



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: Lawrence Kramer - ldk@searchitects.com

From: Eleanor Norena @ City of Dania Beach

Date: 12/13/2013

Re: Dania Place at Dania Beach

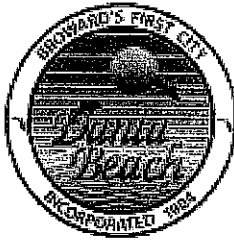
PZ#: SP-69-13

Dear Applicant,

Please find attached the comments regarding your site plan project and the agenda for next week's Design Review Committee Meeting on Thursday, December 19, 2013 at 10:00 am.

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Eleanor Norena at 954-924-6805 x3645.

Thank you.



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REVIEW MEETING
THURSDAY, DECEMBER 19, 2013 – 10:00 A.M.

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

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
 - B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
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1. **10:00 A.M.** SP-69-13 – DANIA PLACE AT ADANIA BEACH – 108 E DANIA BEACH BLVD – SITE PLAN MODIFICATION

**If you are unable to attend the meeting, please email or call (954) 924-6805:
Corinne Lajoie at Extension 3704 email: cchurch@ci.dania-beach.fl.us
Eleanor Norena at Extension 3645 email: enorena@ci.dania-beach.fl.us**

Thank you.

Dania Place at Dania Beach SP-69-13
180 E Dania Beach Boulevard
Zoning designation = EDDB-MU
FLU designation = RAC

December 13, 2013

Variances for setbacks to be determined. Variance for Column A.

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.
3. DEDICATION OF PARK LAND: Per Section 805-110, please identify park acreage required for dedication along with calculations.
4. RIGHT-OF-WAYS: Identify if r-o-w dedication is required. Broward County Trafficway Plan shows Dania Beach Boulevard row at 110'. Provide 55' to centerline. Sheet SP-1 Shows 54'11". Clarify.
5. WATER: Identify projected water demand for the project.
6. IMPACT FEES: Impact fees that will be required for the project were e-mailed to Larry Kramer on 12-13-13.
7. SIGNS: provide copy of master sign program for staff approval, per Section 505-200.
8. Provide minimum bicycle parking requirements identified in Section 265-51.
9. Must provide latest revised set of plans on disk prior to going to public hearing.
10. DUMPSTER: Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Revise accordingly.
11. WILDLIFE PROTECTION: Identify how Article 250 is being implemented. — *yes*
12. Broward County Land Development Code, Section 5-195(b)(6) states 10' building setback from ultimate row is required. Confirm with Broward County that building needs to honor this setback requirement. *Confirm w/ BC.*
13. Provide table showing required and provided setbacks/build-to-lines, frontage standards, height, pervious area, park land dedication, etc.
14. PARKING: Is the 'Parking Reduction Request' on pave SP-2 a request for a variance? If so, a variance required a separate application submittal, justification statement and application fee.
15. PARKING: Per Section 265-110(1)(2) parking spaces shall be clearly delineated by a single 4" wide, white painted striping. Revise accordingly.
16. PARKING: Per Section 265-140(c) clearance between a parking space and a wall or column shall be 2.5'. Revise accordingly.
17. PARKING: Total commercial area identified on Sheet SP-2 is $7500 + 2000 = 9500$. The office/retail/restaurant square footage identified only = 8500. Revise calculations accordingly.

18. PARKING: Total parking required is 312, not 252. also Based on MIXED USE PROVISION

Parking garage design review

- Residential 235
- Office 3
- Retail 15
- Restaurant 30 (floor plan needed)
- Residential guest 29

Var 10/10/17

yes

19. PARKING: Clarify that the motorcycle parking is in addition to the minimum parking spaces required.

20. PARKING: Total number of parking provided is 252 including on street parking. Submittal package states that 10 of the on street parking spaces are to be public to qualify for the density incentive. Therefore those parking spaces cannot be counted toward the required parking. Revise calculations accordingly.

no on street parking cannot be used for incentive

21. Revise photometric plans to show light levels at property lines.

no

22. Provide graphic showing how building height complies with Section 304-20.

23. Maximum building height permitted with incentives is 6-stories/70'; 7-stories shown. Revise accordingly.

24. Identify projects FAR, cannot exceed 8.0 per section 303-70(c). - SP-1

None

25. Identify how Street scape/complete streets identified in Section 309-10. - no detail for DBB

26. Townhouse units provide a "Porch Frontage" per Section 311-20(A), therefore a 15' BTL applies, per Section 303-60(K). Revise accordingly.

27. Per Section 303-60(D) 10% pervious area is required.

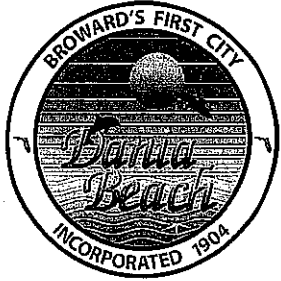
NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.

Offered to provide on street parking on E. side of SB 2 Ave.

Parking variance

Cost Recovered Needed for 3rd Party Certificate



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

December 12, 2013

Engineering Comments

Site Plan: Dania Place (SP -69-13)

1. Verify latest Broward County Trafficway Plan for required right of way requirement for East Dania Beach Boulevard.
2. Based on the projected traffic generation, the traffic impact assessment, and the submitted site plan please provide an intersection traffic projection for the intersection of SE Park Street and SE 2nd Avenue and the consequential geometric improvement requirements.
3. Proposed ingress/egress on SE Park Street and dumpster location will be on a very tight condition due to the existing lift station on the right of way. Available right of way at the approach of SE Park Street is only 30 feet. Consider having an opening on SE 2nd Avenue or consider dedicating 20 foot wide right of way on Park Street to make two-way traffic viable. (Note - Maintenance of this station will be a problem with the proposed driveway location since our largest maintenance vehicle will block the entire road during emergencies. Relocation of this lift station is out of the question).
4. Since this is a mixed development, driveway grade cannot be greater than 10%, maximum preferred grade is 8% at the ground level approach from the street.
5. Provide copy of pre- and post-development stormwater management and drainage calculations.
6. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.
7. Proposed grading and drainage plan shall be based on the stormwater management calculations.
8. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Please show extent

of offsite improvements in sufficient detail including but not limited to paving, grading and drainage.

