



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:** _____ *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: 84-14

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 and to have a 38.7 foot front setback and 50 foot interior side setback where 500 feet is required from residential property for the new tank.
 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: _____
(Owner / Agent signature*)

BEFORE ME THIS _____ DAY OF _____, 20_____

By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of _____)

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.***

July 23, 2014
Revised September 5, 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 40th 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 40th 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 Landscape Requirements; and
- **Site Plan** to allow the proposed improvements.

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

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 and

to allow a 38.7 foot front setback and 50 foot interior side setback where 500 foot is required for the new water tank from "residential" land use .

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. Also, the new tank meets the IROC zoning setbacks if the abutting property were not designated residential.

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 including the new water tank 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



City of Dania Beach, Florida
 Department of Community Development
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Standard Development Application

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

Date Rec'd: _____

Petition No.: VA-95-14

(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 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

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).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

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 40th 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 40th 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
 Department of Community Development
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Standard Development Application

- Administrative Variance
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- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: 12/23/14
 Petition No.: VA-118-14

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 275-170(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

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*)

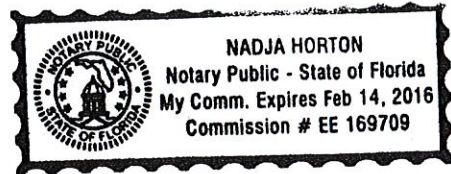
BEFORE ME THIS 19 DAY OF December, 20 14

By:

Gregory M. 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).**

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 40th 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 40th 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*.

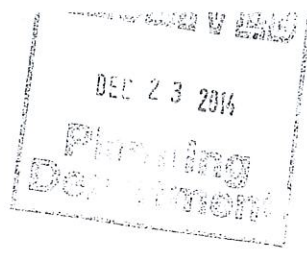
Based on the responses provided above, the applicant respectfully requests approval of the variances requested. Our office looks forward to discussing the entire project with the City of Dania Beach.

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



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: Landscape Variance Section 275-120 10' perimeter landscape buffer with trees 1:40 & 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*)

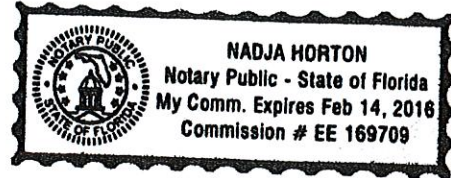
BEFORE ME THIS 19 DAY OF December, 2014

By:

Gregory M. Balwiski
(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 40th 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 40th 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



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: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: 12/23/14
 Petition No.: VA-120-14

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*)

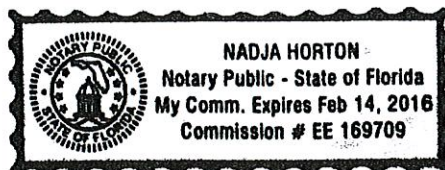
BEFORE ME THIS 19 DAY OF December, 20 14

By:

Gregory M. 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).**

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 40th 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 40th 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.

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(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.

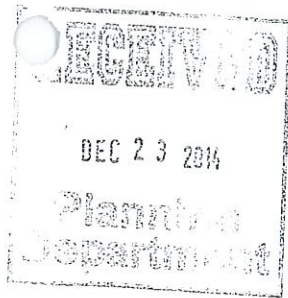
Based on the responses provided above, the applicant respectfully requests approval of the variances requested. Our office looks forward to discussing the entire project with the City of Dania Beach.

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



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: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: 12/23/14

Petition No.: VA-12-14

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*)

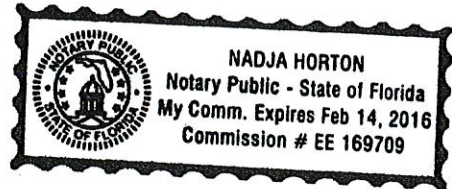
BEFORE ME THIS 19 DAY OF December, 2014

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.

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 40th 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 40th 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.

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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

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

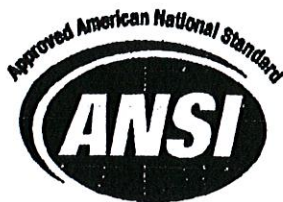
ANSI/ASCE/EWRI 56-10

**Guidelines for the
Physical Security
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Stormwater Utilities**

ANSI/ASCE/EWRI 57-10

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**ENVIRONMENTAL &
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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

1 - 9 - 63

Exhibit B

1963 Aerial

Water
Treatment
Plant

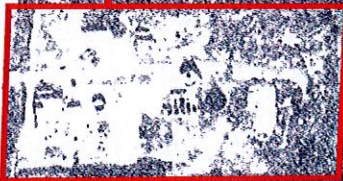
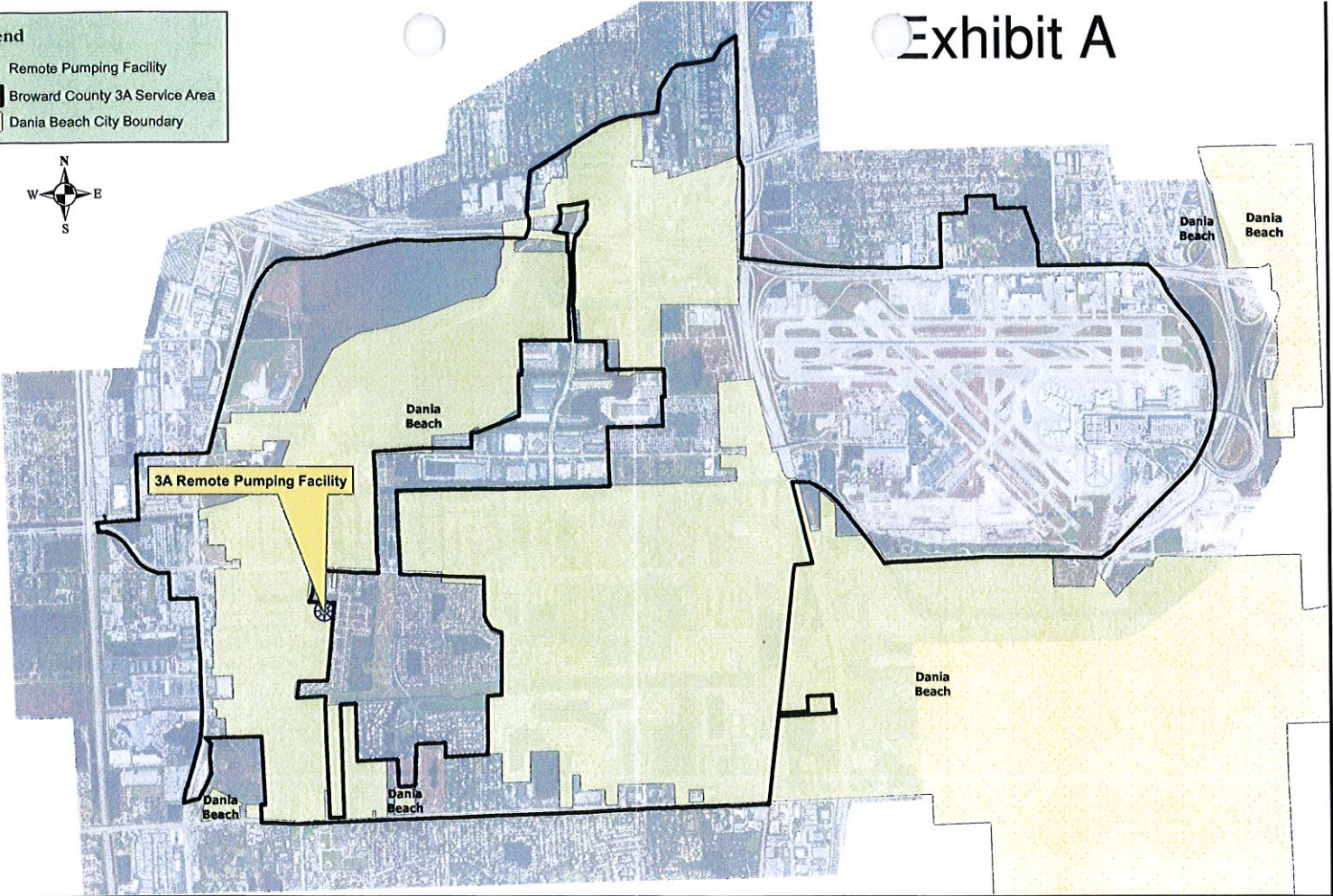


