



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 ROW Dedication
- Other: _____

Date Rec'd: _____

Petition No.: VA-024-15

(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: 2648 - 2616 GRIFFIN RD (6 parcels)

Lot(s): 9 Block: 1 Subdivision: _____

Recorded Plat Name: Reed Land Co Subdivision, PB 2-32 DCR

Folio Number(s): see attached Legal Description: see attached

Applicant/Consultant/Legal Representative (circle one) Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: Catherine Donn: cdonn@craventhompson.com

Name of Property Owner: SDS Development and Trust, LLC c/o Sharon Sharaby

Address of Property Owner: 5256 SW 38 AVE, FORT LAUDERDALE FL 33312

Business Telephone: (954) 394-6615 Home: _____ Fax: _____

Explanation of Request: relief from SECTION 815-30 for ROW dedication for SW 26 Terr.

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

Prop. Net Acreage: 1.50 Gross Acreage: 1.56 Prop. Square Footage: 35,000

Existing Use: Commercial/Residential Proposed Use: Commercial (C-4)

Is property owned individually, by a corporation, association, or a joint venture? owned by a Limited Liability Company

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 Craven Thompson & 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 09 DAY OF FEB, 2015

By:

Kelly Sharaby
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public - State of FL)
KELLY SHARABY
MY COMMISSION #FF062859
EXPIRES October 14, 2017
FloridaNotaryService.com

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.



COMPLIANCE WITH SECTION 625-40, CITY OF DANIA BEACH CODE, VARIANCE
REVIEW CRITERIA FOR PROPERTY LOCATED AT 2648-2616 GRIFFIN ROAD
KOOSH PLAZA

VARIANCE FROM SECTION 815-30
DEDICATION OF TWENTY-FIVE (25) FEET FOR RIGHT OF WAY

- (A) The city commission or planning and zoning board, as applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the petitioner has demonstrated that the criteria provided in the following subsections (1) through (5) have been satisfied:

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

The Applicant requests a variance from the requirements of Section 815-30 of the City's Land Development Code, which provides for the dedication of twenty-five (25) feet, i.e. one half of the prescribed width of fifty (50) feet, for streets for which a specific width is not designated in the Land Development Code.

Existing S.W. 26th Terrace borders the subject site on the west and is a local road ranging from ten (10) feet in width to twenty (20) feet in width for a small portion of roadway. The Applicant requests that a variance be granted from the requirement that it dedicate an additional fifteen (15) feet for right-of-way. The road currently serves approximately fifteen (15) residences and is essentially an alley dead ending to the south. Although the road does loop back to the east connecting into S.W. 26th Avenue, it does not connect as a throughway to any properties other than those it serves along the west side of the road. The road has no direct connection on the north side of Griffin Road.

Two plats were recorded in the late 1980's abutting S.W. 26th Terrace with no requirement for dedication of additional right-of-way for that street. There will be no access to the project site from S.W. 26th Terrace and an NVAL will be established along the entire roadway in connection with the approval of the replat of the property which is currently under review by Broward County and the City.

The entire site is being developed in a manner to preserve the stability and character of the residential properties to the south and west. Trees overhang this narrow access road. Widening of the road would serve no purpose other than to adversely impact the residential neighborhood. Dedication of additional right-of-way would serve no practical purpose and would require a complete redesign of the site and the plat.

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

The requested variance would be completely compatible with the surrounding land uses by maintaining the existing character of the neighboring residential uses. Failure to grant the variance would be detrimental to the community and to the adjoining residences.

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

The proposed development of a retail/office/commercial use is permitted under the City's Comprehensive Plan. Approval of the variance will further the development of a well designed and landscaped project for the area. It will acknowledge and confirm the existing residential character of the adjoining properties and permit the residential and retail/office/commercial uses to co-exist in a manner beneficial to all property owners.

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

The development proposed for the site has been designed with the interests of the existing residential properties in mind. Compliance with the strict requirements of the regulations would unnecessarily burden the adjacent residential property owners.

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

The variance is the minimum necessary to accommodate the proposed development in a manner that will address the impact of the development on the neighboring properties. The project has been designed to maximize the setback of the buildings from the residential properties and to otherwise preserve the character and welfare of the surrounding communities.



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Standard Development Application

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

Date Rec'd: _____

Petition No.: VA-025-15

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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E-mail address: Catherine Donn: cdonn@craventhompson.com

Name of Property Owner: SDS Development and Trust, LLC c/o Sharon Sharaby

Address of Property Owner: 5256 SW 38 AVE, FORT LAUDERDALE FL 33312

Business Telephone: (954) 394-6615 Home: _____ Fax: _____

Explanation of Request: relief from SECTION 275-100(D) for terminal landscape peninsulas
*For Plats please provide proposed Plat Name for Variances please attach **Criteria Statement** as per Section 625.40 of the Land Development Code.*

Prop. Net Acreage: 1.50 Gross Acreage: 1.56 Prop. Square Footage: 35,000

Existing Use: Commercial/Residential Proposed Use: Commercial (C-4)

Is property owned individually, by a corporation, association, or a joint venture? owned by a Limited Liability Company

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 Craven Thompson & 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.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 09 DAY OF FEB, 20 15

By:

Kelly Sharaby

(Print name of person acknowledging)

(Joint owner signature if applicable)



Notary

(Signature of Notary Public - State of Florida)

Personally known or Produced Identification

Type of identification produced: _____ or Drivers License _____

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

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COMPLIANCE WITH SECTION 625-40, CITY OF DANIA BEACH CODE, VARIANCE
REVIEW CRITERIA FOR PROPERTY LOCATED AT 2648-2616 GRIFFIN ROAD
KOOSH PLAZA

VARIANCE FROM SECTION 275-100(D)
TERMINAL LANDSCAPE PENINSULAS



- (A) The city commission or planning and zoning board, as applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the petitioner has demonstrated that the criteria provided in the following subsections (1) through (5) have been satisfied:

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

The Applicant requests a variance from the requirements of Section 275-100(D) of the City's Land Development Code which provides that "Terminal landscape peninsulas shall be ten (10) feet wide and as long as the required length of the parking stall in that aisle (exclusive of curb dimensions). Each peninsula shall have a minimum of two (2) category 1 trees."

Attached hereto is the proposed site plan (Sheet A1.00) for the project identifying four (4) terminal peninsulas for which a variance from the required width is requested. No variance is requested for the length of the peninsulas. In addition, variances are requested for the terminal peninsulas (as shown on the attached sheets comprising the Landscape Plans) from the requirement that such peninsulas contain a minimum of two (2) category 1 trees.

