

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

(954) 922-6805 X3643  
(954) 922-2687 Fax

Standard Development Application

AUG 07 2014

Planning  
Department

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

Date Rec'd: \_\_\_\_\_

Petition No.: VA 84-14

(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: 4980 SW 40th Avenue, Dania Beach FL 33314

Lot(s): Parcel A Block: \_\_\_\_\_ Subdivision: Broward County Utilities Plant No. 3A Site PB 114 P 35

Recorded Plat Name: Broward County Utilities Plant No. 3a Site

Folio Number(s): 504231110010 Legal Description: Broward County Utilities Plant No. 3A Site 114-35 B Parcel A

Applicant/Consultant/Legal Representative (circle one) Michael Vonder Meulen/Keith & Associates Inc.

Address of Applicant: 301 East Atlantic Blvd. Pompano Beach, FL 33060

Business Telephone: 954-788-3400 Home: \_\_\_\_\_ Fax: 954-788-3500

E-mail address: Mvondermeulen@keith-associates.com

Name of Property Owner: Broward County Board of County Commissioners

Address of Property Owner: 115 S Andrews Ave Rm 421, Fort Lauderdale FL, 33301

Business Telephone: 954-357-7000 Home: \_\_\_\_\_ Fax: 954-357-7295

**Explanation of Request:** To have a setback of 0 feet where 500 feet is required for a water treatment plant. For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code. See Attached Justification Letter

Prop. Net Acreage: 4.75 AC Gross Acreage: 4.90 AC Prop. Square Footage: 11,625 (new tank only)

Existing Use: Water Plant/Utilities Proposed Use: Water Plant/Utilities

Is property owned individually, by a corporation, association, or a joint venture? Yes. Broward County Board of County Commissioners

**AUTHORIZED REPRESENTATIVE**

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

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

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: [Signature]  
(Owner / Agent signature\*)

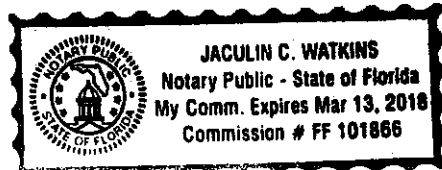
BEFORE ME THIS 27 DAY OF June, 2014

By:

Gregory Balicki  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public - State of Florida)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

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## Legal Description

Parcel "A" of the Broward County Utilities Plant No. 3A Site, according to the plat thereof as recorded in Plat Book 144 at Page 35 of the public records of Broward County, Florida.

July 23, 2014

Marc LaFerrier, AICP, Community Development Director  
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

**RE: Variance Justification Letter**  
**Broward County Water Facility 3A**  
4890 SW 40<sup>th</sup> Avenue

Dear Mr. LaFerrier;

On behalf of the Broward County Board of County Commissioners, property owner, Keith and Associates, Inc. is requesting approval of a variance to allow the expansion of Water Treatment Plant 3A located at 4890 SW 40<sup>th</sup> Avenue in Dania Beach Florida.

Broward County is proposing to construct a 2.5 million gallon water tank and related support facilities within an existing 4.75 acre water treatment plant site. The expansion of the water treatment plant is necessary to comply with State regulations providing adequate Fire Protection and handling maximum daily water demands. The plant will also replace the existing gas chlorine system with a safer liquid chlorine bleach system and demolish the existing dilapidated water treatment plant. Water Treatment Plant 3A services a large portion of Dania Beach west of Interstate-95 shown in Exhibit A.

Broward County Water Treatment Plant 3A is one of the oldest facilities in Broward County. Aerial photographic evidence shows the plant operating in 1963 as shown in Exhibit B. The water treatment plant along with some of the surrounding property was annexed into the City of Dania Beach on September 15, 2001, pursuant to House Bill 1773 and Chapter 2000-474 of the Florida Statutes.

To bring the existing water treatment plant and proposed expansion into compliance with the City of Dania Beach Land Development Code, Broward County is required to file the following applications:

- **Rezoning** from I-G to IROC to allow municipal water plants as a Special Exception;
- **Special Exception** to meet additional conditions to approve the water plant;
- **Variance** from the established buffer requirement from residential properties; and
- **Site Plan** to allow the proposed improvements.

This justification letter responds to the requirements for a **variance**.

**The applicant is requesting a Variance from Section 115-50(17) which states:**

*Condition of use: must be located at least five hundred (500) feet from any property with a "residential" land use plan designation.*

**The Variance Request is:**

*To allow a distance zero (0) feet where five hundred (500) feet is required between "residential" land use plan designated property to allow improvements to the existing county water treatment plant.*

Below are responses to each of the criteria of the variance request.

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;

**Response: Water is an essential service to the residents and businesses of Dania Beach. The site has been used as a water treatment plant facility since the early 1960's and the abutting residents in the area were constructed after the existence of the water plant. Granting the variance would allow the existing plant to continue and allow for proposed necessary improvements.**

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

**Response: As stated above, the existing water plant has been operation since the 1960's and abutting residential development occurred after the existence of the water plant. The applicant believes all surrounding uses are compatible and that the existing water plant and proposed improvement will not be a detriment to the community. The water treatment plant improvement will actually improve water capacity and fire protection.**

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;

**Response: The variance request is consistent with the following Goals, Objectives and Policies of the City of Dania Beach Comprehensive Plan.**

#### **Future Land Use Element**

**Policy 2.1 Facilities and services will meet the levels of services outlined in the Comprehensive Plan Elements.**

#### **Water Supply Plan (Chapter 4 of Comprehensive Plan)**

**Objective I Meet the service demands of the City.**

**Policy 1.3 Augment the potable water distribution system to provide fire protection of 3,000 gallons per minute with 20 psi residual pressure.**

**Policy 1.7 Maintain interlocal agreement and interconnects to accommodate future water demands at the adopted level of service.**

**Objective II Maintain the treatment distribution and storage facilities.**

**Objective VI To support the on-going and quantifiable communication program ensuring public water supply facilities and services, at the adopted level of service, are planned for and available concurrent with development.**

**Policy 6.7 Review the level of service standards adopted or amended by all adjacent local governments that are service providers to the County or receive water from the County.**

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;

**Response: The plight of the petitioner is unique. The water treatment plant has been in existence and operational since the early 1960's, which was prior to the construction of the abutting residences. Requiring the 500-foot buffer from residential land used property would render the entire water treatment plant site unusable since the property is only 337 feet wide. Requiring the**


**construction of a new water plant at a new site, which meets the buffer requirements could endanger the water capacity and fire protection necessary for the residents of Dania Beach and would create an unnecessary burden.**

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.

**Response: Since the water treatment plant use directly abuts residentially land used property, the zero (0) foot requirement is the absolute minimum variance necessary to allow the water treatment plant use to continue. Structures within the water treatment plant will comply with the proposed zoning setbacks within the IROC district.**

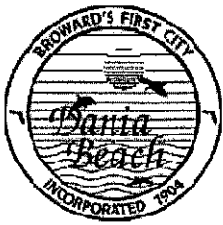
Based on the responses provided above, the applicant respectfully requests approval of the variance requested. Our office looks forward to discussing the entire project with the City of Dania Beach.

Sincerely,



Mike Vonder Meulen, AICP  
Keith & Associates, Inc.

Cc: Mark Gabriel, P.E., Broward County Utilities  
Celia D. A. Earle, Ph.D., Brown and Caldwell



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**Standard Development Application**

SEP 12 2014  
 Planning Department

- Administrative Variance
- Land Use Amendment
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- Other: \_\_\_\_\_

Date Rec'd: \_\_\_\_\_  
 Petition No.: VA-95-14

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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Location Address: 4980 SW 40th Avenue, Dania Beach FL 33314

Lot(s): Parcel A Block: \_\_\_\_\_ Subdivision: Broward County Utilities Plant No. 3A Site PB 114 P 35

Recorded Plat Name: Broward County Utilities Plant No. 3a Site

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Applicant/Consultant/Legal Representative (**circle one**) Michael Vonder Meulen/Keith & Associates Inc.

Address of Applicant: 301 East Atlantic Blvd. Pompano Beach, FL 33060

Business Telephone: 954-788-3400 Home: \_\_\_\_\_ Fax: 954-788-3500

E-mail address: Mvondermeulen@keith-associates.com

Name of Property Owner: Broward County Board of County Commissioners

Address of Property Owner: 115 S Andrews Ave Rm 421, Fort Lauderdale FL, 33301

Business Telephone: 954-357-7000 Home: \_\_\_\_\_ Fax: 954-357-7295

**Explanation of Request:** To Waive the City's Landscape Requirements  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.** See Attached Justification Letter

Prop. Net Acreage: 4.75 AC Gross Acreage: 4.90 AC Prop. Square Footage: 11,625 (new tank only)

Existing Use: Water Plant/Utilities Proposed Use: Water Plant/Utilities

Is property owned individually, by a corporation, association, or a joint venture? Yes. Broward County Board of County Commissioners

**AUTHORIZED REPRESENTATIVE**

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COUNTY OF BROWARD  
The foregoing instrument  
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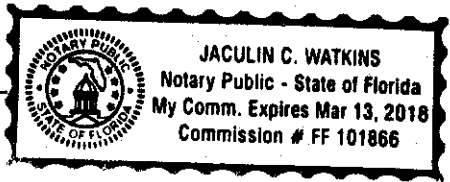
By: [Signature]  
(Owner / Agent signature\*)

BEFORE ME THIS 27 DAY OF June, 2014

By: Gregory Balicki  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public - State of Florida)



Personally known  or Produced Identification

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

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September 11, 2014

Marc LaFerrier, AICP, Community Development Director  
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

**RE: Landscape Variance Justification Letter  
Broward County Water Facility 3A  
4890 SW 40<sup>th</sup> Avenue**

Dear Mr. LaFerrier;

On behalf of the Broward County Board of County Commissioners, property owner, Keith and Associates, Inc. is requesting approval of a variance the City's Landscape Code requirements to allow the expansion of Water Treatment Plant 3A located at 4890 SW 40<sup>th</sup> Avenue in Dania Beach Florida.