9. Parallel parking on the swales will be considered to be acceptable provided that "permeable pavers" will be used as implemented by the City on its "Oasis" projects.
10. For proposed driveways, show vehicle swept path analysis based on emergency design vehicle anticipated for this development.
11. Provide sections and details of at-grade driveways and at-grade parking areas.
12. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format.
13. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

Landscape Plan Review: Dania Place at Dania Beach

PZ Log Number: SP-69-13 Review Number: 1

Reviewer: Claudia Alzate Date: December 12, 2013



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

- 1) Per Sec. 275-80 (C & D), please provide an existing tree survey that includes existing vegetation within 25 feet of the property lines.
- 2) Please show the approximate size of landscaping after five years of growth following installation, per Sec. 275-80 (E), on any proposed renderings.
- 3) Please provide an irrigation plan per Sec 275-80 (M).

Sheet L-1

- i. Per Sec. 275-90 (B, 2), a strip of land a minimum of five (5) feet in depth located between the abutting property and the vehicular use area shall be landscaped. Please update the West side of the lot to reflect this requirement.
- ii. Per Sec. 275-90 (B, 3, a), a minimum of twenty-five (25) feet of landscaped area shall be provided between any driveway or parking lot and the front of any building. Please update the landscaped area adjacent to the ramp (SE Park St).
- iii. Per Sec. 275-100 (C, 3), intermediate peninsulas are not required for head-to-head parking rows when separated by a landscape area a minimum of fifteen feet in depth and planted with a minimum of one (1) category 1 tree per twelve (12) parking stalls. Please update vehicular use area(s) to reflect this requirement.
- iv. Per Sec. 275-100 (D), terminal landscape peninsulas shall be ten (1) feet wide and as long as the required length of the parking stall in that aisle. Each peninsula shall have a minimum of two (2) category 1 trees. Please update these peninsulas to reflect this requirement.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Claudia Alzate at (305) 235-5098 claudia.alzate@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

END OF COMMENTS



Pride in Service with Integrity

**Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District**

103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265

SITE PLAN REVIEW COMMENTS

Date: 12/13/13 **Site Plan No.:** SP-69-13 **Time Required For Review:** 2 Hours

Project: Dania Place at Dania Beach **Sq. Feet:** 83,875

Plan Reviewer: Sean Brown / Battalion Chief, Fire Plans Examiner

Approved As Submitted Denied Approved With Conditions

Comments Must Be Addressed and Resubmitted Prior to City

1. Provide the Fire Flow Demand Requirement for the structure – to be demonstrated via signed and sealed calculations and in accordance with NFPA 1 (09 Edition), Chapter 18, Section 18.4 for manual suppression efforts.
2. Provide a Fire Hydrant Flow Test – to be in accordance with Broward County Amendments to the Florida Fire Prevention Code F-112.
3. Complete the attached Application for Approval of the Fire Protection Water Supply Design.
4. Identify the water main locations and sizes for all mains running along E. Dania Beach Blvd. and SE Park St.
5. Identify the water main size for the main running along SE 2 Ave.
6. Provide locations of all adjacent hydrants and demonstrate on the plan their distances. (Hydrant Spacing is to be 300' between Hydrants).
7. Provide an additional Siamese FDC at the NW corner of the structure (the FDC must be within 100' of a fire hydrant).
8. Identify the locations of all Fire Department Standpipe Risers in the structure.
9. Fire Hydrants must be a minimum of 40' away from the structure.
10. Provide Fire Hydrant Details
11. Provide Bollard Details.
12. Provide FDC Details.
13. Provide signage details for the FDC.
14. Provide DDCV (Backflow Prevention Device) Details.
15. Provide address details (size, location(s), etc.).
16. Provide "No Parking" signage and Painted / Striped Fire Lane Marking details and intended locations.

17. Sheet A-9 indicates first floor height as 14'8" and 12'8". Please clarify and confirm that vehicle clearance for first floor garage is a minimum of 14'.
18. Demonstrate the three stair enclosures on the Site Plan – Sheet SP-1
19. Identify the location of the Fire Command Room.
20. Identify the location of the Fire Pump.
21. Will there be an emergency generator? If so, please identify the location and list any life safety equipment it will supply.
22. **PROVIDE THE FIRE DEPARTMENT WITH A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT FOR PRE-FIRE PLANNING PURPOSES. THIS CAN BE ACCOMPLISHED BY SENDING THEM THROUGH EMAIL TO kennethsean_brown@sheriff.org OR BY DELIVERING THE FILES ON CD-ROM TO THE FIRE PREVENTION OFFICE LOCATED AT 103 W. DANIA BEACH BLVD. (ACROSS THE STREET TO THE NORTH OF CITY HALL).**

NOTE 1

A Fire Safety and Prevention Program in accordance with the requirements of NFPA 241 (2004 Ed.), Chapter 7 must be submitted at permitting with your submitted plans.

NOTE 2

Fire Department Access Routes must be identified and demonstrated on the permitted set of plans for Fire Department access during all phases of construction.

NOTE 3

ADDITIONAL COMMENTS MAY FOLLOW RE-SUBMITTAL.

The following information is for reference and provides further explanation and details for the Site Plan Requirements as stipulated by the Fire Department.

FIRE FLOW DEMAND REQUIREMENT FOR BUILDINGS

Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. The Needed Fire Flow Requirement must be in accordance with N.F.P.A. 1 (2009 Ed.), Chapter 18, Section 18.4 for manual suppression efforts.

FIRE HYDRANT FLOW TEST

The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112, NFPA 13 (2007 Ed.) and NFPA 14 (2007 Ed.)