The property is an irregularly shaped site comprised of approximately 1.56 acres located to the south of, and with frontage upon, West Griffin Road and is to be developed with three (3) retail/office/commercial buildings. The property lying to the east is the Tropical Acres Restaurant. Property to the west and south of the subject site is residentially zoned and used. The site is approved with platted access from Griffin Road, a road under the jurisdiction of the Florida Department of Transportation. A variance from the required width of the terminal peninsulas is necessary in order to accommodate the number of required parking spaces to serve the buildings. The variance will also permit a better traffic flow through the adjacent drive aisles. In addition, the design of the site and location of the buildings on the site is intended to maximize the setback from the residential areas adjacent to the site. Modification of the width of certain of the terminal peninsulas as shown is a reasonable method for accommodating the dimensional limitations on the site while at the same

providing a landscape plan consistent with the intent and purpose of the City's landscape regulations.

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

Approval of the requested variance will permit a retail/office/commercial development compatible with the surrounding area and land uses. There are existing commercial uses along Griffin Road including the Tropical Acres Restaurant. There are also certain residential uses to the south and west of the subject property. The proposed configuration of the terminal peninsulas together with the landscape plan as proposed will not be detrimental to the neighborhood, but will provide a well designed and landscaped site for the benefit of the neighboring properties.

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

The requested variance will permit the construction of the retail/office/commercial uses as permitted under the City's Comprehensive Plan. Approval of the variance will permit a well designed project which is the type of use needed for the Griffin Road corridor in order to improve deteriorating economic and demographic conditions, vacant lots, and other negative conditions. Once constructed the project will draw customers into the area and serve the needs of residents within the neighboring residential areas as well as visitors and travelers using the Griffin Road corridor.

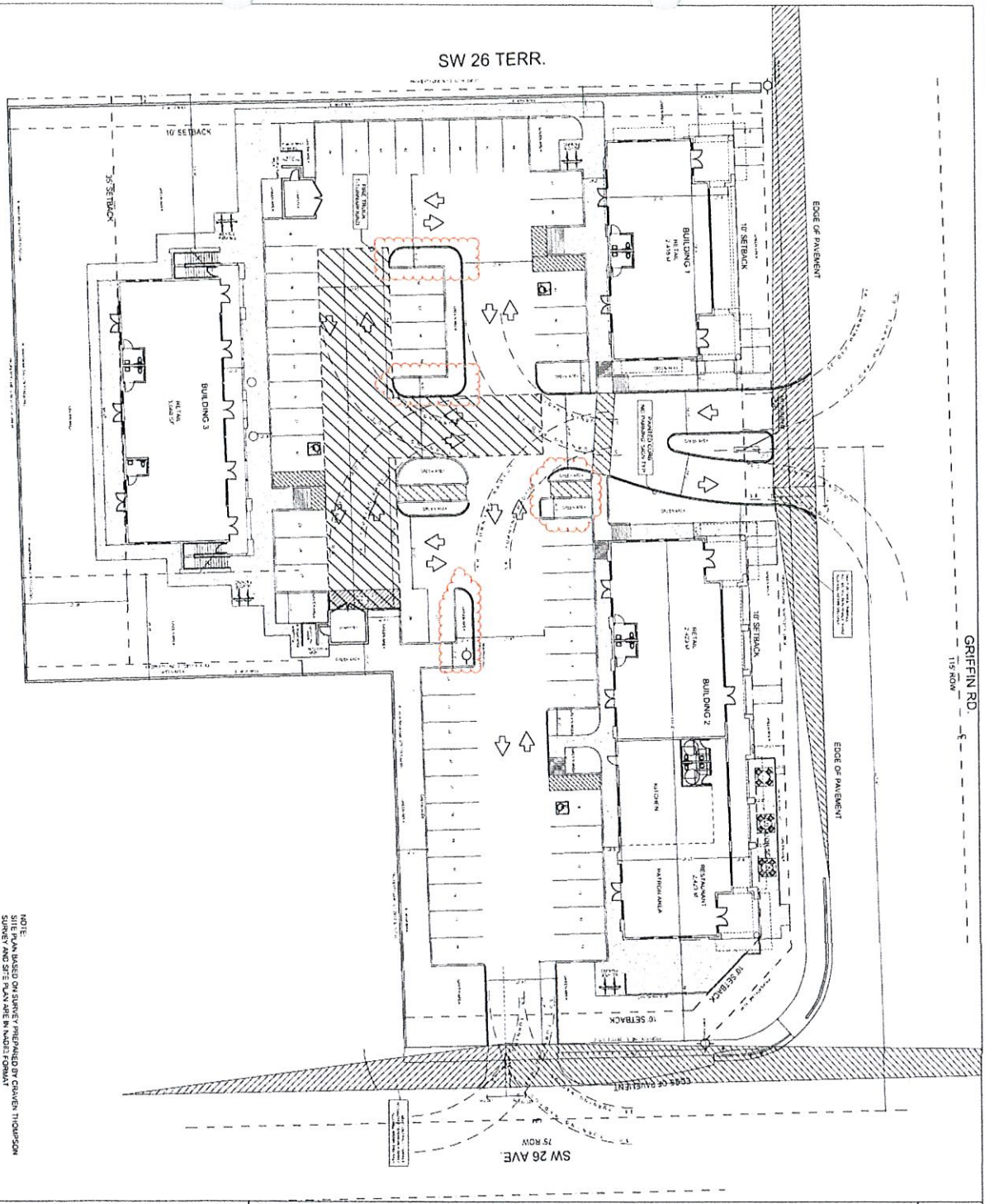
(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome;

The property is an irregularly shaped lot. Residential uses lie to the south and west of the property. Given the configuration of the proposed buildings to accommodate the interests of the neighboring properties, it is necessary to design the parking area and associated landscaping in a manner requiring this request for a variance.

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

The variance is the minimum necessary to accommodate the proposed development in a manner that will address the impact of the development on the neighboring properties. The project has been designed to maximize the setback of the buildings from the residential properties.

SW 26 TERR.



GRIFFIN RD.
115 ROW

SW 26 AVE.
75 ROW

NOTE:
SITE PLAN PREPARED BY CHADLER PROPOSITION
SPRING 2005

LOCAL DISPOSITION
AS APPLICABLE TO THE ZONING DISTRICTS OF THE CITY OF MIAMI
AND THE COUNTY OF DADE COUNTY RESOLVES SECTION 22, CHAPTER 201, SOON
APPLICABLE TO THE ZONING DISTRICTS OF THE CITY OF MIAMI
AND THE COUNTY OF DADE COUNTY RESOLVES SECTION 22, CHAPTER 201, SOON