Broward County is proposing to construct a 2.5 million gallon water tank and related support facilities within an existing 4.75 acre water treatment plant site. The expansion of the water treatment plant is necessary to comply with State regulations providing adequate Fire Protection and handling maximum daily water demands. The plant will also replace the existing gas chlorine system with a safer liquid chlorine bleach system and demolish the existing dilapidated water treatment plant. Water Treatment Plant 3A services a large portion of Dania Beach west of Interstate-95 shown in Exhibit A.

Broward County Water Treatment Plant 3A is one of the oldest facilities in Broward County. Aerial photographic evidence shows the plant operating in 1963 as shown in Exhibit B. The water treatment plant along with some of the surrounding property was annexed into the City of Dania Beach on September 15, 2001, pursuant to House Bill 1773 and Chapter 2000-474 of the Florida Statutes.

To bring the existing water treatment plant and proposed expansion into compliance with the City of Dania Beach Land Development Code, Broward County is required to file the following applications:

- **Rezoning** from I-G to IROC to allow municipal water plants as a Special Exception;
- **Special Exception** to meet additional conditions to approve the water plant;
- **Variations** from the established buffer requirement from residential properties and from the City's landscape requirements; and
- **Site Plan** to allow the proposed improvements.

This justification letter responds to the requirements for a **landscape variance**.

**The applicant is requesting a Variance from Article 275 Landscape Requirements**

**The Variance Request is:**

***To allow a Bahia Sod with a maximum height of four (4) inches in accordance with the Guidelines for the Physical Security of Water Treatment Plants established by ANSI/ASCE/EWRI 56-10 where landscaping is required.***

Below are responses to each of the criteria of the variance request.

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;

**Response:** Water is an essential service to the residents and businesses of Dania Beach and the security of Dania Beach's water supply is of utmost importance to Broward County who supplies the water to a large portion of the City. It is a policy of Broward County to implement the American Society of Civil Engineers (ASCE) Standard *Guidelines for the Physical Security of Water Utilities*. These same standards have been adopted by the American National Standards Institute (ANSI) and the Environment and Water Resource Institute (EWRI) and are based on antiterrorism standards developed by the Department of Defense.

**Section A.3.0 Site Areas addresses security of the water utility site. It states:**

**A.3.1 Clear Zones.** The purpose of a clear zone is for intrusion detection surveillance and assessment using visual observation or cameras, and to provide an unobstructed area in which placed devices can be readily observed or detected. Clear zone regions are typically established:

- On both Sides of a perimeter security fence to allow unobstructed surveillance of the fence area
- Between a perimeter fence and structures, buildings, or other critical assets enclosed within the fence maintain a clear area for detection of intruders or placed devices
- Around the perimeter to prevent areas of concealment of intruders or placed devices.

Effective clear zone distances should be in accordance with the Design Basis Threat (DBT), but a suggested minimum distance is 20 feet or more between the outer perimeter fence and interior structures.

Within the clear zone, prune or trim all vegetation to a height of 4 inches or less, and remove large obstacles or rocks that can shield intruders from view. Avoid locating equipment within the clear zones or in spaces below which devices can be readily concealed.

Based on these established guidelines, Broward County proposes to install Bahia sod and maintain the sod at a height no greater than 4 inches. The existing trees outside the perimeter fence will remain, are mature and provide adequate screening of the facility from surrounding residential areas. Therefore, the County believes the variance for landscaping inside the perimeter fence maintains the basic purpose and intent of the City's requirements while also meeting security demands necessary to insure safe drinking water.

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

**Response:** As stated above, the existing mature trees outside the perimeter fence will remain and provide adequate visual screening of the facility from surrounding residential areas. The variance for landscaping requirements inside the perimeter fence will allow the County to meet the security demands necessary to insure safe drinking water to the City of Dania Beach. The water plant has been in operation since the 1960's and has been compatible neighbor with the abutting residential development.

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;

**Response: The variance request is consistent with the following Goals, Objectives and Policies of the City of Dania Beach Comprehensive Plan.**

**Future Land Use Element**

**Policy 2.1 Facilities and services will meet the levels of services outlined in the Comprehensive Plan Elements.**

**Water Supply Plan (Chapter 4 of Comprehensive Plan)**

**Objective I Meet the service demands of the City.**

**Policy 1.3 Augment the potable water distribution system to provide fire protection of 3,000 gallons per minute with 20 psi residual pressure.**

**Policy 1.7 Maintain interlocal agreement and interconnects to accommodate future water demands at the adopted level of service.**

**Objective II Maintain the treatment distribution and storage facilities.**

**Objective VI To support the on-going and quantifiable communication program ensuring public water supply facilities and services, at the adopted level of service, are planned for and available concurrent with development.**

**Policy 6.7 Review the level of service standards adopted or amended by all adjacent local governments that are service providers to the County or receive water from the County.**

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;

**Response: The plight of the petitioner is unique. Broward County is burdened with the task of providing safe drinking water and adequate water pressure for fire suppression to portions of the City of Dania Beach. Meeting the city's requirements for landscaping inside the perimeter fence creates and unnecessary hardship and could jeopardize the safety and security of a portions of the City's water supply.**

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.

**Response: The variance requested is the minimum required to implement the (ASCE) Standard Guidelines for the Physical Security of Water Utilities.**

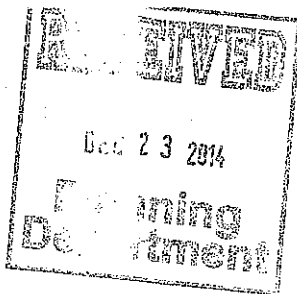
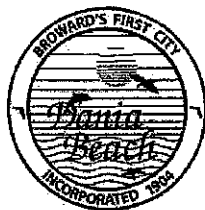
Based on the responses provided above, the applicant respectfully requests approval of the variance requested. Our office looks forward to discussing the entire project with the City of Dania Beach.

Sincerely,



Mike Vonder Meulen, AICP  
Keith & Associates, Inc.

Cc: Mark Gabriel, P.E., Broward County Utilities  
Celia D. A. Earle, Ph.D., Brown and Caldwell



**City of Dania Beach, Florida**  
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**Standard Development Application**

- Administrative Variance
- Land Use Amendment
- Plat
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- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

Date Rec'd: 12/23/14

Petition No.: VA-118-14

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E-mail address: Mvondermeulen@keith-associates.com

Name of Property Owner: Broward County Board of County Commissioners

Address of Property Owner: 115 S Andrews Ave Rm 421, Fort Lauderdale FL, 33301

Business Telephone: 954-357-7000 Home: \_\_\_\_\_ Fax: 954-357-7295

**Explanation of Request:** Landscape Variance Section 275-170(A) each structure shall be treated with landscaping. For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code. See Attached Justification Letter

Prop. Net Acreage: 4.75 AC Gross Acreage: 4.90 AC Prop. Square Footage: 11,625 (new tank only)

Existing Use: Water Plant/Utilities Proposed Use: Water Plant/Utilities

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COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: [Signature]  
(Owner / Agent signature\*)

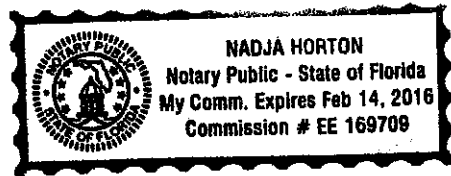
BEFORE ME THIS 19 DAY OF December, 2014

By:

Gregory M. Balicki  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public - State of Florida)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

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BEFORE PROCESSING OCCURS.**

December 22, 2014

Marc LaFerrier, AICP, Community Development Director  
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

**RE: Four (4) Landscape Variances - Justification Letter  
Broward County Water Facility 3A  
4890 SW 40<sup>th</sup> Avenue**

Dear Mr. LaFerrier;

On behalf of the Broward County Board of County Commissioners, property owner, Keith and Associates, Inc. is requesting approval of four (4) variances from the City's Landscape Code requirements to allow the expansion of Water Treatment Plant 3A located at 4890 SW 40<sup>th</sup> Avenue in Dania Beach Florida.

Broward County is proposing to construct a 2.5 million gallon water tank and related support facilities within an existing 4.75 acre water treatment plant site. The expansion of the water treatment plant is necessary to comply with State regulations providing adequate Fire Protection and handling maximum daily water demands. The plant will also replace the existing gas chlorine system with a safer liquid chlorine bleach system and demolish the existing dilapidated water treatment plant. Water Treatment Plant 3A services a large portion of Dania Beach west of Interstate-95 shown in Exhibit A.