Exhibit A

Legend

- Remote Pumping Facility
- Broward County 3A Service Area
- Dania Beach City Boundary

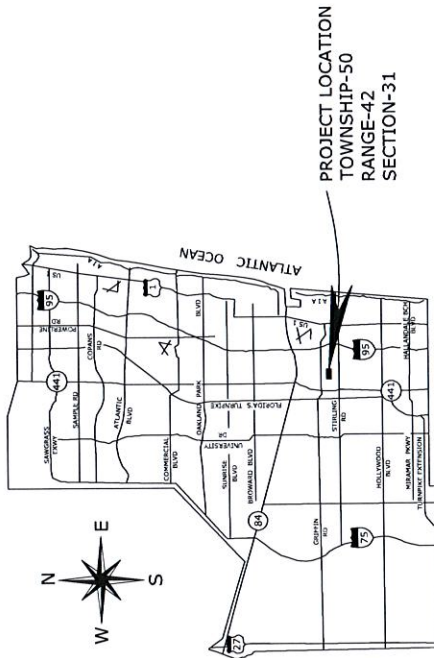




Public Works Department Water & Wastewater Services

2.5 MG POTABLE WATER STORAGE TANK DISTRICT 3A W.T.P.

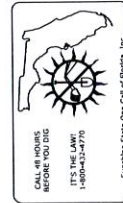
CITY OF DANIA BEACH
SITE PLAN APPROVAL SUBMITTAL



GENERAL LOCATION MAP

DRAWING INDEX

1. COVER SHEET
2. BOUNDARY SURVEY, Pg.1
3. BOUNDARY SURVEY, Pg.2
4. PLAT
5. LOCATION SKETCH AND ADJACENT LAND USES
6. DEMOLITION PLAN AND TREE SURVEY, Pg.1
7. DEMOLITION PLAN AND TREE SURVEY, Pg.2
8. SITE PLAN, Pg.1
9. SITE PLAN, Pg.2
10. ELEVATIONS AND DETAILS
11. PAVING AND GRADING PLAN, Pg.1
12. PHOTOMETRIC PLAN, Pg.1
13. PHOTOMETRIC PLAN, Pg.2



CONFIDENTIAL
Broward County-WWS Document
NOT FOR PUBLIC DISCLOSURE
In Accordance with:
FS Chapter 281.301
FS Chapter 119.071(3)(b)
FS Chapter 153

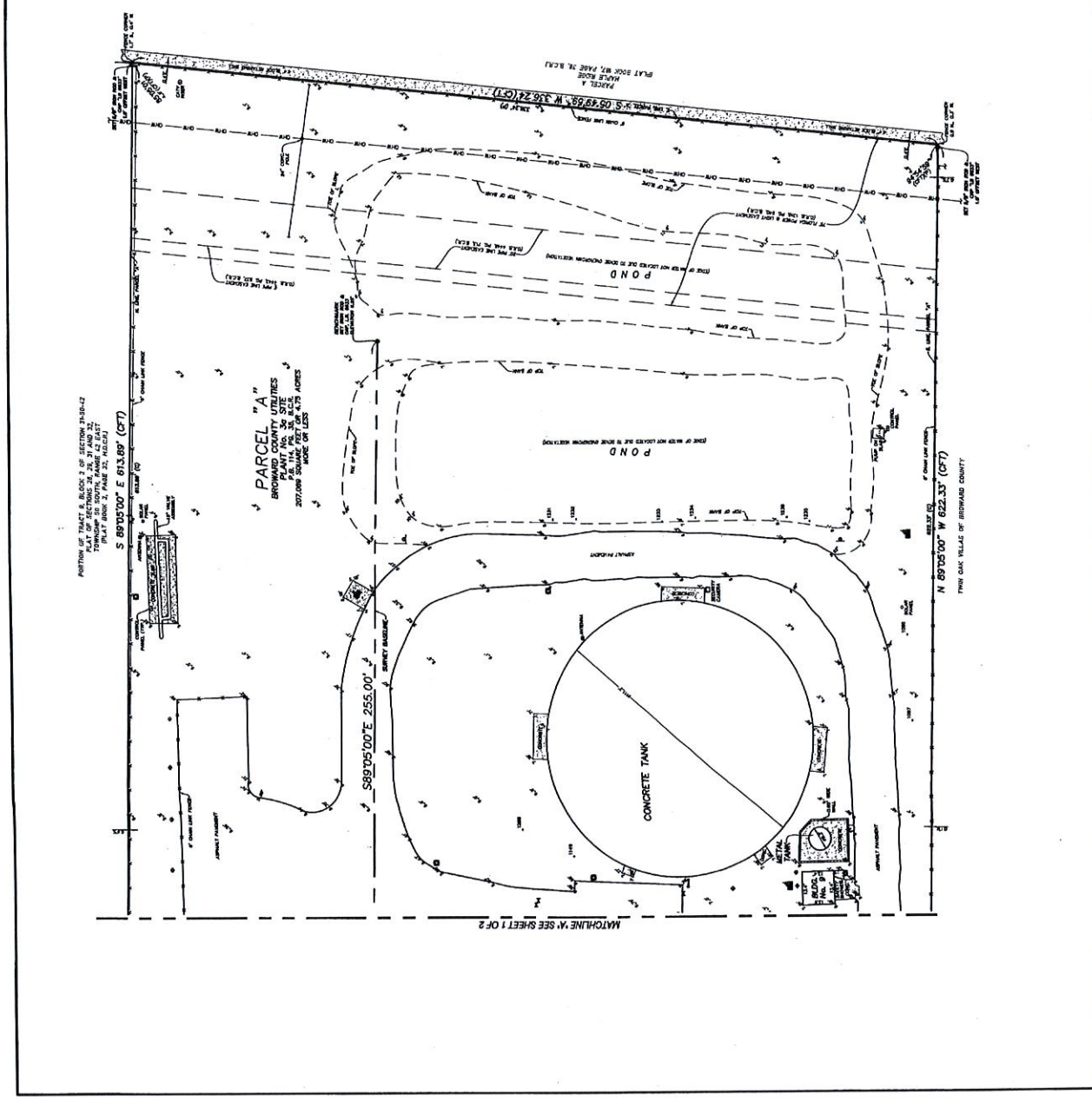
WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

STONER & ASSOCIATES, INC.
 SURVEYORS - MAPPERS
 3415 S.W. 2nd Avenue, Town of Davie, Florida 33314
 Phone: (954) 955-2927
 Fax: (954) 955-2927
 TEL: (954) 955-9887

NO.	DESCRIPTION	DATE
1	FIELD BOOK	07/25/08
2	FIELD NOTES	07/25/08
3	FIELD DATA ELEVATION & GRID POINTS	07/25/08
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5	FIELD DATA ELEVATION & GRID POINTS	07/25/08
6	FIELD DATA ELEVATION & GRID POINTS	07/25/08
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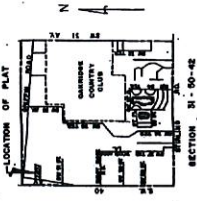


- LEGEND:
 B.C.R. BROWARD COUNTY RECORD
 C.O.D. COUNTY ORDER
 D.E. DEED
 E.O. EXECUTOR'S ORDER
 F.E. FIDELITY AND SURETY
 G.E. GUARANTEE
 H.E. HONORABLE EJECTMENT
 I.E. INTEREST
 J.E. JUDICIAL EJECTMENT
 K.E. KEY
 L.E. LEASE
 M.E. MORTGAGE
 N.E. NOTICE
 O.E. ORDER
 P.E. POWER OF ATTORNEY
 Q.E. QUIET TITLE
 R.E. RECEIPT
 S.E. SPECIAL POWER OF ATTORNEY
 T.E. TRUST
 U.E. UCC
 V.E. VENDOR'S BILL OF SALE
 W.E. WILL
 X.E. EXHIBIT
 Y.E. YIELD UP
 Z.E. ZONING



BROWARD COUNTY UTILITIES PLANT NO. 3a SITE

A REPLAT OF A PORTION OF LOT OR TRACT 2 OF BLOCK 2 OF THE MARSHALL OVERLANDS LAND CO. OF SECTION 2, TOWNSHIP 30 SOUTH, RANGE 26 WEST, COUNTY OF DADE COUNTY, BEING IN BROWARD COUNTY, FLORIDA.