ZONING INFORMATION

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

GENERAL NOTES

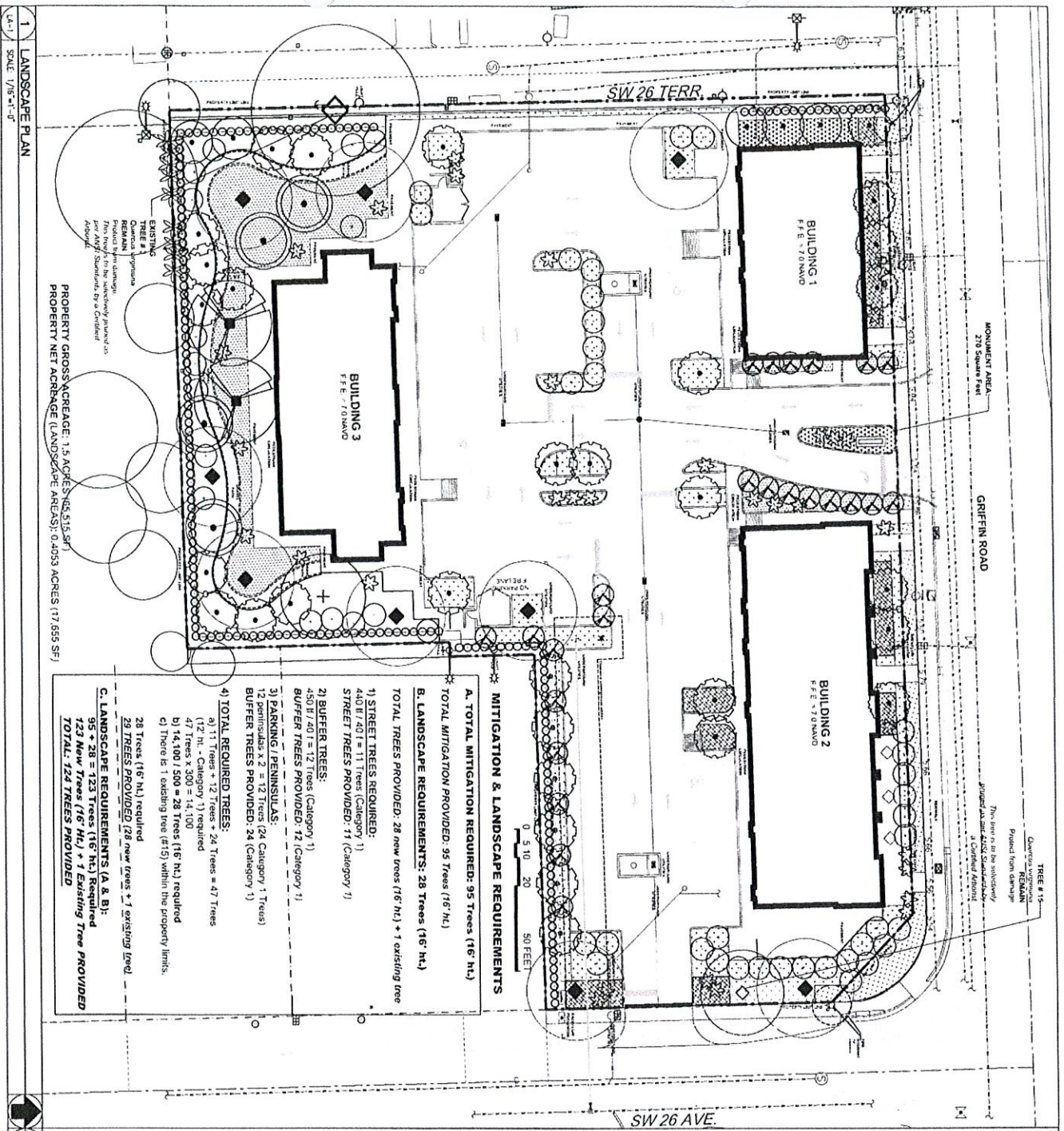
1. NO PARKING SIGNAGE PERMITTED ON THIS AND OTHER LANE STRIPS TO BE MAINTAINED AS PER THE CITY OF MIAMI AND THE COUNTY OF DADE COUNTY RESOLVES SECTION 22, CHAPTER 201, SOON.
2. ALL DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED.
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8. ALL DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED.

1326 SW 131 AVENUE
MIAMI, FLORIDA 33136
PHONE 305.256.9871
FACSIMILE 305.256.9372

KOOSH RETAIL
CENTER

SITE PLAN
REVIEW

SITE PLAN
A100



1 LANDSCAPE PLAN SCALE 1/8" = 1'-0"

PROPERTY GROSS ACREAGE: 1.5 ACRES (65,515 SF)
PROPERTY NET ACREAGE (LANDSCAPE AREAS): 0.4053 ACRES (17,655 SF)

- MITIGATION & LANDSCAPE REQUIREMENTS**
- A. TOTAL MITIGATION REQUIRED: 95 Trees (16' ht.)
 - B. LANDSCAPE REQUIREMENTS: 28 Trees (16' ht.)
 - TOTAL TREES PROVIDED: 28 new trees (16' ht.) + 1 existing tree
 - 1) STREET TREES REQUIRED: 440 ft. / 40' = 11 Trees (Category 1)
 - STREET TREES PROVIDED: 11 (Category 1)
 - 2) BUFFER TREES: 450 ft. / 40' = 12 Trees (Category 1)
 - BUFFER TREES PROVIDED: 12 (Category 1)
 - 3) PARKING / PENINSULAS: 12 perimeters x 2 = 24 Trees (2x Category 1 Trees)
 - BUFFER TREES PROVIDED: 24 (Category 1)
 - 4) TOTAL REQUIRED TREES:
 - a) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
 - b) 14,100 / 500 = 28 Trees (16' ht.) required
 - c) There is 1 existing tree (#15) within the property limits.
- C. LANDSCAPE REQUIREMENTS (A & B):**
95 + 28 = 123 Trees (16' ht.) Required
123 New Trees (16' ht.) + 1 Existing Tree Provided
TOTAL: 124 TREES PROVIDED

2 LANDSCAPE LEGEND SCALE 1/8" = 1'-0"

TREES & PALMS	
	1) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	2) 14,100 / 500 = 28 Trees (16' ht.) required
	3) There is 1 existing tree (#15) within the property limits.
	4) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	5) 12 perimeters x 2 = 24 Trees (2x Category 1 Trees)
	6) BUFFER TREES PROVIDED: 24 (Category 1)
	7) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	8) 14,100 / 500 = 28 Trees (16' ht.) required
	9) There is 1 existing tree (#15) within the property limits.
	10) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
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	115) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	116) 14,100 / 500 = 28 Trees (16' ht.) required
	117) There is 1 existing tree (#15) within the property limits.
	118) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	119) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	120) 14,100 / 500 = 28 Trees (16' ht.) required
	121) There is 1 existing tree (#15) within the property limits.
	122) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	123) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	124) 14,100 / 500 = 28 Trees (16' ht.) required
	125) There is 1 existing tree (#15) within the property limits.
	126) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	127) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	128) 14,100 / 500 = 28 Trees (16' ht.) required
	129) There is 1 existing tree (#15) within the property limits.
	130) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	131) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	132) 14,100 / 500 = 28 Trees (16' ht.) required
	133) There is 1 existing tree (#15) within the property limits.
	134) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	135) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	136) 14,100 / 500 = 28 Trees (16' ht.) required
	137) There is 1 existing tree (#15) within the property limits.
	138) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	139) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	140) 14,100 / 500 = 28 Trees (16' ht.) required
	141) There is 1 existing tree (#15) within the property limits.
	142) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	143) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	144) 14,100 / 500 = 28 Trees (16' ht.) required
	145) There is 1 existing tree (#15) within the property limits.
	146) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required
	147) 11 Trees + 12 Trees + 24 Trees = 47 Trees (12' ht. - Category 1) required
	148) 14,100 / 500 = 28 Trees (16' ht.) required
	149) There is 1 existing tree (#15) within the property limits.
	150) TOTAL REQUIRED TREES: 47 Trees (12' ht. - Category 1) required

NOTE: ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.