**Broward County Amendments to the Florida Fire Prevention Code
Amendments Effective January 12, 2012**

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five percent (75%) of their value shall be as follows:

- a. Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.005(2).
- b. Design for AFPS and/or ASS shall be calculated using a maximum of fifty (50) pounds per square inch (psi) as the static pressure to allow for drought conditions.

Example: If the results of a Fire Flow Test have a static pressure of eighty (80) psi, a residual pressure of seventy-two (72) psi and a flow of 1,300 gallons per minute (gpm), the design water supply for an AFPS and/or ASS would be a static pressure of fifty (50) psi, a residual pressure of forty-two (42) psi and a flow of 1,300 gpm.

- c. Design for AFPS and/or ASS at or below a static pressure of 55.56 PSI shall be calculated using a ten (10) percent reduction in the static pressure from the fire flow test to allow for drought conditions.

Example: If the results of a Fire Flow Test has a static pressure of fifty-three (53) psi, a residual pressure of forty-five (45) psi and a flow of 925 gpm, the design water supply for an AFPS and/or ASS would be a static pressure of 47.70 psi, a residual pressure of 39.70 psi and a flow of 925 gpm.

- d. Design for AFPS and/or ASS for the residual pressure shall be equal to the difference between the static and residual pressures as obtained from the fire flow test to allow for drought conditions.
- Example:** If the result of a Fire Flow Test has a static pressure of eighty-five (85) psi, a residual pressure of seventy-seven (77) psi, the difference in the static and residual pressures would be eight (8) psi which would be utilized for the drought condition water supply design criteria. If the result of a Fire Flow Test has a static pressure of forty (40) psi, and a residual pressure of (30) psi, the difference in the static and residual pressures would be ten (10) psi which would be utilized for the drought condition water supply design criteria.
- e. Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- f. The residual pressure at the required water flow at the connection to the water main for an AFPS and/or Ass shall not be less than 20 psi.
- g. The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- h. Fire Flow Test Data shall not be more than one (1) year prior to the plans, hydraulic calculation and submittals for the AFPS and/or ASS being submitted to the Authority(ies) Having Jurisdiction(AHJ's) for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

MINIMUM SIZE FOR PRIVATE FIRE SERVICE MAINS

Pipe smaller than 8 inches in diameter shall not be installed as a private service main supplying hydrants. [24:5.2.1]

SPRINKLER SYSTEM REQUIRED

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE DEPARTMENT ACCESS

PROVIDE ADDRESS IDENTIFICATION DETAIL & LOCATION

Address numbers shall be easily identifiable. Numbers must be a minimum of six (6) inches in height and must be in contrasting color to their background.

KNOX BOX / KNOX KEY SWITCHES / KNOX PAD LOCKS

Access boxes for access to the structure, Key switches for electronic locking mechanisms and/or padlocks for manual gates are required. Contact the B.S.O. Fire Marshal's Office (Dania Beach District) to obtain an application. 954-342-4262.

FIRE LANE LOCATIONS

The inner edge (side closest to the building) of required fire lanes must be:

1. Minimum of 10 feet from the building
2. Maximum of 30 feet from the building. [1:18.2.3.1.5]

GENERAL DRIVE AISLES WIDTH AND HEIGHT

Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS

Vertical clearances of 14 ft. minimum are required by AHJ.

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES

1. Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
2. Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
3. Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

1. Provide a curb detail note to indicate that all curbs are to be painted yellow.
2. All pavement markings shall be of thermoplastic paint.

3. Demonstrate that these areas are to be marked with freestanding signs with the wording, **"NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT"** or similar wording.
4. Such signs shall be 12 inches by 18 inches with a white background and red letters.
5. These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
6. These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart.**
[1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to :

1. Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
2. Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner.
[1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access
[1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060)

TURNING RADIUS

Demonstrate turning radii of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes. [1:18.2.3.4.3]

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead "T" Turn-around, Cul-de-sacs, Alternative (Modified) "T" Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

1. Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings.
[1:18.2.3.2.2]
2. Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings.
[1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS

A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES

The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED

Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE

The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES

HYDRANT DETAIL REQUIREMENTS

1. The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
2. The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
3. All fire hydrants shall be "traffic type" to break-away upon impact.
4. The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of the newly installed fire hydrants. [AHJ]

IMPACT PROTECTION

Bollards shall consist of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart. These bollards are to be filled with concrete and capped. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS & FIRE PROTECTION APPLIANCES

Clearances of 7'6" in front of and to the sides of the fire hydrant, with a 4' clearance to the rear of any hydrant or fire protection appliance are required for all fire hydrants. [1:18.3.4.1]

HYDRANT MAIN SIZE – 8"

Hydrants mains must have a minimum 8" diameter connection with the mains [24:7.1.1]

HYDRANT SPACING FOR COMMERCIAL PROPERTY

Hydrant spacing shall not exceed 300 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY

Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED

A Class I standpipe system is required in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

1. More than three stories above grade
2. More than 50 ft. above grade and containing intermediate stories or balconies
3. More than one story below grade
4. More than 20 ft. below grade

LOCATIONS OF FIRE DEPARTMENT CONNECTIONS

Fire department connections shall be located:

1. On the street side of buildings.
2. Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
3. And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
4. Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
5. On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
6. Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
7. In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

1. The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
2. Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]
3. A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)

Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

1. All backflow preventers must be Accessible for service and maintenance [13:8.16.4.6]
2. All backflow preventers must be Listed for fire protection service [24:5.4.2]
3. All backflow preventers must be installed above ground [AHJ]



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER**

To: ldk@searchitects.com

From: Eleanor Norena @ City of Dania Beach

Date: 2/21/14

Re: Dania Place

PZ#: SP-069-13

Dear Applicant,

Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting will be held on Thursday, February 27th at 11:00 AM.

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Eleanor Norena at 954-924-6805 x3645.

Thank you.