Broward County Water Treatment Plant 3A is one of the oldest facilities in Broward County. Aerial photographic evidence shows the plant operating in 1963 as shown in Exhibit B. The water treatment plant along with some of the surrounding property was annexed into the City of Dania Beach on September 15, 2001, pursuant to House Bill 1773 and Chapter 2000-474 of the Florida Statutes.

To bring the existing water treatment plant and proposed expansion into compliance with the City of Dania Beach Land Development Code, Broward County is required to file the following applications:

- **Rezoning** from I-G to IROC to allow municipal water plants as a Special Exception;
- **Special Exception** to meet additional conditions to approve the water plant;
- **Variances** from the established buffer requirement from residential properties and four (4) variances from the City's landscape requirements; and
- **Site Plan** to allow the proposed improvements.

This justification letter responds to the requirements for the four (4) **landscape variances**. They include:

**1. Sec. 275-90. - Perimeter buffer landscape requirements for vehicular use areas (VUAs).**

*(C) Business, commercial and industrial properties.* On the site of a building or open lot use providing a vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way or adjacent

property, there shall be provided landscaping between such area and such abutting right-of-way or property as follows:

(b) The required landscaping shall include one (1) tree for each forty (40) linear feet or fraction thereof as measured along said abutting right-of-way or property. Such tree shall be located between the abutting right-of-way or property and the VUA, arranged to best enhance the property.

(c) In addition, a continuous hedge, wall or other durable landscape barrier shall be placed no closer to the VUA than five (5) feet and shall be maintained at three (3) feet minimum height, but not higher than five (5) feet above the adjacent VUA and the abutting property.

**2. Sec. 275-110. - Perimeter buffer landscape requirements for areas separating business, commercial, mixed-use residential/commercial, and industrial property from residential property.**

(D)[*Landscaping.*] When any property zoned or used for community facility, commercial, mixed commercial/residential, or industrial purposes directly abuts a residentially zoned or used property, without separators between them such as a street, alley, canal or other public open space, then the business, commercial, mixed-use, or industrial property shall be provided with a landscaped area at least ten (10) feet in depth adjacent to the residential property. Such landscape area shall meet the following requirements:

(1) Provide a six-foot masonry wall five (5) feet from the residentially zoned or used lot, and lots occupied by one or more permitted uses of an industrial district shall provide an eight-foot masonry wall five (5) feet from the residentially zoned or used lot.

(3) Trees shall be installed one (1) per every forty (40) linear feet of residentially zoned or used property between the wall and said property. In addition, shrubs shall be installed one (1) per every three (3) feet of residentially zoned or used property between the wall and the residential property.

**3. Sec. 275-120. - Perimeter buffer landscape requirements for business, commercial and industrial properties.**

A ten-foot landscape buffer shall be provided around the perimeter of the property in all zoning districts except for the CC, SFED-MU, EDBB-MU, and NBHD-MU CRA form-based districts, and except for areas required to provide landscape buffers in accordance with sections 275-90 or 275-110. Buffer requirements for properties less than half an acre in size are required to provide a minimum five-foot landscape buffer around the perimeter of the property except where adjacent to residential, in which case ten (10) feet is required. Such landscape buffer shall contain one (1) shade tree for each forty (40) linear



feet and a row of hedges. Shade trees provided to satisfy the requirements of this section shall have a minimum overall height of sixteen (16) feet immediately upon installation.

**4. Sec. 275-170. - Landscape requirements for screening.**

(A) *Structures.* Each structure shall be treated with landscaping to enhance the appearance of the structure and to screen unattractive or unsightly appearance as applicable, with a minimum of twenty (20) percent of the front of the structure being planted with shrubs at a minimum of two (2) feet in height. This requirement shall not apply to street-facing façades within the CC, SFED-MU, EDBB-MU or GTWY-MU districts.

**The Variance Request is:**

*To allow a Bahia Sod with a maximum height of four (4) inches in accordance with the Guidelines for the Physical Security of Water Treatment Plants established by ANSI/ASCE/EWRI 56-10 where landscaping is required as per the City Code above.*

Below are responses to each of the criteria of the multiple variance request.

1. That the requested variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

**Response:** Water is an essential service to the residents and businesses of Dania Beach and the security of Dania Beach's water supply is of utmost importance to Broward County who supplies the water to a large portion of the City. It is a policy of Broward County to implement the American Society of Civil Engineers (ASCE) Standard *Guidelines for the Physical Security of Water Utilities*. These same standards have been adopted by the American National Standards Institute (ANSI) and the Environment and Water Resource Institute (EWRI) and are based on antiterrorism standards developed by the Department of Defense.

**Section A.3.0 Site Areas addresses security of the water utility site. It states:**

**A.3.1 Clear Zones.** The purpose of a clear zone is for intrusion detection surveillance and assessment using visual observation or cameras, and to provide an unobstructed area in which placed devices can be readily observed or detected. Clear zone regions are typically established:

- On both Sides of a perimeter security fence to allow unobstructed surveillance of the fence area
- Between a perimeter fence and structures, buildings, or other critical assets enclosed within the fence maintain a clear area for detection of intruders or placed devices
- Around the perimeter to prevent areas of concealment of intruders or placed devices.

Effective clear zone distances should be in accordance with the Design Basis Threat (DBT), but a suggested minimum distance is 20 feet or more between the outer perimeter fence and interior structures.

Within the clear zone, prune or trim all vegetation to a height of 4 inches or less, and remove large obstacles or rocks that can shield intruders from view. Avoid locating equipment within the clear zones or in spaces below which devices can be readily concealed.

**Based on these established guidelines, Broward County proposes to install Bahia sod and maintain the sod at a height no greater than 4 inches. The existing trees outside the perimeter fence will remain, are mature and provide adequate screening of the facility from surrounding residential areas. Therefore, the County believes the variance for landscaping inside the perimeter fence maintains the basic purpose and intent of the City's requirements while also meeting security demands necessary to insure safe drinking water.**

2. That the requested variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community;

**Response: As stated above, the existing mature trees outside the perimeter fence will remain and provide adequate visual screening of the facility from surrounding residential areas. The variances for landscaping required inside the perimeter fence will allow the County to meet the security demands necessary to insure safe drinking water to the City of Dania Beach. The water plant has been in operation since the 1960's and has been compatible neighbor with the abutting residential development.**

3. That the requested variances are 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;

**Response: The variances requested are consistent with the following Goals, Objectives and Policies of the City of Dania Beach Comprehensive Plan.**

#### **Future Land Use Element**

**Policy 2.1 Facilities and services will meet the levels of services outlined in the Comprehensive Plan Elements.**

#### **Water Supply Plan (Chapter 4 of Comprehensive Plan)**

**Objective I Meet the service demands of the City.**

**Policy 1.3 Augment the potable water distribution system to provide fire protection of 3,000 gallons per minute with 20 psi residual pressure.**

**Policy 1.7 Maintain interlocal agreement and interconnects to accommodate future water demands at the adopted level of service.**

**Objective II Maintain the treatment distribution and storage facilities.**

**Objective VI To support the on-going and quantifiable communication program ensuring public water supply facilities and services, at the adopted level of service, are planned for and available concurrent with development.**

**Policy 6.7 Review the level of service standards adopted or amended by all adjacent local governments that are service providers to the County or receive water from the County.**

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;

**Response: The plight of the petitioner is unique. Broward County is burdened with the task of providing safe drinking water and adequate water pressure for fire suppression to portions of the City of Dania Beach. Meeting the city's requirements for landscaping inside the perimeter fence**

**creates and unnecessary hardship and could jeopardize the safety and security of a portion of the City's water supply.**

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

**Response: The variances requested are the minimum required to implement the (ASCE) Standard Guidelines for the Physical Security of Water Utilities.**

Based on the responses provided above, the applicant respectfully requests approval of the variances requested. Our office looks forward to discussing the entire project with the City of Dania Beach.

Sincerely,



Mike Vonder Meulen, AICP  
Keith & Associates, Inc.

Cc: Mark Gabriel, P.E., Broward County Utilities  
Celia D. A. Earle, Ph.D., Brown and Caldwell

09/03/

This document uses both the  
International System of Units (SI)  
and customary units



ENVIRONMENTAL &  
WATER RESOURCES  
200-8591

**American Society of Civil Engineers**

**Guidelines for the  
Physical Security of  
Water Utilities**

**ANSI/ASCE/EWRI 56-10**

**Guidelines for the  
Physical Security  
of Wastewater/  
Stormwater Utilities**

**ANSI/ASCE/EWRI 57-10**

This document uses both the International System of Units (SI)  
and customary units.

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**ENVIRONMENTAL &  
WATER RESOURCES  
INSTITUTE**

**Published by the American Society of Civil Engineers**

quality motor overload protection with manual reset. Gate operators and other electrical appurtenances should be positioned within the fenced perimeter to avoid vandalism and tampering.

Recommended gate travel speed is a minimum 1 ft (0.3 m) per sec. A speed-adjusting feature that provides a range of appropriate speeds for slide gate operation is recommended.