0 5 10 20 50 FEET

REMANUED DESIGN INC. 177 SW 26th Avenue, Suite 100, Fort Lauderdale, FL 33309

ARCHITECTS PLANNERS INTERIORS 2125 S.W. 131st Avenue, Miami, Florida 33186 Phone: (305) 584-3071 Fax: (305) 584-3072

KOOSH RETAIL CENTER 123 SW 26th Avenue, Fort Lauderdale, FL 33309

LANDSCAPE PLAN LA-1



LANDSCAPE LEGEND & QUANTITY

TREES & PALMS

	TREE 1 (LAWSON'S CEDAR)	10
	TREE 2 (FLORIDA PALM)	15
	TREE 3 (FLORIDA PALM)	10
	TREE 4 (FLORIDA PALM)	10
	TREE 5 (FLORIDA PALM)	10
	TREE 6 (FLORIDA PALM)	10
	TREE 7 (FLORIDA PALM)	10
	TREE 8 (FLORIDA PALM)	10
	TREE 9 (FLORIDA PALM)	10
	TREE 10 (FLORIDA PALM)	10
	TREE 11 (FLORIDA PALM)	10
	TREE 12 (FLORIDA PALM)	10
	TREE 13 (FLORIDA PALM)	10
	TREE 14 (FLORIDA PALM)	10
	TREE 15 (FLORIDA PALM)	10
	TREE 16 (FLORIDA PALM)	10
	TREE 17 (FLORIDA PALM)	10
	TREE 18 (FLORIDA PALM)	10
	TREE 19 (FLORIDA PALM)	10
	TREE 20 (FLORIDA PALM)	10
	TREE 21 (FLORIDA PALM)	10
	TREE 22 (FLORIDA PALM)	10
	TREE 23 (FLORIDA PALM)	10
	TREE 24 (FLORIDA PALM)	10
	TREE 25 (FLORIDA PALM)	10
	TREE 26 (FLORIDA PALM)	10
	TREE 27 (FLORIDA PALM)	10
	TREE 28 (FLORIDA PALM)	10
	TREE 29 (FLORIDA PALM)	10
	TREE 30 (FLORIDA PALM)	10
	TREE 31 (FLORIDA PALM)	10
	TREE 32 (FLORIDA PALM)	10
	TREE 33 (FLORIDA PALM)	10
	TREE 34 (FLORIDA PALM)	10
	TREE 35 (FLORIDA PALM)	10
	TREE 36 (FLORIDA PALM)	10
	TREE 37 (FLORIDA PALM)	10
	TREE 38 (FLORIDA PALM)	10
	TREE 39 (FLORIDA PALM)	10
	TREE 40 (FLORIDA PALM)	10
	TREE 41 (FLORIDA PALM)	10
	TREE 42 (FLORIDA PALM)	10
	TREE 43 (FLORIDA PALM)	10
	TREE 44 (FLORIDA PALM)	10
	TREE 45 (FLORIDA PALM)	10
	TREE 46 (FLORIDA PALM)	10
	TREE 47 (FLORIDA PALM)	10
	TREE 48 (FLORIDA PALM)	10
	TREE 49 (FLORIDA PALM)	10
	TREE 50 (FLORIDA PALM)	10

SHRUBS, GROUNDCOVER & SOD

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

NOTE ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.

0 5 10 20 50 FEET

MPD
 ARCHITECTS
 PLANNERS
 INTERIORS
 1000 S. W. 10TH AVENUE
 MIAMI, FL 33135
 PHONE: 305.375.4477
 FAX: 305.375.4477

REMANO-CERREJON INC.
 1000 S. W. 10TH AVENUE
 MIAMI, FL 33135
 PHONE: 305.375.4477
 FAX: 305.375.4477

KOOSH RETAIL CENTER
 1000 S. W. 10TH AVENUE
 MIAMI, FL 33135

SITE PLAN REVIEW
 DATE: 11/15/11

LANDSCAPE PLAN
 L-11



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 Adj. Landscaping
- Other: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: YA-023-15

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: 2648 - 2616 GRIFFIN RD (6 parcels)

Lot(s): 9 Block: 1 Subdivision: _____

Recorded Plat Name: Reed Land Co Subdivision, PB 2-32 DCR

Folio Number(s): see attached Legal Description: see attached

Applicant/Consultant/Legal Representative (circle one) Craven Thompson & Associates, Inc.

Address of Applicant: 3563 NW 53 Street, Fort Lauderdale, FL 33309

Business Telephone: 954-739-6400 Home: _____ Fax: _____

E-mail address: Catherine Donn: cdonn@craventhompson.com

Name of Property Owner: SDS Development and Trust, LLC c/o Sharon Sharaby

Address of Property Owner: 5256 SW 38 AVE, FORT LAUDERDALE FL 33312

Business Telephone: (954) 394-6615 Home: _____ Fax: _____

Explanation of Request: relief from SECTION 275-110(D) for adjacent landscaping

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

Prop. Net Acreage: 1.50 Gross Acreage: 1.56 Prop. Square Footage: 35,000

Existing Use: Commercial/Residential Proposed Use: Commercial (C-4)

Is property owned individually, by a corporation, association, or a joint venture? owned by a Limited Liability Company

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 Craven Thompson & 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 09 DAY OF FEB, 20 15

By: Kelly Sharaby
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary [Signature]
(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.

COMPLIANCE WITH SECTION 625-40, CITY OF DANIA BEACH CODE, VARIANCE
REVIEW CRITERIA FOR PROPERTY LOCATED AT 2648-2616 GRIFFIN ROAD
KOOSH PLAZA

VARIANCE FROM SECTION 275-110(D)
LANDSCAPING FOR DEVELOPMENT ADJACENT TO RESIDENTIAL PROPERTY



- (A) The city commission or planning and zoning board, as applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the petitioner has demonstrated that the criteria provided in the following subsections (1) through (5) have been satisfied:
- (1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The Applicant requests a variance from the requirements of Section 275-110(D) of the City's Land Development Code which requires a landscaped area at least ten (10) feet in depth for commercial development abutting residentially zoned or used property, subject to certain requirements. Upon approval of the community development director, the code permits fencing materials, including a wood fence, six (6) feet in height to be installed immediately adjacent to the residential property. Such approval also requires the installation of a double row of category 1 trees, each row forty (40) feet off-center, to be placed in the area between the fence and the commercial property. A variance is requested from the requirement for the installation of the above described double row of trees.

Attached hereto are two sheets comprising Landscape Plans for the subject property including the areas adjacent to which the fence will be installed. It is requested that the attached Landscape Plans be approved reflecting the variance from the requirements of Section 275-110(D) as described above.