COUNTY APPROVALS:
BROWARD COUNTY PLANNING COUNCIL
This is to certify that the Broward County Planning Council approved this Plat on this 23rd day of August, A.D. 1981.
By: *[Signature]*
BROWARD COUNTY ENGINEERING DIVISION
This Plat is approved and accepted for record.

COUNTY APPROVALS (CONTD.)
BROWARD COUNTY OFFICE OF PLANNING
This Plat is approved and accepted for record this 23rd day of August, A.D. 1981.
By: *[Signature]*

BROWARD COUNTY FINANCE DEPARTMENT - RECORDS DIVISION
This instrument filed for record this 23rd day of August, A.D. 1981 and recorded in Book 107 of Books of Public Records, Broward County, Florida.
Attest: *[Signature]* County Administrator
By: *[Signature]* Deputy
BROWARD COUNTY FINANCE DEPARTMENT - ARCHIVES AND MINUTES DIVISION
I, HEREBY CERTIFY that the attached Plat of Broward County complies with the provisions of an act to regulate the making of surveys and filing for record of maps and plats in Broward County, Florida, Chapter 177, Florida Statutes, as amended, A.D. 1971. This Plat was accepted for record by the Board of Commissioners of Broward County, Florida, this 23rd day of August, A.D. 1981.
Attest: *[Signature]* County Administrator
By: *[Signature]* Deputy

ACKNOWLEDGEMENT
STATE OF FLORIDA ss: I HEREBY CERTIFY that on this day personally appeared *[Signature]* and *[Signature]* and they acknowledged to me, the undersigned, a Notary Public in and for the County of Broward, and the contents of the foregoing instrument for the purposes herein expressed.
WITNESS MY hand and official seal at Broward County, Florida, this 23rd day of August, A.D. 1981.
By: *[Signature]* Notary Public

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA ss: I HEREBY CERTIFY that the attached Plat is a true and correct copy of the original survey as shown on the plat, and that the survey was made in accordance with the applicable provisions of Chapter 177, Florida Statutes, as amended, A.D. 1971. The BENCH MARKS shown on the attached Plat are in accordance with Section 177.091 of said Chapter 177, Florida Statutes, as amended, A.D. 1981. The BENCH MARKS shown on the attached Plat are in accordance with the National Geodetic Vertical datum of 1929 and conform to the third order work.

DEDICATION
STATE OF FLORIDA ss: I HEREBY CERTIFY that the attached Plat is a true and correct copy of the original survey as shown on the plat, and that the survey was made in accordance with the applicable provisions of Chapter 177, Florida Statutes, as amended, A.D. 1971. This Plat was accepted for record by the Board of Commissioners of Broward County, Florida, this 23rd day of August, A.D. 1981.
Attest: *[Signature]* County Administrator
By: *[Signature]* Deputy

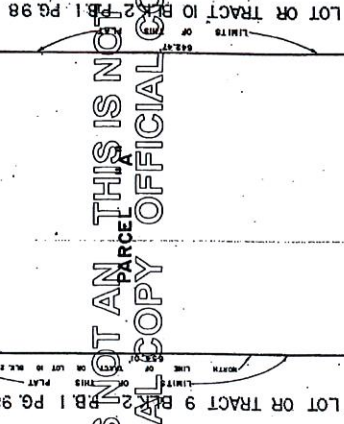
DARBY S. WAY, P.A.
By: *[Signature]*
Registered Land Surveyor No. 2265
State of Florida

SURVEYOR'S NOTES:
* DUMORE'S PALM (PERMANENT REFERENCE MONUMENT)
* ALL ANGLES SHOWN HEREON ARE REFERENCED TO SURVEY
* BENCH MARK ELEVATIONS SHOWN HEREON WERE
* OBTAINED FROM THE BENCH MARK ELEVATIONS SHEET, BROWARD COUNTY, ENGINEERING DEPARTMENT, BROWARD COUNTY, FLORIDA, SHEET NO. 1000, A.D. 1981.
* ALL CORNERS OF CONCRETE STEPS AND ANGLE IRONS
* ENTRANCE TO UTILITY DEPARTMENT, ELEVATION 6.45
* // INDICATES NON-VARIABLE ACCESS EASEMENT.



OR BK 10517 PG 682

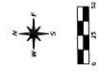
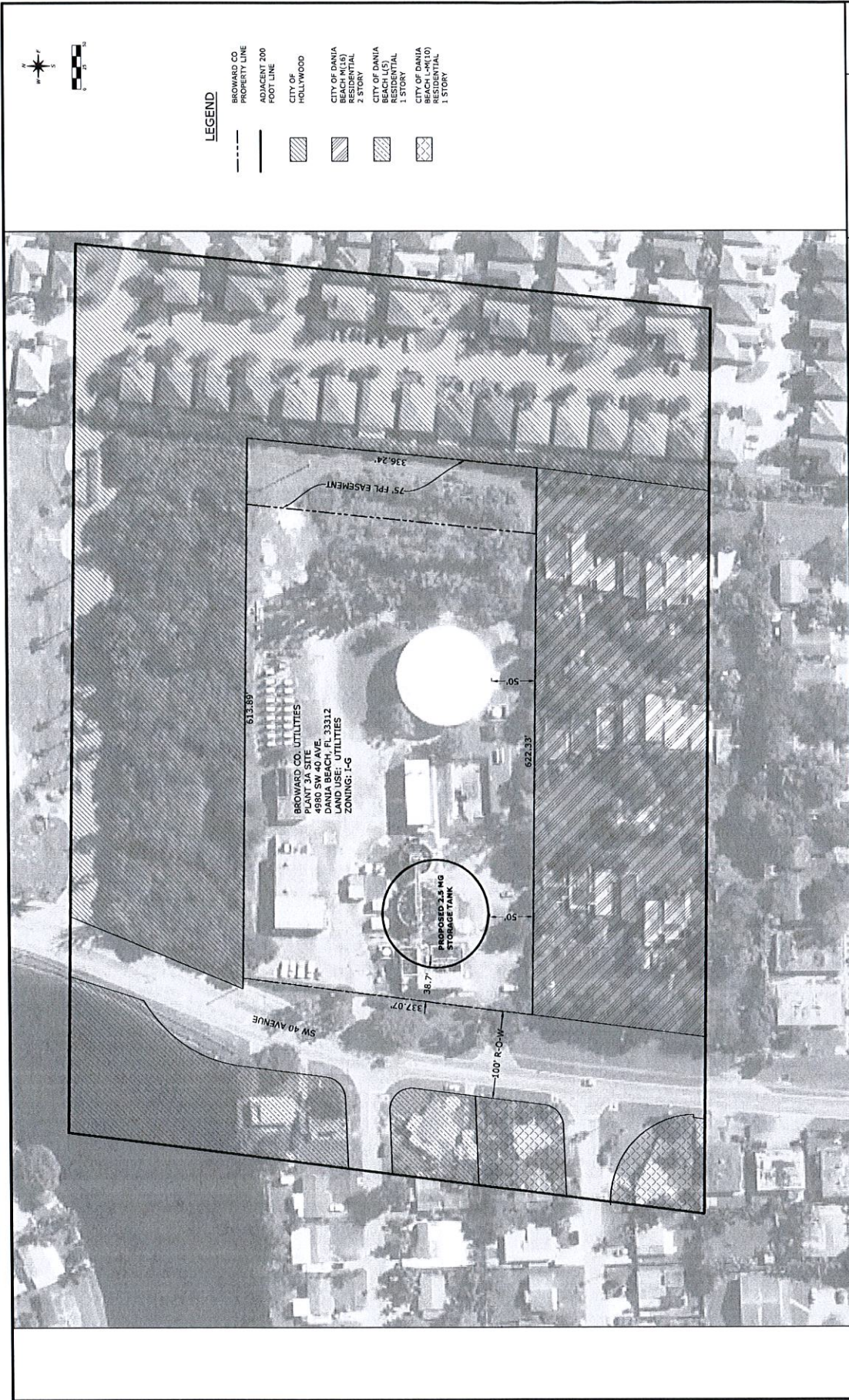
LOT OR TRACT 9
LIMITS AS SHOWN ON PLAT
PG 98



LOT OR TRACT 8 BLK 2 PB. 1
LIMITS AS SHOWN ON PLAT
PG 98

SQUARE FOOTAGE / ACRES:
* TOTAL AREA 8740.61 OR .198 AC.
* PLAT AREA 202.0718 OR .4734 AC.
* CROSS LAND AREA SHOWN ON 4307 AC.