Provide positive limit switches that sense the position of the gate and provide control to prevent damage to the gate operator.

Provide a manual operation feature or disconnect for operation during power failure, malfunction, or emergency. The manual gate operator should be secured inside a locked weather-resistant cabinet, with an attached key box as required. Gate operators should be located so they cannot be reached or tampered with from outside the fence. A variety of types of manual and automatic gate operators, from simple push-button-type operators to complex electronic operating systems, as well as associated hardware and safety devices, are available from gate manufacturers. Gate storage, housing for operators, and site-specific operating systems, warning devices, or signage should also be considered to ensure safe operation when authorized.

Component parts of the gate operator, including attachments, should be constructed with materials or plated, coated, or finished as necessary to provide reliable service in an all-weather environment.

**A.2.3 Electronic Gate Control System.** A push-button or card-reading sensor in a weatherproof enclosure should be mounted on a steel tube post or concrete bollard anchored to a concrete foundation outside the gate as required.

Consider providing loop, beam, or other vehicle detectors a minimum of 4 ft (1.2 m) away from each side of the gate for safety.

A communication interface should enable remote monitoring of the gate position from a central location, such as a central security office. The suggested operation sequence is:

1. *Entry:* The gate opens when activated by a valid card presented to a card-reading sensor. The gate closes after a sensing loop/sensing beam has determined that the vehicle has passed through the gate.
2. *Exit:* The gate opens when activated by a detector loop in the pavement or a push button inside the gate. The gate closes as for entry.

Other options for automated gate access control systems include radio-controlled, remote-operated (from a control room or operations center), guard-operated, key-switched, and others. Each type will have specific features to consider with respect to the overall access control system.

### A.3.0 SITE AREAS

**A.3.1 Clear Zones.** The purpose of a clear zone is for intrusion detection surveillance and assessment using visual observation or cameras, and to provide an unobstructed area in which placed devices can be readily observed or detected. Clear zone regions are typically established:

- On both sides of a perimeter security fence to allow unobstructed surveillance of the fence area
- Between a perimeter fence and structures, buildings, or other critical assets enclosed within the fence to maintain a clear area for detection of intruders or placed devices
- Around the perimeter of a building to prevent areas of concealment of intruders or placed devices.

For additional information regarding clear zones, see *Minimum Antiterrorism Standards for Buildings, Unified Facilities Criteria (UFC) 4-010-01* (DoD 2002).

Effective clear zone distances should be in accordance with the DBT, but a suggested minimum distance is 20 ft (6 m) or more between the outer perimeter fence and interior structures per *UFC 4-010-01* (DoD 2002).

Within the clear zone, prune or trim vegetation to a height of 4 in. (100 mm) or less, and remove large obstacles or rocks that can shield intruders from view. Avoid locating equipment within clear zones or in spaces below which devices can be readily concealed.

**A.3.2 Site Utilities.** Wherever possible, incoming site utilities need to be protected from accidental or deliberate damage that might affect operations. It is recommended that the core site utility connections entering the site and facility be hardened. Hardening techniques may include burying, protecting within conduit, security cages, or grilles, or by adding redundant service feeds. The following utilities should be examined and protected to the extent possible:

- Electrical power
- Natural gas
- Incoming water
- Wastewater
- Fire water main(s)
- Communications (phone, data, etc.)

Exposed pipelines should be protected, where possible, using fence barriers to limit access. Alternatively, exposed pipelines could be run within carrier pipes to enable double-wall protection.

Redundant utility connection sources should be provided if available. Dual electrical systems that feed off separate circuits, or incoming water supplies from different source mains, should be utilized where available.

Electrical lines should be placed underground where applicable.

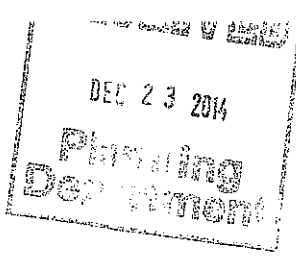
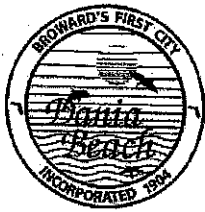
### A.4.0 FACILITY ENTRANCES

**A.4.1 Sallyport Entrances.** A sallyport is a combination of electrically operated gates or portals that are interlocked to prevent more than one gate from opening at a time. The sallyport provides a means for secured, controlled entry through the fence perimeter of the facility. Entry processing, paperwork review, and driver/load identification or verification occur within the sallyport. Sallyports may also be used to enable searching the interior and undercarriage of vehicles for explosives.

Typical vehicle sallyport dimensions are in the range of 75 ft (23 m) long by 20 ft (6 m) wide, and should be sized to accommodate the largest delivery vehicle. The sallyport should be enclosed by fenced sides of height, construction, and configuration consistent with the site perimeter fencing. Vehicle gates should be consistent with the gate guidelines provided in Section A.2.0, Gates, of this Appendix.

Sallyport gates should be equipped with an interlocking system to ensure that the inner and outer gates are not capable of being opened at the same time. However, a keyed manual override switch should be provided that allows the gates to be opened simultaneously. This override switch must be protected and covered such that the possibility of accidental operation is eliminated.

Gate controls should be located in an area such that the person operating the controls maintains a constant visual observation of



City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 924-6805 X3643  
 (954) 922-2687 Fax

**Standard Development Application**

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

Date Rec'd: 12/23/14

Petition No.: VA-119-14

(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: 4980 SW 40th Avenue, Dania Beach FL 33314

Lot(s): Parcel A Block: \_\_\_\_\_ Subdivision: Broward County Utilities Plant No. 3A Site PB 114 P 35

Recorded Plat Name: Broward County Utilities Plant No. 3a Site

Folio Number(s): 504231110010 Legal Description: Broward County Utilities Plant No. 3A Site 114-35 B Parcel A

Applicant/Consultant/Legal Representative (circle one) Michael Vonder Meulen/Keith & Associates Inc.

Address of Applicant: 301 East Atlantic Blvd. Pompano Beach, FL 33060

Business Telephone: 954-788-3400 Home: \_\_\_\_\_ Fax: 954-788-3500

E-mail address: Mvondermeulen@keith-associates.com

Name of Property Owner: Broward County Board of County Commissioners

Address of Property Owner: 115 S Andrews Ave Rm 421, Fort Lauderdale FL, 33301

Business Telephone: 954-357-7000 Home: \_\_\_\_\_ Fax: 954-357-7295

**Explanation of Request:** hedge. Landscape Variance Section 275-120 10' perimeter landscape buffer with trees 1:40 &

*For Plats please provide proposed Plat Name for Variances please attach **Criteria Statement** as per Section 625.40 of the Land Development Code.* See Attached Justification Letter

Prop. Net Acreage: 4.75 AC Gross Acreage: 4.90 AC Prop. Square Footage: 11,625 (new tank only)

Existing Use: Water Plant/Utilities Proposed Use: Water Plant/Utilities

Is property owned individually, by a corporation, association, or a joint venture? Yes. Broward County Board of County Commissioners

**AUTHORIZED REPRESENTATIVE**

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

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

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: [Signature]  
(Owner / Agent signature\*)

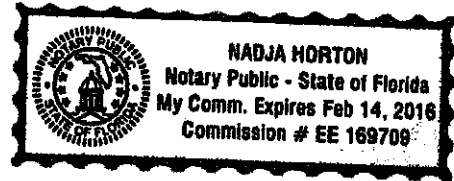
BEFORE ME THIS 19 DAY OF December, 2014

By:

Gregory M. Balwicz  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public - State of Florida)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.**



**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
<b>LAND USE</b>	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>ZONING</b>	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>SITE PLAN</b>	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$5,000.00 <b>Minimum fee = \$6,100.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following: \$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$4,000.00 <b>Minimum fee = \$5,500.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 - Single Extension ( <b>PLUS</b> ) an additional \$ 250.00 for each associated approval

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

<b>SPECIAL EXCEPTION</b>	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>Additional Resubmittal</b> (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
<b>VARIANCES, APPEALS &amp; WAIVERS</b>	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

December 22, 2014

Marc LaFerrier, AICP, Community Development Director  
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

**RE: Four (4) Landscape Variances - Justification Letter  
Broward County Water Facility 3A  
4890 SW 40<sup>th</sup> Avenue**

Dear Mr. LaFerrier;

On behalf of the Broward County Board of County Commissioners, property owner, Keith and Associates, Inc. is requesting approval of four (4) variances from the City's Landscape Code requirements to allow the expansion of Water Treatment Plant 3A located at 4890 SW 40<sup>th</sup> Avenue in Dania Beach Florida.

Broward County is proposing to construct a 2.5 million gallon water tank and related support facilities within an existing 4.75 acre water treatment plant site. The expansion of the water treatment plant is necessary to comply with State regulations providing adequate Fire Protection and handling maximum daily water demands. The plant will also replace the existing gas chlorine system with a safer liquid chlorine bleach system and demolish the existing dilapidated water treatment plant. Water Treatment Plant 3A services a large portion of Dania Beach west of Interstate-95 shown in Exhibit A.

Broward County Water Treatment Plant 3A is one of the oldest facilities in Broward County. Aerial photographic evidence shows the plant operating in 1963 as shown in Exhibit B. The water treatment plant along with some of the surrounding property was annexed into the City of Dania Beach on September 15, 2001, pursuant to House Bill 1773 and Chapter 2000-474 of the Florida Statutes.