The property is an irregularly shaped site comprised of approximately 1.56 acres located to the south of, and with frontage upon, West Griffin Road and is to be developed with three (3) retail/office/commercial buildings. The property lying to the east is the Tropical Acres Restaurant. Property to the west and south of the subject site is residentially zoned and used. The site is approved with platted access from Griffin Road, a road under the jurisdiction of the Florida Department of Transportation. The variance requested will provide for the design of the site and location of the buildings on the site in order to maximize the setback from the residential areas adjacent to the site. The proposed landscape plan provides significant landscaping consistent with the intent and purpose of the City's

landscape regulations and is intended to protect and buffer the neighboring residential areas from the retail/office/commercial uses.

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

Approval of the requested variance will permit a retail/office/commercial development compatible with the surrounding area and land uses. There are certain residential uses to the south and west of the subject property. The proposed Landscape Plan will not be detrimental to the neighborhood, but will provide a well designed and landscaped site for the benefit of the neighboring properties.

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

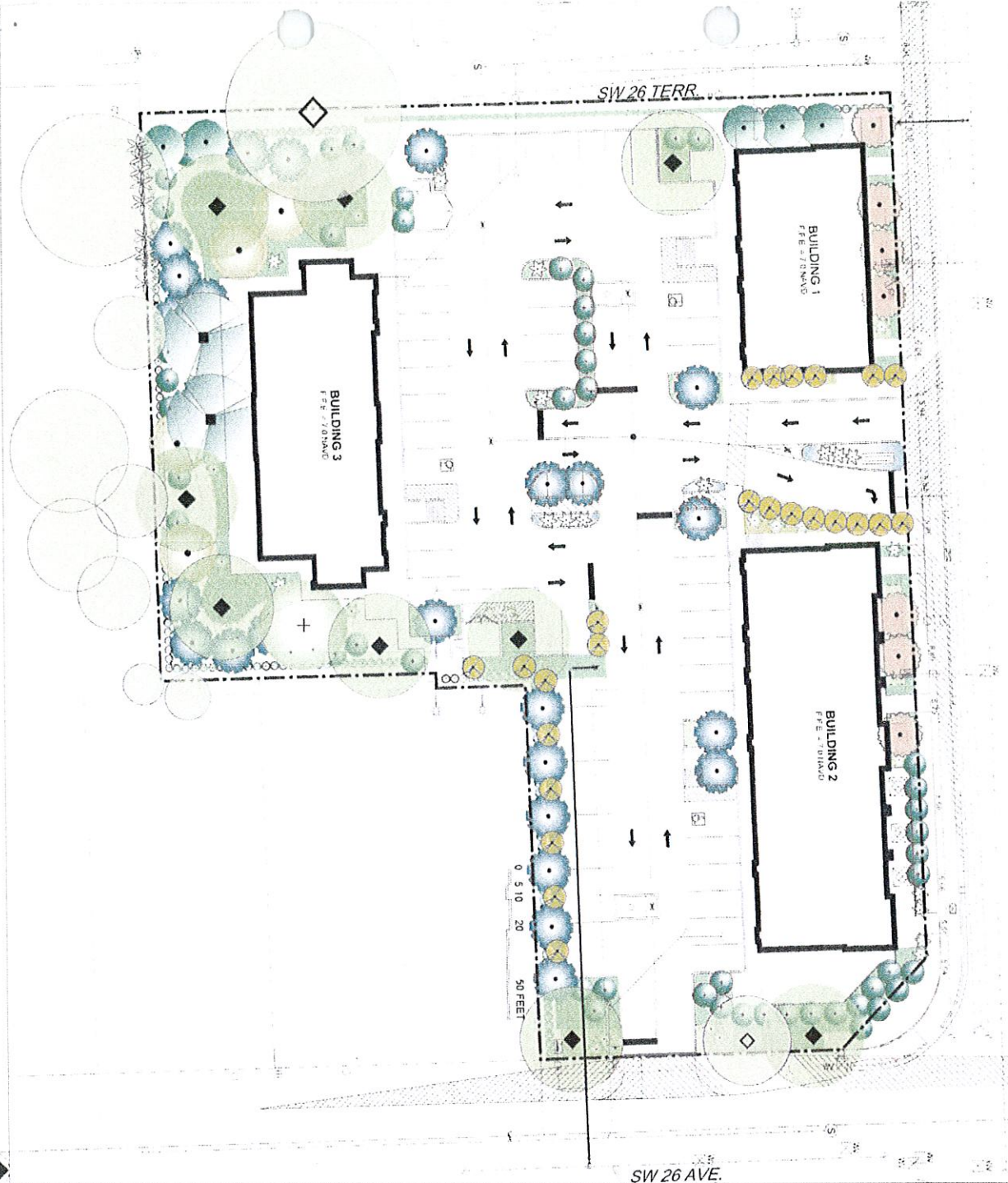
The requested variance will permit the construction of a retail/office/commercial use which is permitted under the City's Comprehensive Plan. Approval of the variance will permit a well designed and landscaped project which is the type of use needed for the Griffin Road corridor in order to improve deteriorating economic and demographic conditions, vacant lots, and other negative conditions. The variance will permit a landscape design unique to the site which will provide a significant buffer between the project and the residential properties. Once constructed, the project will draw customers into the area and serve the needs of residents within the neighboring residential areas as well as visitors and travelers using the Griffin Road corridor.

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

The property is an irregularly shaped lot. Residential uses lie to the south and west of the property. Given the configuration of the proposed buildings to accommodate the interests of the neighboring properties, it is necessary to design the landscaping in a manner requiring this request for a variance.

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

The variance is the minimum necessary to accommodate the proposed development in a manner that will address the impact of the development on the neighboring properties. The project has been designed to maximize the setback of the buildings from the residential properties.