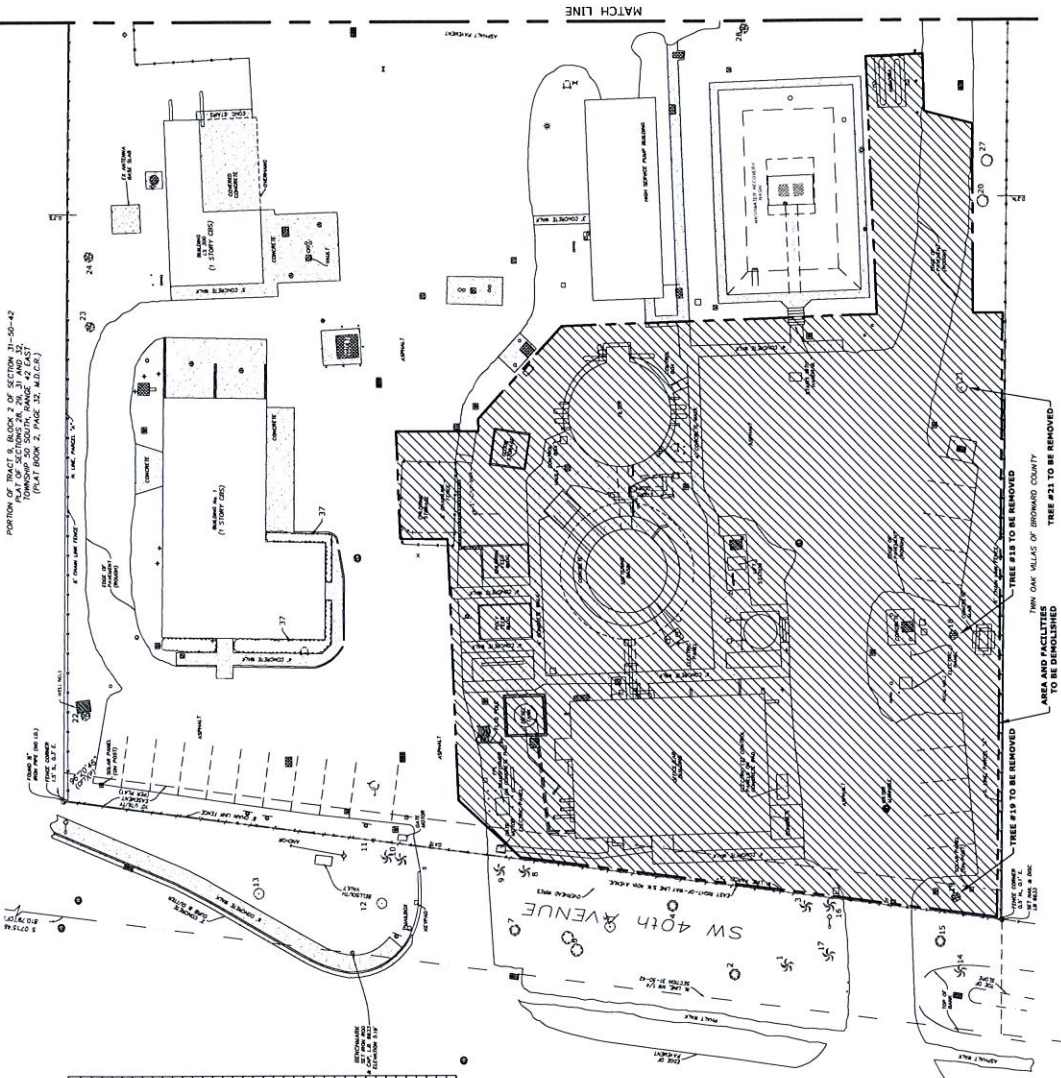
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LEGEND

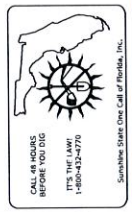
- BROWARD CO PROPERTY LINE
- ADJACENT 200 FOOT LINE
- ▨ CITY OF HOLLYWOOD
- ▨ CITY OF DANIA BEACH (M15) RESIDENTIAL 2 STORY
- ▨ CITY OF DANIA BEACH (M10) RESIDENTIAL 1 STORY

DATE: 2-2013	DESIGNATION: SHEET NO. 1 OF 1
PROJECT NAME: 2.5 MG POTABLE WATER STORAGE TANK	PROJECT NO: 9058
PROJECT NO: 9058	DATE: 02-21-2013
NAME: MARK A. GABRIEL	FLORIDA P.E. No. 20649
CONFIDENTIAL: WATER & WASTEWATER SERVICES ENGINEERING DIVISION	14900 NW 55th Street, Ft. Lauderdale, FL 33309
<p>BROWARD COUNTY PUBLIC WORKS</p>	
<p>APPROVED FOR THE CITY OF DANIA BEACH, FLORIDA BY THE CITY ENGINEER AND THE CITY COMMISSIONERS ON 02/21/2013. THIS PLAN IS SUBJECT TO THE CITY ENGINEER'S AND THE CITY COMMISSIONERS' REVIEW AND APPROVAL. THE CITY ENGINEER'S AND THE CITY COMMISSIONERS' REVIEW AND APPROVAL IS LIMITED TO THE CITY OF DANIA BEACH, FLORIDA. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER AND THE CITY COMMISSIONERS.</p>	



PORTION OF PROJECT B, BLOCK 2 OF SECTION 31-56-42
TOWNSHIP 30 SOUTH, RANGE 42 EAST
(PART OF 2, PARC 31, W.D.C.A.)