Dania Place at Dania Beach SP-69-13
180 E Dania Beach Boulevard
Zoning designation = EDDB-MU
FLU designation = RAC

February 12, 2014

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. Additional DRC submittal and meeting is required.
2. ~~PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.~~
3. ~~DEDICATION OF PARK LAND: Per Section 805-110, please identify park acreage required for dedication along with calculations.~~ Please identify where the required .7776 acres of park land will be dedicated. If payment in lieu option is being requested, provide a current appraisal as required in Section 805-110(E)(1). 2nd time requested.
4. ~~RIGHT OF WAYS: Identify if r-o-w dedication is required.~~ Broward County Trafficway Plan shows Dania Beach Boulevard row at 110'. Provide 55' to centerline. Sheet SP-1 Shows 54'11". Clarify.
5. ~~WATER: Identify projected water demand for the project.~~
6. ~~IMPACT FEES: Impact fees that will be required for the project were e-mailed to Larry Kramer on 12-13-13.~~
7. **SIGNS: provide copy of master sign program for staff approval, per Section 505-200. 2nd time requested.**
8. **Provide minimum bicycle parking requirements identified in Section 265-51. 2nd time requested.**
 - Identify required/provided bicycle parking (parking is not the same as storage):
 - Residential 264 X 5% = 13.2
 - Comm/Office 44 X 10% = 4.4
 - 17.6 or 18 bicycle parking spaces are required. Identify location on site plan.
9. **Must provide latest revised set of plans on disk prior to going to public hearing.**
10. **DUMPSTER: Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Revise accordingly. 2nd time requested.**
 - Per Section 307-30(B), dumpster and enclosure shall not be located within 20' of any street line or BTL. Revise accordingly.
 - Per Section 307-30(C), dumpster & enclosure shall be screened from view at street frontage by wall & planter at street, city may require additional screening if necessary to obscure from street view. Revise accordingly.
11. **WILDLIFE PROTECTION: Identify how Article 250 is being implemented. This is required, per Director's request made on 12-19-13. 2nd time requested.**
12. ~~Broward County Land Development Code, Section 5-195(b)(6) states 10' building setback from ultimate row is required. Confirm with Broward County that building needs to honor this setback requirement. Per D. Huizenga, not needed.~~
13. ~~Provide table showing required and provided setbacks/build to lines, frontage standards, height, pervious area, park land dedication, etc.~~

Unknown

14. PARKING: Is the 'Parking Reduction Request' on page SP-2 a request for a variance? If so, a variance required a separate application submittal, justification statement and application fee. Per City Attorney's Office, a parking variance request while utilizing a parking incentive is not allowed. PARKING CALCUATIONS provided on Sheet SP-2 need to be revised as identified below:

- Restaurant 986/60 = 16.4 or 17 spaces
- Revise Parking Reduction for Mixed Use Development table as shown below:

REQUIRED PARKING	WEEKDAY			WEEKEND	
	12:00pm - 6:00 am	7:00 am - 6:00pm	6:00pm - 12:00 pm	7:00 am - 6:00 pm	6:00pm - 12:00pm
Res.	100% = 235	60% = 141	90% = 211.5	80% = 188	90% = 211.5
Guest	100% = 29	60% = 17.4	90% = 26.1	80% = 23.2	90% = 26.1
Office	5% = 0	100% = 1	5% = 0	5% = 0	5% = 0
Retail	5% = 1.65	70% = 9.1	70% = 9.1	100% = 13	70% = 9.1
Restaurant	10% = 3	70% = 21	100% = 30	70% = 21	100% = 30
	267.65	189.5	276.7	245.2	276.7

- Minimum total required parking per Section 265-50 = 308.
- Minimum total required parking per Section 265-90 = 277.
- Identify total number of parking spaced provided on Sheet SP-2
- Total parking provided in site and street = 254. Revise accordingly, request payment in lieu of parking or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's.

15. PARKING: Per Section 265-110(1)(2) parking spaces shall be clearly delineated by a single 4" wide, white painted striping. Revise accordingly.

16. PARKING: Per Section 265-140(c) clearance between a parking space and a wall or column shall be 2.5'. Parking detail # 2 on page SP-2 shows parking stall width less than the minimum 9'; required as column width intrudes into space. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2nd time requested.

17. PARKING: Total commercial area identified on Sheet SP-2 is 7500 + 2000 = 9500. The office/retail/restaurant square footage identified only = 8500. Revise calculations accordingly.

18. PARKING: Total parking required is 312, not 252.

- Residential — 235
- Office — 3
- Retail — 15
- Restaurant — 30 (floor plan needed)
- Residential guest — 29

19. PARKING: Clarify that the motorcycle parking is in addition to the minimum parking spaces required. Add note on sheet SP-2. 2nd time requested.

20. PARKING: Total number of parking provided is 252 including on street parking. Submittal package states that 10 of the on street parking spaces are to be public to qualify for the density

incentive. Therefore those parking spaces cannot be counted toward the required parking. Revise calculations accordingly. On street parking is required and therefore cannot be used as an incentive. Modify accordingly, per Director 12-19-13. 2nd time requested.

21. ~~Revise photometric plans to show light levels at property lines.~~

22. Provide graphic showing how building height complies with Section 304-20. Revise graphic #4 on sheet SP-2 to show entire height & step back of building. 2nd time requested.

① 23. Maximum building height permitted with incentives is 6-stories/70'; 7-stories shown. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2nd time requested.

24. ~~Identify projects FAR, cannot exceed 8.0 per section 303-70(e).~~

25. Identify how Street scape/complete streets identified in Section 309-10. No requirement for Dania Beach Boulevard is identified in the CRA Redevelopment Plan. Typical cross section for 50' wide ROW shows 7' side walk, 8' wide parking & 10' travel lane. Revise accordingly. 2nd time requested.

② 26. Townhouse units provide a "Porch Frontage" per Section 311-20(A), therefore a 15' BTL applies, per Section 303-60(K). Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D). 2nd time requested.

Variance 27. Per Section 303-60(D) 10% pervious area is required. If incentives are being used to reduce the required pervious area, please identify and provide calculations on Sheet SP-1. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. 2nd time requested.

