table 2			
Independent Parking Data Collection			
Hilton Fort Lauderdale Airport Hotel - Dania Beach, Florida			
	Saturday 9/7/2013 7 - 8 AM	Sunday 9/8/2013 7 - 8 AM	Monday 9/9/2013 7 - 8 AM
Hotel Guest Parking Demand	194	175	125
Occupied Rooms	290	241	172
Parking Rate ¹	0.67	0.73	0.73

¹ Number of occupied parking spaces per occupied guest room.

Source: KBP Consulting, Inc., September 2013.

As indicated in Table 2 above, the peak parking demand rate observed during September 7 – 9, 2013 was 0.73 parking spaces per occupied room. This rate is somewhat higher than the rates documented in the first quarter of the year; however, this is likely attributed to the off-peak season travel characteristics of the area. In other words, more guests would be considered local and far fewer guests are traveling by cruise ship. In spite of this, the data clearly confirms the parking characteristics of this hotel and supports the parking rates exhibited during the first quarter of the year. The data for this analysis is presented in Attachment C.

Projected Peak Parking Demand

During the first quarter of 2014, the hotel will be operating with 372 guest rooms and approximately 316 parking spaces. The average peak season (first quarter) parking rate (0.370 parking spaces per room) would yield a demand of 138 parking spaces at full hotel occupancy. The maximum peak season (first quarter) parking rate (0.573 parking spaces per room) would yield a demand of 213 parking spaces. Even if the off-peak season parking rate of 0.73 parking spaces per room is applied, the parking demand is projected to be 272 occupied parking spaces.

Conclusions

As a result, it is evident that the proposed parking supply of 316 parking spaces will be more than adequate to accommodate full occupancy of the 372 guest rooms at the Hilton Fort Lauderdale Airport Hotel during the first quarter of next year. Thus, it is our professional opinion that the proposed parking supply will be more than sufficient to meet the forecast parking demand and, as such, the Applicant's parking reduction request will result in reasonable and adequate parking facilities for the subject hotel.

8400 North University Drive, Suite 309, Tamarac, Florida 33321

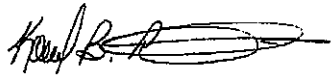
Tel: (954) 560-7103 Fax: (954) 582-0989

KBP CONSULTING, INC.

For reference, my curriculum vitae is included as Attachment D to this Technical Report. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

A handwritten signature in black ink, appearing to read 'Karl B. Peterson', with a horizontal line drawn through the end of the signature.

Karl B. Peterson, P.E.
Senior Transportation Engineer

Copy to: Joaquin E. Vargas, P.E.

Attachments

Attachment A

Hilton Fort Lauderdale Airport Hotel Aerial and Demolition Plan



Demo of Hilton Hotel & Dania Boat Sales



Attachment B

First Quarter 2013 Parking Data

Table B - 1
Parking Data
Fort Lauderdale - Hollywood Airport Hilton Hotel
January 2013

Date	Occupied Rooms	Overnight Parking	Parking Demand
			Per Room
1	285	101	0.354
2	248	102	0.411
3	354	112	0.316
4	374	55	0.147
5	379	81	0.214
6	365	132	0.362
7	377	176	0.467
8	386	202	0.523
9	387	188	0.486
10	382	162	0.424
11	388	56	0.144
12	388	62	0.160
13	356	98	0.275
14	359	192	0.535
15	384	220	0.573
16	386	197	0.510
17	386	146	0.378
18	377	52	0.138
19	387	45	0.116
20	263	83	0.316
21	329	162	0.492
22	380	199	0.524
23	384	202	0.526
24	378	165	0.437
25	384	72	0.188
26	384	82	0.214
27	343	84	0.245
28	332	160	0.482
29	367	175	0.477
30	381	171	0.449
31	386	154	0.399
Total	11,259	4,088	0.363

Range: 0.116 to 0.573

Table B - 2
Parking Data
Fort Lauderdale - Hollywood Airport Hilton Hotel
February 2013

Date	Occupied Rooms	Overnight Parking	Parking Demand Per Room
1	371	59	0.159
2	364	77	0.212
3	290	90	0.310
4	347	151	0.435
5	378	204	0.540
6	386	170	0.440
7	385	166	0.431
8	388	77	0.198
9	386	53	0.137
10	360	108	0.300
11	384	187	0.487
12	376	202	0.537
13	379	192	0.507
14	388	147	0.379
15	388	67	0.173
16	381	58	0.152
17	300	107	0.357
18	388	179	0.461
19	388	201	0.518
20	388	217	0.559
21	388	178	0.459
22	378	96	0.254
23	382	65	0.170
24	357	83	0.232
25	374	192	0.513
26	385	198	0.514
27	382	183	0.479
28	388	169	0.436
Total	10,449	3,876	0.371

Range: 0.137 to 0.559

Table B - 3
Parking Data
Fort Lauderdale - Hollywood Airport Hilton Hotel
March 2013

Date	Occupied Rooms	Overnight Parking	Parking Demand
			Per Room
1	379	85	0.224
2	365	89	0.244
3	331	117	0.353
4	319	142	0.445
5	377	184	0.488
6	378	162	0.429
7	384	143	0.372
8	383	72	0.188
9	373	54	0.145
10	350	92	0.263
11	354	189	0.534
12	372	191	0.513
13	386	190	0.492
14	386	147	0.381
15	375	81	0.216
16	386	67	0.174
17	366	98	0.268
18	357	165	0.462
Total	6,621	2,268	0.343

Range: 0.145 to 0.534

Attachment C

September 2013 Parking Data

Table C - 1
Parking Observations
Fort Lauderdale - Hollywood Airport Hilton Hotel
September 7 - 9, 2013 (Saturday / Sunday / Monday)

Occupied Parking Spaces

		Saturday 9/7/2013	Sunday 9/8/2013	Monday 9/9/2013
Floor	Parking Zone	7:00 AM to 8:00 AM	7:00 AM to 8:00 AM	7:00 AM to 8:00 AM
1	1	11	12	8
	2	42	40	34
	3	18	18	16
	4	30	30	26
	5	60	62	52
	6	67	65	55
1st Floor Sub Total		228	227	191
2	1	1	1	0
	2	21	15	7
	3	14	11	8
	4	12	12	6
	5	33	22	12
	6	24	14	11
2nd Floor Sub Total		105	75	44
TOTAL		333	302	235
Airport Parking				
	Marked	97	73	39
	New Inbound	42	54	71
	Sub Total	139	127	110
Parking Demand Less Airport Parking		194	175	125
Occupied Rooms		290	241	172
Parking Demand per Room		0.67	0.73	0.73

Attachment D

Curriculum Vitae for Karl B. Peterson, P.E.

