



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2014-ASO-12313-OE

Issued Date: 12/30/2014

Martin A. Diaz-Yabor
 Martin A.D. Yabor & Assoc., Inc.
 12124 SW 131 Avenue
 Miami, FL 33186

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Koosh Retail Center
 Location: Dania Beach, FL
 Latitude: 26-03-43.40N NAD 83
 Longitude: 80-10-32.20W
 Heights: 6 feet site elevation (SE)
 40 feet above ground level (AGL)
 46 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 06/30/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

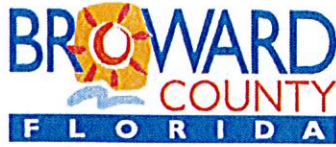
Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-12313-OE.

Signature Control No: 234177090-238756127

Michael Blaich
Specialist

(DNE)



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 S.W. 45 Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

November 17, 2014

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

**RE: Koosh Retail Center, Griffin Road, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Koosh Retail Center development located west of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://ocaaa.faa.gov/ocaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.
- No building, structure or vegetation on the site may exceed thirty five (35) feet above ground level as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.

- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

We request that the above conditions be included in any development approval issued by the City of Dania Beach.

This review is based on the Site Plan, Sheet A1.00, dated October 1, 2014 and the Architectural Elevation Plans, A3.00, A3.01 and A3.01 dated October 1, 2014, prepared by Mandy and Associates, Inc. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

March 19, 2015

Mr. Kenneth Sean Brown
Battalion Chief, Fire Marshal's Office
Broward Sheriff Fire Rescue & Emergency
Services Dept.
2601 West Broward Boulevard
Fort Lauderdale, Florida 33312



Engineers • Planners • Surveyors

1350 S.W. 57th AVENUE
SUITE 207
MIAMI, FLORIDA 33144
TEL. 305.265.5030
FAX. 305.265.5033
E-MAIL: jravin@avinoandassociates.com

EB 0005098
LB 0005098



**RE: KOOSH RETAIL CENTER
DANIA BEACH, FL.**

**Property ID Numbers: 504232-02-0210 / 0211 / 0411 / 0420 / 0430 / 0440 / 0441
Fire Protection Water Supply Statement of Verification**

I, the undersigned professional engineer licensed in Florida, certify that the proposed water main sizing, fire hydrant spacing and fire hydrant locations for the above mentioned project, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorge R. Aviño".
A circular professional seal for Jorge R. Aviño, a Professional Engineer in the State of Florida. The seal contains the text "Jorge RODOLFO AVIÑO", "LICENSA", "NO. 22207", "STATE OF FLORIDA", and "PROFESSIONAL ENGINEER".

Jorge R. Aviño, PE, PSM
President



DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
 FIRE MARSHAL'S BUREAU
 2601 West Broward Boulevard, Room 3061
 Fort Lauderdale, FL 33312
 Phone: (954) 831-8210
 Fax: (954) 831-8218

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

Date of Application: 2014.11.25

Application #: SP-104-14

Name of Project/Development: KOOSH RETAIL CENTER - DANIA BEACH.

Address of Project/Development: 2616 + 2648 Emma Rd.

Owner/Agent: Sharon Sharaby - SDS Development & TRUST LLC

Design Professional of Record: GERARDO S. PEREZ-GILCENON

Water Purveyor: Broward County Water (Water & Wastewater Engineering

Water Purveyor Address: 2555 West Copans Rd., Pompano Beach, FL 33069

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction is TYPE II B in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1500 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1, 18.4.5.2 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed document).

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

[Signature]
 Signature - Owner/Agent/Occupant

3/16/15
 Date

[Signature]
 Signature - Design Professional of Record

2014.11.25.
 Date

PROPERTY ID #s: 504232-02-0210/0211/0411/0420/0430/0440/0441



Rec'd 2/20/15

DESCRIPTION:

THAT PART OF TRACT 9 IN BLOCK 1, ACCORDING TO THE "PLAT OF SECTIONS 28, 29, 31 AND 32, T.50S, R.42E", AS RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE NORTH 88°25'31" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (N.E.1/4) , A DISTANCE OF 508.69 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.W. 26TH AVENUE; THENCE SOUTH 01°29'13" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 172.20 FEET; THENCE SOUTH 88°25'31" WEST, PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.W. 26TH AVENUE; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 125.00 FEET; THENCE SOUTH 01°28'01" EAST ALONG A LINE 300 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE EAST BOUNDARY OF SAID TRACT 9, A DISTANCE OF 30.17 FEET; THENCE SOUTH 88°25'31" WEST ALONG A LINE PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°28'01" EAST ALONG A LINE 305' WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST BOUNDARY, A DISTANCE OF 93.63 FEET; THENCE SOUTH 88°25'31" WEST ALONG A LINE 296 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH LINE, A DISTANCE OF 188.99 FEET; THENCE NORTH 01°21'05" WEST ALONG A LINE 165 FEET EAST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 155.00 FEET; THENCE SOUTH 88°25'31" WEST ALONG A LINE 141 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°21'05" WEST ALONG A LINE 155 FEET EAST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID WEST LINE, A DISTANCE OF 106.00 FEET; THENCE NORTH 88°25'31" EAST ALONG THE SOUTH RIGHT OF WAY LINE FOR GRIFFIN ROAD, SAID LINE LYING 35 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH LINE, A DISTANCE OF 298.37 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°05'16", FOR AN ARC DISTANCE OF 47.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°29'13" EAST, A DISTANCE OF 107.15 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE WEST RIGHT OF WAY LINE OF S.W. 26 AVENUE.

SAID LANDS LYING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 67,048 SQUARE FEET (1.539 ACRES), MORE OR LESS.

Cathy Donn

Rec'd 2/26/15

From: Pico, Olga <OPICO@broward.org>
Sent: Wednesday, February 25, 2015 10:30 AM
To: Cathy Donn
Subject: RE: 504232020411-SDS DEVELOPMENT & TRUST LLC

It's going to the Board in the month of March. The County Commissioners make the final decision.

Olga L Pico

Property Agent II
Broward County Board of Commissioners
Real Property Section
115 S. Andrews Avenue
Fort Lauderdale, FL 33301
Tel.: 954-357-6805
Email: opico@broward.org



From: Cathy Donn [<mailto:cdonn@craventhompson.com>]
Sent: Tuesday, February 24, 2015 3:14 PM
To: Pico, Olga
Subject: RE: 504232020411-SDS DEVELOPMENT & TRUST LLC

Hi Olga,
Do you have a set date for what cc agenda this will be on please?

Thanks,
Cathy

954-739-6400 x 379
cdonn@craventhompson.com

 Please consider the environment before printing this email

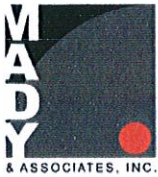
From: Pico, Olga [<mailto:OPICO@broward.org>]
Sent: Tuesday, January 20, 2015 8:39 AM
To: Cathy Donn
Subject: RE: 504232020411-SDS DEVELOPMENT & TRUST LLC

Good morning Cathy,

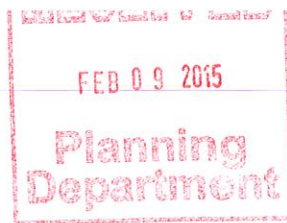
Once the contract is signed by the County Commissioners, the contract would be forwarded to Cindy Cohick our closing coordinator to set up a closing.

Olga L Pico

Property Agent II
Broward County Board of Commissioners



February 4th, 2015
Re: Koosh Retail Center



Below and attached please find the answers to comments for the Koosh Retail Center Project for Architecture and Civil.

Answer to Comment #5

- a) A variance and written justification statement addressing the criteria is being submitted.
 - b) The NVAL has been extended along the west property line of SW 26 Terrace, since there is no access to the site from this road. See attached revised plat sheet 2.
 - c) More complete information is being provided with this submittal.
- g)) This 2' x 100' right of way is being handled by the title company, the owner's attorney, and currently by Ms. Olga Pico, with Facilities Management of the Real Property Division of Broward County. The land has been deemed as surplus property, and not ROW, as there was a defect in title due to an error in a legal description. The Real Property Division has a signed contract selling this land to SDS Development & Trust, LLC. This item will be scheduled on the March 3, 2015 County Commission agenda, and the process will be settled upon closing; therefore no vacation will be necessary. This issue will be resolved before city commission approval.

Answer to Comment #6

Please see Traffic study enclosed with this submittal

Answer to Comment #10

Please see enclosed in this submittal Letter from BCAD and FAA Letter of Determination.

Answer to Comment #15

Restaurant is full service. Parking table has been amended.

Answer to Comment #17

Parking table has been amended in accordance with Sec.265-90

Answer to Comment #22

Please see Landscaping plans

Answer to Comment #23

A request for variance is being presented along with these plans

FIRE DEPARTMENT COMMENTS

TURNING RADIUS: A T-turnaround area has been designed and depicted in the plans in accordance with Fire Department requirements

FIRE FLOW TEST: A fire flow test was previously submitted but is attached to this submittal for your convenience.

FIRE HYDRANTS AND FIRE PROTECTION APPLIANCES:
Please see civil plans enclosed in this submittal for specific details and notes.