NA 28. Third party certification will require submittal of cost recovery fees = \$1,500 along with an additional set of the site plans and the LEED score card, per e-mail sent to Larry Kramer 2-10-14.

29. This project is located in the RAC and is therefore limited to the maximum allowed by the Future Land Use Element of the City's Comprehensive Plan. RAC units will be assigned to the project at time of building permit issuance.

30. Density – per Section 725-30, definition for 'Density, permitted' states density calculation shall be to gross acreage of land area plus 1/2 of the adjacent right-of-way. Provided revised calculations on Sheet SP-1.

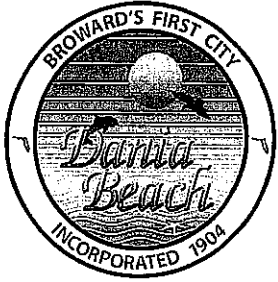
31. EDBB-MU Requirement Table –

- Add "Porch" to table under Front Street Setback Line, 15' BLT required; 4' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D).

- Apartment, Stoop, in the provided column should only show 'S' for secondary street. Revise accordingly.
- Max. Height, Height at setback, in the required column should show 3-stories/35' max. Identify the number of stories provided in the provided column.
- Table shows min. building frontage required identified in Sec. 303-60(L) of 70% for primary street is not being met. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D).
- Table shows min. upper story recess identified in Sec. 303-60(N) of 20' is not being met. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D).
- Revise table provided on Sheet SP-2 accordingly.

NOTES:

- **Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.**
- **Continuous and on-going site inspections will be conducted by staff throughout the entire building process.**
- **FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

February 10, 2014

Engineering Comments

Site Plan: Dania Place (SP -69-13)

*Hold
Flombers
letter*

1. Verify latest Broward County Trafficway Plan for required right of way requirement for East Dania Beach Boulevard. An email dated 12/13/2013 from David Huizenga, Broward County Plat Section, requires that Dania Place dedicate 9 feet (not 5 feet).
2. Based on the projected traffic generation, the traffic impact assessment, and the submitted site plan please provide an intersection traffic projection for the intersection of SE Park Street and SE 2nd Avenue and the consequential geometric improvement requirements. OK
3. Proposed ingress/egress on SE Park Street and dumpster location will be on a very tight condition due to the existing lift station on the right of way. Available right of way at the approach of SE Park Street is only 30 feet. Consider having an opening on SE 2nd Avenue or consider dedicating 20 foot wide right of way on Park Street to make two-way traffic viable. (Note - Maintenance of this station will be a problem with the proposed driveway location since our largest maintenance vehicle will block the entire road during emergencies. Relocation of this lift station is out of the question). OK
4. Since this is a mixed development, driveway grade cannot be greater than 10%, maximum preferred grade is 8% at the ground level approach from the street. OK
5. Provide copy of pre- and post-development stormwater management and drainage calculations. OK
6. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. OK
7. Proposed grading and drainage plan shall be based on the stormwater management calculations. OK
8. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Please show extent

of offsite improvements in sufficient detail including but not limited to paving, grading and drainage. OK

9. Parallel parking on the swales will be considered to be acceptable provided that "permeable pavers" will be used as implemented by the City on its "Oasis" projects. OK
10. For proposed driveways, show vehicle swept path analysis based on emergency design vehicle anticipated for this development. OK
11. Provide sections and details of at-grade driveways and at-grade parking areas. OK
12. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format. OK
13. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.
14. Engineering review was based on conceptual design only. Detailed review will be conducted during the construction permit process.
15. Impact and tap fees for water and sewer will apply. This will be assessed during the construction permit phase.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.



Landscape Plan Review: Dania Place at Dania Beach

PZ Log Number: SP-69-13 Review Number: 2

Reviewer: Claudia Alzate Date: February 10, 2014

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

- 1) Per Sec. 275-80 (C & D), please provide an existing tree survey that includes existing vegetation within 25 feet of the property lines and contains at a minimum the following:
 - Common and scientific species name;
 - Diameter at breast height;
 - Canopy cover in square feet;
 - Tree Condition;
 - Proposed disposition (remain, relocate or remove);
 - Dollar value of specimen trees calculated in accordance with Section 825-140.

- 2) Per Sec. 275-80 (E), please show the approximate size of landscaping after five years of growth following installation, on any proposed renderings.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Claudia Alzate at (305) 235-5098 claudia.alzate@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

END OF COMMENTS



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: February 3, 2014

PZ Log No: SP-69-13

Project: Dania Place at Dania Beach

Comments Due: February 20, 2014

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- Complies with code as submitted.
- Comments to be addressed & plans resubmitted prior to public hearing.
- Denied.

FIRE - [Signature]
Department

2/19/14
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Dania Place at Dania Beach

PZ Log No: SP-69-13

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 2

Overtime: /

Rate per hour: /

* Cost recovery – no charge on single family home plans, permits and variances.



Pride in Service with Integrity

**Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District**

103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265

SITE PLAN REVIEW COMMENTS

Date: 2/19/14 **Site Plan No.:** SP-69-13 **Time Required For Review:** 2 Hours

Project: Dania Place at Dania Beach **Sq. Feet:** 83,875

Plan Reviewer: Sean Brown / Battalion Chief, Fire Plans Examiner

Approved As Submitted

Denied

Approved With Conditions

Comments Must Be Addressed and Resubmitted Prior to City

Exhibits F-A, F-B & F-C were not found with the Submittal given to Fire. Comments 1, 2 & 3 below still apply.

