



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: August 25, 2015
TO: Robert Baldwin, City Manager
VIA: Marc LaFerrier, AICP, Director
FROM: Corinne Lajoie, AICP, Principal Planner, LEED GA *CL Lajoie*
Mariluz Maldonado, City Planner *M. Maldonado*

SUBJECT: **SP-054-15/OT-65-15:** The applicant, Stephen K. Tilbrook with Gray Robinson P.A. on behalf of the owner, Dania Beach Hospitality Group, LLC, is requesting site plan and a design variation to accommodate a new Wyndham Gardens hotel at 129 N. Federal Highway.

PROJECT REQUESTS

SITE PLAN

To allow the construction of a new, 7 story, 142-room hotel, 480 sq. ft. of restaurant use, amenities and associated parking via a garage.

DESIGN VARIATIONS:

1. To provide a minimum of approximately four feet and six inches (4' 6") landscape buffer on the north and south property lines; code requires ten (10) feet when directly abutting a residentially zoned or used property per code section 275.110 (D);
2. To provide a green wall of eight (8) feet tall located approximately four feet and six inches (4' 6") from residentially zoned property lines; code requires a six (6) foot masonry wall located five (5) feet from any residentially zoned use per code section 275.110 (D).
3. To provide zero (0) trees within landscape buffer; code requires one (1) tree per every forty (40) linear feet.
4. To provide forty-one (41) shrubs along the north property line; code requires sixty-seven (67) per section 275.110 (D).

PROPERTY INFORMATION

EXISTING ZONING: City Center (CC)
LAND USE DESIGNATION: Regional Activity Center (RAC)
OVERLAY DISTRICT: Principal Arterial Design Overlay District

SITE PLAN ANALYSIS:

The proposed site plan application is for the construction of a new, 142-room hotel. The new building will be seven (7) stories tall with an architectural roof feature resulting in an overall height of approximately eighty-seven (87) feet. This project is located in the Regional Activity Center (RAC); therefore, 67,878 square feet were allocated from the commercial land uses in the RAC to accommodate this development.

The proposed hotel will provide a three-story parking garage with one hundred and fourteen

(114) parking spaces and four levels of guest rooms. The ground floor will contain the main lobby entrance/area, a small restaurant component with 480 sq. ft. The hotel will provide guests amenities such as a pool and a fitness center.

The project requires 114 parking spaces for the guest rooms and two (2) parking spaces for the sushi restaurant for a total of 116 parking spaces required. As such, the applicant is requesting to provide payment in lieu for two (2) of the required parking spaces as allowed per Code Section 265.92 Payment-in-Lieu of Parking shall be satisfied by payment of six thousand, five hundred dollars (\$6,500) per parking space per Code Section 265.92. The partial payment of thirteen thousand dollars (\$13,000), which is based on the following calculation (2 spaces x 6,500), must be paid prior to issuance of a building permit as described in the Land Development Code (LDC).

Furthermore, the Community Redevelopment Agency (CRA) Redevelopment Plan requires certain public improvements which include sidewalks, on-street parking, hardscaping, site furnishings, landscaping etc. to help beautify and make the site surroundings pedestrian friendly. The applicant is proposing to provide some of the required elements which include hardscape and some landscaping. However, the Land Development Code (LDC) requires landscaping and site furnishings such as benches, trash receptacles, street light and bike racks were not provided. As a result the applicant is also requesting payment in lieu for these missing elements as allowed per Code Section 309.10 (D). The applicant will provide a payment to the city of \$50,620.00 to cover the purchase and installation of the complete streets elements required and not provided along the proposed development.

The proposed elevations indicate two (2) signs are being proposed along the street sides which will meet the code requirements. The applicant is proposing a total of approximately fifty (50) square feet of signage area while the LDC allows each street frontage approximately 106 square feet. In addition, the applicant is proposing a third sign which is an internal directional sign at the ground level. This sign was not accounted towards the total signage area because it will not be visible from public view. The proposed green wall will cover the proposed internal wall sign. In general, the proposed signage meets all signage requirements of the LDC in terms of cumulative and each individual signage type.

DESIGN VARIATION ANALYSIS:

The proposed development is also requesting a four (4) design variations per Code Section 301.50 to waive the requirements of Code Section 275.110 (D) which requires a perimeter wall, buffer trees, shrubs etc. when directly abutting a residentially zoned or used property. The property abuts residential uses on the north side and a portion of the south side (the southeast corner). The applicant proposes to provide a landscape buffer on the north side ranging from approximately four feet and eight inches (4' 8") to eight feet and six inches (8' 6") with a proposed eight (8) feet green wall. The north buffer provides three (3) of the five (5) required trees; however, they are not installed based on 1/40 linear feet basis, yet the intent of the code is being met. Moreover, the requested variations include the request to provide 41 of the 67 shrubs on the north side as required per LDC. The existing residential building on the north side property is significantly setback from the proposed development's property lines which also help increase the buffering and any potential impacts generated from the new development.