Best regards



Gonzalo Scotti, AIA, NCARB
Principal



Martin A.D. Yabor & Assoc., Inc

12124 S.W. 131st Avenue
 Miami, Florida 33186
 PH. (305) 256 - 9071
 FAX (305) 256 - 9073

Transmittal Letter

PROJECT: Koosh Retail Center
 (name, address) Dania Beach, Florida

ARCHITECT'S
PROJECT NO:
DATE: 11-25-14

TO: Sharon Sharaby
 Koosh Jewelers
 2790 Stirling Rd,
 Bay 7-10
 Hollywood, Fl 33020

If Enclosures are not as noted,
 please inform us immediately.
 If checked below, please:
 Acknowledge receipt of enclosures.
 Return enclosures to us.

ATTN Sharon Sharaby
 PH: 954-394-6615

WE TRANSMIT:

- Herewith Under Separate Cover Via _____
 In Accordance with your Request _____

FOR YOUR:

- Approval Distribution to Parties Information
 Review & Comment Record
 Use _____

THE FOLLOWING:

- Drawings Shop Drawing Prints Samples
 Specifications Shop Drawing Reproducibles Product Literature
 Change Order _____

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
5	11-25-14		Site Plan review Plans	B
1	11-25-14		Drainage Calculations	
5	11-25-14		Color rendering prints (11 x 17)	
1	11-25-14		Answers to comments and documents	

- Action** **A.** Action indicated on item transmitted **D.** For signature and forwarding as noted below under REMARKS
Code **B.** No action required **E.** See REMARKS below
C. For signature and return to this office

REMARKS

: _____

COPIES TO:

(with enclosures)

-

Gonzalo Scotti
 BY: Gonzalo Scotti, Principal



February 5, 2015

GONZALO SCOTTI
PRINCIPAL
MADY & ASSOCIATES, INC
12124 SW 131ST AVE
MIAMI, FL 33186

Dear GONZALO SCOTTI:

In response to your letter dated January 15, 2015, the non-binding "ballpark" estimate to convert the overhead electric distribution facilities described in that letter, and located 2616 GRIFFIN RD, to an underground system is \$110,100.00. This estimate is not an offer from FPL to perform the requested conversion and should not be construed or used as such for detailed planning purposes. It is provided strictly to assist your preliminary decision making.

This non-binding estimate is an "order of magnitude" estimate, and is based on previous FPL experience. However, due to the complex nature and variables associated with this type of work, the estimate may not accurately represent the actual cost your community would be obligated to pay FPL to convert its facilities. A detailed and "binding" estimate will be provided, should you decide based on this "ballpark" estimate, and will commence should you elect to pay the non-refundable engineering deposit as set forth in Florida Administrative Code 25-6.115. The deposit is required due to the complexity and time required to estimate such a conversion, and would be applied towards the estimated amount (known also as the CIAC amount) owed to FPL for the conversion, should you decide to proceed with the work contained in the estimate, and contract for that work within 180 days of the date the estimate is provided.

FPL estimates include **only** estimated charges to be paid by the applicant to FPL. Costs associated with restoration of property affected by the conversion; acquisition and recording of easements; "clearing" of trench routes; trenching, backfilling, and conduit installation of individual service laterals; and rearrangement of customer service entrances have been excluded. These elements of the conversion will be the responsibility of the applicant. Rearrangement of customer electric service entrances may, in addition, impose additional **customer** expense if local inspecting authorities require customer wiring to be brought to current codes. The applicant is also responsible for arrangements that must be made to accommodate other utilities/pole licensees affected by the conversion.

Regarding easements, an underground electric distribution system cannot just simply replace an overhead system. Typically, overhead systems exist as part of a county or municipal right-of-way, and when necessary, as part of a specific easement. In contrast, an underground distribution system requires more space than is typically provided by road rights-of-way and easements for overhead facilities. In underground systems, major components formerly attached to poles must now occupy "at grade" appurtenances, e.g., ground level pad mounted transformers and switch cabinets. Facilities of an underground distribution system will not be placed in road right-of-way, with the exception of cables required for crossings. Additional easements will, in all likelihood, be required. Describing, securing, and recording easements, with opinions of title, is the responsibility of the applicant. FPL strongly suggests that all easements required for the conversion be described and secured prior to requesting the detailed cost estimate. Obtaining easements is typically the most difficult aspect of the

conversion process, the time required to secure the easements may exceed the 180 day binding estimate timeframe.

Should you decide to request a detailed "binding" estimate, an engineering deposit in the amount of \$649.20 would be required before commencing with the detailed design and estimating process. The request for the estimate must be in writing, and must describe in detail the facilities to be converted. Binding estimates are valid for 180 days, and would be subject to change in the event of a work scope change. Should actual FPL costs exceed the binding estimate amount, the applicant may be responsible for those additional costs up to a maximum of 10% of the binding estimate amount. Payment of the CIAC, easements (with opinion of title and recorded), agreements from other utilities/pole licensees, and execution of a Conversion Agreement would be required before commencement of construction.

Should you have any questions or wish to consider a binding cost estimate, please call me at 954-442-6361.

Sincerely,



David Gill
Senior Engineer

cc:



LISA H. HAMMER, RCA
Horticultural Consultant

RCA #333
ISA #SO-0758
P.O. Box 330203, Miami, FL 33233
Phone (305) 858-4667
Fax (305) 858-4237
Lisa@LisaHammerRCA.com
LisaHammerRCA.com
 AMERICAN SOCIETY of
CONSULTING ARBORISTS

January 19, 2015

Sharon Sharaby
SDS Development & Trust, LLC
5256 S.W. 38 Avenue
Ft. Lauderdale, FL 33312

RE: Koosh Retail Center
Dania Beach, Florida

Dear Ms. Sharaby:

As you requested, I visited the above-referenced site on Thursday, January 15, 2015 to appraise the value of three existing trees and obtain some additional species and size data for several others. Using the Site Plan Review – Tree Disposition Plan you provided (MADY & Associates, Inc. and Fernandez-Beraud, Inc. Date 11-26-2014. Sheet LD-1), I located trees #1, #2, and #3. I identified each by common and scientific name, measured trunk diameter at breast height (DBH), overall and/or clear trunk height, and crown spread.

In addition to the above, I appraised the value of each tree using the methodology contained in *Guide for Plant Appraisal*, 9th edition (Council of Tree & Landscape Appraisers, 2000. International Society of Arboriculture, Champaign, IL). The Cost Approach and Replacement Cost Method were used to appraise the value of all three trees. The Trunk Formula Method was used since they are larger than commercially available. These values are based upon the cost of the largest commonly available transplantable tree and its cost of installation (determined regionally), plus the increase in value due to the large size of the tree being appraised. Those values are adjusted and depreciated according to species, condition, and location.

For trees #5, #6, #8, #11, and #12, I identified them by common and scientific name and obtained size data (DBH, height, and spread).

A data spreadsheet containing all of these data is attached, and photos follow of each tree I addressed.

Please feel free to contact me if you have any questions about the methodology or results.

Thank you.

Sincerely,

Lisa H. Hammer, RCA
Horticultural Consultant

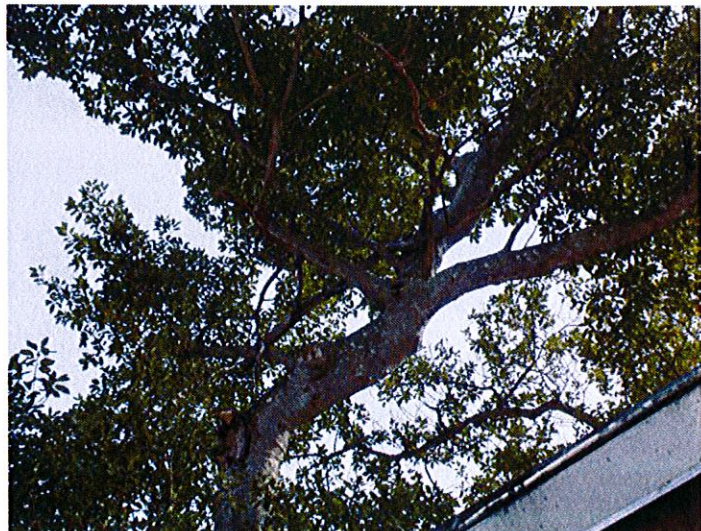
**KOOSH RETAIL CENTER
DANIA BEACH, FLORIDA**

PHOTOS OF EXISTING TREES

Tree #1 – Strangler Fig



Trunk of Tree #1, as seen through the fence. Wounds on scaffolding limbs and a dead hanger.



Tree #2 – Strangler Fig



Major leaders have previously been topped/hatracked.



Tree #3 – Live Oak



It has some symptoms of stress including twig dieback.



Tree #5 – Strangler Fig growing in an old container.



Tree #6 – Areca Palm



Tree #8 – Areca Palm



Tree #11 – Paperbark Tree

Crown/Foliage.



Tree #12 – Kapok Tree



Sprouts growing from old stump base.



Cathy Donn

From: Beasley, Ronald [RBEASLEY@broward.org]
Sent: Friday, August 30, 2013 12:38 PM
To: Cathy Donn
Subject: Griffin Road R/W

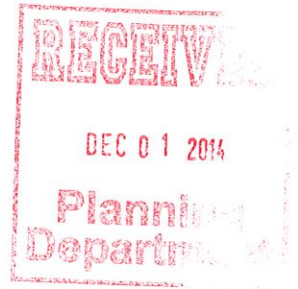
Cathy,

I found the FDOT R/W map, and it only shows the 110' as our section maps. I talked to Dave and we looked over the section maps on both sides. It's varies and inconsistent as to how much different parcels gave up for R/W. So, Dave decided for your project, 5' would be required.