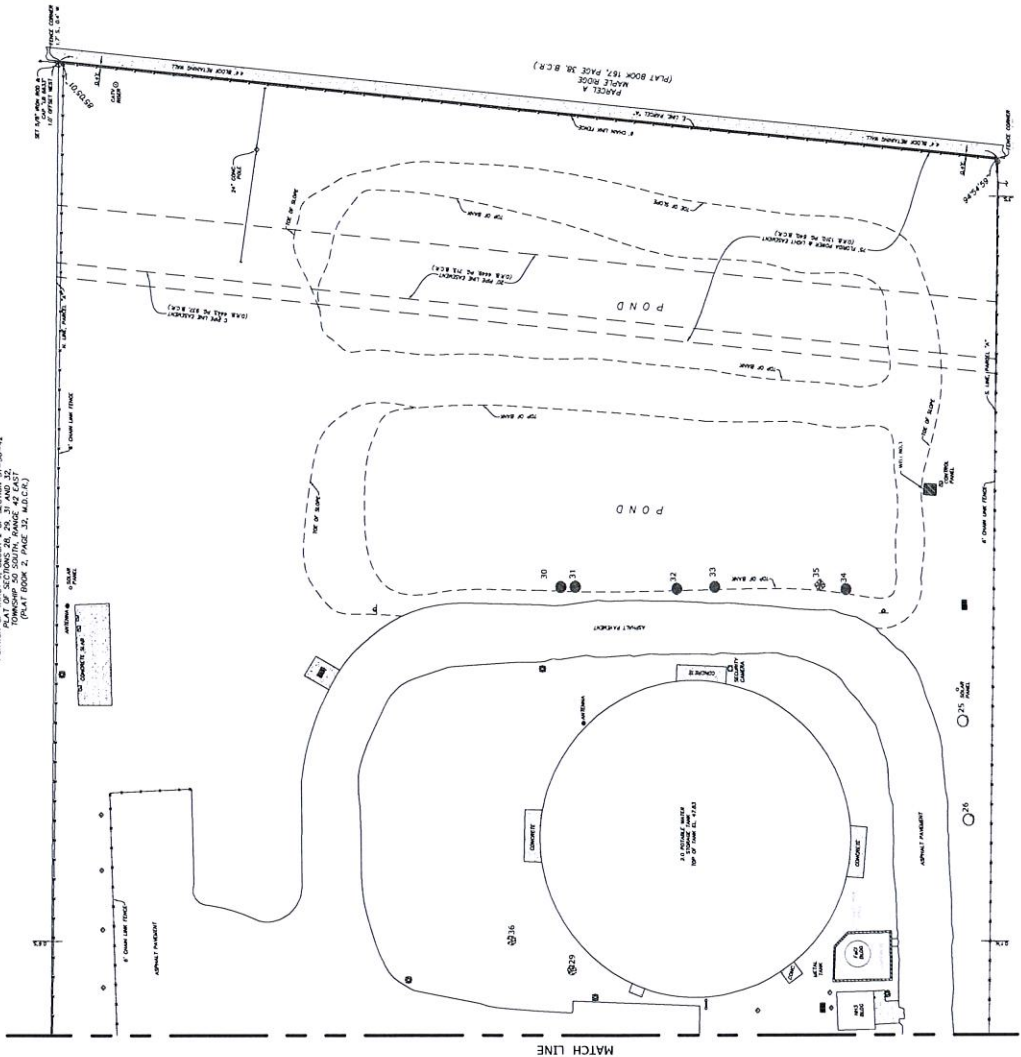
TREE NO.	TREE TYPE	SIZE	COMMENT
1	BURDEKA PALM CLUMP	15"	
2	BURDEKA PALM CLUMP	5"	
3	BURDEKA PALM CLUMP	5"	
4	BURDEKA PALM CLUMP	11"	
5	FIG TREE	48"	
6	FIG TREE	48"	
7	BURDEKA PALM CLUMP	5"	
8	BURDEKA PALM CLUMP	5"	
9	BURDEKA PALM CLUMP	5"	
10	BURDEKA PALM CLUMP	5"	
11	BURDEKA PALM CLUMP	5"	
12	BURDEKA PALM CLUMP	5"	
13	BURDEKA PALM CLUMP	5"	
14	BURDEKA PALM CLUMP	5"	
15	BURDEKA PALM CLUMP	5"	
16	BURDEKA PALM CLUMP	5"	
17	BURDEKA PALM CLUMP	5"	
18	BURDEKA PALM CLUMP	5"	
19	BURDEKA PALM CLUMP	5"	
20	BURDEKA PALM CLUMP	5"	
21	BURDEKA PALM CLUMP	5"	
22	BURDEKA PALM CLUMP	5"	
23	BURDEKA PALM CLUMP	5"	
24	BURDEKA PALM CLUMP	5"	
25	BURDEKA PALM CLUMP	5"	
26	BURDEKA PALM CLUMP	5"	
27	BURDEKA PALM CLUMP	5"	
28	BURDEKA PALM CLUMP	5"	
29	BURDEKA PALM CLUMP	5"	
30	BURDEKA PALM CLUMP	5"	
31	BURDEKA PALM CLUMP	5"	
32	BURDEKA PALM CLUMP	5"	
33	BURDEKA PALM CLUMP	5"	
34	BURDEKA PALM CLUMP	5"	
35	BURDEKA PALM CLUMP	5"	
36	BURDEKA PALM CLUMP	5"	
37	BURDEKA PALM CLUMP	5"	



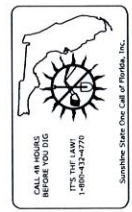
DATE: 11/11/2013	DESIGNATION: SHEET NO. 1 OF 2
PROJECT NAME: 2.5 MG POTABLE WATER STORAGE TANK	PROJECT NO: 9058
CONTRACTOR: BROWARD WATER & WASTEWATER SERVICES ENGINEERING DIVISION	DATE: 11/11/2013
CLIENT: MARK A. GABRIEL, P.E.	PROJECT NO: 0231-01-087
PROJECT NO: 0231-01-087	DATE: 11/11/2013
PROJECT NO: 0231-01-087	DATE: 11/11/2013



PORTION OF TRACT 8, BLOCK 2 OF SECTION 31-40-42
 TOWNSHIP 30 SOUTH, RANGE 42 EAST
 (PLAT BOOK 2, PAGE 33, M.B.C.R.)



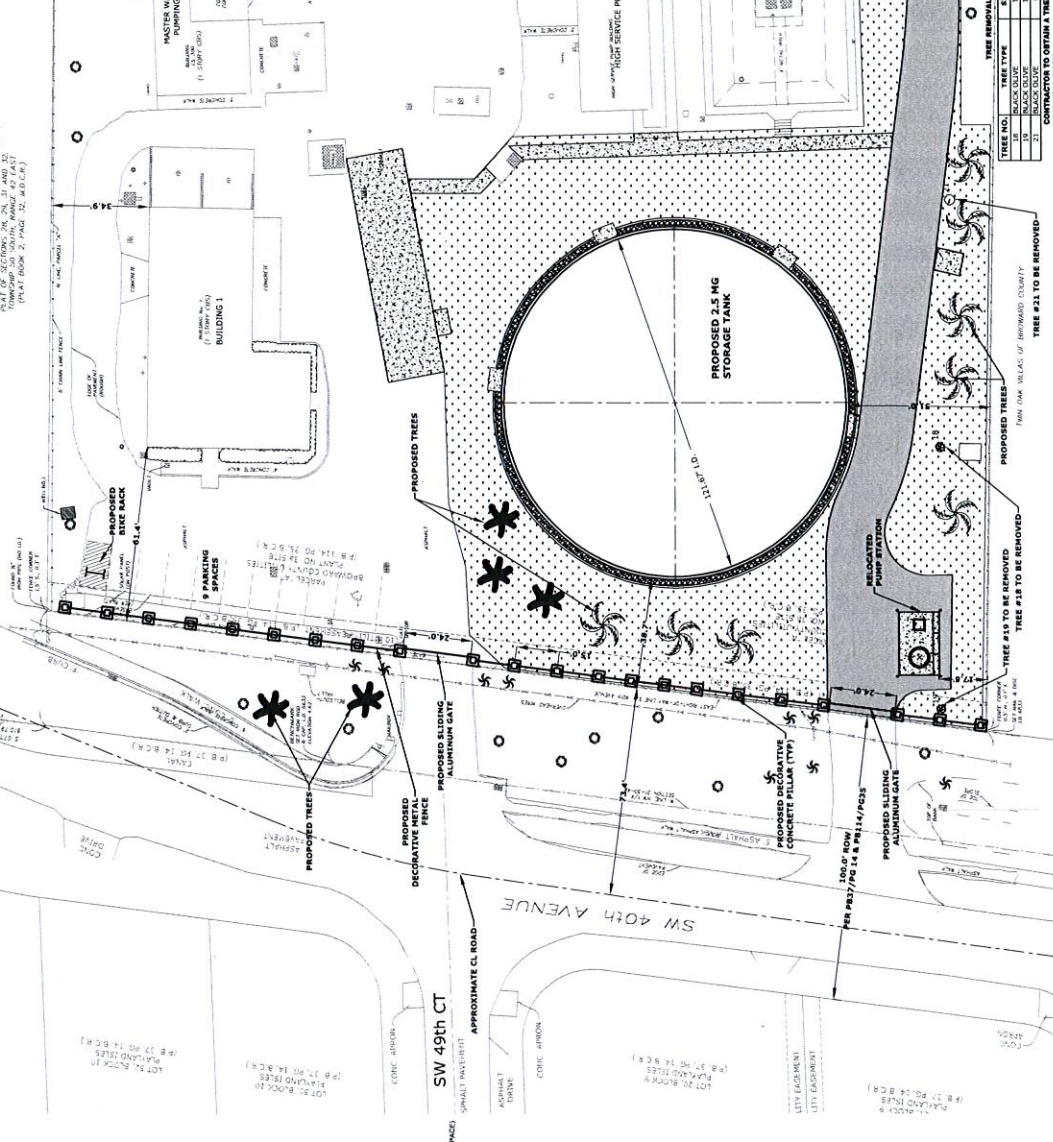
TREE NO.	TREE TYPE	SIZE	COMMENT
1	EUROPEAN PALM CLUMP	5'	
2	EUROPEAN PALM CLUMP	5'	
3	EUROPEAN PALM CLUMP	12"	
4	MANCAGNANI	12"	
5	MANCAGNANI	12"	
6	MANCAGNANI	12"	
7	MANCAGNANI	15"	
8	EUROPEAN PALM CLUMP	5'	
9	EUROPEAN PALM CLUMP	5'	
10	EUROPEAN PALM CLUMP	5'	
11	EUROPEAN PALM CLUMP	5'	
12	EUROPEAN PALM CLUMP	12"	
13	EUROPEAN PALM CLUMP	12"	
14	QUEEN PALM CLUMP	12"	
15	MANCAGNANI	12"	
16	EUROPEAN PALM CLUMP	5'	
17	EUROPEAN PALM CLUMP	5'	
18	BLACK OLIVE	12"	
19	BLACK OLIVE	12"	
20	BLACK OLIVE	12"	
21	BLACK OLIVE	12"	
22	BLACK OLIVE	12"	
23	BLACK OLIVE	12"	
24	BLACK OLIVE	12"	
25	BLACK OLIVE	12"	
26	BLACK OLIVE	12"	
27	BLACK OLIVE	12"	
28	BLACK OLIVE	12"	
29	BLACK OLIVE	12"	
30	ROYAL HONGKONGANA	12"	
31	ROYAL HONGKONGANA	12"	
32	ROYAL HONGKONGANA	12"	
33	ROYAL HONGKONGANA	12"	
34	ROYAL HONGKONGANA	12"	
35	ROYAL HONGKONGANA	12"	
36	BLACK OLIVE	12"	
37	EXTRIA	12"	