Years of Experience

24

Education

Master of Civil Engineering, 1990
North Carolina State University

B.S. Civil Engineering, 1988
North Carolina State University

Professional Registrations

Professional Engineer, 1996, FL
#49897

Professional Engineer, 1994, NC
#19813

Professional Engineer, 1999, NV
#13818

Organizations

Institute of Transportation
Engineers (ITE), Associate
Member

Vice President – Gold Coast Chapter

Karl B. Peterson, P.E.

Senior Project Manager

Mr. Peterson offers more than 24 years of engineering experience directing, conducting and reviewing traffic engineering / transportation planning analyses, traffic impact / concurrency evaluations, parking demand studies, Project Development and Environment (PD&E) studies, corridor planning studies, and interchange justification and modification reports (IJR / IMR). He has extensive experience in conducting public involvement programs for transportation related projects, serves as city traffic engineer for several south Florida municipalities, and has performed numerous traffic operations and safety studies for the Florida Department of Transportation (FDOT). He has a firm understanding of community issues, assembles and manages strong project teams for large transportation projects, and is well-respected for his ability to communicate with clients, agencies, elected officials, and the public. In addition, Karl has a long track record of delivering successful projects on-time and within budget.

Transportation Services for Land Development

Karl has conducted more than 500 transportation and traffic engineering studies for private land development clients, attorneys, architects, and engineers. His services have included traffic impact analyses, concurrency evaluations, developments of regional impact (DRI), parking design and supply studies, signal warrant studies, access management evaluations, and concurrency audits. These

studies have been conducted throughout the state of Florida, primarily from the Florida Keys to Palm Beach County.

Municipal Services

As Project Manager and primary contact for several cities in south Florida, Karl has advised staff and elected officials on issues regarding site planning and design, traffic impacts, access management evaluations, site circulation, land use planning, location and type of landscaping (as it relates to sight distances and safety measures), traffic signal warrant studies, signing and pavement markings, and parking facilities.

Planning / Project Development and Environment (PD&E) Studies

Karl has performed and/or supervised all aspects of the PD&E and corridor study process. Key elements of these studies include analyses of transportation / land use relationships, travel demand estimates and forecasts, level of service analyses, benefit-cost comparisons, and financial feasibility studies. His project experience includes studies with significant natural and physical environment impacts including those to historically significant properties. Karl has also prepared design traffic memorandums, project purpose and need statements, alternatives analyses and has conducted extensive public involvement programs on highly controversial projects.

Traffic Operations and Safety Studies

As part of several work-order contracts with Florida Department of Transportation (FDOT) in Districts Four and Six, Karl conducted and/or assisted with the technical analyses of more than 75 traffic operational and safety studies. These studies included crash diagrams and analyses, signal warrant studies, intersection analyses, travel time and delay studies, queuing analyses, and pedestrian safety studies.

Infrastructure, Privatization and Finance

Since 1993, Karl has been involved in multiple transportation-related finance studies, including tollroad feasibility analyses, evaluation of managed lanes, privatization studies, benefit-cost analyses, and congestion pricing evaluations. He also performed research and drafted the enabling legislation resulting in the creation of the Miami-Dade County Expressway Authority (MDX).

Airport Planning

Karl has also been involved in a wide range of airport and aviation related planning activities. These include preparing airport site selection studies, terminal area analyses, and airport master plans. He also has conducted air traffic control tower location studies, environmental assessments, and performed statewide aviation system planning.

Relevant Project Experience:

Traffic Engineering Services, Sunrise, FL; Project Manager. Serves as the traffic engineering consultant to the City of Sunrise in Broward County, Florida. In this role, he reviews applications for new development projects within the City. These reviews focus on the layout of the proposed site plans, access issues, internal site circulation, sight distances, and traffic impacts.

Traffic Engineering Services, Tamarac, FL; Project Manager. Serves as the traffic engineering consultant to the City of Tamarac in Broward County, Florida. In this capacity, he reviews applications for site plan development, traffic impact studies, parking studies, and project access.

New River CSX Railroad Bascule Bridge PD&E Study, Fort Lauderdale, FL, Project Manager. This PD&E Study involved a Scherzer Rolling Lift railroad bridge constructed in 1927 over the South Fork of the New River. This historically eligible bridge was determined to be structurally deficient and the project team evaluated rehabilitation options as well as bascule, rolling lift and vertical lift replacement options. Other options considered included a 40 foot diameter tunnel and a fixed span bridge with 55 feet of vertical clearance. This project involved extensive Section 106 / SHPO coordination as well as regular USCG, marine, and railroad industry involvement.

SR 93 / I-75 & Pembroke Road Interchange PD&E Study, Pembroke Pines / Miramar, FL, Project Manager. The study included the analysis of the mainline adjacent interchanges, and a proposed interchange using CORSIM simulation software to determine the operational characteristics of I-75 with and without the proposed interchange in place. Three alternatives were evaluated as part of the study, including the baseline 'no-build' condition, single point urban interchange and tight diamond interchange alternatives. In addition to the engineering aspects of the project, these alternatives were evaluated with respect to potential environmental impacts resulting from the proposed interchange.

Congress Avenue (SR 807) PD&E Study, Lake Worth, FL; Project Manager. Studied the widening and rehabilitation of Congress Avenue (SR 807) from Lantana Road to 6th Avenue South in Palm Beach County, Florida. Both five- and six-lane alternatives were considered along with special treatment and/or additional lanes at major intersections, bridge improvements, widening of the crossroads up to 1,000 feet in each direction where necessary to provide intersection operation at Level of Service (LOS) D or higher, drainage improvements, and the addition of bicycle lanes and sidewalks. The alternatives were considered on left, right, and best fit alignments within the existing right-of-way.

University Drive PD&E Study, Broward / Palm Beach Counties, FL; Traffic Engineering Task Manager. Directed the traffic engineering and planning services to complete the PD&E study for the extension of University Drive in Broward and Palm Beach Counties. Also responsible for completing the Public Involvement Program, assessing community impacts of each proposed alternative, assisting with public involvement activities, completing traffic analyses for each proposed alternative, preparing the Design Traffic Memorandum, and finalizing roadway design for the preferred alternative.

Turnpike PD&E Study, Palm Beach County, FL; Assistant Project Manager. PD&E Study to evaluate and document proposed transportation solutions for this segment of the Turnpike Mainline in Palm Beach County, from Atlantic Avenue to the Lantana Toll Plaza. Proposed improvements included capacity enhancements (widening to six lanes) and widening three existing bridges at Atlantic Avenue, Lake Worth Drainage District Canal, and Boynton Canal. This study involved preparation of a State Environmental Impact Report (SEIR).

NW 107 Avenue AIS and PD&E Study, Miami-Dade County, FL; Task Manager. Conducted an arterial investment study and PD&E study along one of the most congested transportation facilities in Miami-Dade County. Alternatives considered included enhanced transit services, ITS applications, TDM and TSM strategies and alternative corridors.