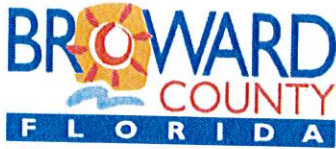
Ron



Ron Beasley
Highway Construction and Engineering Division
One N. University Drive, Box B300, Plantation, FL 33324
954-577-4593
rbeasley@broward.org



Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



AVIATION DEPARTMENT - Fort Lauderdale-Hollywood International Airport
2200 S.W. 45 Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

November 17, 2014

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

**RE: Koosh Retail Center, Griffin Road, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Koosh Retail Center development located west of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oaaaa.faa.gov/oaaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.
- No building, structure or vegetation on the site may exceed thirty five (35) feet above ground level as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.

- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

We request that the above conditions be included in any development approval issued by the City of Dania Beach.

This review is based on the Site Plan, Sheet A1.00, dated October 1, 2014 and the Architectural Elevation Plans, A3.00, A3.01 and A3.01 dated October 1, 2014, prepared by Mandy and Associates, Inc. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental



Public Works Department
 WATER AND WASTEWATER SERVICES
 2555 West Copans Road, Pompano Beach, Florida . 954-831-0704 . FAX 954-831-0708

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 11/07/14

WORK ORDER: 528637

CUSTOMER NAME: SDS Development & Trust LLC

PHONE # 954 394 6615 FAX# 954 926 2860

LOCATION: 2616 Griffin Rd Dania Bch

HYDRANT #1: PHR30840985 LOGGER SN# 341203

HYDRANT #2: PHR30840980 LOGGER SN# 341202

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	11/06/14	10:07:05 AM	76.297 PSI
RESIDUAL	11/06/14	10:18:05 AM	64.559 PSI

HYDRANT # 2	DATE	TIME	
FLOW	11/06/14	10:15:10 AM	1218.5 GPM
PRESSURE	11/06/14	10:15:10 AM	71.776 PSI

Flow calculated with a discharge coefficient of .90

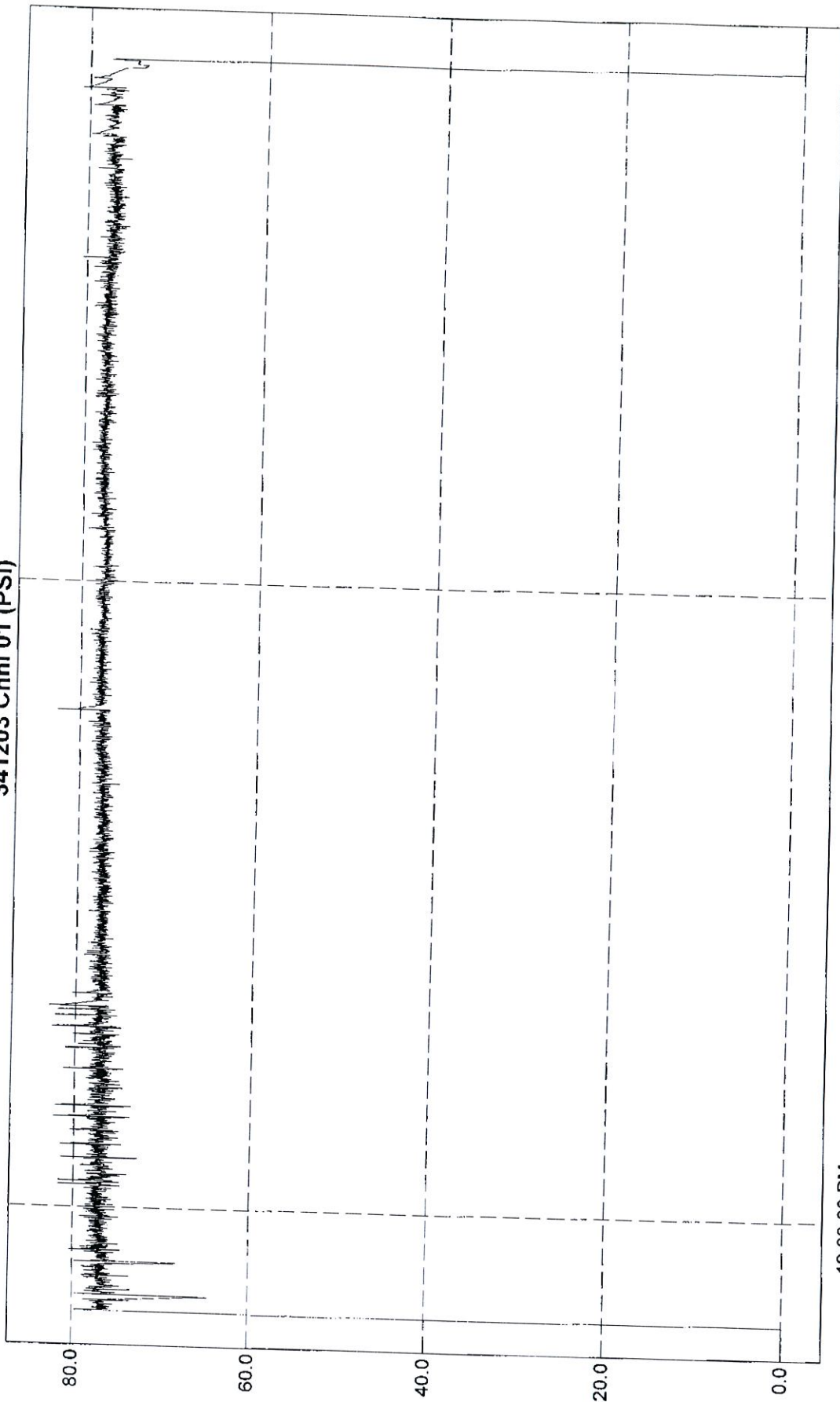
EQUIPMENT USED:

TELOGER model HPR-31 SN# 341203

TELOGER model HPR-31 SN# 341202

POLLARD DIFFUSER 2.5 in

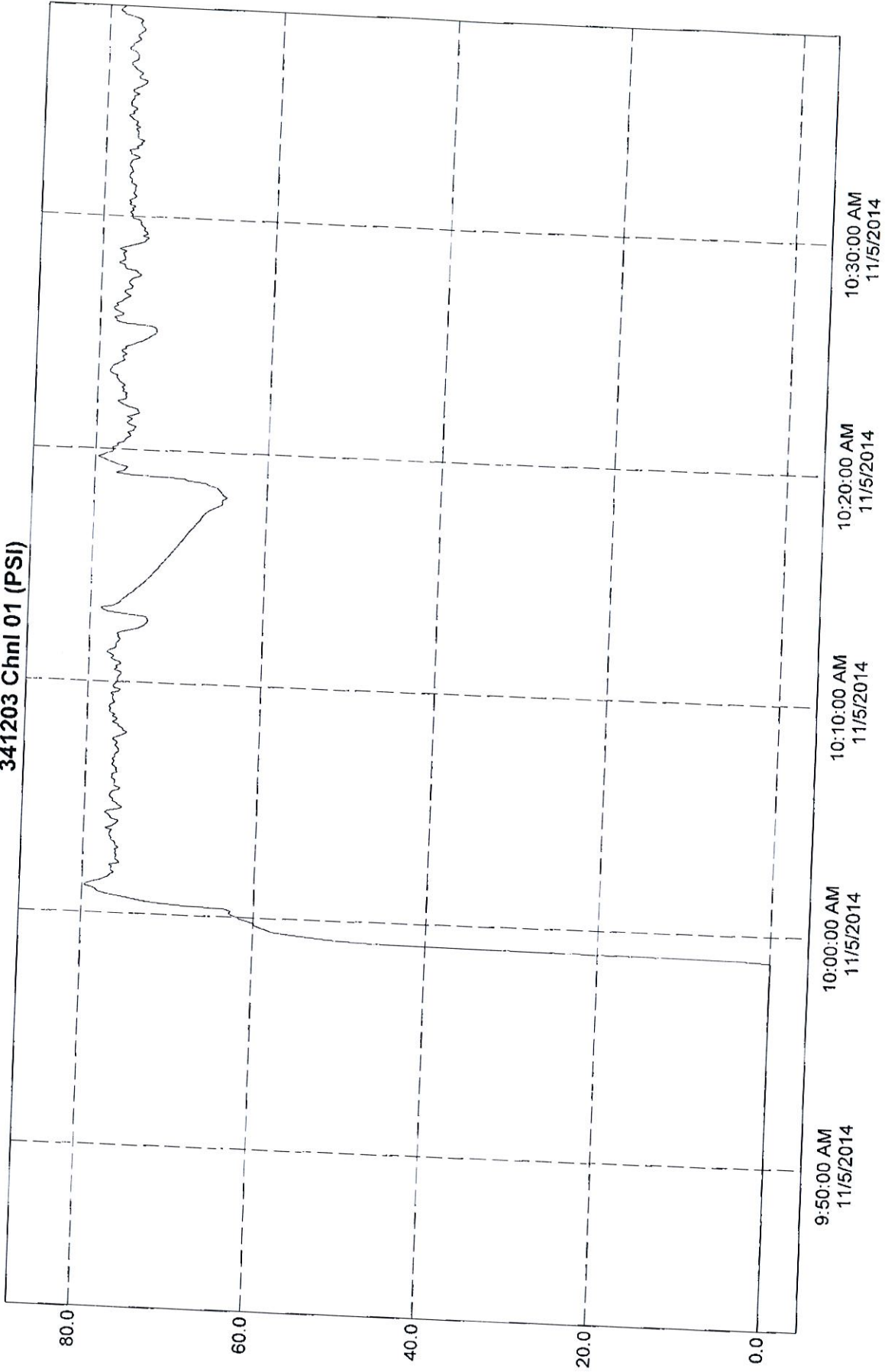
341203 Chnl 01 (PSI)