1. Provide the Fire Flow Demand Requirement for the structure – to be demonstrated via signed and sealed calculations and in accordance with NFPA 1 (09 Edition), Chapter 18, Section 18.4 for manual suppression efforts.
2. Provide a Fire Hydrant Flow Test – to be in accordance with Broward County Amendments to the Florida Fire Prevention Code F-112.
3. Complete the attached Application for Approval of the Fire Protection Water Supply Design.
4. Provide additional Fire Hydrants on the building side of E. Dania Beach Blvd. and S.E. 2 Ave.
5. **PROVIDE THE FIRE DEPARTMENT WITH A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT FOR PRE-FIRE PLANNING PURPOSES.** THIS CAN BE ACCOMPLISHED BY SENDING THEM THROUGH EMAIL TO kennethsean_brown@sheriff.org OR BY DELIVERING THE FILES ON CD-ROM TO THE FIRE PREVENTION OFFICE LOCATED AT 103 W. DANIA BEACH BLVD. (ACROSS THE STREET TO THE NORTH OF CITY HALL).

NOTE 1

A Fire Safety and Prevention Program in accordance with the requirements of NFPA 241 (2004 Ed.), Chapter 7 must be submitted at permitting with your submitted plans.

NOTE 2

Fire Department Access Routes must be identified and demonstrated on the permitted set of plans for Fire Department access during all phases of construction.

NOTE 3

ADDITIONAL COMMENTS MAY FOLLOW RE-SUBMITTAL.



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: ldk@searchitects.com

From: Eleanor Norena @ City of Dania Beach

Date: 3/14/14

Re: Dania Place

PZ#: SP-069-13

Dear Applicant,

Please find attached the comments regarding your site plan project together

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Eleanor Norena at 954-924-6805 x3645.

Thank you.

Dania Place at Dania Beach SP-69-13
180 E Dania Beach Boulevard
Zoning designation = EDBB-MU
FLU designation = RAC
Third Site Plan review

March 10, 2014

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. Additional DRC submittal and meeting is required.**
2. ~~PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.~~
3. **DEDICATION OF PARK LAND: Per Section 805-110, please identify park acreage required for dedication along with calculations. Please identify where the required .7776 acres of park land will be dedicated. If payment in lieu option is being requested, provide a current appraisal as required in Section 805-110(E)(1). ~~2nd time requested.~~ Section 805-110(E)(3) limits the required park land dedication to 20% of the total property (83,875 s.f. X 20% = 16,775 s.f dedication required). Section 805-110(E)(4) provides a maximum credit allowed for private parks, open space or recreational purposes to 6% (83,875 s.f. X 6% = 5,032.5 s.f. credit permitted). Provide dimensions of all private recreation space. Applicant stated in written response dated 3/3/14 that they would like to count outdoor pool, recreation, gymnasium, and open landscaped areas. Dimensions of these areas were not provided. The remaining (16,775 – 5,032.5 = 11,742.5 s.f) public park land is still required. Based on the appraisal dated March 6, 2014, the appraised value of the property is \$1,600,000.00, therefore the payment in lieu is \$224,000.**
4. ~~RIGHT OF WAYS: Identify if r-o-w dedication is required. Broward County Trafficway Plan shows Dania Beach Boulevard row at 110'. Provide 55' to centerline. Sheet SP-1 Shows 54'11". Clarify.~~
5. ~~WATER: Identify projected water demand for the project.~~
6. ~~IMPACT FEES: Impact fees that will be required for the project were e-mailed to Larry Kramer on 12-13-13.~~
7. **SIGNS: provide copy of master sign program for staff approval, per Section 505-200. ~~2nd time requested.~~ Provide a table showing "proposed and allowable total sign area", as required by Section 505-200(B)(2). Signage material must also be identified, per Section 505-200(B)(3). Identify the signage information as "Master Signage Plan" as all future signage will have to comply. Third time requesting.**
8. ~~Provide minimum bicycle parking requirements identified in Section 265-51. ~~2nd time requested.~~~~
 - ~~Identify required/provided bicycle parking (parking is not the same as storage):~~
 - ~~Residential 264 X 5% = 13.2~~
 - ~~Comm/Office 44 X 10% = 4.4~~
 - ~~17.6 or 18 bicycle parking spaces are required. Identify location on site plan.~~
9. ~~Must provide latest revised set of plans on disk prior to going to public hearing.~~
10. ~~DUMPSTER: Must meet the minimum requirement identified in Article 290 & Section 307-30. Provide detail. Revise accordingly. ~~2nd time requested.~~~~
 - ~~Per Section 307-30(B), dumpster and enclosure shall not be located within 20' of any street line or BTL. Revise accordingly.~~
 - ~~Per Section 307-30(C), dumpster & enclosure shall be screened from view at street frontage by wall & planter at street, city may require additional screening if necessary to obscure from street view. Revise accordingly.~~

Staff is requesting the applicant provide a roll-up door as a condition of the deviation.

11. ~~WILDLIFE PROTECTION: Identify how Article 250 is being implemented. This is required, per Director's request made on 12-19-13. 2nd time requested.~~

12. ~~Broward County Land Development Code, Section 5-195(b)(6) states 10' building setback from ultimate row is required. Confirm with Broward County that building needs to honor this setback requirement. Per D. Huizenga, not needed.~~

13. ~~Provide table showing required and provided setbacks/build to lines, frontage standards, height, pervious area, park land dedication, etc.~~

14. ~~PARKING: Is the 'Parking Reduction Request' on page SP-2 a request for a variance? If so, a variance required a separate application submittal, justification statement and application fee. Per City Attorney's Office, a parking variance request while utilizing a parking incentive is not allowed.~~

~~PARKING CALCULATIONS provided on Sheet SP-2 need to be revised as identified below:~~

- ~~• Restaurant 986/60 = 16.4 or 17 spaces~~
- ~~• Revise Parking Reduction for Mixed Use Development table as shown below:~~

REQUIRED PARKING	WEEKDAY			WEEKEND	
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Guest	100% = 29	60% = 17	90% = 26	80% = 21	90% = 26
Office	5% = 0	100% = 1	5% = 0	5% = 0	5% = 0
Retail	5% = 1	70% = 14	70% = 14	100% = 13	70% = 14
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- ~~• Minimum total required parking per Section 265-50 = 308.~~
- ~~• Minimum total required parking per Section 265-90 = 277.~~
- ~~• Identify total number of parking spaces provided on Sheet SP-2~~
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- ~~• Residential 235~~
- ~~• Office 3~~
- ~~• Retail 15~~
- ~~• Restaurant 30 (floor plan needed)~~
- ~~• Residential guest 29~~