DATE: 01/20/2014	DESIGNED BY: MAG	PROJECT NO: 9058	PROJECT NAME: 2.5 MG POTABLE WATER STORAGE TANK	DRAWING NAME: DEMOLITION PLAN AND TREE SURVEY	DESIGNATION: SHEET NO. 2 OF 2
DRAWN BY: JG	CHECKED BY: JG	DATE: 01/20/2014	PROJECT NO: 9058	PROJECT NAME: 2.5 MG POTABLE WATER STORAGE TANK	DRAWING NAME: DEMOLITION PLAN AND TREE SURVEY
SCALE: 1/8"=1'-0"	SCALE: 1/8"=1'-0"	DATE: 01/20/2014	PROJECT NO: 9058	PROJECT NAME: 2.5 MG POTABLE WATER STORAGE TANK	DRAWING NAME: DEMOLITION PLAN AND TREE SURVEY
SIGNATURE: AS SHOWN	SIGNATURE: AS SHOWN	DATE: 01/20/2014	PROJECT NO: 9058	PROJECT NAME: 2.5 MG POTABLE WATER STORAGE TANK	DRAWING NAME: DEMOLITION PLAN AND TREE SURVEY
BRAYMARD WATER & WASTEWATER SERVICES ENGINEERING DIVISION 2000 WEST BLOOMING TRAIL BOCA RATON, FL 33433 PHONE NO. 561-994-1414 FAX NO. 561-994-1415		CONFIDENTIAL THESE DOCUMENTS AND DRAWINGS ARE THE PROPERTY OF BRAYMARD WATER & WASTEWATER SERVICES. NO PART OF THESE DOCUMENTS OR DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BRAYMARD WATER & WASTEWATER SERVICES.		PROJECT NO: 9058 PROJECT NAME: 2.5 MG POTABLE WATER STORAGE TANK DRAWING NAME: DEMOLITION PLAN AND TREE SURVEY DESIGNATION: SHEET NO. 2 OF 2	



PORTION OF BLOCK 9, BLOCK 2 OF SECTION 31-50-42
TOWNSHIP 30 SOUTH, RANGE 42 EAST
(PART OF BOOK 2, PAGE 32, 33, 34, 35)



SITE DATA TABLE

INDUSTRIAL

LAND USE DESIGNATION: INDUSTRIAL

EXISTING ZONING DESIGNATION: I-1

PROPOSED ZONING DESIGNATION: I-1

NET SITE AREA: 2,007,000 S.F. / 4.57 ACRES

VEHICLE USE AREA: 47,700 S.F.

BUILDING 1: 1,070 S.F.

BUILDING 2: 1,000 S.F.

BUILDING 3: 715 S.F.

BUILDING 4: 19 S.F.

BUILDING 5: 113 S.F.

2.5 MG POTABLE WATER STORAGE TANK: 9,500 S.F.

HIGH SERVICE PUMP BUILDING: 1,791 S.F.

METAL TANK: 88 S.F.

PROPOSED 2.5 MG POTABLE WATER STORAGE TANK: 12,072 S.F.

TOTAL LOT COVERAGE: 25,048 S.F. / 5.66 ACRES 14.2%

BUILDING HEIGHT: 41.58 FEET

SETBACK REQUIREMENTS: REQUIRED - PROVIDED

FRONT: 600'-11" 39'-11"

SIDE (NORTH): 20 FT. 34 FT.

SIDE (SOUTH): 20 FT. 30 FT.

REAR: 180 FT. 180 FT.

BIPOLE SPACES (1% OF REQUIRED PARKING):

7 SPACES

5 SPACES

1 SPACE PROVIDED

BIPOLE SPACES (1% OF REQUIRED PARKING):

1 SPACE PROVIDED

SETBACK CALCULATIONS: SQUARE FEET %

USING: 17,488 S.F. 8.4%

CONCRETE: 9,085 S.F. 4.4%

ASPHALT: 1,475 S.F. 0.7%

PROPOSED: 66,378 S.F. 32.5%

BUILDING: 12,012 S.F. 5.9%

ASPHALT: 9,302 S.F. 4.6%

SUBTOTAL PROPOSED: 21,314 S.F. 10.5%

TOTAL IMPERVIOUS: 86,880 S.F. 42.9%

TOTAL PERVIOUS: 119,000 S.F. 59.1%

TOTAL SITE AREA: 207,880 S.F. 100%

PROPOSED IMPERVIOUS:

ROYAL PALM PROVISIONAL (LAWN): 8 EA

ROYAL PALM PROVISIONAL (BURFACIAL): 5 EA

LEGEND

PROPOSED SOD (BAHIA)

PROPOSED ASPHALT

PROPOSED CONCRETE

#37 STONE & FILTER FABRIC

PROPOSED FOXTAIL PALM (25 GAL, 8' MIN HT)

PROPOSED ROYAL PALM (FIELD GROWN 12'-14' HT)

TRUCK REMOVAL TABLE

TREE NO.	TREE TYPE	SIZE	COMMENT
19	BLACK OLIVE	12"	TO BE REMOVED
21	BLACK OLIVE	12"	TO BE REMOVED
22	BLACK OLIVE	12"	TO BE REMOVED

NOTE: TREE #21 TO BE REMOVED PRIOR TO DEMOLITION WORK.