To bring the existing water treatment plant and proposed expansion into compliance with the City of Dania Beach Land Development Code, Broward County is required to file the following applications:

- **Rezoning** from I-G to IROC to allow municipal water plants as a Special Exception;
- **Special Exception** to meet additional conditions to approve the water plant;
- **Variances** from the established buffer requirement from residential properties and four (4) variances from the City's landscape requirements; and
- **Site Plan** to allow the proposed improvements.

This justification letter responds to the requirements for the four (4) **landscape variances**. They include:

**1. Sec. 275-90. - Perimeter buffer landscape requirements for vehicular use areas (VUAs).**

*(C) Business, commercial and industrial properties.* On the site of a building or open lot use providing a vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way or adjacent

property, there shall be provided landscaping between such area and such abutting right-of-way or property as follows:

(b) The required landscaping shall include one (1) tree for each forty (40) linear feet or fraction thereof as measured along said abutting right-of-way or property. Such tree shall be located between the abutting right-of-way or property and the VUA, arranged to best enhance the property.

(c) In addition, a continuous hedge, wall or other durable landscape barrier shall be placed no closer to the VUA than five (5) feet and shall be maintained at three (3) feet minimum height, but not higher than five (5) feet above the adjacent VUA and the abutting property.

**2. Sec. 275-110. - Perimeter buffer landscape requirements for areas separating business, commercial, mixed-use residential/commercial, and industrial property from residential property.**

(D)[*Landscaping.*] When any property zoned or used for community facility, commercial, mixed commercial/residential, or industrial purposes directly abuts a residentially zoned or used property, without separators between them such as a street, alley, canal or other public open space, then the business, commercial, mixed-use, or industrial property shall be provided with a landscaped area at least ten (10) feet in depth adjacent to the residential property. Such landscape area shall meet the following requirements:

(1) Provide a six-foot masonry wall five (5) feet from the residentially zoned or used lot, and lots occupied by one or more permitted uses of an industrial district shall provide an eight-foot masonry wall five (5) feet from the residentially zoned or used lot.

(3) Trees shall be installed one (1) per every forty (40) linear feet of residentially zoned or used property between the wall and said property. In addition, shrubs shall be installed one (1) per every three (3) feet of residentially zoned or used property between the wall and the residential property.

**3. Sec. 275-120. - Perimeter buffer landscape requirements for business, commercial and industrial properties.**

A ten-foot landscape buffer shall be provided around the perimeter of the property in all zoning districts except for the CC, SFED-MU, EDBB-MU, and NBHD-MU CRA form-based districts, and except for areas required to provide landscape buffers in accordance with sections 275-90 or 275-110. Buffer requirements for properties less than half an acre in size are required to provide a minimum five-foot landscape buffer around the perimeter of the property except where adjacent to residential, in which case ten (10) feet is required. Such landscape buffer shall contain one (1) shade tree for each forty (40) linear

feet and a row of hedges. Shade trees provided to satisfy the requirements of this section shall have a minimum overall height of sixteen (16) feet immediately upon installation.

**4. Sec. 275-170. - Landscape requirements for screening.**

(A) *Structures.* Each structure shall be treated with landscaping to enhance the appearance of the structure and to screen unattractive or unsightly appearance as applicable, with a minimum of twenty (20) percent of the front of the structure being planted with shrubs at a minimum of two (2) feet in height. This requirement shall not apply to street-facing façades within the CC, SFED-MU, EDBB-MU or GTWY-MU districts.

**The Variance Request is:**

*To allow a Bahia Sod with a maximum height of four (4) inches in accordance with the Guidelines for the Physical Security of Water Treatment Plants established by ANSI/ASCE/EWRI 56-10 where landscaping is required as per the City Code above.*

Below are responses to each of the criteria of the multiple variance request.

1. That the requested variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

**Response:** Water is an essential service to the residents and businesses of Dania Beach and the security of Dania Beach's water supply is of utmost importance to Broward County who supplies the water to a large portion of the City. It is a policy of Broward County to implement the American Society of Civil Engineers (ASCE) Standard *Guidelines for the Physical Security of Water Utilities*. These same standards have been adopted by the American National Standards Institute (ANSI) and the Environment and Water Resource Institute (EWRI) and are based on antiterrorism standards developed by the Department of Defense.

**Section A.3.0 Site Areas addresses security of the water utility site. It states:**

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- Around the perimeter to prevent areas of concealment of intruders or placed devices.

Effective clear zone distances should be in accordance with the Design Basis Threat (DBT), but a suggested minimum distance is 20 feet or more between the outer perimeter fence and interior structures.

Within the clear zone, prune or trim all vegetation to a height of 4 inches or less, and remove large obstacles or rocks that can shield intruders from view. Avoid locating equipment within the clear zones or in spaces below which devices can be readily concealed.

Based on these established guidelines, Broward County proposes to install Bahia sod and maintain the sod at a height no greater than 4 inches. The existing trees outside the perimeter fence will remain, are mature and provide adequate screening of the facility from surrounding residential areas. Therefore, the County believes the variance for landscaping inside the perimeter fence maintains the basic purpose and intent of the City's requirements while also meeting security demands necessary to insure safe drinking water.

2. That the requested variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community;

**Response:** As stated above, the existing mature trees outside the perimeter fence will remain and provide adequate visual screening of the facility from surrounding residential areas. The variances for landscaping required inside the perimeter fence will allow the County to meet the security demands necessary to insure safe drinking water to the City of Dania Beach. The water plant has been in operation since the 1960's and has been compatible neighbor with the abutting residential development.

3. That the requested variances are 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;

**Response:** The variances requested are consistent with the following Goals, Objectives and Policies of the City of Dania Beach Comprehensive Plan.

#### **Future Land Use Element**

**Policy 2.1** Facilities and services will meet the levels of services outlined in the Comprehensive Plan Elements.

#### **Water Supply Plan (Chapter 4 of Comprehensive Plan)**

**Objective I** Meet the service demands of the City.

**Policy 1.3** Augment the potable water distribution system to provide fire protection of 3,000 gallons per minute with 20 psi residual pressure.

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**Objective II** Maintain the treatment distribution and storage facilities.

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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;

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**creates and unnecessary hardship and could jeopardize the safety and security of a portion of the City's water supply.**

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

**Response: The variances requested are the minimum required to implement the (ASCE) Standard Guidelines for the Physical Security of Water Utilities.**

Based on the responses provided above, the applicant respectfully requests approval of the variances requested. Our office looks forward to discussing the entire project with the City of Dania Beach.

Sincerely,



Mike Vonder Meulen, AICP  
Keith & Associates, Inc.

Cc: Mark Gabriel, P.E., Broward County Utilities  
Celia D. A. Earle, Ph.D., Brown and Caldwell

ASCE STANDARD

ANSI/  
ASCE/EWRI  
56-10

ANSI/  
ASCE/EWRI  
57-10

09/03

This document uses both the  
International System of Units (SI)  
and customary units

**ASCE**



ENVIRONMENTAL &  
WATER RESOURCES  
INSTITUTE



**American Society of Civil Engineers**

**Guidelines for the  
Physical Security of  
Water Utilities**

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Provide positive limit switches that sense the position of the gate and provide control to prevent damage to the gate operator.

Provide a manual operation feature or disconnect for operation during power failure, malfunction, or emergency. The manual gate operator should be secured inside a locked weather-resistant cabinet, with an attached key box as required. Gate operators should be located so they cannot be reached or tampered with from outside the fence. A variety of types of manual and automatic gate operators, from simple push-button-type operators to complex electronic operating systems, as well as associated hardware and safety devices, are available from gate manufacturers. Gate storage, housing for operators, and site-specific operating systems, warning devices, or signage should also be considered to ensure safe operation when authorized.

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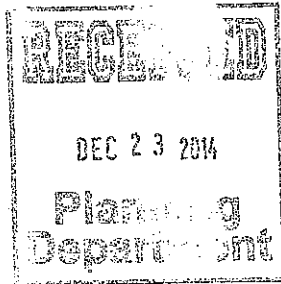
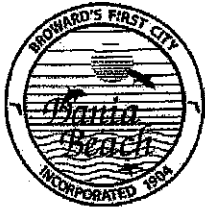
### A.4.0 FACILITY ENTRANCES

**A.4.1 Sallyport Entrances.** A sallyport is a combination of electrically operated gates or portals that are interlocked to prevent more than one gate from opening at a time. The sallyport provides a means for secured, controlled entry through the fence perimeter of the facility. Entry processing, paperwork review, and driver/load identification or verification occur within the sallyport. Sallyports may also be used to enable searching the interior and undercarriage of vehicles for explosives.

Typical vehicle sallyport dimensions are in the range of 75 ft (23 m) long by 20 ft (6 m) wide, and should be sized to accommodate the largest delivery vehicle. The sallyport should be enclosed by fenced sides of height, construction, and configuration consistent with the site perimeter fencing. Vehicle gates should be consistent with the gate guidelines provided in Section A.2.0, Gates, of this Appendix.