19. ~~PARKING: Clarify that the motorcycle parking is in addition to the minimum parking spaces required. Add note on sheet SP-2. 2nd time requested.~~

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21. ~~Revise photometric plans to show light levels at property lines.~~
22. ~~Provide graphic showing how building height complies with Section 304-20. Revise graphic #4 on sheet SP-2 to show entire height & step back of building. 2nd time requested.~~
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24. ~~Identify projects FAR, cannot exceed 8.0 per section 303-70(c).~~
25. ~~Identify how Street scape/complete streets identified in Section 309-10. No requirement for Dania Beach Boulevard is identified in the CRA Redevelopment Plan. Typical cross section for 50' wide ROW shows 7' side walk, 9' wide parking & 10' travel lane. Revise accordingly. 2nd time requested.~~
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30. ~~Density per Section 725-30, definition for 'Density, permitted' states density calculation shall be to gross acreage of land area plus 1/2 of the adjacent right of way. Provided revised calculations on Sheet SP-1.~~
31. ~~EDBB MU Requirement Table -~~
- ~~• Add "Porch" to table under Front Street Setback Line, 15' BLT required; 4' provided. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D).~~
 - ~~• Apartment, Steep, in the provided column should only show 'S' for secondary street. Revise accordingly.~~
 - ~~• Max. Height, Height at setback, in the required column should show 3 stories/35' max. Identify the number of stories provided in the provided column.~~

- ~~Table shows min. building frontage required identified in Sec. 303-60(L) of 70% for primary street is not being met. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D). Deviation being requested.~~
- ~~Table shows min. upper story recess identified in Sec. 303-60(N) of 20' is not being met. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Alternatively, a design variation can be requested per Sec. 301-50, which must be accompanied by a written statement identifying code section not met and addressing the criteria identified in Section 301-50(D). Deviation being requested.~~
- ~~Revise table provided on Sheet SP-2 accordingly.~~

32. Work force housing language and proposed restrictive covenant is being reviewed by the City Attorney's office. Must enter into restrictive covenant regarding workforce housing prior to City Commission meeting.

33. Must provide cost recovery funds for outside council prior to issuance of a building permit.

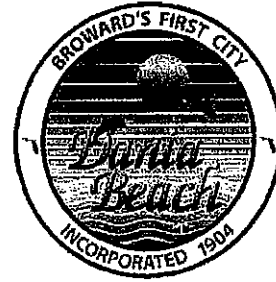
NOTES:

- **Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.**
- **Continuous and on-going site inspections will be conducted by staff throughout the entire building process.**
- **FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**
- **This project is located in the RAC and is therefore limited to the maximum allowed by the Future Land Use Element of the City's Comprehensive Plan. RAC units will be assigned to the project at time of building permit issuance.**

Landscape Plan Review: Dania Place at Dania Beach

PZ Log Number: SP-69-13 Review Number: 3

Reviewer: Claudia Alzate Date: March 7, 2014



All landscape comments have been addressed, landscape consultant recommendation is for approval of landscape plans. Please provide an electronic copy of the final, approved plans in PDF form to Claudia Alzate at claudia.alzate@metriceng.com.

END OF COMMENTS



Pride in Service with Integrity

**Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District**

103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265

SITE PLAN REVIEW COMMENTS

Date: 3/14/14 **Site Plan No.:** SP-69-13 **Time Required For Review:** 2 Hours

Project: Dania Place at Dania Beach **Sq. Feet:** 83,875

Plan Reviewer: Sean Brown / Battalion Chief, Fire Plans Examiner

Approved As Submitted

Denied

Approved With Conditions

Comments Must Be Addressed and Resubmitted Prior to City

1. The Hydrant Flow Test Data was incomplete. The twenty-four hour recorded data was provided and received but the following information was missing and is still required:

- A. A Flow Graph (Graph is provided – see attached)
- B. A Satellite Picture Identifying the hydrant locations in relation to the site (ID Static/Residual Hydrant and Flow Hydrant(s))
- C. A Fire Flow Data Sheet on Company Letterhead Indicating all the following:
 - 1. Project Name
 - 2. Project Address
 - 3. Date of Flow Test
 - 4. Time of Flow Test
 - 5. Static Pressure
 - 6. Residual Pressure
 - 7. Flow Hydrant 1 (Pitot and GPM)
 - 8. Flow Hydrant 2 (Pitot and GPM)
 - 9. Name & Signature of Person Performing the Flow Test
 - 10. Name of Fire Inspector Witnessing the Test

2. The Application for Approval of the Fire Protection Water Supply Design identified an incorrect job site location (180 E. Atlantic Blvd.) and is missing the water purveyor information. Please make necessary corrections and complete the form.

3. Confirm with Public Services that the new 6" water main crossing East Dania Beach Blvd. and feeding the new hydrant is adequate in size. Typically new installations are required to be 8" and may need to be connected to the 12" water main in lieu of the 6" existing main.
4. Sheets SP-1 and LSP-1 do not match the Civil Plans and correctly reflect the correct location of the re-located hydrant at the SE corner of the structure (on the east side of the structure).
5. **PROVIDE THE FIRE DEPARTMENT WITH A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT FOR PRE-FIRE PLANNING PURPOSES.** THIS CAN BE ACCOMPLISHED BY SENDING THEM THROUGH EMAIL TO kennethsean_brown@sheriff.org OR BY DELIVERING THE FILES ON CD-ROM TO THE FIRE PREVENTION OFFICE LOCATED AT 103 W. DANIA BEACH BLVD. (ACROSS THE STREET TO THE NORTH OF CITY HALL).