US 1 PD&E Study, Martin County, FL; Project Manager. Developed roadway expansion concepts and the public involvement program for the US 1 corridor in Martin County. Also directed community involvement efforts, environmental analyses, and agency coordination.

Kings Highway (SR 713) PD&E Study, St. Lucie County, FL; Task Manager. Conducted detailed traffic forecasting and projections for the Kings Highway corridor between State Road 70 (Okeechobee Road) and US 1 for the 2040 horizon year. Developed various roadway alternatives in order to accommodate the future transportation demand.

Sawgrass Expressway / Panther Drive Interchange, Sunrise, FL; Assistant Project Manager. Responsible for overseeing and performing traffic analyses associated with the interchange justification report (IJR); served as the task leader for the preparation of the state environmental impact report (SEIR); conducted the interchange operational analysis reports (IOAR) for the adjacent interchanges and developed the public involvement program.

CR 510 PD&E Study, Indian River County, FL; Task Manager. Provided traffic engineering services and public involvement coordination for the CR 510 PD&E Study. This analysis involved multiple land use scenarios and traffic simulation efforts.

The District, Boca Raton, FL; Project Manager. Provided traffic engineering consulting services for this mixed-use redevelopment project in Boca Raton. The impact analysis was performed in accordance with the county traffic performance standards and city land development regulations to assess impacts to the transportation system.

Lynn University, Boca Raton, FL; Project Manager. Provides ongoing traffic engineering services in support of various development related project on campus. These studies include traffic concurrency analyses, signal warrant studies, parking analyses and master planning efforts.

Florida Atlantic University Football Stadium Traffic Analysis, Boca Raton, FL; Project Manager. Conducted the traffic analysis for the 30,000 seat football stadium that opened in fall 2011. This analysis evaluated the entering and exiting traffic and prepared a traffic simulation analysis to evaluate the traffic operations within the study area.

Bank of America Plaza, Boca Raton, FL; Project Manager. Traffic analysis for the Bank of America Plaza retail development located on Federal Highway in Boca Raton. This involved a traffic concurrency evaluation as well as an access classification study.

Key West International Airport, Key West, FL; Project Manager. Traffic impact analysis to address the roadway impacts associated with the proposed airside and landside expansion of the Key West International Airport.

Traffic Impacts Studies, Monroe County, FL; Project Manager. Conducted more than 100 traffic impact studies throughout the Florida Keys for retail, office, residential, municipal, entertainment, and lodging facilities.

Growth Management General Consulting Contract, Fort Lauderdale, FL; Project Manager. Provided professional planning services to FDOT District Four on a task work order basis. Areas of planning assistance included review of Local Government Comprehensive Plan Amendments, transportation corridor analyses, level of service and transit mitigation plans, review of development plans and proposals, and assistance with transit, bikeway and pedestrian infrastructure needs.

SR 25 / US 27 Action Plan, Broward County, Florida; Project Manager. Developed a long range plan for the preservation and implementation of mobility strategies within the US 27 corridor in southern Broward County.

US 1 (SR 5) Alternative Corridors Study, Martin County, FL; Project Manager. Performed an area wide analysis of alternative corridors and transportation modes within the rapidly growing Treasure Coast Region of Florida. Project included and extensive origin and destination study and public involvement program.

City of Coral Springs Traffic Engineering Services, Coral Springs, FL; Project Manager. Karl has served as the traffic engineering consultant to the City of Coral Springs in Broward County, Florida. In this role, his reviews focused on applications for new development projects within the City. These reviews focused on site plan layouts, project access, internal site circulation, traffic impacts, and parking. The project team also provided advice to the City regarding traffic operations, safety and traffic calming issues within the City.

FDOT District Six Traffic Operations and Safety Studies, Miami, FL; Task Manager / Quality Control Officer. Assisted with and reviewed more than 50 traffic operations and safety studies. Studies included crash analyses, signal warrant studies, intersection analyses, delay studies, queuing analyses and pedestrian studies.

US 168 Corridor Tollroad Feasibility Study, Chesapeake, VA; Project Manager / Task Manager. Conducted financial feasibility study for the implementation of a toll road in Chesapeake, Virginia. This involved development of traffic volumes, construction and operating and maintenance costs, projection of toll revenues, and identification of alternative funding sources.

US 17 Bypass Corridor Study, Washington, NC; Task Manager. Developed traffic forecasts for a 20-year period on the US 17 corridor in eastern North Carolina. Also prepared roadway concepts for design consideration.

North Broward Preparatory School, Signal Warrant Study, Broward County, FL; Project Manager. Performed traffic analyses and signal warrant study in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) for the school's primary entrance on Lyons Road.

Pine Crest Schools, Boca Raton and Fort Lauderdale, FL; Project Manager. Provided traffic engineering services in support of their capital improvement programs. These services included parking evaluations, queuing (drop-off and pick-up) analyses, on site circulation, and project access.



AGENDA ITEM

5
6

Meeting Date

09/10/13

Page 1 of 2

Requested Action

(Identify appropriate Action or Motion, Authority or Requirement for Item and identify the outcome and/or purpose of item.)

MOTION TO AUTHORIZE the Director of the Broward County Aviation Department, or his designee, to sign applications for site plan approvals and permits to be submitted to the City of Dania Beach by, or on behalf of, Ft. Lauderdale Owner, LLC ("Hilton Hotel"), to allow Hilton Hotel's temporary use of adjacent County-owned land for vehicular surface parking, in furtherance of the previously-approved Mediated Settlement Agreement in the eminent domain case *Broward County v. Ft. Lauderdale Owner, LLC, et al.*, 17th Judicial Circuit Court Case No. 12-033993.21.

Why Action is Necessary: Board authorization is required to allow the Director to submit applications to the City of Dania Beach.

What Action Accomplishes: Authorizes the Director of the Aviation Department to sign applications for site plan approvals and permits for temporary parking use of the County-owned parcel adjacent to Hilton Hotel.

Is this Action Commission Goal Related? Yes No

Is this Action related to the American Recovery and Reinvestment Act of 2009? Yes No

Summary Explanation/Background

(The first sentence includes the Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item. Identify how item meets Commission Challenge Goal.)

On June 11, 2013, the Board approved a Mediated Settlement Agreement with Ft. Lauderdale Owner, LLC ("Hilton Hotel"). As part of this settlement, Hilton Hotel will use the adjacent County-owned land formerly known as the LaPointe Parcel, located west of the Hilton Hotel, for vehicular surface parking during the County's demolition of Hilton Hotel's parking garage. Hilton Hotel has advised County staff that Hilton Hotel will be required to obtain approvals from the City of Dania Beach in order to use the LaPointe Parcel for temporary vehicular surface parking. An authorized representative of the County may be required to sign certain site plan or permit applications submitted by Hilton Hotel to the City of Dania Beach to allow the temporary use.

The Broward County Aviation Department and the Office of the County Attorney recommend approval of these motions.