Sallyport gates should be equipped with an interlocking system to ensure that the inner and outer gates are not capable of being opened at the same time. However, a keyed manual override switch should be provided that allows the gates to be opened simultaneously. This override switch must be protected and covered such that the possibility of accidental operation is eliminated.

Gate controls should be located in an area such that the person operating the controls maintains a constant visual observation of



**City of Dania Beach, Florida**  
**Department of Community Development**  
**Planning and Zoning Division**  
**(954) 924-6805 X3643**  
**(954) 922-2687 Fax**

**Standard Development Application**

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

Date Rec'd: 12/23/14

Petition No.: VA-120-14

(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: 4980 SW 40th Avenue, Dania Beach FL 33314

Lot(s): Parcel A Block: \_\_\_\_\_ Subdivision: Broward County Utilities Plant No. 3A Site PB 114 P 35

Recorded Plat Name: Broward County Utilities Plant No. 3a Site

Folio Number(s): 504231110010 Legal Description: Broward County Utilities Plant No. 3A Site 114-35 B Parcel A

Applicant/Consultant Legal Representative (circle one) Michael Vonder Meulen/Keith & Associates Inc.

Address of Applicant: 301 East Atlantic Blvd. Pompano Beach, FL 33060

Business Telephone: 954-788-3400 Home: \_\_\_\_\_ Fax: 954-788-3500

E-mail address: Mvondermeulen@keith-associates.com

Name of Property Owner: Broward County Board of County Commissioners

Address of Property Owner: 115 S Andrews Ave Rm 421, Fort Lauderdale FL, 33301

Business Telephone: 954-357-7000 Home: \_\_\_\_\_ Fax: 954-357-7295

**Explanation of Request:** Landscape Variance Section 275-110(D)(1) 6' masonry wall & 3) trees 1: 40 and shrubs  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.** See Attached Justification Letter

Prop. Net Acreage: 4.75 AC Gross Acreage: 4.90 AC Prop. Square Footage: 11,625 (new tank only)

Existing Use: Water Plant/Utilities Proposed Use: Water Plant/Utilities

Is property owned individually, by a corporation, association, or a joint venture? Yes. Broward County Board of County Commissioners

**AUTHORIZED REPRESENTATIVE**

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

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

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: [Signature]  
(Owner / Agent signature\*)

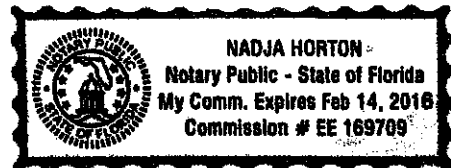
BEFORE ME THIS 19 DAY OF December, 20 14

By:

Gregory M. Baldwin  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public - State of Florida)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF  
BEFORE PROCESSING OCCURS.**

December 22, 2014

Marc LaFerrier, AICP, Community Development Director  
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

**RE: Four (4) Landscape Variances - Justification Letter  
Broward County Water Facility 3A  
4890 SW 40<sup>th</sup> Avenue**

Dear Mr. LaFerrier;

On behalf of the Broward County Board of County Commissioners, property owner, Keith and Associates, Inc. is requesting approval of four (4) variances from the City's Landscape Code requirements to allow the expansion of Water Treatment Plant 3A located at 4890 SW 40<sup>th</sup> Avenue in Dania Beach Florida.

Broward County is proposing to construct a 2.5 million gallon water tank and related support facilities within an existing 4.75 acre water treatment plant site. The expansion of the water treatment plant is necessary to comply with State regulations providing adequate Fire Protection and handling maximum daily water demands. The plant will also replace the existing gas chlorine system with a safer liquid chlorine bleach system and demolish the existing dilapidated water treatment plant. Water Treatment Plant 3A services a large portion of Dania Beach west of Interstate-95 shown in Exhibit A.

Broward County Water Treatment Plant 3A is one of the oldest facilities in Broward County. Aerial photographic evidence shows the plant operating in 1963 as shown in Exhibit B. The water treatment plant along with some of the surrounding property was annexed into the City of Dania Beach on September 15, 2001, pursuant to House Bill 1773 and Chapter 2000-474 of the Florida Statutes.

To bring the existing water treatment plant and proposed expansion into compliance with the City of Dania Beach Land Development Code, Broward County is required to file the following applications:

- **Rezoning** from I-G to IROC to allow municipal water plants as a Special Exception;
- **Special Exception** to meet additional conditions to approve the water plant;
- **Variances** from the established buffer requirement from residential properties and four (4) variances from the City's landscape requirements; and
- **Site Plan** to allow the proposed improvements.

This justification letter responds to the requirements for the four (4) landscape variances. They include:

**1. Sec. 275-90. - Perimeter buffer landscape requirements for vehicular use areas (VUAs).**

*(C) Business, commercial and industrial properties.* On the site of a building or open lot use providing a vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way or adjacent

property, there shall be provided landscaping between such area and such abutting right-of-way or property as follows:

(b) The required landscaping shall include one (1) tree for each forty (40) linear feet or fraction thereof as measured along said abutting right-of-way or property. Such tree shall be located between the abutting right-of-way or property and the VUA, arranged to best enhance the property.

(c) In addition, a continuous hedge, wall or other durable landscape barrier shall be placed no closer to the VUA than five (5) feet and shall be maintained at three (3) feet minimum height, but not higher than five (5) feet above the adjacent VUA and the abutting property.

2. **Sec. 275-110. - Perimeter buffer landscape requirements for areas separating business, commercial, mixed-use residential/commercial, and industrial property from residential property.**

(D)[*Landscaping.*] When any property zoned or used for community facility, commercial, mixed commercial/residential, or industrial purposes directly abuts a residentially zoned or used property, without separators between them such as a street, alley, canal or other public open space, then the business, commercial, mixed-use, or industrial property shall be provided with a landscaped area at least ten (10) feet in depth adjacent to the residential property. Such landscape area shall meet the following requirements:

(1) Provide a six-foot masonry wall five (5) feet from the residentially zoned or used lot, and lots occupied by one or more permitted uses of an industrial district shall provide an eight-foot masonry wall five (5) feet from the residentially zoned or used lot.

(3) Trees shall be installed one (1) per every forty (40) linear feet of residentially zoned or used property between the wall and said property. In addition, shrubs shall be installed one (1) per every three (3) feet of residentially zoned or used property between the wall and the residential property.

3. **Sec. 275-120. - Perimeter buffer landscape requirements for business, commercial and industrial properties.**

A ten-foot landscape buffer shall be provided around the perimeter of the property in all zoning districts except for the CC, SFED-MU, EDBB-MU, and NBHD-MU CRA form-based districts, and except for areas required to provide landscape buffers in accordance with sections 275-90 or 275-110. Buffer requirements for properties less than half an acre in size are required to provide a minimum five-foot landscape buffer around the perimeter of the property except where adjacent to residential, in which case ten (10) feet is required. Such landscape buffer shall contain one (1) shade tree for each forty (40) linear

feet and a row of hedges. Shade trees provided to satisfy the requirements of this section shall have a minimum overall height of sixteen (16) feet immediately upon installation.

**4. Sec. 275-170. - Landscape requirements for screening.**

(A) *Structures.* Each structure shall be treated with landscaping to enhance the appearance of the structure and to screen unattractive or unsightly appearance as applicable, with a minimum of twenty (20) percent of the front of the structure being planted with shrubs at a minimum of two (2) feet in height. This requirement shall not apply to street-facing façades within the CC, SFED-MU, EDBB-MU or GTWY-MU districts.

**The Variance Request is:**

*To allow a Bahia Sod with a maximum height of four (4) inches in accordance with the Guidelines for the Physical Security of Water Treatment Plants established by ANSI/ASCE/EWRI 56-10 where landscaping is required as per the City Code above.*

Below are responses to each of the criteria of the multiple variance request.

1. That the requested variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

**Response:** Water is an essential service to the residents and businesses of Dania Beach and the security of Dania Beach's water supply is of utmost importance to Broward County who supplies the water to a large portion of the City. It is a policy of Broward County to implement the American Society of Civil Engineers (ASCE) Standard *Guidelines for the Physical Security of Water Utilities*. These same standards have been adopted by the American National Standards Institute (ANSI) and the Environment and Water Resource Institute (EWRI) and are based on antiterrorism standards developed by the Department of Defense.

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WATER RESOURCES  
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**ENVIRONMENTAL &  
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Electrical lines should be placed underground where applicable.

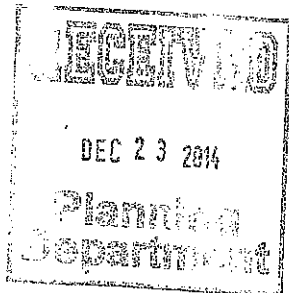
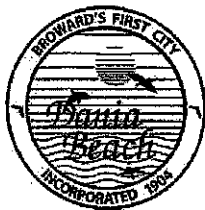
### A.4.0 FACILITY ENTRANCES

**A.4.1 Sallyport Entrances.** A sallyport is a combination of electrically operated gates or portals that are interlocked to prevent more than one gate from opening at a time. The sallyport provides a means for secured, controlled entry through the fence perimeter of the facility. Entry processing, paperwork review, and driver/load identification or verification occur within the sallyport. Sallyports may also be used to enable searching the interior and undercarriage of vehicles for explosives.