LANDSCAPE LEGEND & QUANTITY

TREES & PALMS

	Tree 1: 10' x 10' x 10'	Quantity: 10
	Tree 2: 12' x 12' x 12'	Quantity: 15
	Tree 3: 14' x 14' x 14'	Quantity: 20
	Tree 4: 16' x 16' x 16'	Quantity: 25
	Tree 5: 18' x 18' x 18'	Quantity: 30
	Tree 6: 20' x 20' x 20'	Quantity: 35
	Tree 7: 22' x 22' x 22'	Quantity: 40
	Tree 8: 24' x 24' x 24'	Quantity: 45
	Tree 9: 26' x 26' x 26'	Quantity: 50
	Tree 10: 28' x 28' x 28'	Quantity: 55
	Tree 11: 30' x 30' x 30'	Quantity: 60
	Tree 12: 32' x 32' x 32'	Quantity: 65
	Tree 13: 34' x 34' x 34'	Quantity: 70
	Tree 14: 36' x 36' x 36'	Quantity: 75
	Tree 15: 38' x 38' x 38'	Quantity: 80
	Tree 16: 40' x 40' x 40'	Quantity: 85
	Tree 17: 42' x 42' x 42'	Quantity: 90
	Tree 18: 44' x 44' x 44'	Quantity: 95
	Tree 19: 46' x 46' x 46'	Quantity: 100
	Tree 20: 48' x 48' x 48'	Quantity: 105
	Tree 21: 50' x 50' x 50'	Quantity: 110
	Tree 22: 52' x 52' x 52'	Quantity: 115
	Tree 23: 54' x 54' x 54'	Quantity: 120
	Tree 24: 56' x 56' x 56'	Quantity: 125
	Tree 25: 58' x 58' x 58'	Quantity: 130
	Tree 26: 60' x 60' x 60'	Quantity: 135
	Tree 27: 62' x 62' x 62'	Quantity: 140
	Tree 28: 64' x 64' x 64'	Quantity: 145
	Tree 29: 66' x 66' x 66'	Quantity: 150
	Tree 30: 68' x 68' x 68'	Quantity: 155
	Tree 31: 70' x 70' x 70'	Quantity: 160
	Tree 32: 72' x 72' x 72'	Quantity: 165
	Tree 33: 74' x 74' x 74'	Quantity: 170
	Tree 34: 76' x 76' x 76'	Quantity: 175
	Tree 35: 78' x 78' x 78'	Quantity: 180
	Tree 36: 80' x 80' x 80'	Quantity: 185
	Tree 37: 82' x 82' x 82'	Quantity: 190
	Tree 38: 84' x 84' x 84'	Quantity: 195
	Tree 39: 86' x 86' x 86'	Quantity: 200
	Tree 40: 88' x 88' x 88'	Quantity: 205
	Tree 41: 90' x 90' x 90'	Quantity: 210
	Tree 42: 92' x 92' x 92'	Quantity: 215
	Tree 43: 94' x 94' x 94'	Quantity: 220
	Tree 44: 96' x 96' x 96'	Quantity: 225
	Tree 45: 98' x 98' x 98'	Quantity: 230
	Tree 46: 100' x 100' x 100'	Quantity: 235
	Tree 47: 102' x 102' x 102'	Quantity: 240
	Tree 48: 104' x 104' x 104'	Quantity: 245
	Tree 49: 106' x 106' x 106'	Quantity: 250
	Tree 50: 108' x 108' x 108'	Quantity: 255
	Tree 51: 110' x 110' x 110'	Quantity: 260
	Tree 52: 112' x 112' x 112'	Quantity: 265
	Tree 53: 114' x 114' x 114'	Quantity: 270
	Tree 54: 116' x 116' x 116'	Quantity: 275
	Tree 55: 118' x 118' x 118'	Quantity: 280
	Tree 56: 120' x 120' x 120'	Quantity: 285
	Tree 57: 122' x 122' x 122'	Quantity: 290
	Tree 58: 124' x 124' x 124'	Quantity: 295
	Tree 59: 126' x 126' x 126'	Quantity: 300
	Tree 60: 128' x 128' x 128'	Quantity: 305
	Tree 61: 130' x 130' x 130'	Quantity: 310
	Tree 62: 132' x 132' x 132'	Quantity: 315
	Tree 63: 134' x 134' x 134'	Quantity: 320
	Tree 64: 136' x 136' x 136'	Quantity: 325
	Tree 65: 138' x 138' x 138'	Quantity: 330
	Tree 66: 140' x 140' x 140'	Quantity: 335
	Tree 67: 142' x 142' x 142'	Quantity: 340
	Tree 68: 144' x 144' x 144'	Quantity: 345
	Tree 69: 146' x 146' x 146'	Quantity: 350
	Tree 70: 148' x 148' x 148'	Quantity: 355
	Tree 71: 150' x 150' x 150'	Quantity: 360
	Tree 72: 152' x 152' x 152'	Quantity: 365
	Tree 73: 154' x 154' x 154'	Quantity: 370
	Tree 74: 156' x 156' x 156'	Quantity: 375
	Tree 75: 158' x 158' x 158'	Quantity: 380
	Tree 76: 160' x 160' x 160'	Quantity: 385
	Tree 77: 162' x 162' x 162'	Quantity: 390
	Tree 78: 164' x 164' x 164'	Quantity: 395
	Tree 79: 166' x 166' x 166'	Quantity: 400
	Tree 80: 168' x 168' x 168'	Quantity: 405
	Tree 81: 170' x 170' x 170'	Quantity: 410
	Tree 82: 172' x 172' x 172'	Quantity: 415
	Tree 83: 174' x 174' x 174'	Quantity: 420
	Tree 84: 176' x 176' x 176'	Quantity: 425
	Tree 85: 178' x 178' x 178'	Quantity: 430
	Tree 86: 180' x 180' x 180'	Quantity: 435
	Tree 87: 182' x 182' x 182'	Quantity: 440
	Tree 88: 184' x 184' x 184'	Quantity: 445
	Tree 89: 186' x 186' x 186'	Quantity: 450
	Tree 90: 188' x 188' x 188'	Quantity: 455
	Tree 91: 190' x 190' x 190'	Quantity: 460
	Tree 92: 192' x 192' x 192'	Quantity: 465
	Tree 93: 194' x 194' x 194'	Quantity: 470
	Tree 94: 196' x 196' x 196'	Quantity: 475
	Tree 95: 198' x 198' x 198'	Quantity: 480
	Tree 96: 200' x 200' x 200'	Quantity: 485
	Tree 97: 202' x 202' x 202'	Quantity: 490
	Tree 98: 204' x 204' x 204'	Quantity: 495
	Tree 99: 206' x 206' x 206'	Quantity: 500
	Tree 100: 208' x 208' x 208'	Quantity: 505
	Tree 101: 210' x 210' x 210'	Quantity: 510
	Tree 102: 212' x 212' x 212'	Quantity: 515