PROPOSED SOD (BAHIA)

PROPOSED ASPHALT

PROPOSED CONCRETE

#37 STONE & FILTER FABRIC

PROPOSED FOXTAIL PALM (25 GAL, 8' MIN HT)

PROPOSED ROYAL PALM (FIELD GROWN 12'-14' HT)

PROPOSED SOD (BAHIA)

PROPOSED ASPHALT

PROPOSED CONCRETE

#37 STONE & FILTER FABRIC

PROPOSED FOXTAIL PALM (25 GAL, 8' MIN HT)

PROPOSED ROYAL PALM (FIELD GROWN 12'-14' HT)

PROPOSED SOD (BAHIA)

PROPOSED ASPHALT

PROPOSED CONCRETE

#37 STONE & FILTER FABRIC

PROPOSED FOXTAIL PALM (25 GAL, 8' MIN HT)

PROPOSED ROYAL PALM (FIELD GROWN 12'-14' HT)

PROPOSED SOD (BAHIA)

PROPOSED ASPHALT

PROPOSED CONCRETE

#37 STONE & FILTER FABRIC

PROPOSED FOXTAIL PALM (25 GAL, 8' MIN HT)

PROPOSED ROYAL PALM (FIELD GROWN 12'-14' HT)

DATE	BY	CHECKED	REVISION/DESCRIPTION	FIELD BY	DATE	SCALE	AS SHOWN
2/20/15	AKW	AKW	AS SHOWN	AKW	2/20/15	AS SHOWN	AS SHOWN
3/20/13					3/20/13		

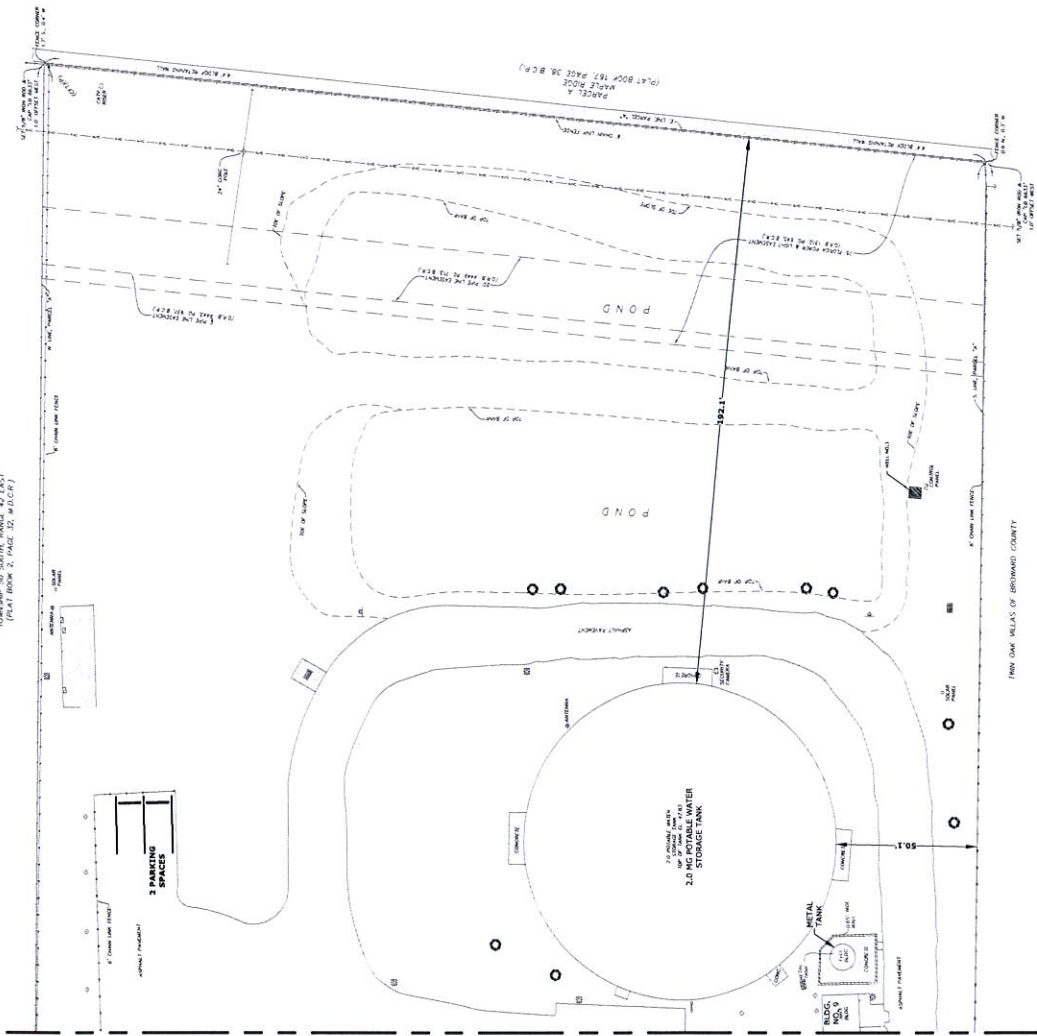
PROJECT NAME	PROJECT NO.	DATE	PROJECT NO.
2.5 MG POTABLE WATER STORAGE TANK	9058		

NAME	PROJECT NAME	DESIGNATION
MARK A. GABRIEL P.E. FLORIDA P.E. NO. 20649	2.5 MG POTABLE WATER STORAGE TANK	SITE PLAN

CONFIDENTIAL	DWG NO.	SHEET NO.	OF 2
CONFIDENTIAL	0231-01-087	1	2



PORTION OF BLOCK 8, BLOCK 2 OF SECTION 31-50-42
TOWNSHIP 50 SOUTH, RANGE 31 WEST
(PLAT BOOK 2, PAGE 22, M.L.C.R.)



SITE DATA TABLE

EXISTING USE: INDUSTRIAL
LAND USE INFORMATION: INDUSTRIAL
EXISTING ZONING DESIGNATION: M-1C
GROSS SITE AREA: 27,979 SQ. FT. / 0.64 ACRES
NET SITE AREA: 20,748 SQ. FT. / 0.47 ACRES
EXISTING BUILDINGS:
 BUILDING 1: ADMINISTRATION 1,970 S.F.
 BUILDING 2: STORAGE 1,845 S.F. TO BE DEMOLISHED
 BUILDING 3: STORAGE 1,845 S.F. TO BE DEMOLISHED
 BUILDING 4: STORAGE 1,845 S.F. TO BE DEMOLISHED
 BUILDING 5: STORAGE 1,845 S.F. TO BE DEMOLISHED
 BUILDING 6: STORAGE 1,845 S.F. TO BE DEMOLISHED
 BUILDING 7: STORAGE 1,845 S.F. TO BE DEMOLISHED
2.5 MG POTABLE WATER STORAGE TANK: 9,745 S.F.
2.0 MG POTABLE WATER STORAGE TANK: 7,745 S.F.
HEAVY SERVICE PUMP BUILDING: 1,745 S.F.
METAL TANK: 48 S.F.

PROPOSED BUILDINGS: 12,212 S.F.
2.5 MG POTABLE WATER STORAGE TANK

TOTAL LOT COVERAGE: 20,465 S.F. / 0.46 ACRES 14.2%
BUILDING HEIGHT: 41.88 FEET

SETBACK REQUIREMENTS - REQUIRED - PROPOSED

FRONT: 500 FT. 30 FT.
SIDE (NORTH): 20 FT. 30 FT.
SIDE (SOUTH): 20 FT. 30 FT.
REAR: 10 FT. 10 FT.