12:00:00 PM
11/5/2014

12:00:00 AM
11/6/2014

341203 Chnl 01 (PSI)



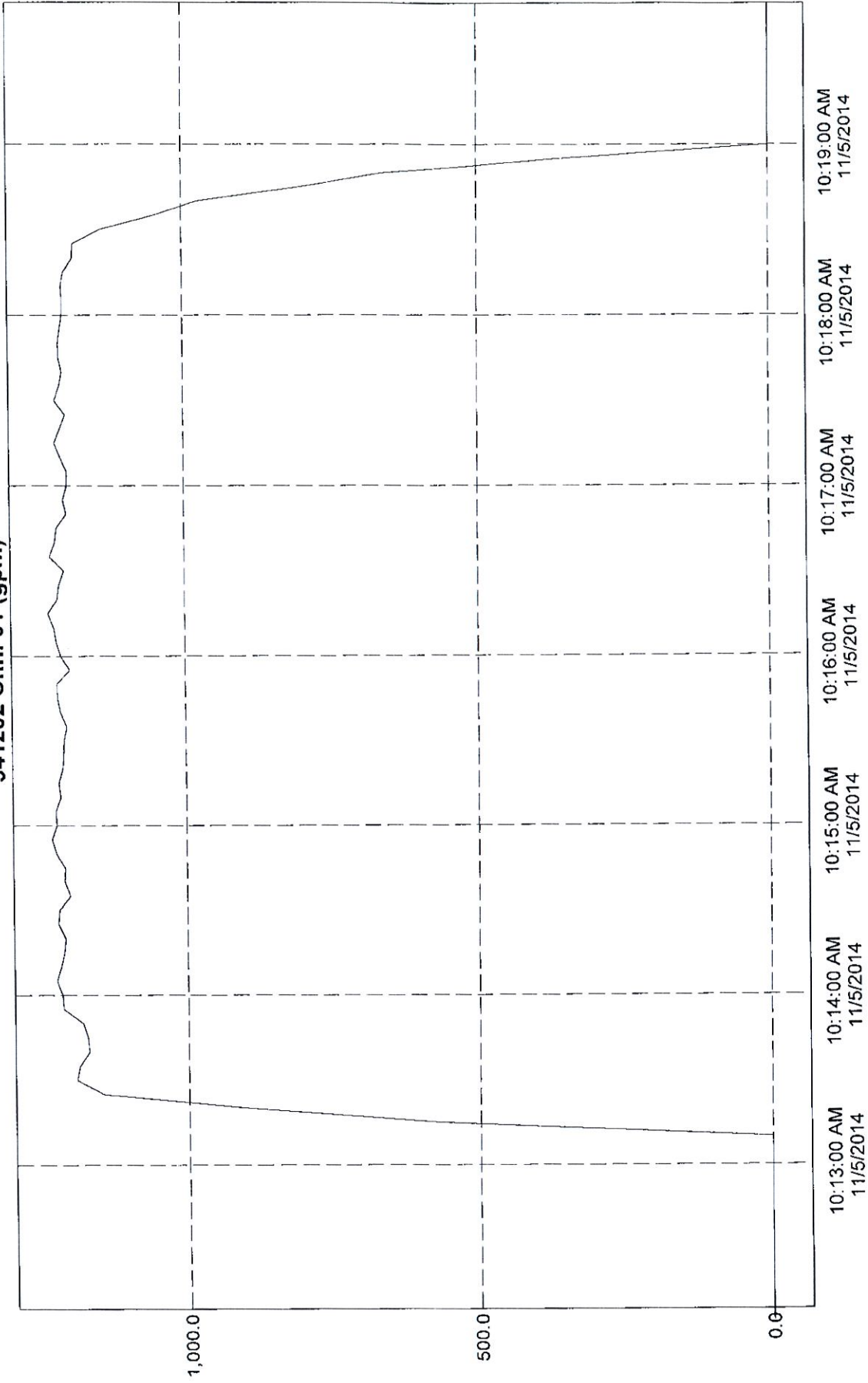
Channel Plot 1:

	Time	341203 Chnl 01 Avg
1563	11/5/2014 10:05:30 AM	76.69109
1564	11/5/2014 10:05:35 AM	76.71917
1565	11/5/2014 10:05:40 AM	76.57876
1566	11/5/2014 10:05:45 AM	76.63492
1567	11/5/2014 10:05:50 AM	77.02808
1568	11/5/2014 10:05:55 AM	76.88766
1569	11/5/2014 10:06:00 AM	77.0
1570	11/5/2014 10:06:05 AM	76.38217
1571	11/5/2014 10:06:10 AM	76.49451
1572	11/5/2014 10:06:15 AM	76.41026
1573	11/5/2014 10:06:20 AM	76.69109
1574	11/5/2014 10:06:25 AM	77.02808
1575	11/5/2014 10:06:30 AM	76.8315
1576	11/5/2014 10:06:35 AM	76.74725
1577	11/5/2014 10:06:40 AM	77.0
1578	11/5/2014 10:06:45 AM	76.63492
1579	11/5/2014 10:06:50 AM	76.80342
1580	11/5/2014 10:06:55 AM	76.49451
1581	11/5/2014 10:07:00 AM	76.21368
1582	11/5/2014 10:07:05 AM	76.29793
1583	11/5/2014 10:07:10 AM	76.46642
1584	11/5/2014 10:07:15 AM	76.77534
1585	11/5/2014 10:07:20 AM	76.46642
1586	11/5/2014 10:07:25 AM	76.49451
1587	11/5/2014 10:07:30 AM	77.02808
1588	11/5/2014 10:07:35 AM	76.85959
1589	11/5/2014 10:07:40 AM	76.21368
1590	11/5/2014 10:07:45 AM	75.65202
1591	11/5/2014 10:07:50 AM	75.28693
1592	11/5/2014 10:07:55 AM	75.82051
1593	11/5/2014 10:08:00 AM	75.87668
1594	11/5/2014 10:08:05 AM	76.38217
1595	11/5/2014 10:08:10 AM	76.41026
1596	11/5/2014 10:08:15 AM	77.14042
1597	11/5/2014 10:08:20 AM	76.69109
1598	11/5/2014 10:08:25 AM	76.52259
1599	11/5/2014 10:08:30 AM	77.1685

Channel Plot 1:

	Time	341203 Chnl 01 Avg
1696	11/5/2014 10:16:35 AM	68.77168
1697	11/5/2014 10:16:40 AM	68.54701
1698	11/5/2014 10:16:45 AM	68.35043
1699	11/5/2014 10:16:50 AM	68.18193
1700	11/5/2014 10:16:55 AM	67.98535
1701	11/5/2014 10:17:00 AM	67.78876
1702	11/5/2014 10:17:05 AM	67.5641
1703	11/5/2014 10:17:10 AM	67.50793
1704	11/5/2014 10:17:15 AM	67.33944
1705	11/5/2014 10:17:20 AM	67.14286
1706	11/5/2014 10:17:25 AM	66.89011
1707	11/5/2014 10:17:30 AM	66.63736
1708	11/5/2014 10:17:35 AM	66.13187
1709	11/5/2014 10:17:40 AM	65.71062
1710	11/5/2014 10:17:45 AM	65.23322
1711	11/5/2014 10:17:50 AM	65.03663
1712	11/5/2014 10:17:55 AM	65.17705
1713	11/5/2014 10:18:00 AM	64.9243
1714	11/5/2014 10:18:05 AM	64.55922
1715	11/5/2014 10:18:10 AM	65.00854
1716	11/5/2014 10:18:15 AM	65.17705
1717	11/5/2014 10:18:20 AM	65.31746
1718	11/5/2014 10:18:25 AM	65.54212
1719	11/5/2014 10:18:30 AM	65.79488
1720	11/5/2014 10:18:35 AM	66.69353
1721	11/5/2014 10:18:40 AM	67.03053
1722	11/5/2014 10:18:45 AM	69.10867
1723	11/5/2014 10:18:50 AM	69.58608
1724	11/5/2014 10:18:55 AM	75.53968
1725	11/5/2014 10:19:00 AM	77.61783
1726	11/5/2014 10:19:05 AM	76.74725
1727	11/5/2014 10:19:10 AM	76.41026
1728	11/5/2014 10:19:15 AM	76.15751
1729	11/5/2014 10:19:20 AM	77.1685
1730	11/5/2014 10:19:25 AM	77.75824
1731	11/5/2014 10:19:30 AM	78.54457
1732	11/5/2014 10:19:35 AM	78.93773

341202 Chnl 01 (gpm)



Channel Plot 1:

	Time	341202 Chnl 01 Flow Rate	341202 Chnl 01 Flow Total
1640	11/5/2014 10:13:45 AM	1,176.3	612.2
1641	11/5/2014 10:13:50 AM	1,184.3	710.9
1642	11/5/2014 10:13:55 AM	1,217.2	812.3
1643	11/5/2014 10:14:00 AM	1,219.5	913.9
1644	11/5/2014 10:14:05 AM	1,228.2	1,016.3
1645	11/5/2014 10:14:10 AM	1,221.1	1,118.1
1646	11/5/2014 10:14:15 AM	1,215.3	1,219.3
1647	11/5/2014 10:14:20 AM	1,213.0	1,320.4
1648	11/5/2014 10:14:25 AM	1,225.0	1,422.5
1649	11/5/2014 10:14:30 AM	1,222.7	1,524.4
1650	11/5/2014 10:14:35 AM	1,204.5	1,624.8
1651	11/5/2014 10:14:40 AM	1,213.0	1,725.8
1652	11/5/2014 10:14:45 AM	1,212.3	1,826.9
1653	11/5/2014 10:14:50 AM	1,226.9	1,929.1
1654	11/5/2014 10:14:55 AM	1,234.3	2,032.0
1655	11/5/2014 10:15:00 AM	1,226.0	2,134.1
1656	11/5/2014 10:15:05 AM	1,227.2	2,236.4
1657	11/5/2014 10:15:10 AM	1,218.5	2,337.9
1658	11/5/2014 10:15:15 AM	1,221.8	2,439.8
1659	11/5/2014 10:15:20 AM	1,214.9	2,541.0
1660	11/5/2014 10:15:25 AM	1,212.7	2,642.1
1661	11/5/2014 10:15:30 AM	1,211.7	2,743.0
1662	11/5/2014 10:15:35 AM	1,207.1	2,843.6
1663	11/5/2014 10:15:40 AM	1,217.5	2,945.1
1664	11/5/2014 10:15:45 AM	1,221.8	3,046.9
1665	11/5/2014 10:15:50 AM	1,223.4	3,148.9
1666	11/5/2014 10:15:55 AM	1,201.2	3,248.9
1667	11/5/2014 10:16:00 AM	1,215.9	3,350.3
1668	11/5/2014 10:16:05 AM	1,223.4	3,452.2
1669	11/5/2014 10:16:10 AM	1,227.2	3,554.5
1670	11/5/2014 10:16:15 AM	1,237.5	3,657.6
1671	11/5/2014 10:16:20 AM	1,220.8	3,759.4
1672	11/5/2014 10:16:25 AM	1,217.9	3,860.8
1673	11/5/2014 10:16:30 AM	1,209.1	3,961.6
1674	11/5/2014 10:16:35 AM	1,233.3	4,064.4
1675	11/5/2014 10:16:40 AM	1,224.0	4,166.4
1676	11/5/2014 10:16:45 AM	1,221.4	4,268.2

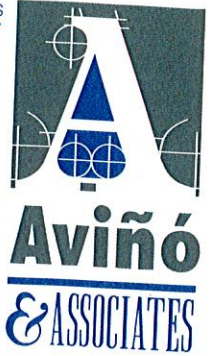
Channel Plot 1:

	Time	341203 Chnl 01 Avg
1662	11/5/2014 10:13:45 AM	75.65202
1663	11/5/2014 10:13:50 AM	75.3431
1664	11/5/2014 10:13:55 AM	75.06227
1665	11/5/2014 10:14:00 AM	74.80952
1666	11/5/2014 10:14:05 AM	74.55678
1667	11/5/2014 10:14:10 AM	74.30403
1668	11/5/2014 10:14:15 AM	74.05128
1669	11/5/2014 10:14:20 AM	73.79854
1670	11/5/2014 10:14:25 AM	73.63004
1671	11/5/2014 10:14:30 AM	73.40537
1672	11/5/2014 10:14:35 AM	73.18071
1673	11/5/2014 10:14:40 AM	72.98413
1674	11/5/2014 10:14:45 AM	72.78754
1675	11/5/2014 10:14:50 AM	72.59097
1676	11/5/2014 10:14:55 AM	72.33822
1677	11/5/2014 10:15:00 AM	72.1978
1678	11/5/2014 10:15:05 AM	72.00122
1679	11/5/2014 10:15:10 AM	71.77656
1680	11/5/2014 10:15:15 AM	71.57998
1681	11/5/2014 10:15:20 AM	71.43956
1682	11/5/2014 10:15:25 AM	71.18681
1683	11/5/2014 10:15:30 AM	71.01832
1684	11/5/2014 10:15:35 AM	70.82173
1685	11/5/2014 10:15:40 AM	70.7094
1686	11/5/2014 10:15:45 AM	70.48474
1687	11/5/2014 10:15:50 AM	70.31624
1688	11/5/2014 10:15:55 AM	70.09158
1689	11/5/2014 10:16:00 AM	69.95116
1690	11/5/2014 10:16:05 AM	69.81075
1691	11/5/2014 10:16:10 AM	69.58608
1692	11/5/2014 10:16:15 AM	69.44566
1693	11/5/2014 10:16:20 AM	69.24908
1694	11/5/2014 10:16:25 AM	69.10867
1695	11/5/2014 10:16:30 AM	68.94017
1696	11/5/2014 10:16:35 AM	68.77168
1697	11/5/2014 10:16:40 AM	68.54701
1698	11/5/2014 10:16:45 AM	68.35043

Engineers • Planners • Surveyors

1350 S.W. 57th AVENUE
SUITE 207
MIAMI, FLORIDA 33144
TEL. 305.265.5030
FAX. 305.265.5033
E-MAIL. jravino@avinoandassociates.com

EB 0005098
LB 0005098



DRAINAGE CALCULATIONS
KOOSH RETAIL CENTER
DANIA BEACH, FL.



FILE COPY

Prepared by: Jorge R. Aviño, PE, PLS

Date: November 24, 2014



KOOSH RETAIL CENTER

Griffin Road & S.W. 26th Ave., Dania Beach, Fl

November 24, 2014

DRAINAGE WELL SYSTEM (25 Year - 3 Day Storm)

Tributary area covered by drainage wells:

IMPERVIOUS AREA	=	0.743 ACRES
ROOF AREA	=	0.309 ACRES
PERVIOUS	=	0.452 ACRES
TOTAL DRAINAGE AREA	=	1.50 ACRES
WEIGHTED COEFFICIENT OF RUNOFF	=	0.740

DRAINAGE WELL DISCHARGE CAPACITY

PEAK RUNOFF (Q) = $0.740 \times 7.50 \times 1.50$	=	8.35 CFS
CONTROL ELEVATION (MAXIMUM WATER LEVEL)	=	5.70 NAVD
BROWARD WET SEASON GROUND WATER LEVEL	=	0.00 NAVD
SALTWATER DENSITY DIFFERENTIAL	=	1.50 FT
AVAILABLE HYDRAULIC HEAD = $5.70' - 0.0' - 1.5'$	=	4.20 FT
CAPACITY PER WELL =	500.00	gpm per foot of head
TOTAL CAPACITY PER WELL =	$500 \text{ gpm} \times 4.20 \text{ ft.}$	= 2100 gpm
	Safety Factor	= 1
TOTAL CAPACITY PER WELL =		4.68 CFS
No. OF WELLS NEEDED = $8.35 \text{ CFS} / 4.68 \text{ CFS}$	=	1.78
<u>Number of Well Needed</u> =		2
<u>WELLS PROVIDED</u> =		2

DETENTION CAPACITY

VOLUME OF WELL STRUCTURE (CF)	=	1764 CF
TOTAL DETENTION VOLUME CAPACITY (CF)	=	784 CF
DETENTION TIME ($784 \text{ CF} / 8.35 \text{ CFS}$) =	94 SECONDS >>>>>	90 SECONDS, THEN OK

VOLUME OF WELL STRUCTURE (7.0' x 14.0' x 7.0' x 1 WELL) (CF)	=	1764 CF
TOTAL DETENTION VOLUME CAPACITY (7.0' x 14' x 4.0' x 1 WELL) (CF)	=	784 CF
DETENTION TIME =	94 SECONDS >>>>>	90 SECONDS, THEN OK

STAGE STORAGE CURVE DATA

Input Data:

Design Water Table	=	0.00 NAVD
Site acres =	=	1.20
Min. Site Elevation	=	5.70 NAVD
Min. Floor Elevation	=	7.00 NAVD

STAGE	STORAGE	
	Site 1/2 x height x (acres)(%ΔEI.)	Total Site
0.00	0.000	0.000
1.50	0.000	0.000
3.00	0.000	0.000
4.50	0.000	0.000
5.00	0.000	0.000
5.70	0.000	0.000
6.00	0.041	0.041
6.25	0.139	0.139
6.50	0.294	0.294
6.75	0.507	0.507
7.00	0.777	0.777

Project Name: Koosh Retail Center
 Reviewer: Jorge R. Aviñó, PE, PSM
 Project Number: 2014132.00
 Period Begin: Sep 24, 2014;0000 hr End: Sep 27, 2014;0000 hr Duration: 72 hr
 Time Step: 0.1 hr, Iterations: 10

Basin 1: Overall Basin

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 25 year
 3 Day Rainfall: 13 inches
 Area: 1.5 acres
 Ground Storage: 2.46 inches
 Time of Concentration: 0.2 hours
 Initial Stage: 1 ft NAVD

Stage (ft NAVD)	Storage (acre-ft)
0.00	0.00
1.50	0.00
3.00	0.00
4.50	0.00
5.00	0.00
5.70	0.00
6.00	0.04
6.25	0.14
6.50	0.29
6.75	0.51
7.00	0.78

Offsite Receiving Body: Drainage Well

Time (hr)	Stage (ft NAVD)
0.00	5.70
2.00	5.70
4.00	5.70
6.00	5.70
8.00	5.70
16.00	5.70
24.00	5.70
30.00	5.70
32.00	5.70
34.00	5.70
36.00	5.70
38.00	5.70
40.00	5.70
42.00	5.70
44.00	5.70
46.00	5.70
48.00	5.70
52.00	5.70
54.00	5.70
56.00	5.70
58.00	5.70
60.00	5.70
62.00	5.70
64.00	5.70
66.00	5.70
68.00	5.70
70.00	5.70
72.00	5.70