Authorized Signature

(Signature confirms that required approvals from other agencies have been received - e.g. Purchasing, Budget, Risk Mgmt, Attorney)

Scheduling

County Admin Initials

Signature:

Date:

9/30/13

Type: Name, Title, Agency, and Phone

Joni Armstrong Coffey
County Attorney
954-357-7600

Source of additional information: Type Name, Agency, and Phone

Michael J. Kerr, Chief Trial Counsel, 954-357-7600

Fiscal Impact/Cost Summary

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Exhibits Attached (copies of original agreements)

(Please number exhibits consecutively.)

Document Control

Commission Action

_____ Executed original(s) for permanent record
(Number)

APPROVED DENIED

_____ Executed copies return to:
(Number)
Other instructions (Include name, agency, and phone)

DEFERRED

From: _____

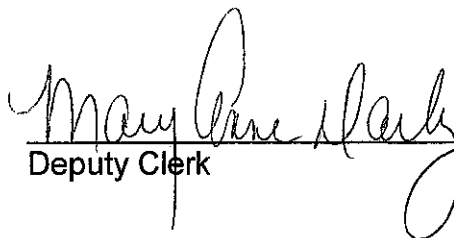
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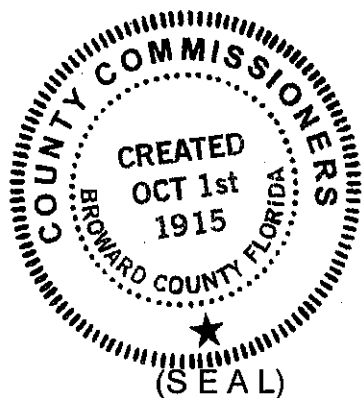
STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, Bertha Henry, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the agenda report, of said Board of County Commissioners meeting held 10th day of September, 2013, Item 6

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10th day of September, 2013.

Bertha Henry
COUNTY ADMINISTRATOR


Deputy Clerk



Gate Gourmet, Inc., at the Fort Lauderdale-Hollywood International Airport; effective October 1, 2013 and terminating on September 30, 2018; and authorize the Mayor and Clerk to execute same.

ACTION: Approved.

4. A. MOTION TO APPROVE First Amendment to the Agreement between Broward County and LeighFisher, Inc., for Airport Planning Consultant Services at Broward County Owned Airports, exercising the first one-year renewal option to extend the Agreement for a one-year period terminating on September 30, 2014, with no change to the original not to exceed contract award amount of \$5,000,000 for both Agreements; and authorize the Mayor and Clerk to execute same.

B. MOTION TO APPROVE First Amendment to the Agreement between Broward County and Landrum & Brown, Incorporated, for Airport Planning Consultant Services at Broward County Owned Airports, exercising the first one-year renewal option to extend the Agreement for a one-year period terminating on September 30, 2014, with no change to the original not to exceed contract award amount of \$5,000,000 for both Agreements; and authorize the Mayor and Clerk to execute same.

ACTION: Approved.

OFFICE OF MANAGEMENT AND BUDGET

5. MOTION TO ADOPT budget Resolution transferring funds from within the Law Enforcement Trust Fund (LETF) for the Broward Sheriff's Office (BSO) in the amount of \$179,208 for the purpose of supporting the operations of the Metro Broward Drug Task Force.

ACTION: Approved.

COUNTY ATTORNEY

6. MOTION TO AUTHORIZE Director of the Broward County Aviation Department, or his designee, to sign applications for site plan approvals and permits to be submitted to the City of Dania Beach by, or on behalf of, Ft. Lauderdale Owner, LLC ("Hilton Hotel"), to allow Hilton Hotel's temporary use of adjacent County-owned land for vehicular surface parking, in furtherance of the previously-approved Mediated Settlement Agreement in the eminent domain case Broward County v. Ft. Lauderdale Owner, LLC, et al., 17th Judicial Circuit Court Case No. 12-033993.21.

ACTION: Approved.

ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT

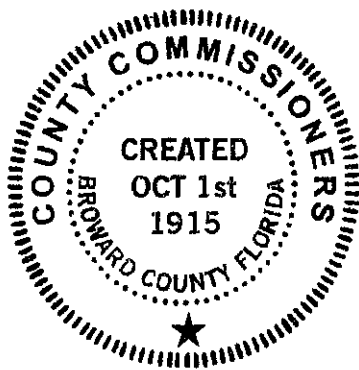
STATE OF FLORIDA)

) SS

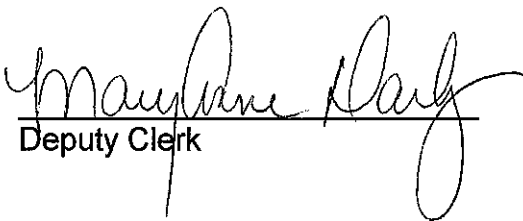
COUNTY OF BROWARD)

I, Bertha Henry, County Administrator, in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Action Agenda of the Board of County Commissioners Meeting of the 10th day of September, 2013, Item 6.

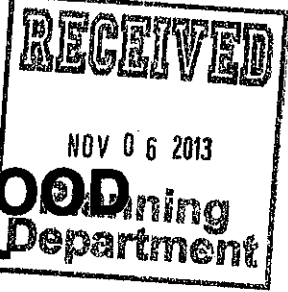
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10th day of September, 2013.



Bertha Henry
COUNTY ADMINISTRATOR


Deputy Clerk

(SEAL)



**FORT LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT**

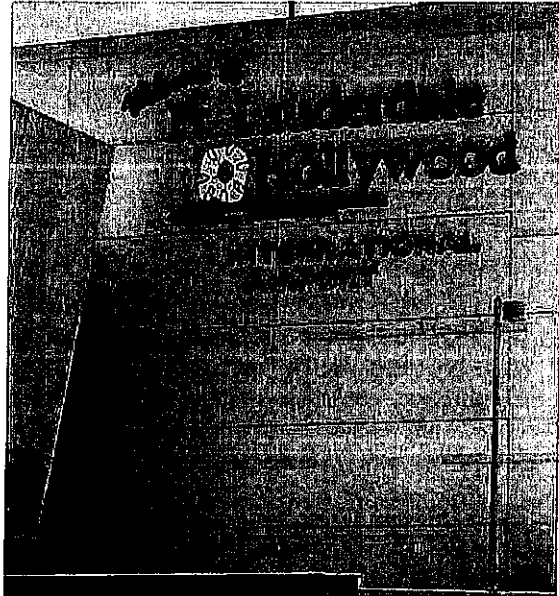
RUNWAY 9R-27L EXPANSION

**LANDSCAPE CONCEPTUAL
MASTER PLAN
REPORT**

February 22, 2013

Landscape Master Plan Scope

This Master Plan Report covers only the site landscaping opportunities associated with limited areas impacted by the Fort Lauderdale-Hollywood International Airport Expansion of Runway 9R-27L project. The runway expansion project extends along the entire south side of the airport extending from I-95, over US Highway 1 (Federal Highway) and east to NE 7th Avenue. The New runway will gradually rise from the west to the east until it reaches approximately 50 feet above the surrounding areas at the east end. This construction will affect the south and east sides of the airport complex. This affected area includes the modification to airport passenger terminal entry and exit ramps on the airport's east side, creation of the 7th Avenue/10th Street connector to south-bound Federal Highway, realignment of Federal Highway from south of Griffin Road through the project area, modification of I-595 access ramps from Federal Highway, and modifications to Perimeter Road and the west end of airport's south side greenbelt buffer.