NOTE 1

A Fire Safety and Prevention Program in accordance with the requirements of NFPA 241 (2004 Ed.), Chapter 7 must be submitted at permitting with your submitted plans.

NOTE 2

Fire Department Access Routes must be identified and demonstrated on the permitted set of plans for Fire Department access during all phases of construction.

NOTE 3

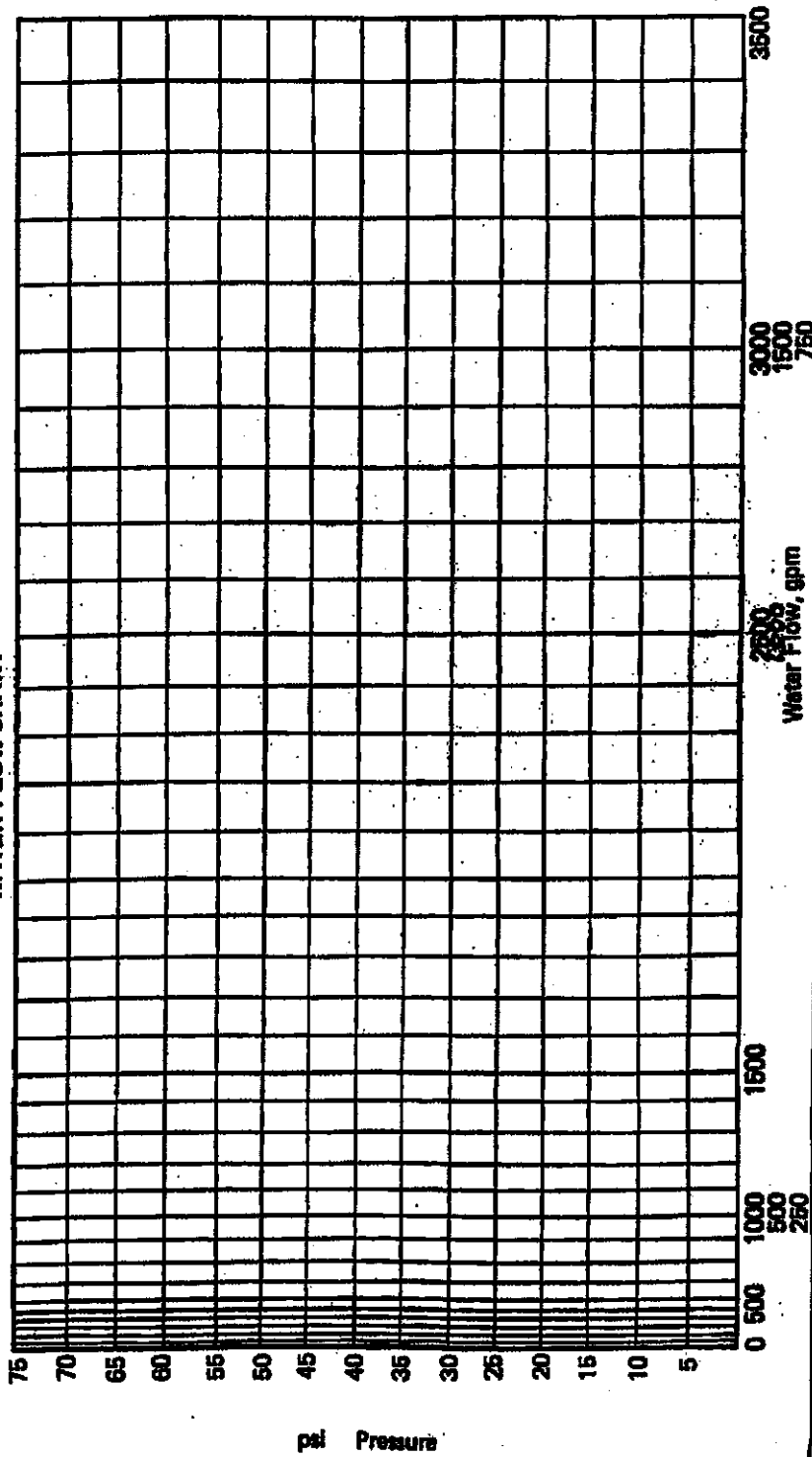
ADDITIONAL COMMENTS MAY FOLLOW RE-SUBMITTAL.

Water Flow Test Summary Sheet

Hydrants Nos.	Outlet Diameter inches	Pitot Pressures psi	Discharge gpm
1			
2			

Location _____ Date _____
 Static psi _____ Residual psi _____
 Total Discharge During Test _____ gpm
 Available gpm at 0 psi _____

WATER FLOW CHART





**DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265**

**APPLICATION FOR APPROVAL
FIRE PROTECTION WATER SUPPLY DESIGN**

Date of Application: _____

Application #: _____

Name of Project/Development: _____

Address of Project/Development: _____

Owner/Agent: _____

Design Professional of Record: _____

Water Purveyor: _____

Water Purveyor Address: _____

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____ gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2009 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant:

Date

Signature - Design Professional of Record

Date

Norena, Eleanor

From: Navarro, Ronnie
Sent: Wednesday, March 12, 2014 2:59 PM
To: Norena, Eleanor; Lajoie, Corinne
Cc: Orlando, Dominic; Dominguez, Yasbeth
Subject: Site Plan Review

New Duplex (SP-001-14) – Previous comments were substantially addressed; no further comments.

Dania Place at Dania Beach (SP-69-13) - Previous comments were substantially addressed; no further comments.

Dania Jai Alai Redevelopment Plan (SP-029-14) – Separate meeting will be held between engineer-of-record, Calvin Giordano & Associates, and Public Services regarding water and sewer utilities.

Ronnie S. Navarro, PE

City Engineer
Public Services Department
City of Dania Beach
1201 Stirling Road
Dania Beach, FL 33004

phone [954.924.3615](tel:954.924.3615)
fax [954.923.1109](tel:954.923.1109)
email rnavarro@ci.dania-beach.fl.us
web www.daniabeachfl.gov

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.