PARKING REQUIREMENTS: 4 SPACES
ADMINISTRATION: 1,970 S.F. @ 1,000
BUILDING 1 STORAGE BAY/BUILDING 2: 2,031 S.F. @ 1,000

TOTAL PARKING REQUIRED: 410 SPACES
TOTAL PARKING PROVIDED: 411 SPACES (INCLUDES 11 REQUIRED ADA SPACES)

BICYCLE SPACES (10% OF REQUIRED PARKING): 41 SPACES
 * 1 SPACE REQUIRED
 * 1 SPACE PROVIDED

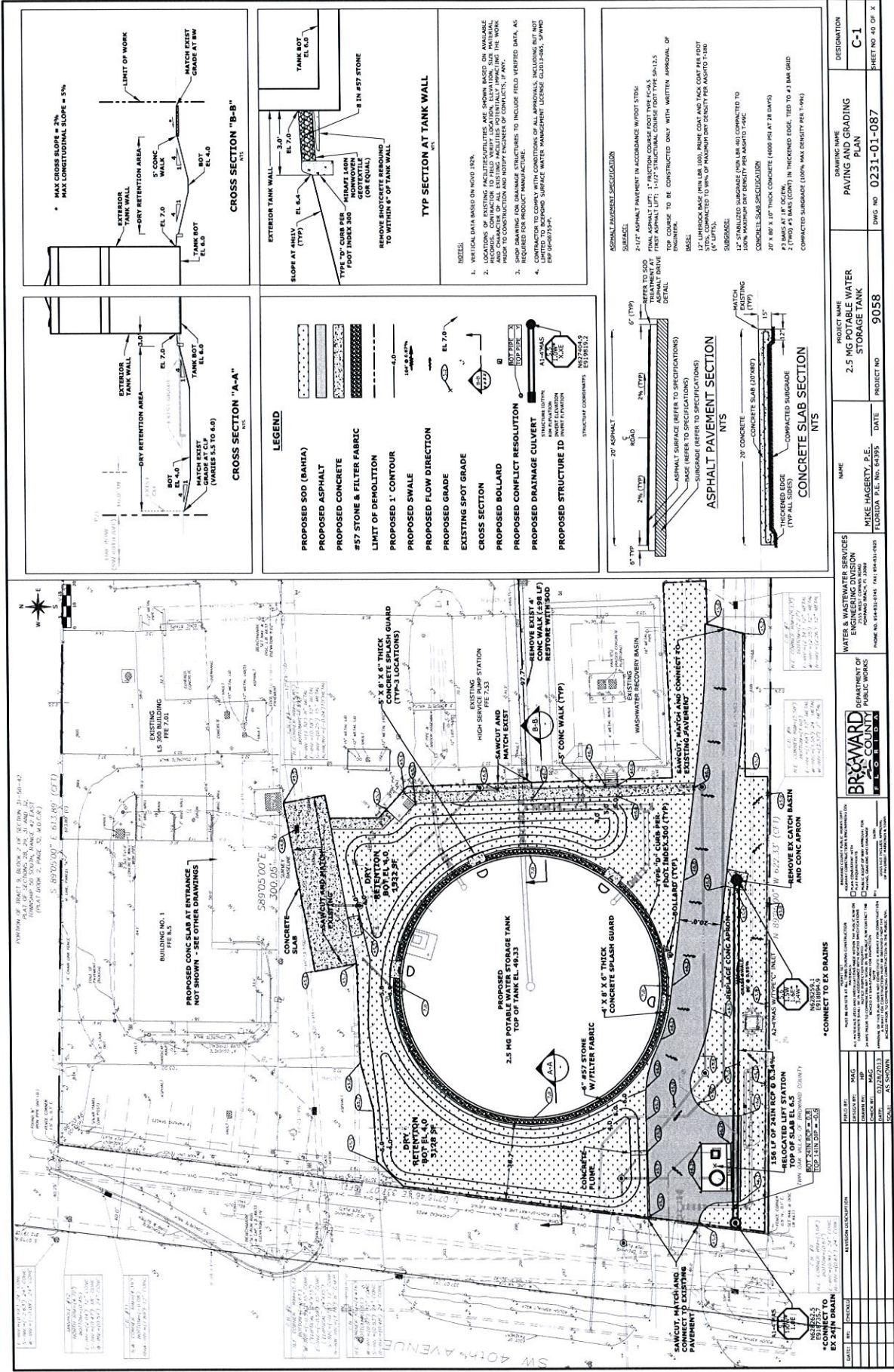
SEAL-BEARING CALCULATIONS - SQUARE FEET - %

CONCRETE	ASPHALT	GRAVEL	PAVEMENT
17,485 S.F. 8.4%	6,038 S.F. 28.3%	6,038 S.F. 28.3%	6,038 S.F. 28.3%
SUBTOTAL EXISTING	18,076 S.F.	12,076 S.F.	12,076 S.F.
PROPOSED:	12,076 S.F.	12,076 S.F.	12,076 S.F.
TOTAL IMPROVED:	30,152 S.F.	24,152 S.F.	24,152 S.F.
TOTAL PERMISSIBLE:	30,152 S.F.	24,152 S.F.	24,152 S.F.
TOTAL SITE AREA:	20,748 S.F.	16,598 S.F.	16,598 S.F.

PROPOSED LANDSCAPING: 11.6%
TOTAL LANDSCAPING: 11.6%
FRONTAL PALM (MINIMUM 10' SPACING): 9.1%

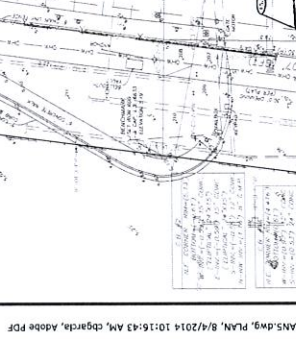
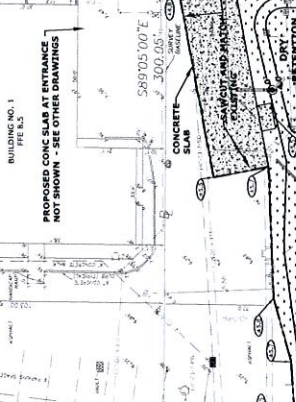
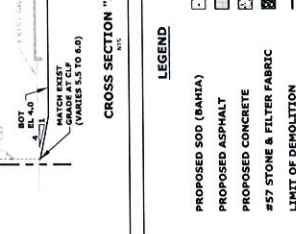
DATE:	BY:	CHECKED:	REVISION DESCRIPTION:	DATE:	BY:	CHECKED:	REVISION DESCRIPTION:

PROJECT NAME: 2.5 MG POTABLE WATER STORAGE TANK	DRAWING NAME: SITE PLAN	DESIGNATION:
PROJECT NO: 9058	DWG NO: 0231-01-087	SHEET NO. 2 OF 2
NAME: MARK A. GABRIEL P.E. FLORIDA P.E. NO. 70649	DATE:	CONFIDENTIAL NOT FOR PUBLIC DISSEMINATION EXCEPT BY WRITTEN PERMISSION OF BRAYWARD & COMPANY, INC. 1100 N. W. 11th Street, Ft. Lauderdale, FL 33304 Phone: 954-341-1330 Fax: 954-341-1333 www.brayward.com
BRAYWARD & COMPANY, INC. ENGINEERING DIVISION 1100 N. W. 11th Street, Ft. Lauderdale, FL 33304 Phone: 954-341-1330 Fax: 954-341-1333 www.brayward.com	NAME: MARK A. GABRIEL P.E. FLORIDA P.E. NO. 70649	DATE:
BRAYWARD & COMPANY, INC. PUBLIC WORKS	NAME: MARK A. GABRIEL P.E. FLORIDA P.E. NO. 70649	DATE:



PROJECT NO. 0231-01-087
 SHEET NO. 10 OF 10
 DATE: 07/27/2011
 DRAWING NAME: PAVING AND GRADING PLAN
 DESIGNER: MIKE HIGERTY, P.E.
 PROJECT NO: 9058
 CLIENT: WATER & WASTEWATER SERVICES ENGINEERING DIVISION
 COUNTY: BREVARD COUNTY, FLORIDA

MAX CROSS SLOPE = 2%
 MAX LONGITUDINAL SLOPE = 5%
 LIMIT OF WORK
 5' CONC WALK
 DRY RETENTION AREA
 EXTERIOR TANK WALL
 TANK BOT EL. 6.0
 TANK TOP EL. 7.0
 MATCH POINT GRADE AT RW



NO.	DATE	DESCRIPTION
1	07/27/2011	ISSUED FOR PERMIT
2	07/27/2011	ISSUED FOR CONSTRUCTION