However, this report addresses only those areas on Griffin Road east of the Perimeter Road intersection and areas surrounding the modifications to Federal Highway and associated passenger terminal access ramps. It will not address the new 7th Avenue/10th Street connector, runway impact areas east of Federal Highway, areas of roadway modifications for I-595 access, or areas of the south greenbelt buffer affected by modifications to Perimeter Road. It also does not address areas that are not being affected by the runway expansion project at all such as the western and northern perimeters, the existing airport entries from the north, the interior portions of the airport such as airport internal facilities, parking lots, parking structures, nor the main passenger terminal facility areas.

This report will also only address landscape planting. It is not meant to provide a complete guidelines package or cohesive design of overall site aesthetics. Such a master plan would need to present a complete package of site elements that supply a specific identity or significance to the airport. These elements would consist of not only the plant materials and earth berming outlined in this report, but also street and site lighting, specialty pavements, signage graphics, architectural enhancements for signage, retaining walls, fencing, and roadway structures, and suggested locations for large scale site art work. However, the intent of this report is to give preliminary direction for landscape planting only in standalone limited areas. This proposed planting will work with existing site elements as supplied by others. This plan will work to layout a suggested landscape planting scheme that provides a pleasant, exciting, and welcoming encounter to the traveling public.

The proposed design should also serve to support and enhance the functionality of the targeted facilities. The design needs to facilitate the safe and easy access in and out of the airport, promote airport security, and support airport operations.

The proposed plan must also provide for the project area's non-aviation stakeholders of the Florida Department of Transportation highways, and the Florida East Coast Railroad. Facilities from both of these entities transverse through the project area and must be addressed as part of the plan. Each has its own requirements and design standards that must be met.

Project Elements

Project elements are those items that will be installed as part of the landscape plan. These will consist of plant materials and limited earthwork specified to work in concert with the other facility elements to achieve project functional objectives and provide to the user a sense of identity and arrival.



Plant Materials

The major element of the master plan will be the plant materials to be planted in and around the targeted project areas. The plant material is the base and background to all the other elements. It sets the character and context in which the other elements sit.

The character that will be targeted is a tropical appeal inviting to tourists and other travelers to the South Florida area. This will place a major emphasis on the use of palms, lush tropical plants, and splashes of bold color. It will also incorporate the natural

disposition of the area being close the ocean adding natural coastal species in the plant material selected.

There is a significant amount of plant material existing within the project area. Much of this will be demolished as a result of construction activities. This demolition has resulted in the obtaining of tree removal permits from the County Environmental Protection and Growth Management Department. A major emphasis will be on meeting permit mitigation requirements and finding locations for trees that may need to be relocated.

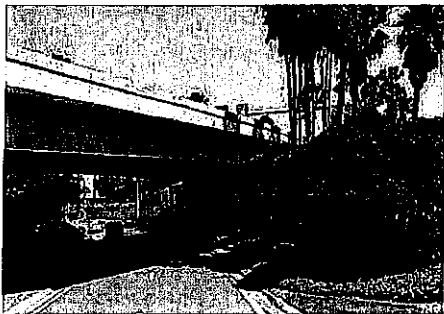


Plant materials will be selected based on the restrictions and design standards dictated by the various owner entities present within the project area. County aviation operations need plant material that will not conflict with air craft clear zones, compromise facility security operations, or encourage roosting activities by birds. The Florida Department of Transportation also has specific design requirements and restrictions affecting plant material selection and placement. All of these must be adhered to in the development of the planting component of the master plan.

Further restrictions on plant selection and placement will be determined by the natural conditions of the site. Some areas are low and wet, while others are high and dry. Some areas have mucky, organic soils, while others have alkaline, infertile soils. Plants must be selected to thrive in the area that it is planted. Along with micro conditions, the plant material must be selected to work with the geographical conditions to this part of Florida and the County.

Lastly but extremely important is selecting and placing plant material that will ease maintenance requirements and activities. Plants will be proposed to thrive without need for fertilization or irrigation and be pest resistant and sturdy in natural high wind events. Plants will be selected and placed to allow for full natural growth eliminating the need for constant trimming or tremendous amounts of pruning. Maintenance should be limited to mowing activities and planting laid out to work with mowing equipment for ease of operations.

The following is a list of plant species suggested for this project. It includes plant species suggested by the FLL Greenbelt Irrigation report prepared by Chen-Moore and Assoc. It also is derived from meetings held with the attendance airport maintenance personnel, USDA representatives, and airport security staff. It also includes species that meet the requirements of Florida Department of Transportation guidelines. It is meant to be the basis of proposed planting within the targeted areas. However, all final plant selection will need to be approved during landscape construction design phases by all regulation agencies and appropriate aviation departments. This list is provided to reflect a broad range of appropriate species. Not all species are appropriate for all locations. Each species has its



own requirements and correct application and must be reviewed in context with its specific location on any future construction document.

Upland areas

Trees

- Gumbo Limbo
- Pigeon Plum
- Buttonwood
- Live Oak
- Shortleaf Fig
- Bolly
- Mastic
- Willow Busic
- Paradise Tree
- Mahogany
- Crape Myrtle
- Queen Crape Myrtle
- Poinciana
- Floss Silk Tree
- Pink Trumpet Tree
- Verawood
- Geiger Tree

Palms

- Sabal Palm
- Thatch Palm
- Montgomery Palm
- Solitaire Palm
- Senegal Date Palm
- Canary Island Date Palm
- Sylvester Date Palm
- Bismark Palm

Shrubs

- Cocoplum
- Beautyberry
- Jamaica Caper
- Spanish Stopper
- Florida Privet
- Locust Berry
- White Indigoberry
- Necklace Pod
- Saw Palmetto
- Carissa
- Copperleaf
- Oleander
- Crinum Lily
- Cardboard Palm
- European Fan Palm