Structure: 1

From Basin: Overall Basin
 To Basin: Drainage Well
 Structure Type: Pump
 On Elev = 5.7 ft NAVD Off Elev = 3 ft NAVD, Capacity = 4200 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NAVD)	Tail Water Stage (ft NAVD)
0.00	0.00	0.00	0.00	0.00	1.00	5.70
2.00	0.12	0.00	0.00	0.00	0.00	5.70
4.00	0.23	0.00	0.00	0.00	0.00	5.70
6.00	0.35	0.00	0.00	0.00	0.00	5.70
8.00	0.47	0.00	0.00	0.00	0.00	5.70
10.00	0.58	0.01	0.00	0.00	5.70	5.70
12.00	0.70	0.01	0.00	0.00	5.71	5.70
14.00	0.81	0.02	0.00	0.00	5.73	5.70
16.00	0.93	0.02	0.00	0.00	5.76	5.70
18.00	1.05	0.03	0.00	0.00	5.79	5.70
20.00	1.16	0.03	0.00	0.00	5.83	5.70
22.00	1.28	0.04	0.00	0.00	5.87	5.70
24.00	1.40	0.04	0.00	0.00	5.92	5.70
26.00	1.57	0.07	0.00	0.08	0.00	5.70
28.00	1.74	0.07	0.00	0.08	0.00	5.70
30.00	1.91	0.08	0.00	0.08	0.00	5.70
32.00	2.08	0.08	0.00	0.08	0.00	5.70
34.00	2.25	0.08	0.00	0.08	5.79	5.70
36.00	2.42	0.09	0.00	0.08	5.90	5.70
38.00	2.59	0.09	0.00	0.15	0.00	5.70
40.00	2.75	0.09	0.00	0.15	0.00	5.70
42.00	2.92	0.10	0.00	0.15	0.00	5.70
44.00	3.09	0.10	0.00	0.15	5.78	5.70
46.00	3.26	0.10	0.00	0.15	5.90	5.70
48.00	3.43	0.10	0.00	0.23	0.00	5.70
50.00	3.63	0.12	0.00	0.23	0.00	5.70
52.00	3.86	0.16	0.00	0.23	5.77	5.70
54.00	4.23	0.27	0.00	0.31	0.00	5.70
56.00	4.74	0.37	0.00	0.31	5.86	5.70
58.00	5.47	0.56	0.00	0.39	5.85	5.70
60.00	9.71	8.57	9.36	0.77	5.92	5.70
62.00	11.26	0.66	0.00	1.08	5.71	5.70
64.00	11.85	0.42	0.00	1.16	0.00	5.70
66.00	12.20	0.25	0.00	1.24	0.00	5.70
68.00	12.54	0.25	0.00	1.24	5.76	5.70
70.00	12.77	0.17	0.00	1.24	5.98	5.70
72.00	13.00	0.17	0.00	1.31	0.00	5.70

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	9.36	25.90	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Overall Basin	6.03	59.80	0.00	0.10

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Overall Basin	1.30	0.00	1.31	0.00	-0.01	0.00

WINGERTER LABORATORIES, INC.

Engineering Testing & Inspection Services
 1820 NE 144 Street, North Miami, FL 33181
 Phone: (305) 944-3401 Fax: (305) 949-8698

REPORT: **SOIL PERMEABILITY TEST**
S.F.W.M.D./D.O.T PERCOLATION EXFILTRATION
USUAL CONDITION TEST METHOD

CLIENT: SDS Development & Trust, LLC
PROJECT: Koosh Retail Center
PROJECT LOCATION: 2616, 2632 & 2648 Griffin Road, Dania Beach FL
TEST LOCATION: South-Southwest of Entry Gate
REPORTED TO: SDS Development & Trust, LLC
 Attn: Ms. Sharon Sharaby
 5215 S.W. 38th Avenue
 Fort Lauderdale, Florida 33312

DATE: 11/11/2014
TEST NO: P-1
W.O. NO: 14-1382

Permeability test was performed by initially drilling the test hole to a depth of 15 feet. At this depth, water was added to the test hole at an average stabilized rate of 0.6 gallon per minute (gpm) for a period of 30 minutes in order to maintain a constant head at the ground surface level. The Hydraulic Conductivity was calculated as follows:

$$K = \frac{4Q}{\pi d(2H^2 + 4HDs + dH)} = \frac{1}{448.8} \text{ (Conversion Factor gpm to cfs)}$$

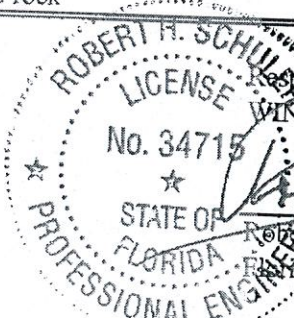
H = Depth to Groundwater Level: 6.3 Ft
 d = Diameter of Test Hole: 8 Inches

Depth of Test Hole	Saturated Depth (Ds)	Stabilized Flow Rate (Q)	Hydraulic Conductivity (K)
15.0 Ft	8.8 Ft	0.57 Gal/Min	8.09E-06 cfs/ft ² per foot of head

SUBSURFACE PROFILE :

Depth	Soil Description
0" - 3'	Gray sand
3' - 7'	Brown and gray sand
7' - 11'	Tan sand with rock fragments
11' - 15'	Tan sand with no rock

Field Technician: TH/RC

Respectfully Submitted,
 WINGERTER LABORATORIES, INC.

 Robert H. Schuler, P.E.
 Florida Registration No. 34715
 11-19-14

WINGERTER LABORATORIES, INC.

Engineering Testing & Inspection Services
1820 NE 144 Street, North Miami, FL 33181
Phone: (305) 944-3401 Fax: (305) 949-8698

REPORT: **SOIL PERMEABILITY TEST**
S.F.W.M.D./D.O.T PERCOLATION EXFILTRATION
USUAL CONDITION TEST METHOD

CLIENT: SDS Development & Trust, LLC
PROJECT: Koosh Retail Center
PROJECT LOCATION: 2616, 2632 & 2648 Griffin Road, Dania Beach FL
TEST LOCATION: West-Central area of Property
REPORTED TO: SDS Development & Trust, LLC
Attn: Ms. Sharon Sharaby
5215 S.W. 38th Avenue
Fort Lauderdale, Florida 33312

DATE: 11/12/2014
TEST NO: P-2
W.O. NO: 14-1382

Permeability test was performed by initially drilling the test hole to a depth of 15 feet. At this depth, water was added to the test hole at an average stabilized rate of 0.5 gallon per minute (gpm) for a period of 30 minutes in order to maintain a constant head at the ground surface level. The Hydraulic Conductivity was calculated as follows:

H = Depth to Groundwater Level: 6.8 Ft
d = Diameter of Test Hole: 8 Inches
K = Hydraulic Conductivity = $\frac{4Q}{\pi d(2H^2 + 4HDs + dH)}$ $\frac{1}{448.8}$ (Conversion Factor gpm to cfs)

Depth of Test Hole	Saturated Depth (Ds)	Stabilized Flow Rate (Q)	Hydraulic Conductivity (K)
15.0 Ft	8.3 Ft	0.50 Gal/Min	6.69E-06 cfs/ft ² per foot of head

SUBSURFACE PROFILE :

<u>Depth</u>	<u>Soil Description</u>
0" - 3'	Dark gray sand with no rock
3' - 7'	Gray sand with no rock
7' - 11'	Tan sand with rock fragments
11' - 15'	Tan sand with rock particles

Field Technician: TH/RC

Respectfully Submitted,
WINGERTER LABORATORIES, INC.
No. 34715
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Robert H. Schuler, P.E.
Florida Registration No. 34715
11-19-14

WINGERTER LABORATORIES, INC.

Engineering Testing & Inspection Services
1820 NE 144 Street, North Miami, FL 33181
Phone: (305) 944-3401 Fax: (305) 949-8698

REPORT: SOIL PERMEABILITY TEST
S.F.W.M.D./D.O.T PERCOLATION EXFILTRATION
USUAL CONDITION TEST METHOD

CLIENT: SDS Development & Trust, LLC
PROJECT: Koosh Retail Center
PROJECT LOCATION: 2616, 2632 & 2648 Griffin Road, Dania Beach FL
TEST LOCATION: East-Central area of Property
REPORTED TO: SDS Development & Trust, LLC
Attn: Ms. Sharon Sharaby
5215 S.W. 38th Avenue
Fort Lauderdale, Florida 33312

DATE: 11/11/2014
TEST NO: P-3
W.O. NO: 14-1382

Permeability test was performed by initially drilling the test hole to a depth of 15 feet. At this depth, water was added to the test hole at an average stabilized rate of 0.7 gallon per minute (gpm) for a period of 30 minutes in order to maintain a constant head at the ground surface level. The Hydraulic Conductivity was calculated as follows:

$$K = \text{Hydraulic Conductivity} = \frac{4Q}{\pi d(2H^2 + 4HDs + dH)} \times \frac{1}{448.8} \text{ (Conversion Factor gpm to cfs)}$$

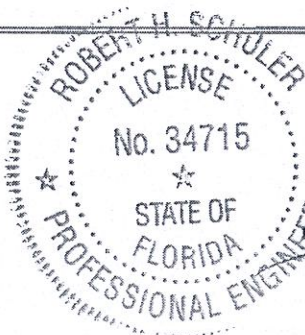
H = Depth to Groundwater Level: 6. Ft
d = Diameter of Test Hole: 8 Inches

Depth of Test Hole	Saturated Depth (Ds)	Stabilized Flow Rate (Q)	Hydraulic Conductivity (K)
15.0 Ft	9.0 Ft	0.66 Gal/Min	9.57E-06 cfs/ft ² per foot of head

SUBSURFACE PROFILE :

Depth	Soil Description
0" - 3'	Gray sand
3' - 7'	Gray and tan sand with rock particles
7' - 15'	Tan sand with rock fragments

Field Technician: TH/RC



Respectfully Submitted,
WINGERTER LABORATORIES, INC.