Typical vehicle sallyport dimensions are in the range of 75 ft (23 m) long by 20 ft (6 m) wide, and should be sized to accommodate the largest delivery vehicle. The sallyport should be enclosed by fenced sides of height, construction, and configuration consistent with the site perimeter fencing. Vehicle gates should be consistent with the gate guidelines provided in Section A.2.0, Gates, of this Appendix.

Sallyport gates should be equipped with an interlocking system to ensure that the inner and outer gates are not capable of being opened at the same time. However, a keyed manual override switch should be provided that allows the gates to be opened simultaneously. This override switch must be protected and covered such that the possibility of accidental operation is eliminated.

Gate controls should be located in an area such that the person operating the controls maintains a constant visual observation of



**City of Dania Beach, Florida**  
**Department of Community Development**  
**Planning and Zoning Division**  
**(954) 924-6805 X3643**  
**(954) 922-2687 Fax**

**Standard Development Application**

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

Date Rec'd: 12/23/14

Petition No.: VA-12-14

(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: 4980 SW 40th Avenue, Dania Beach FL 33314

Lot(s): Parcel A Block: \_\_\_\_\_ Subdivision: Broward County Utilities Plant No. 3A Site PB 114 P 35

Recorded Plat Name: Broward County Utilities Plant No. 3a Site

Folio Number(s): 504231110010 Legal Description: Broward County Utilities Plant No. 3A Site 114-35 B Parcel A

Applicant/Consultant/ Legal Representative (**circle one**) Michael Vonder Meulen/Keith & Associates Inc.

Address of Applicant: 301 East Atlantic Blvd. Pompano Beach, FL 33060

Business Telephone: 954-788-3400 Home: \_\_\_\_\_ Fax: 954-788-3500

E-mail address: Mvondermeulen@keith-associates.com

Name of Property Owner: Broward County Board of County Commissioners

Address of Property Owner: 115 S Andrews Ave Rm 421, Fort Lauderdale FL, 33301

Business Telephone: 954-357-7000 Home: \_\_\_\_\_ Fax: 954-357-7295

**Explanation of Request:** Landscape Variance Section 275-90(C)(b) 1 tree : 40' adjacent to VUA &(c)continuous hedge

**For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.** See Attached Justification Letter

Prop. Net Acreage: 4.75 AC Gross Acreage: 4.90 AC Prop. Square Footage: 11,625 (new tank only)

Existing Use: Water Plant/Utilities Proposed Use: Water Plant/Utilities

Is property owned individually, by a corporation, association, or a joint venture? Yes. Broward County Board of County Commissioners

**AUTHORIZED REPRESENTATIVE**

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

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

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: [Signature]  
(Owner / Agent signature\*)

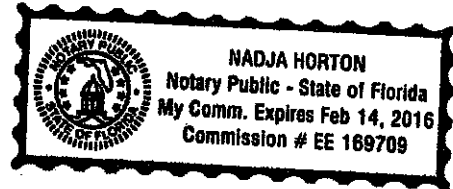
BEFORE ME THIS 19 DAY OF December, 2014

By:

Gregory M. Balidei  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public - State of Florida)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

**ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF  
BEFORE PROCESSING OCCURS.**

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
<b>LAND USE</b>	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>ZONING</b>	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>SITE PLAN</b>	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$5,000.00 <b>Minimum fee = \$6,100.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following: \$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$4,000.00 <b>Minimum fee = \$5,500.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension ( <b>PLUS</b> ) an additional \$ 250.00 for each associated approval

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

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<b>SPECIAL EXCEPTION</b>	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<i>SPECIAL EXCEPTION (Cellular Towers)</i>	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>Additional Resubmittal</b> (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
<b>VARIANCES, APPEALS &amp; WAIVERS</b>	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090



December 22, 2014

Marc LaFerrier, AICP, Community Development Director  
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

**RE: Four (4) Landscape Variances - Justification Letter  
Broward County Water Facility 3A  
4890 SW 40<sup>th</sup> Avenue**

Dear Mr. LaFerrier;

On behalf of the Broward County Board of County Commissioners, property owner, Keith and Associates, Inc. is requesting approval of four (4) variances from the City's Landscape Code requirements to allow the expansion of Water Treatment Plant 3A located at 4890 SW 40<sup>th</sup> Avenue in Dania Beach Florida.

Broward County is proposing to construct a 2.5 million gallon water tank and related support facilities within an existing 4.75 acre water treatment plant site. The expansion of the water treatment plant is necessary to comply with State regulations providing adequate Fire Protection and handling maximum daily water demands. The plant will also replace the existing gas chlorine system with a safer liquid chlorine bleach system and demolish the existing dilapidated water treatment plant. Water Treatment Plant 3A services a large portion of Dania Beach west of Interstate-95 shown in Exhibit A.

Broward County Water Treatment Plant 3A is one of the oldest facilities in Broward County. Aerial photographic evidence shows the plant operating in 1963 as shown in Exhibit B. The water treatment plant along with some of the surrounding property was annexed into the City of Dania Beach on September 15, 2001, pursuant to House Bill 1773 and Chapter 2000-474 of the Florida Statutes.

To bring the existing water treatment plant and proposed expansion into compliance with the City of Dania Beach Land Development Code, Broward County is required to file the following applications:

- **Rezoning** from I-G to IROC to allow municipal water plants as a Special Exception;
- **Special Exception** to meet additional conditions to approve the water plant;
- **Variances** from the established buffer requirement from residential properties and four (4) variances from the City's landscape requirements; and
- **Site Plan** to allow the proposed improvements.

This justification letter responds to the requirements for the four (4) **landscape variances**. They include:

**1. Sec. 275-90. - Perimeter buffer landscape requirements for vehicular use areas (VUAs).**

*(C) Business, commercial and industrial properties.* On the site of a building or open lot use providing a vehicular use area, where such area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way or adjacent

property, there shall be provided landscaping between such area and such abutting right-of-way or property as follows:

(b) The required landscaping shall include one (1) tree for each forty (40) linear feet or fraction thereof as measured along said abutting right-of-way or property. Such tree shall be located between the abutting right-of-way or property and the VUA, arranged to best enhance the property.

(c) In addition, a continuous hedge, wall or other durable landscape barrier shall be placed no closer to the VUA than five (5) feet and shall be maintained at three (3) feet minimum height, but not higher than five (5) feet above the adjacent VUA and the abutting property.

**2. Sec. 275-110. - Perimeter buffer landscape requirements for areas separating business, commercial, mixed-use residential/commercial, and industrial property from residential property.**

(D)[*Landscaping.*] When any property zoned or used for community facility, commercial, mixed commercial/residential, or industrial purposes directly abuts a residentially zoned or used property, without separators between them such as a street, alley, canal or other public open space, then the business, commercial, mixed-use, or industrial property shall be provided with a landscaped area at least ten (10) feet in depth adjacent to the residential property. Such landscape area shall meet the following requirements:

(1) Provide a six-foot masonry wall five (5) feet from the residentially zoned or used lot, and lots occupied by one or more permitted uses of an industrial district shall provide an eight-foot masonry wall five (5) feet from the residentially zoned or used lot.

(3) Trees shall be installed one (1) per every forty (40) linear feet of residentially zoned or used property between the wall and said property. In addition, shrubs shall be installed one (1) per every three (3) feet of residentially zoned or used property between the wall and the residential property.

**3. Sec. 275-120. - Perimeter buffer landscape requirements for business, commercial and industrial properties.**

A ten-foot landscape buffer shall be provided around the perimeter of the property in all zoning districts except for the CC, SFED-MU, EDBB-MU, and NBHD-MU CRA form-based districts, and except for areas required to provide landscape buffers in accordance with sections 275-90 or 275-110. Buffer requirements for properties less than half an acre in size are required to provide a minimum five-foot landscape buffer around the perimeter of the property except where adjacent to residential, in which case ten (10) feet is required. Such landscape buffer shall contain one (1) shade tree for each forty (40) linear

feet and a row of hedges. Shade trees provided to satisfy the requirements of this section shall have a minimum overall height of sixteen (16) feet immediately upon installation.

**4. Sec. 275-170. - Landscape requirements for screening.**

(A) *Structures.* Each structure shall be treated with landscaping to enhance the appearance of the structure and to screen unattractive or unsightly appearance as applicable, with a minimum of twenty (20) percent of the front of the structure being planted with shrubs at a minimum of two (2) feet in height. This requirement shall not apply to street-facing façades within the CC, SFED-MU, EDBB-MU or GTWY-MU districts.

**The Variance Request is:**

***To allow a Bahia Sod with a maximum height of four (4) inches in accordance with the Guidelines for the Physical Security of Water Treatment Plants established by ANSI/ASCE/EWRI 56-10 where landscaping is required as per the City Code above.***

Below are responses to each of the criteria of the multiple variance request.

1. That the requested variances maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

**Response:** Water is an essential service to the residents and businesses of Dania Beach and the security of Dania Beach's water supply is of utmost importance to Broward County who supplies the water to a large portion of the City. It is a policy of Broward County to implement the American Society of Civil Engineers (ASCE) Standard *Guidelines for the Physical Security of Water Utilities*. These same standards have been adopted by the American National Standards Institute (ANSI) and the Environment and Water Resource Institute (EWRI) and are based on antiterrorism standards developed by the Department of Defense.