The south side of the property only contains a residential use for a portion of the adjacent property (the southwest corner); therefore, the applicant is only providing a landscape buffer for the area abutting the residential use of approximately four feet and six inches (4' 6"). The buffer area will also include a green wall to help screen from the adjacent residential use. Since this buffer area is so narrow, no trees are being proposed as they will not survive. However, thirty

one (31) shrubs will be provided which is above the code requirement along that portion of the property.

The applicant indicated within their justification criteria, "In order to mitigate any potential impact of the reduced landscape buffer, the project includes a green wall and landscaping on the north and south side of the parking garage. The green wall will provide enhanced landscaping in a small area and mitigate any impact associated with Wyndham Garden".

DEVELOPMENT REVIEW COMMITTEE (DRC):

The site plan was reviewed by the Development Review Committee (DRC) which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. In addition, the Dania Beach Community Redevelopment Agency reviewed the plans and it is in support of the project.

The applicant has several outstanding staff comments that need to be addressed prior to issuance of a building permit. The outstanding DRC comments from the different disciplines are listed below:

1. The applicant shall submit a payment for \$1,870.88 for RAC mitigation fees prior to building permits. (Planning)
2. The following items shall be corrected or included in the project site data as appropriate: (Planning)
 - Loading calculations
 - Revise the pervious and impervious calculations to equal 100% and the lot size.
 - Identify the building frontage types as per code section 311.20
3. Provide fencing details/elevations for all proposed fencing types including dumpster. Maximum height of a fence on sides and rear as well as dumpster enclosures is six (6) feet tall. (Planning)
4. Continue to work with Landscape Consultant on the requirements of the proposed green wall for compliance. (Planning)
5. Parking spaces in lieu: two (2) parking spaces are proposed to be purchased instead of provided. Payment-in-Lieu of Parking shall be satisfied by two (2) equal payments of three thousand, two hundred fifty dollars (\$3,250.00) per parking space totaling (\$13,000.00). The first payment shall be made to the community development department prior to issuance of a building permit for a principal building or structure on the lot. The second payment shall be made to the community development department prior to the issuance of the first certificate of occupancy for a principal building. (Planning)
6. Payment in lieu for Streetscape /Complete streets/CRA Mater Plan requirements in accordance to Code Section 309.10 (D): payment in lieu in the amount of \$50,620.00 will be provided by the Applicant prior to the issuance of a building permit for vertical construction of or expansion to a principal building or structure on the lot, provided the property owner executes an agreement with the City that requires payment prior to the initial certificate of occupancy. (Planning)
7. Photometric: plan shall show lighting levels will not exceed 0.5 foot-candles on all property lines adjacent to residential. (Planning)
8. The Applicant must obtain approvals from Broward County Aviation Department ("BCAD") and Florida Aviation Administration ("FAA") prior to issuance of building permits. (Planning)
9. Please confirm that a "dedication of 13 feet from the property" has been incorporated into your plan, based on comments from BCHCED. (Engineering)
10. Where flood zone is designated as X, the proposed finished floor elevation (FFE) should

- be 6" (minimum) above the lowest edge of pavement elevation fronting your property on US-1. All other flood designations shall be 1 foot above FEMA's 100-year base flood elevation. Not Addressed from Previous Comment. (Engineering)
11. Show sight triangle at proposed ingress/egress. This must be reflected on the landscaping plan as well. Use FDOT Index 546 for guidance. (Engineering)
 12. Provide stormwater management calculations. Not Addressed from Previous Comment. (Engineering)
 13. Provide conceptual grading and drainage plan. Not Addressed from Previous Comment. (Engineering)
 14. Provide typical dimensions of disabled and regular parking. Not Addressed from Previous Comment. (Engineering)
 15. Provide dimensions of all drive aisles and driveways. Not Addressed from Previous Comment. (Engineering)
 16. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and fire line connection on US-1. Existing watermain on US-1 is planned to be abandoned in the future. All taps should come from NW 1st Avenue. Not Addressed from Previous Comment. (Engineering)
 17. Please contact Sherie Dunleavey, Office Manager, Public Services Department to make an appointment, phone number 954-924-3882, email: sdunleavey@ci.dania-beach.fl.us (Engineering)
 18. Existing sidewalk on NW 1st Avenue shall be widened to 5 feet (minimum) for all new commercial development. Not Addressed from Previous Comment. (Engineering)
 19. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Not Addressed from Previous Comment. (Engineering)
 20. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format. (Engineering)
 21. Coordination with the City's Community Redevelopment Agency is recommended for any proposed landscaping improvements on US-1 for consistency of design. Not Addressed from Previous Comment. (Engineering)
 22. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal. (Engineering)
 23. A Tree Survey (TS-1) has been included in the submitted set of plans, however, per Sec. 275-80 (C) the following information is still needed: Dollar value of specimen trees calculated in accordance with section 825-140 of the Dania Beach Code. In addition to tree No. 17, per Sec. 825-50, trees No. 7, 8, 9, 11, 13, 14, and 18 are considered specimen trees: "*Specimen tree*:...any palm tree which has a minimum of 6 feet of clear wood and a DBH of 12 inches or greater. If these palms are in poor condition, as stated on the disposition table, they will not be considered specimen trees, however, a more detailed evaluation will have to be provided by the certified arborist if this exemption is used. (Landscaping)
 24. The Community Development Review Comment Report states that "All drives are within the parking structure on the west side of the structure. There is no unexposed VUA on site" (page 11), however, sheet A.2.2.01 depicts non-enclosed VUA on the North side of the project. Sheet A.2.2.01 has to be corrected so no misleading information is depicted. (Landscaping)
 25. Sheet L-1 indicates that several palms will be relocated, please provide a relocation plan (relocation specifications). (Landscaping)
 26. Landscape Calculations Table needs to be updated to show the correct code requirements. Sec. 275-90 is not applicable, Sec. 307-20 indicates that 8 trees are