Robert H. Schuler, P.E.
Florida Registration No. 34715

DISTRIBUTION

TMC	_____	RDC	_____
ACCT	_____	WPB	_____
ENG	_____	CBWCD	_____
SURVEY	_____	PLAN	_____
SHOPS	_____	INSP	_____
PERMIT	_____	ASBLTS	_____
FILE	13-0059-01		



Florida Department of Transportation

RICK SCOTT GOVERNOR

3400 West Commercial Boulevard Fort Lauderdale, FL 33309

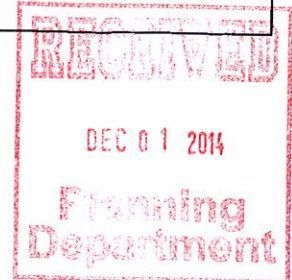
ANANTH PRASAD, P.E. SECRETARY

November 19, 2014

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL AUGUST 29, 2015 THIS LETTER IS NOT A PERMIT APPROVAL

Mr. Joseph Handley Craven Thompson and Associates Inc. 3563 Northwest 53 Street Fort Lauderdale, Florida 33309

FILE COPY



Dear Mr. Handley:

RE: August 29, 2013 Pre-application Meeting for Category D Driveway Broward County (Urban) - City of Dania Beach Ref. Project N/A, SR 818, Section # 86015, MP. 8.715, Access Class 5, Location: SW corner of Griffin Rd. & SW 26th Ave. Posted Speed 45 mph Site Acreage: 2 Applicant & Property Owner: SDS Dev. & Trust LLC Proposed Land Use: Commercial, Maximum Use: 35,000 SF Proposed Project Name & Address: Griffin Commerce Center - 2648-2616 Griffin Road (6 parcels)

Request: A right in, right-out driveway located 200 feet west of SW 26th Avenue.

WE APPROVE YOUR REQUEST. Please see the conditions and comments below.

This decision is based on your presentation of the facts, site plan and survey.

Conditions: A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
• A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)
• If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
• All driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://gis.dot.state.fl.us/OneStopPermitting; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Christine Nabong Bacomo, P.E. at the District Permits Office with any questions regarding permits - Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us.

Sincerely,

[Signature] Rajendran Shanmugam, P.E. District Traffic Access Manager

CNB/nyh

cc: Stan Williams

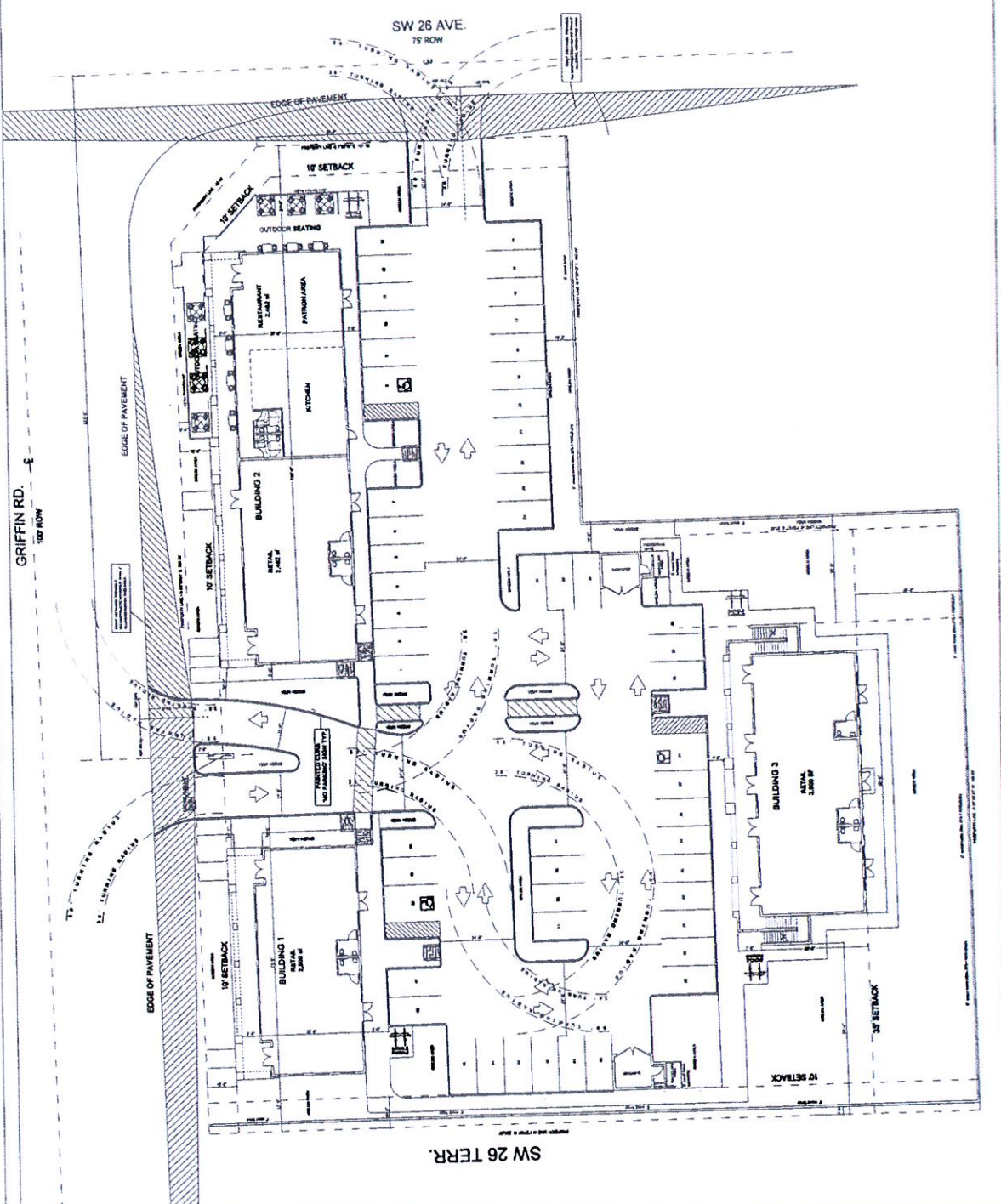
File: s:\Permits\Pre-app Letters\Broward County\SDS Development and Trust LLC - SR 818.doc

LEGAL DESCRIPTION
 A PORTION OF TRACT B, BLK 5, PLAT 58, S.W. 28, 29, 30 AND 31
 A PORTION OF PLAT 58, S.W. 28, 29, 30 AND 31
 A PORTION OF PLAT 58, S.W. 28, 29, 30 AND 31
 CITY OF MIAMI, FLORIDA
 COUNTY OF DADE

ZONING INFORMATION

Map No.	131-10-11
Section No.	131-10-11
Block No.	131-10-11
Parcel No.	131-10-11
Address	131-10-11
City	MIAMI
County	DADE
State	FLORIDA
Owner	131-10-11
Applicant	131-10-11
Project Name	131-10-11
Project Description	131-10-11
Proposed Use	131-10-11
Proposed Structure	131-10-11
Proposed Area	131-10-11
Proposed Height	131-10-11
Proposed Setbacks	131-10-11
Proposed Parking	131-10-11
Proposed Landscaping	131-10-11
Proposed Utilities	131-10-11
Proposed Other	131-10-11

- GENERAL NOTES**
1. THE PARKING MARKINGS, PAINTED CURBS AND PAVEMENT STRIPES TO BE USED FOR THE PARKING SPACES AND DRIVEWAYS SHALL BE AS SHOWN ON THESE PLANS.
 2. ALL DRIVEWAYS SHALL BE CONCRETE AND SHALL BE MARKED WITH YELLOW PAINT AND YELLOW TRAPEZOIDAL MARKINGS AS SHOWN ON THESE PLANS.
 3. ALL DRIVEWAYS SHALL BE MARKED WITH YELLOW TRAPEZOIDAL MARKINGS AS SHOWN ON THESE PLANS.
 4. THESE MARKINGS SHALL BE MARKED WITH RED TRAPEZOIDAL MARKINGS WITH THE WORDS "STOP" AND "YIELD" AS SHOWN ON THESE PLANS.
 5. SIGNAGE SHALL BE 12 INCHES BY 18 INCHES WITH A WHITE BACKGROUND AND RED LETTERS.
 6. THESE SIGNS SHALL BE WITHIN 5 FEET OF THE FRONT OF THE BUILDING AND BE A MINIMUM OF 8 FEET APART.
 7. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE A MINIMUM CLEARANCE OF 10 FEET AND A SURFACE SUITABLE FOR ALL WEATHER DRIVING CAPABILITIES.