	Tree 103: 214' x 214' x 214'	Quantity: 520
	Tree 104: 216' x 216' x 216'	Quantity: 525
	Tree 105: 218' x 218' x 218'	Quantity: 530
	Tree 106: 220' x 220' x 220'	Quantity: 535
	Tree 107: 222' x 222' x 222'	Quantity: 540
	Tree 108: 224' x 224' x 224'	Quantity: 545
	Tree 109: 226' x 226' x 226'	Quantity: 550
	Tree 110: 228' x 228' x 228'	Quantity: 555
	Tree 111: 230' x 230' x 230'	Quantity: 560
	Tree 112: 232' x 232' x 232'	Quantity: 565
	Tree 113: 234' x 234' x 234'	Quantity: 570
	Tree 114: 236' x 236' x 236'	Quantity: 575
	Tree 115: 238' x 238' x 238'	Quantity: 580
	Tree 116: 240' x 240' x 240'	Quantity: 585
	Tree 117: 242' x 242' x 242'	Quantity: 590
	Tree 118: 244' x 244' x 244'	Quantity: 595
	Tree 119: 246' x 246' x 246'	Quantity: 600
	Tree 120: 248' x 248' x 248'	Quantity: 605
	Tree 121: 250' x 250' x 250'	Quantity: 610
	Tree 122: 252' x 252' x 252'	Quantity: 615
	Tree 123: 254' x 254' x 254'	Quantity: 620
	Tree 124: 256' x 256' x 256'	Quantity: 625
	Tree 125: 258' x 258' x 258'	Quantity: 630
	Tree 126: 260' x 260' x 260'	Quantity: 635
	Tree 127: 262' x 262' x 262'	Quantity: 640
	Tree 128: 264' x 264' x 264'	Quantity: 645
	Tree 129: 266' x 266' x 266'	Quantity: 650
	Tree 130: 268' x 268' x 268'	Quantity: 655
	Tree 131: 270' x 270' x 270'	Quantity: 660
	Tree 132: 272' x 272' x 272'	Quantity: 665
	Tree 133: 274' x 274' x 274'	Quantity: 670
	Tree 134: 276' x 276' x 276'	Quantity: 675
	Tree 135: 278' x 278' x 278'	Quantity: 680
	Tree 136: 280' x 280' x 280'	Quantity: 685
	Tree 137: 282' x 282' x 282'	Quantity: 690
	Tree 138: 284' x 284' x 284'	Quantity: 695
	Tree 139: 286' x 286' x 286'	Quantity: 700
	Tree 140: 288' x 288' x 288'	Quantity: 705
	Tree 141: 290' x 290' x 290'	Quantity: 710
	Tree 142: 292' x 292' x 292'	Quantity: 715
	Tree 143: 294' x 294' x 294'	Quantity: 720
	Tree 144: 296' x 296' x 296'	Quantity: 725
	Tree 145: 298' x 298' x 298'	Quantity: 730
	Tree 146: 300' x 300' x 300'	Quantity: 735
	Tree 147: 302' x 302' x 302'	Quantity: 740
	Tree 148: 304' x 304' x 304'	Quantity: 745
	Tree 149: 306' x 306' x 306'	Quantity: 750
	Tree 150: 308' x 308' x 308'	Quantity: 755
	Tree 151: 310' x 310' x 310'	Quantity: 760
	Tree 152: 312' x 312' x 312'	Quantity: 765
	Tree 153: 314' x 314' x 314'	Quantity: 770
	Tree 154: 316' x 316' x 316'	Quantity: 775
	Tree 155: 318' x 318' x 318'	Quantity: 780
	Tree 156: 320' x 320' x 320'	Quantity: 785
	Tree 157: 322' x 322' x 322'	Quantity: 790
	Tree 158: 324' x 324' x 324'	Quantity: 795
	Tree 159: 326' x 326' x 326'	Quantity: 800
	Tree 160: 328' x 328' x 328'	Quantity: 805
	Tree 161: 330' x 330' x 330'	Quantity: 810
	Tree 162: 332' x 332' x 332'	Quantity: 815
	Tree 163: 334' x 334' x 334'	Quantity: 820
	Tree 164: 336' x 336' x 336'	Quantity: 825
	Tree 165: 338' x 338' x 338'	Quantity: 830
	Tree 166: 340' x 340' x 340'	Quantity: 835
	Tree 167: 342' x 342' x 342'	Quantity: 840
	Tree 168: 344' x 344' x 344'	Quantity: 845
	Tree 169: 346' x 346' x 346'	Quantity: 850
	Tree 170: 348' x 348' x 348'	Quantity: 855
	Tree 171: 350' x 350' x 350'	Quantity: 860
	Tree 172: 352' x 352' x 352'	Quantity: 865
	Tree 173: 354' x 354' x 354'	Quantity: 870
	Tree 174: 356' x 356' x 356'	Quantity: 875
	Tree 175: 358' x 358' x 358'	Quantity: 880
	Tree 176: 360' x 360' x 360'	Quantity: 885
	Tree 177: 362' x 362' x 362'	Quantity: 890
	Tree 178: 364' x 364' x 364'	Quantity: 895
	Tree 179: 366' x 366' x 366'	Quantity: 900
	Tree 180: 368' x 368' x 368'	Quantity: 905
	Tree 181: 370' x 370' x 370'	Quantity: 910
	Tree 182: 372' x 372' x 372'	Quantity: 915
	Tree 183: 374' x 374' x 374'	Quantity: 920
	Tree 184: 376' x 376' x 376'	Quantity: 925
	Tree 185: 378' x 378' x 378'	Quantity: 930
	Tree 186: 380' x 380' x 380'	Quantity: 935
	Tree 187: 382' x 382' x 382'	Quantity: 940
	Tree 188: 384' x 384' x 384'	Quantity: 945
	Tree 189: 386' x 386' x 386'	Quantity: 950
	Tree 190: 388' x 388' x 388'	Quantity: 955
	Tree 191: 390' x 390' x 390'	Quantity: 960
	Tree 192: 392' x 392' x 392'	Quantity: 965
	Tree 193: 394' x 394' x 394'	Quantity: 970
	Tree 194: 396' x 396' x 396'	Quantity: 975
	Tree 195: 398' x 398' x 398'	Quantity: 980
	Tree 196: 400' x 400' x 400'	Quantity: 985
	Tree 197: 402' x 402' x 402'	Quantity: 990
	Tree 198: 404' x 404' x 404'	Quantity: 995
	Tree 199: 406' x 406' x 406'	Quantity: 1000
	Tree 200: 408' x 408' x 408'	Quantity: 1005