Low Areas

Trees

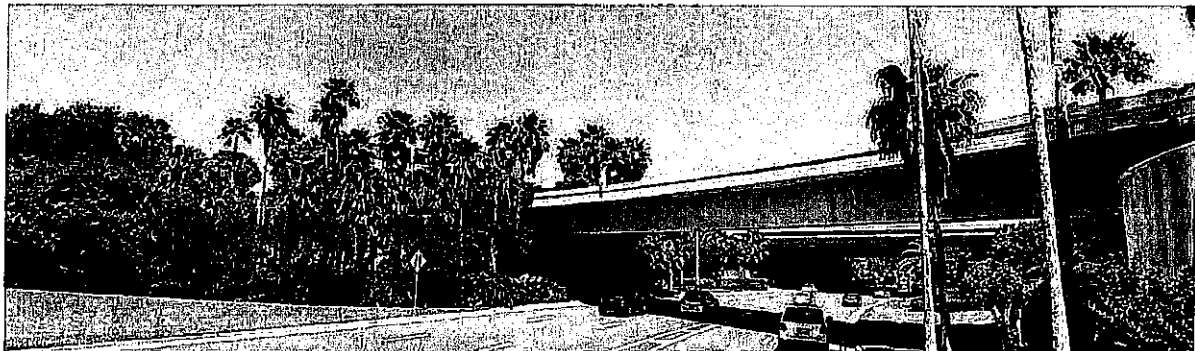
- Bald Cypress
- Strangler Fig
- Pond Apple
- Green Buttonwood

Palms

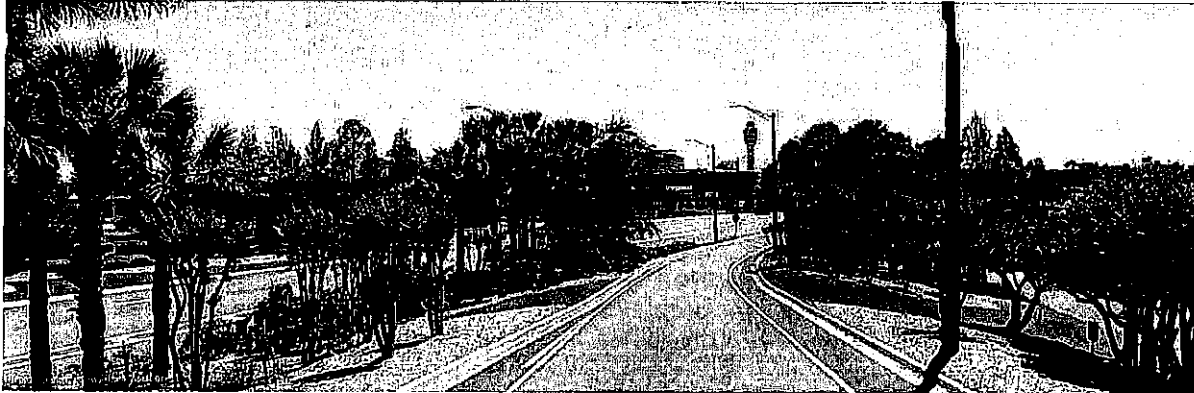
- Royal Palm
- Paurotis Palm
- Sabal Palm

Shrubs

- Marlberry
- Firebush
- Wild Coffee
- Leather Fern



Turf areas will be sodded with Bahia grass. This is a drought tolerant turf grass that should perform well with little maintenance. It works best in flat areas, but can be used on lower slopes with success. Steeply sloped areas should be planted with shrubs. Turf performs poorly here and it is difficult to mow.



The use of groundcovers will be extremely limited. Groundcover beds are hard to establish and maintain. They should be limited to near and around passenger terminal areas where this level of maintenance and detail can be appreciated.

Earth Berming

There are very limited areas where earth berms need to be either added or modified. This mostly has to do with completing the east end of the south side greenbelt buffer. The use of berms in this area is for the continuation of the character of the existing buffer for continuity and buffer effectiveness. This is also an area where much of the muck spoil from the construction of the new runway can be placed.



Berming in other locations will be rare and added only to provide necessary topography for screening or proper drainage. It may also be used to add interest in areas that would be limited to turf.

Project Areas

To describe how these project elements are to be used, the project will be broken down into logical geographical areas. Each area has its own character and is distinctive in function, but all will work within the context of the project as a whole. How each element is applied is dependent on the character and function of the individual project area. The

following descriptions break down the project into four separate zones for specific development. These correlate to the zones depicted on the key sheet located on page 10.

Greenbelt Buffer

The Fort Lauderdale-Hollywood Airport Greenbelt is a linear stretch of land that runs along the southern property line. The purpose of this Greenbelt is to buffer the airport from the neighborhoods to the south and provide some limited retention for airport stormwater runoff. The current Greenbelt extends from the Dania Cutoff Canal on the west to the intersection of Perimeter Road and Griffin Road, roughly 1,150 feet west of US-1.

The buffer also serves the general public as a linear recreational area. Pedestrian activity is afforded by a system of winding asphalt trails. Canopy trees and palms are used to provide shade and a park atmosphere. A majority of the ground plain is planted with large panels of St. Augustine grass and the shrub bed layout provides pockets of interest along the pedestrian trails.

Irrigation is currently installed for the turf and shrub areas. The system uses Rain Bird series irrigation heads. The system is not centralized. It is out of date, has inefficient coverage, and struggles to meet minimum requirements. The system needs to be redesigned so that it functions efficiently and eases the maintenance burden. This redesign has been addressed in the FLL Greenbelt Irrigation report by Chen-Moore and Assoc.

Retention ponds are located at the east and west end of the existing buffer that serve the greenbelt and stormwater conveyance of the airport as a whole. A public parking lot is located on the west end of the greenbelt providing 65 parking spaces. A sculptural element is visible on the east side of the parking lot's vehicular entry point.

Greenbelt Buffer- East End Extension

The fully developed greenbelt currently ends west of the Griffin Road / Perimeter Road intersection. It is proposed that the bermed and planted greenbelt continue to the east to Federal Highway. The greenbelt extension will accommodate the existing site retention pond without modification with proposed berms working with the existing pond drainage structures and geometry (see page 11). The multi-use trail that exists as part of the existing greenbelt to the west will not be extended into this area.

Landscape planting in this east end extension would build upon the character of the existing greenbelt. A naturalistic massing of trees and shrubs would be combined to mimic the existing greenbelt planting and buffer airport operations from the residential areas to the south. Recommendations from the FLL Greenbelt Irrigation report by Chen-Moore and Assoc. would be used to specify appropriate species. Accent plantings of palms and flowering trees would be proposed near the intersection with Perimeter Road as an airport entry treatment.

Federal Highway – South Approach

This is the area that from just south of Griffin Road to the south end of the runway overpass (see page 12). This is the south gateway into the Fort Lauderdale-Hollywood International Airport. This location should provide a striking and distinctive design to signal to the user that they are engaging the airport entry. The realignment of Federal Highway and the addition of new terminal entry ramps provide an excellent opportunity to address these design needs. Landscaping should be bold and exceptional.

This area is primarily under the regulation of the Florida Department of Transportation. All proposed improvements must follow FDOT design criteria.