**Section A.3.0 Site Areas addresses security of the water utility site. It states:**

**A.3.1 Clear Zones.** The purpose of a clear zone is for intrusion detection surveillance and assessment using visual observation or cameras, and to provide an unobstructed area in which placed devices can be readily observed or detected. Clear zone regions are typically established:

- On both Sides of a perimeter security fence to allow unobstructed surveillance of the fence area
- Between a perimeter fence and structures, buildings, or other critical assets enclosed within the fence maintain a clear area for detection of intruders or placed devices
- Around the perimeter to prevent areas of concealment of intruders or placed devices.

Effective clear zone distances should be in accordance with the Design Basis Threat (DBT), but a suggested minimum distance is 20 feet or more between the outer perimeter fence and interior structures.

Within the clear zone, prune or trim all vegetation to a height of 4 inches or less, and remove large obstacles or rocks that can shield intruders from view. Avoid locating equipment within the clear zones or in spaces below which devices can be readily concealed.

**Based on these established guidelines, Broward County proposes to install Bahia sod and maintain the sod at a height no greater than 4 inches. The existing trees outside the perimeter fence will remain, are mature and provide adequate screening of the facility from surrounding residential areas. Therefore, the County believes the variance for landscaping inside the perimeter fence maintains the basic purpose and intent of the City's requirements while also meeting security demands necessary to insure safe drinking water.**

2. That the requested variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community;

**Response: As stated above, the existing mature trees outside the perimeter fence will remain and provide adequate visual screening of the facility from surrounding residential areas. The variances for landscaping required inside the perimeter fence will allow the County to meet the security demands necessary to insure safe drinking water to the City of Dania Beach. The water plant has been in operation since the 1960's and has been compatible neighbor with the abutting residential development.**

3. That the requested variances are 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;

**Response: The variances requested are consistent with the following Goals, Objectives and Policies of the City of Dania Beach Comprehensive Plan.**

#### **Future Land Use Element**

**Policy 2.1 Facilities and services will meet the levels of services outlined in the Comprehensive Plan Elements.**

#### **Water Supply Plan (Chapter 4 of Comprehensive Plan)**

**Objective I Meet the service demands of the City.**

**Policy 1.3 Augment the potable water distribution system to provide fire protection of 3,000 gallons per minute with 20 psi residual pressure.**

**Policy 1.7 Maintain interlocal agreement and interconnects to accommodate future water demands at the adopted level of service.**

**Objective II Maintain the treatment distribution and storage facilities.**

**Objective VI To support the on-going and quantifiable communication program ensuring public water supply facilities and services, at the adopted level of service, are planned for and available concurrent with development.**

**Policy 6.7 Review the level of service standards adopted or amended by all adjacent local governments that are service providers to the County or receive water from the County.**

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;

**Response: The plight of the petitioner is unique. Broward County is burdened with the task of providing safe drinking water and adequate water pressure for fire suppression to portions of the City of Dania Beach. Meeting the city's requirements for landscaping inside the perimeter fence**

**creates and unnecessary hardship and could jeopardize the safety and security of a portion of the City's water supply.**

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

**Response: The variances requested are the minimum required to implement the (ASCE) Standard *Guidelines for the Physical Security of Water Utilities*.**

Based on the responses provided above, the applicant respectfully requests approval of the variances requested. Our office looks forward to discussing the entire project with the City of Dania Beach.

Sincerely,



Mike Vonder Meulen, AICP  
Keith & Associates, Inc.

Cc: Mark Gabriel, P.E., Broward County Utilities  
Celia D. A. Earle, Ph.D., Brown and Caldwell

09/03

This document uses both the  
International System of Units (SI)  
and customary units



ENVIRONMENTAL &  
WATER RESOURCES  
INSTITUTE

**American Society of Civil Engineers**

**Guidelines for the  
Physical Security of  
Water Utilities**

ANSI/ASCE/EWRI 56-10

**Guidelines for the  
Physical Security  
of Wastewater/  
Stormwater Utilities**

ANSI/ASCE/EWRI 57-10

This document uses both the International System of Units (SI)  
and customary units.

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Published by the American Society of Civil Engineers

quality motor overload protection with manual reset. Gate operators and other electrical appurtenances should be positioned within the fenced perimeter to avoid vandalism and tampering.

Recommended gate travel speed is a minimum 1 ft (0.3 m) per sec. A speed-adjusting feature that provides a range of appropriate speeds for slide gate operation is recommended.

Provide positive limit switches that sense the position of the gate and provide control to prevent damage to the gate operator.

Provide a manual operation feature or disconnect for operation during power failure, malfunction, or emergency. The manual gate operator should be secured inside a locked weather-resistant cabinet, with an attached key box as required. Gate operators should be located so they cannot be reached or tampered with from outside the fence. A variety of types of manual and automatic gate operators, from simple push-button-type operators to complex electronic operating systems, as well as associated hardware and safety devices, are available from gate manufacturers. Gate storage, housing for operators, and site-specific operating systems, warning devices, or signage should also be considered to ensure safe operation when authorized.

Component parts of the gate operator, including attachments, should be constructed with materials or plated, coated, or finished as necessary to provide reliable service in an all-weather environment.

**A.2.3 Electronic Gate Control System.** A push-button or card-reading sensor in a weatherproof enclosure should be mounted on a steel tube post or concrete bollard anchored to a concrete foundation outside the gate as required.

Consider providing loop, beam, or other vehicle detectors a minimum of 4 ft (1.2 m) away from each side of the gate for safety.

A communication interface should enable remote monitoring of the gate position from a central location, such as a central security office. The suggested operation sequence is:

1. **Entry:** The gate opens when activated by a valid card presented to a card-reading sensor. The gate closes after a sensing loop/sensing beam has determined that the vehicle has passed through the gate.
2. **Exit:** The gate opens when activated by a detector loop in the pavement or a push button inside the gate. The gate closes as for entry.

Other options for automated gate access control systems include radio-controlled, remote-operated (from a control room or operations center), guard-operated, key-switched, and others. Each type will have specific features to consider with respect to the overall access control system.

### A.3.0 SITE AREAS

**A.3.1 Clear Zones.** The purpose of a clear zone is for intrusion detection surveillance and assessment using visual observation or cameras, and to provide an unobstructed area in which placed devices can be readily observed or detected. Clear zone regions are typically established:

- On both sides of a perimeter security fence to allow unobstructed surveillance of the fence area
- Between a perimeter fence and structures, buildings, or other critical assets enclosed within the fence to maintain a clear area for detection of intruders or placed devices
- Around the perimeter of a building to prevent areas of concealment of intruders or placed devices.

For additional information regarding clear zones, see *Minimum Antiterrorism Standards for Buildings, Unified Facilities Criteria (UFC) 4-010-01* (DoD 2002).

Effective clear zone distances should be in accordance with the DBT, but a suggested minimum distance is 20 ft (6 m) or more between the outer perimeter fence and interior structures per *UFC 4-010-01* (DoD 2002).

Within the clear zone, prune or trim vegetation to a height of 4 in. (100 mm) or less, and remove large obstacles or rocks that can shield intruders from view. Avoid locating equipment within clear zones or in spaces below which devices can be readily concealed.

**A.3.2 Site Utilities.** Wherever possible, incoming site utilities need to be protected from accidental or deliberate damage that might affect operations. It is recommended that the core site utility connections entering the site and facility be hardened. Hardening techniques may include burying, protecting within conduit, security cages, or grilles, or by adding redundant service feeds. The following utilities should be examined and protected to the extent possible:

- Electrical power
- Natural gas
- Incoming water
- Wastewater
- Fire water main(s)
- Communications (phone, data, etc.)

Exposed pipelines should be protected, where possible, using fence barriers to limit access. Alternatively, exposed pipelines could be run within carrier pipes to enable double-wall protection.

Redundant utility connection sources should be provided if available. Dual electrical systems that feed off separate circuits, or incoming water supplies from different source mains, should be utilized where available.

Electrical lines should be placed underground where applicable.

### A.4.0 FACILITY ENTRANCES

**A.4.1 Sallyport Entrances.** A sallyport is a combination of electrically operated gates or portals that are interlocked to prevent more than one gate from opening at a time. The sallyport provides a means for secured, controlled entry through the fence perimeter of the facility. Entry processing, paperwork review, and driver/load identification or verification occur within the sallyport. Sallyports may also be used to enable searching the interior and undercarriage of vehicles for explosives.

Typical vehicle sallyport dimensions are in the range of 75 ft (23 m) long by 20 ft (6 m) wide, and should be sized to accommodate the largest delivery vehicle. The sallyport should be enclosed by fenced sides of height, construction, and configuration consistent with the site perimeter fencing. Vehicle gates should be consistent with the gate guidelines provided in Section A.2.0, Gates, of this Appendix.

Sallyport gates should be equipped with an interlocking system to ensure that the inner and outer gates are not capable of being opened at the same time. However, a keyed manual override switch should be provided that allows the gates to be opened simultaneously. This override switch must be protected and covered such that the possibility of accidental operation is eliminated.

Gate controls should be located in an area such that the person operating the controls maintains a constant visual observation of