SHRUBS, GROUNDCOVER & SOD

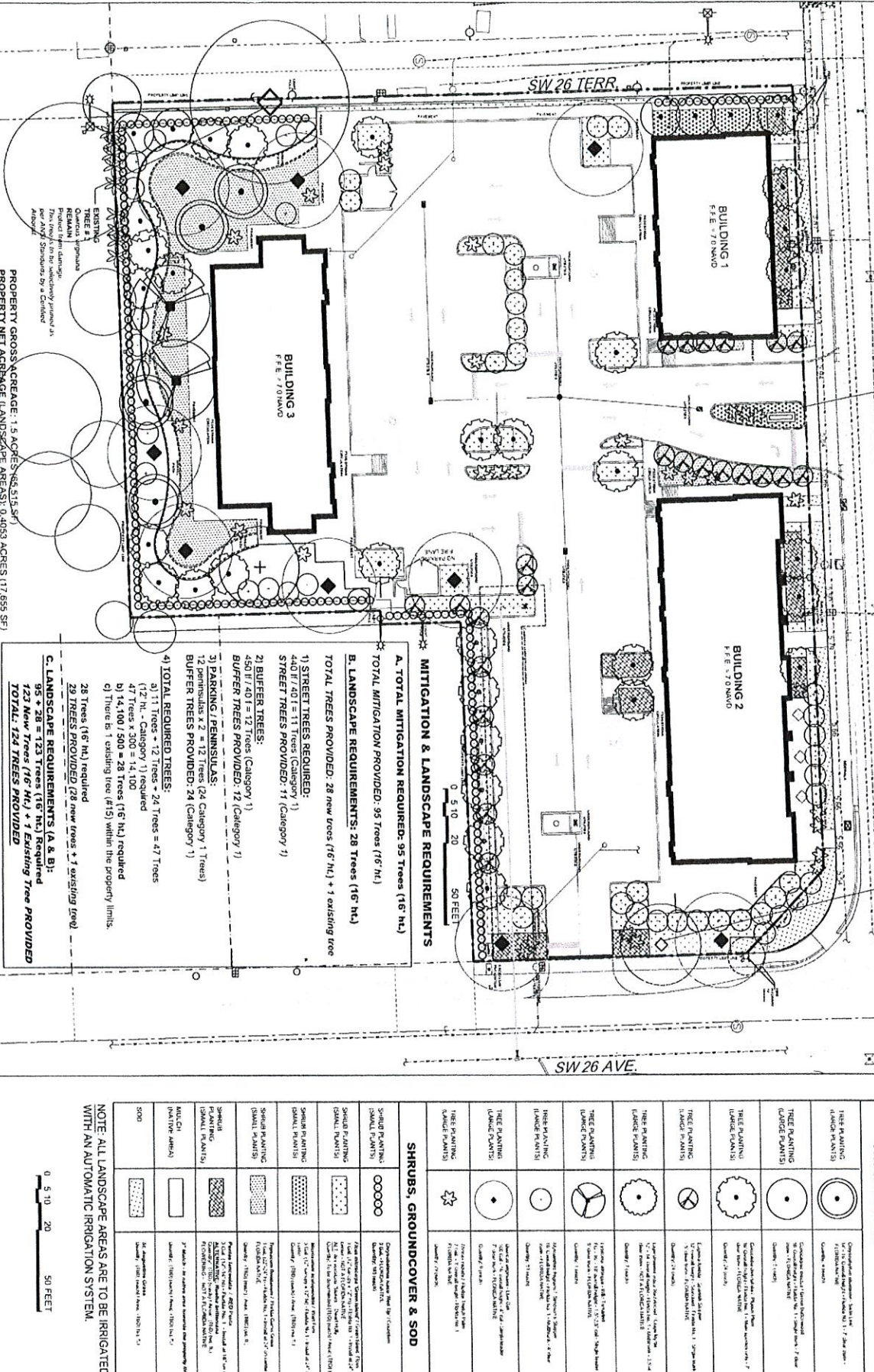
MONUMENT AREA
270 Square Feet

GRIFIN ROAD

SW 26 TERR.

SW 26 AVE.

Tree #15
Quantity: 1
Retention
Product from damage
a Certified Arborist
judges and sets standards



EXISTING TREES
REMAIN
Product from damage
This tree to be selectively pruned as
shown. Structure by a Certified
Arborist

PROPERTY GROSS ACREAGE: 1.5 ACRES (65,535 SF)
PROPERTY NET ACREAGE (LANDSCAPE AREAS): 0.4053 ACRES (17,655 SF)

- MITIGATION & LANDSCAPE REQUIREMENTS**
- A. TOTAL MITIGATION REQUIRED: 95 Trees (16' Ht.)
 - B. LANDSCAPE REQUIREMENTS: 28 Trees (16' Ht.)
TOTAL TREES PROVIDED: 28 new trees (16' Ht.) + 1 existing tree
 - 1) STREET TREES REQUIRED:
440 FT / 40 FT = 11 Trees (Category 1)
STREET TREES PROVIDED: 11 (Category 1)
 - 2) BUFFER TREES:
480 FT / 40 FT = 12 Trees (Category 1)
BUFFER TREES PROVIDED: 12 (Category 1)
 - 3) PARKING, PENINSULA, AS:
12 (Peninsula x 2) = 12 Trees (24 Category 1 Trees)
BUFFER TREES PROVIDED: 24 (Category 1)
 - 4) TOTAL REQUIRED TREES:
a) 11 Trees = 12 Trees + 24 Trees = 47 Trees
(12' Ht. Category 1) required
b) 14,100 / 500 = 28 Trees (16' Ht.) required
c) There is 1 existing tree (#15) within the property limits.
 - C. LANDSCAPE REQUIREMENTS (A & B):
95 + 28 = 123 Trees (16' Ht.) + 1 Existing Tree PROVIDED
TOTAL: 124 TREES PROVIDED

LANDSCAPE LEGEND & QUANTITY

TREES & PALMS

TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)	TREE PLANTING (LANDSCAPE PLANTS)
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]
Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1

SHRUBS, GROUNDCOVER & SOD

SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)	SHRUB PLANTING (SMALL PLANTS)
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]
Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1

NOTE: ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.

0 5 10 20 50 FEET

RELANDSCAPE ASSOCIATES, INC.
ARCHITECTS AND PLANNERS
12124 SW 131 AVENUE
MIAMI, FL 33156
PHONE: 305.256.9371
FACSIMILE: 305.256.9372

AA0002791
ARCHITECTS
PLANNERS
INTERIORS
12124 SW 131 AVENUE
MIAMI, FL 33156
PHONE: 305.256.9371
FACSIMILE: 305.256.9372

KOOSH RETAIL CENTER
12124 SW 131 AVENUE

SITE PLAN REVIEW

LA-1

Lajoie, Corinne

From: Leticia Fernandez-Beraud <leticiaf@Fernandez-Beraud.com>
Sent: Thursday, April 16, 2015 7:23 PM
To: Lajoie, Corinne
Cc: 'Gonzalo Scotti, AIA'; Claudia Alzate
Subject: RE: Koosh - landscape variance question - 04-16-15

RE: Koosh - landscape variance question – Response - 04-16-15

Corinne,

The following are my responses.

- 1) Question by Corinne Lajoie, AICP, LEED GA: I have a question regarding the variance from the double row of trees. I read your justification statement but still have no idea why a double row of trees cannot be provided. In fact, it sorta looks like a double row of trees are provided along the south east side of the property. Can you please clarify.
 - a. Response by Leticia Fernandez-Beraud, RLA: As discussed with Claudia Alzate, there were two factors that were not allowing us to create a double row of trees:
 - i. First, there is not space to locate a double row of trees, one row in front of the other.
 - ii. Second, there is an underground utility line that runs the whole length of the planter.
 - iii. We tried to address this issue by including one row of trees in the back and a second row of trees offset in the front.

- 2) Question by Corinne Lajoie, AICP, LEED GA: I I have a question regarding the variance request for the landscape islands. What category trees are proposed for the landscape islands?
 - a. Response by Leticia Fernandez-Beraud, RLA:
 - i. The parking islands in general have different Category Trees based on the planter configuration and size. In general, you will find category 1, 2, 3 and 4 trees in the parking islands, and in some cases, a combination of any of the tree categories.
 - ii. Please refer to the plan and the key sheet. The trees are identified by name as they are listed in the City of Dania Beach Tree Category List.

I will follow up with a phone call to make sure that all responses are clear to you.

With regards,

Leticia Fernandez-Beraud, RLA
LA 6666730