Landscaping should consist of strong, heavy palms, flowering trees and lush tropical shrubs, particularly at the south end of this area, further away from the runway. This is also the location of an historic and protected Baobab tree which should be incorporated and highlighted. The railroad tracks to the west should be screened while still meeting nearby railroad crossing safety requirements. On the east side, the proposed retention area can be used as open space backed by large stands of native vegetation that will define the entry space and frame views to new sculptural signage proposed on the MSE wall on the south side of the new runway overpass. Landscape plantings will also be located to complement proposed sign structures and new sculptural elements that may be proposed. Construction will also require a landscape buffer between the FEC tracks and Perimeter road to be reestablished.

Another element is the replacement of the Dania Beach Welcome structure on the southwest corner of the intersection must be considered in this area. This existing structure will be demolished by the Federal Highway realignment construction. Coordination must occur with the City of Dania Beach to propose a replacement structure and associated landscape plantings.

Runway Overpass Intermediate Areas

As a part of the overpass construction, there will be small landscape areas between the runway and taxiway open to the sky and should be addressed as part of the master landscape plan (see page 13). These small areas should be landscaped with small material that will not interfere with aviation operations.

Runway Overpass North Portal Area

This area is located north of the runway overpass up to and including the airport entry and exit overpass ramps (see page 14). It is comprised of highway right of way with the Federal Highway main line and interchange connecting ramps including several overpass structures. This area is again under the regulation of the Florida Department of Transportation. All proposed improvements must follow FDOT design criteria.

Treatments in this area will be limited to landscape planting. There will be extensive highway reconstruction in this area so it will require complete replanting once highway

construction is complete. Planting will work with new vehicular movements, signage and existing overpass structures to support highway functions. It will also relate the MSE walls and overpass structures to the landscape with appropriately scaled palms and ground level plantings. There are significant areas under bridge structures and must be thoughtfully considered as problematic areas difficult for plant growth.

Included in this area to the west is the removal of the airport passenger terminal exit ramp to south-bound Federal Highway. The removal of this ramp will create the need to refurbish the area of demolition with new landscaping. The existing adjacent landscape just east of Terminal #4 is characterized by lush, tropical plantings of palms, shrubs and flowering trees. The intent is to build upon this character and extend it to the exit ramp's US 1 overpass.

Landscape planting will be a major component in addressing this area. It should be the richest landscape treatment of the project area as it is the one most closely associated with the passenger terminals. Landscaping will have a higher level of detail and plant materials the most lush. Color, texture, and detail will be a focus. This highly visible area is the one area where irrigation and a higher level of maintenance will be provided. Turf will be St. Augustine and groundcover beads will be provided where they can be appreciated.

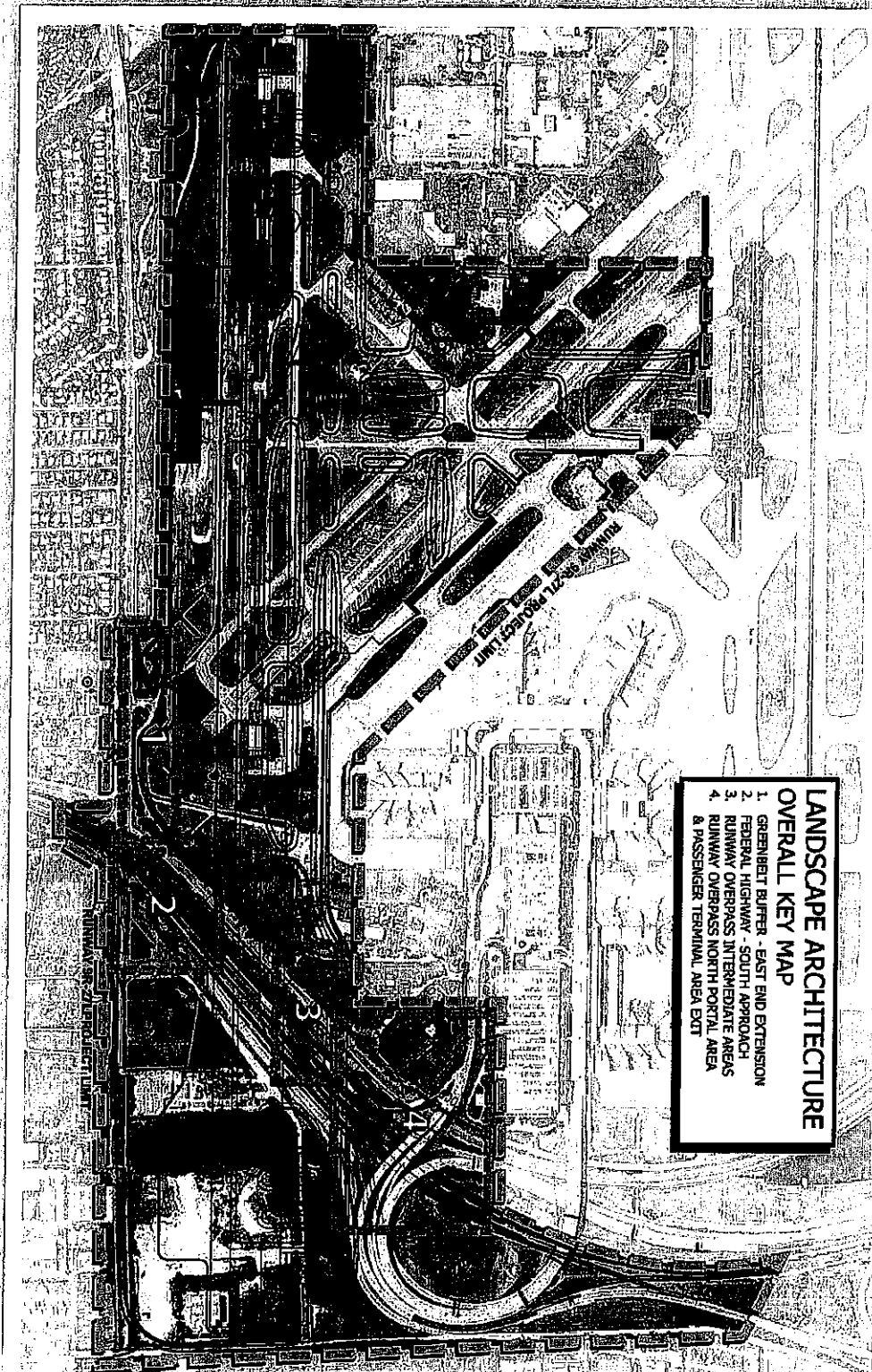
Landscaping will also be used to focus the driver's attention on directional signage and screen objectionable views. Elements such as the utility building, rental car fueling area, and the FEC railroad operations will be screened. Signage directing drivers to appropriate exits will be highlighted.