1
 SITE PLAN
 A1.00

DISTRIBUTION
 TMC _____ RDC _____
 ACCT _____ WPB _____
 ENG _____ CBWCD _____
 SURVEY _____ PLAN SCC
 SHOPS _____ INSP _____
 PERMIT _____ ASBLTS _____
 FILE 13-0039-01



RECEIVED
 NOV 25 2014
 BY: _____

Florida Department of Transportation

RICK SCOTT
 GOVERNOR

3400 West Commercial Boulevard
 Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
 SECRETARY

November 19, 2014

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL AUGUST 29, 2015
THIS LETTER IS NOT A PERMIT APPROVAL

Mr. Joseph Handley
 Craven Thompson and Associates Inc.
 3563 Northwest 53 Street
 Fort Lauderdale, Florida 33309

Dear Mr. Handley:

RE: **August 29, 2013** Pre-application Meeting for Category D Driveway
 Broward County (Urban) - **City of Dania Beach** Ref. Project N/A, Location: SW corner of Griffin Rd. & SW 26th Ave.
SR 818, Section # **86015**, MP. **8.715**, Access Class 5, Posted Speed 45 mph Site Acreage: 2
 Proposed Land Use: **Commercial**, Maximum Use: **35,000 SF** Applicant & Property Owner: SDS Dev. & Trust LLC
 Proposed Project Name & Address: **Griffin Commerce Center** - 2648-2616 Griffin Road (6 parcels)

Request: A right in, right-out driveway located 200 feet west of SW 26th Avenue.

WE APPROVE YOUR REQUEST. Please see the conditions and comments below.

This decision is based on your presentation of the facts, site plan and survey.

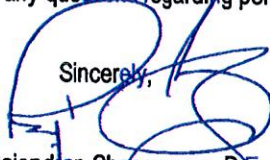
Conditions: A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point, shall be provided.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If right-of-way dedication is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All driveways not approved in this letter must be fully removed and the area restored.

Comments:
 Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://qis.dot.state.fl.us/OneStopPermitting>; click on **Statewide Permit News**; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Christine Nabong Bacomo, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us.

Sincerely,

 Rajendran Shanmugam, P.E.
 District Traffic Access Manager

CNB/nyh
 cc: Stan Williams sw
 File: s:\Permits\Pre-app Letters\Broward County\SDS Development and Trust LLC – SR 818.doc

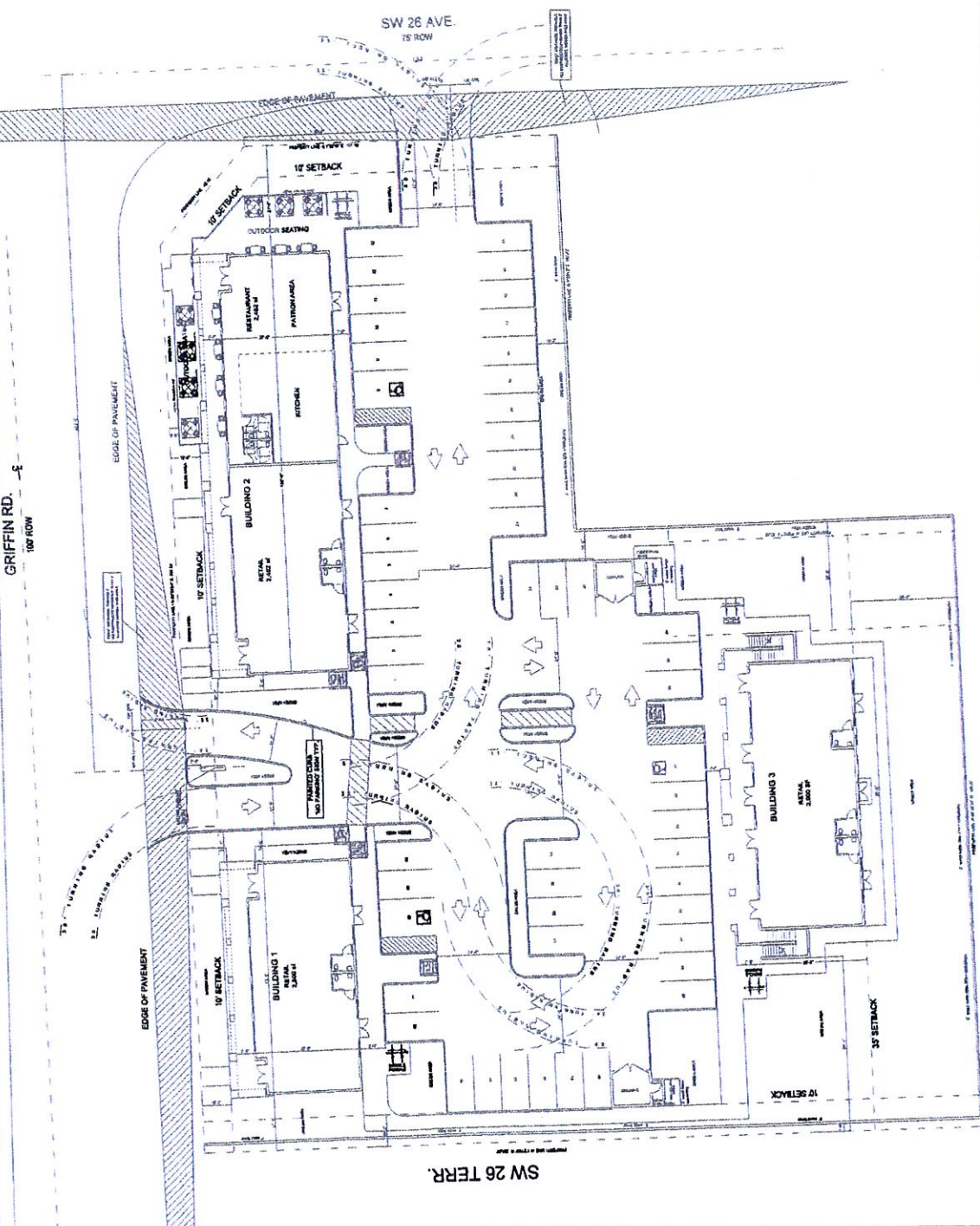
LEDA DE SUPLENTE
 A RETAL EN A POSICION DE INST. 3, ARRE. 2, PLAN DE SECS. 26. 26. 21. AND 27. 1
 DE LA ZONAS DE PLANE. 10. ZONING REGULATORY SECTION 20. (COMMERCIAL USE)
 DE LA CIUDAD DE MIAMI, FLORIDA

ZONING INFORMATION

Item	Description	Notes
1	USE	COMMERCIAL (C-2)
2	MAXIMUM BUILDING HEIGHT	35 FEET
3	MAXIMUM BUILDING AREA	100,000 SQ. FT.
4	MAXIMUM LOT COVERAGE	75%
5	MINIMUM SETBACKS	10 FEET (FRONT), 10 FEET (SIDE), 15 FEET (REAR)
6	MINIMUM LOT AREA	10,000 SQ. FT.
7	MINIMUM LOT WIDTH	100 FEET
8	MINIMUM LOT DEPTH	100 FEET
9	MINIMUM FRONT YARD SETBACK	10 FEET
10	MINIMUM SIDE YARD SETBACK	10 FEET
11	MINIMUM REAR YARD SETBACK	15 FEET
12	MINIMUM FRONT SETBACK	10 FEET
13	MINIMUM SIDE SETBACK	10 FEET
14	MINIMUM REAR SETBACK	15 FEET
15	MINIMUM FRONT SETBACK	10 FEET
16	MINIMUM SIDE SETBACK	10 FEET
17	MINIMUM REAR SETBACK	15 FEET
18	MINIMUM FRONT SETBACK	10 FEET
19	MINIMUM SIDE SETBACK	10 FEET
20	MINIMUM REAR SETBACK	15 FEET

GENERAL NOTES

1. THE BUILDING HEIGHT, FINISHED FLOOR AND FINE LINE EXTEND TO BE PROVIDED AS SHOWN.
2. ALL CURBS ADJACENT TO ALL ACCESS ROADS, FIRE LINES AND IN FRONT OF ALL BUILDINGS SHALL BE OF THE HORIZONTAL TYPE.
3. THE SIDEWALKS SHALL BE MARKED WITH YELLOW PAINTING SALES WITH THE WORDS "NO PARKING FIRE LANE" BY ORDER OF THE FIRE DEPARTMENT ON 18" BARRIERS WITH 18" BARRIERS WITH A WHITE ACCENTUATION AND REFLECTIVE.
4. THESE BARRIERS SHALL BE 18" HIGH AND 18" WIDE FROM THE EDGE OF THE PAVEMENT TO THE CENTER OF THE TRAFFIC LANE AND BE A MINIMUM OF 8 FEET APART.
5. THE DEPARTMENT ACCESS SIGNAL SHALL HAVE A SURFACE OR BARRIERS TO ACCOMMODATE THE APPROXIMATELY 10' CLEARANCE FROM THE TRAFFIC SIGNAL TO THE DEPARTMENT ACCESS SIGNAL.



SITE PLAN



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

Standard Development Application

RECEIVED
 Oct. 2, 2014
 Planning Department
 Petition No.: SP-104-14

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

Date Rec'd:

Petition No.:

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 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: Koosh at Griffin - Site Plan

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

Prop. Net Acreage: 1.59 Gross Acreage: 2.25? 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 (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 24th DAY OF October, 2013

By:

Sharon Sharaby
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Catherine A. Donn
(Signature of Notary Public – State of FLORIDA)



CATHERINE A. DONN
MY COMMISSION # DD 987611
EXPIRES: August 29, 2014
Bonded Thru Budget Notary Services

Personally known or Produced Identification _____

Type of identification produced: N/A 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.