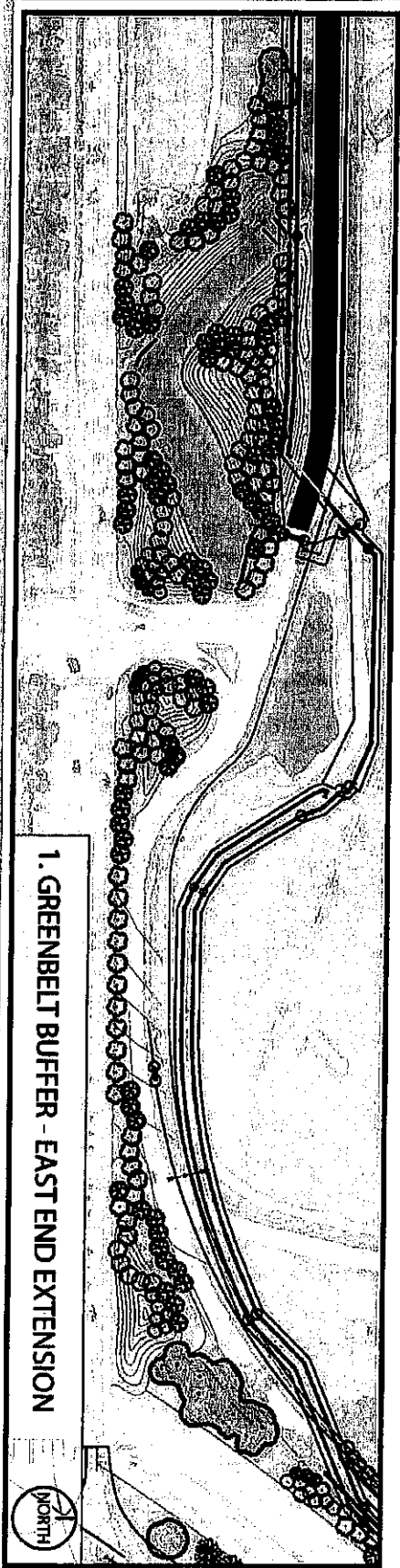
Summary

This master plan consists of a landscape planting scheme that will address some areas affected by roadway construction resulting from the expansion of runway 9R-27L. A majority of this proposed planting is associated with Florida Department of Transportation facilities. As such, it will work with site roadway signage and lighting elements by others and follow Florida Department of Transportation's specific design requirements and restrictions affecting the installation of plant material. Proposed landscape planting shall not conflict with air craft clear zones, compromise facility security operations, or significantly encourage roosting activities by birds. Proposed landscape planting will work to satisfy tree removal permits procured from the Broward County Environmental Protection and Growth Management Department and will meet airport maintenance operations requirements.

Overall, the proposed planting is to provide a landscape with tropical appeal inviting to tourists and other travelers to the South Florida area. It will provide a pleasant, exciting, and welcoming encounter to the traveling public and to surrounding residents and businesses.

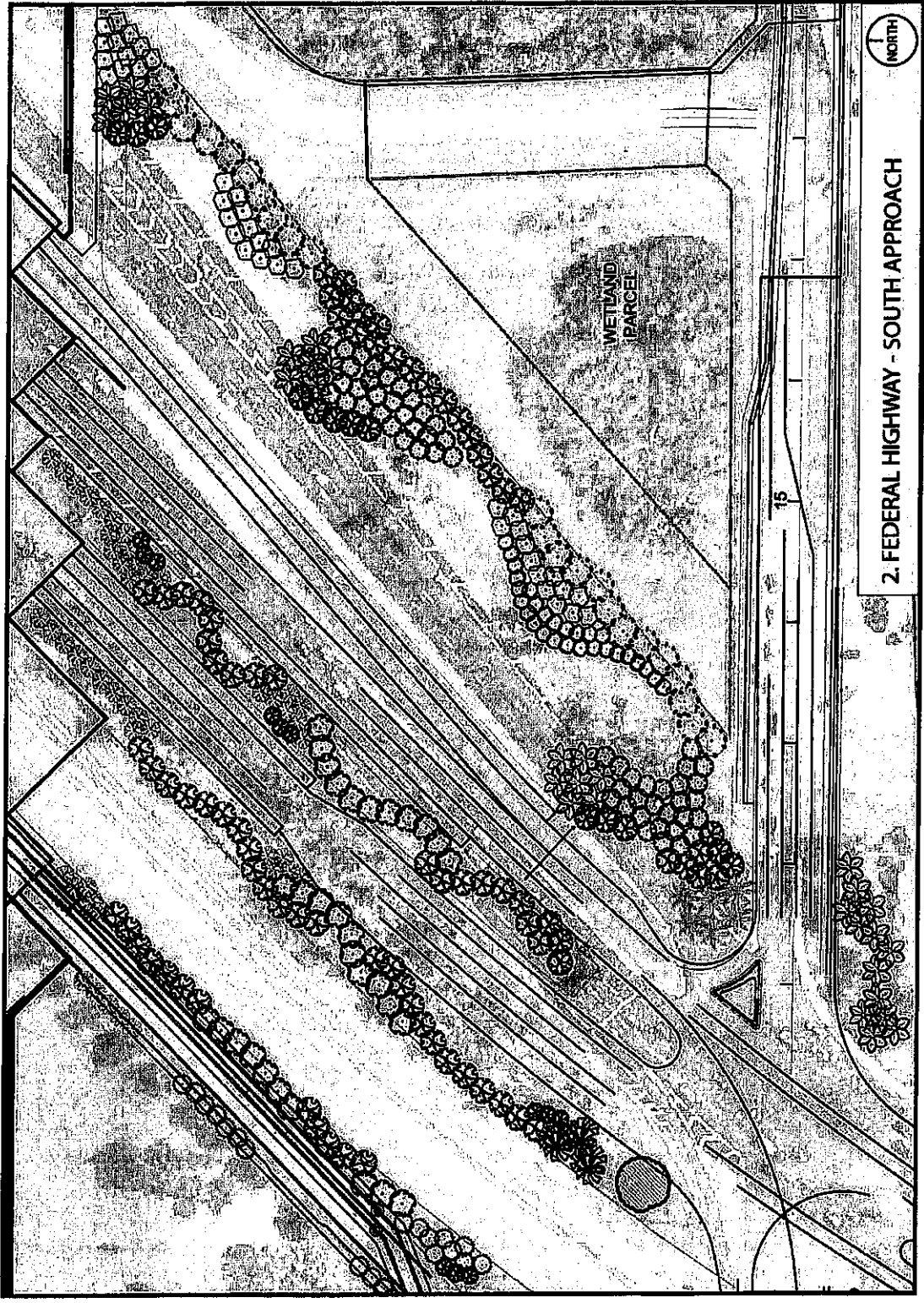
An estimate of potential costs is located on page 15.





1. GREENBELT BUFFER - EAST END EXTENSION





2. FEDERAL HIGHWAY - SOUTH APPROACH