- planted along NW 1st Avenue, however, only 2 are depicted on the plans (Sheet LP-1).
(Landscaping)
27. Per Sec. 307-20 (A and B), street trees shall be planted as shown in the street sections approved by the city commission in the CRA redevelopment plan. Please provide copy of the City Commission Resolution to determine landscape requirements. (Landscaping)
 28. Please provide a point-by-point response to each of the above comments. Once landscape plans are finalized, a PDF copy must be submitted via CD or email. (Landscaping)
 29. If this green-screen is going to be installed in lieu of a residential buffer, an 8' screen is not tall enough. The code requires a row of category 1 trees with a minimum overall height of 14', two 8' tall stacked panels will resemble better what the code requires. (Landscaping)
 30. The plan shall provide specifications about species, sizes and planting distance (minimum 3' center). (Landscaping)
 31. Unable to determine if a groundcover under the screen is being provided and what type; if none or too short, the 8" above ground will appear as a large gap. (Landscaping)
 32. A master site plan showing the entire site. (Fire)
 33. A Pavement Marking Plan demonstrating all the following: (Fire)
 - a. All turning radii (demonstrated)
 - b. "NO PARKING" sign locations and sign details demonstrated Note: add two additional "No Parking" signs along the SW entrance access drive aisle (4 & 5).
 34. A set of Civil Plans indicating the following: (Fire)
 - a. All existing and proposed water main sizes
 - b. Dimensions of the three nearest adjacent hydrants to the project site
 - c. If the building or structure will have sprinklers, all fire department connections on the interior of the building or structure must be identified on the plan
 35. A detail sheet accompanying the Civil Plans with the following details: (Fire)
 - a. Fire Hydrant Detail
 - b. Bollard 1 Impact Protection Detail for Hydrants, FDC's & DDCV's
 - c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - d. Post Indicating Valve Detail (where applicable)
 - e. Underground Gate Valve Detail (where applicable)
 - f. Backflow Preventor 1 Double Detector Check Valve (DDCV) Detail (where applicable)
 - g. Signage Detail for the Fire Department Connections (where applicable)
 36. Fire Hydrant Flow Test. (Fire)
 37. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer. (Fire)
 38. A completed Application for the Approval of the Fire Protection Water Supply Design. (Fire)
 39. 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. (This document shall bear the seal and signature of the engineer). (Fire)

RECOMMENDATION

SITE PLAN/DESIGN VARIATION/– The site plan application meets all applicable regulations, as determined by the DRC provided all thirty nine comments (39) or conditions are addressed prior to issuance of a building permit, provided that the design variation are approved and accepted by the City Commission. Approve the proposed site plan resolution.



PERSPECTIVE 1 - NORTHEAST



PERSPECTIVE 2 - NORTHWEST

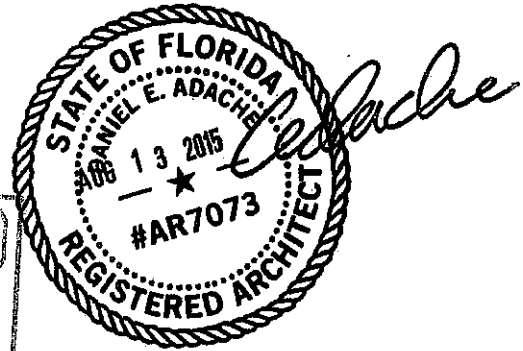


1 PERSPECTIVE 3 - SOUTHWEST



adache group architects

550 South Federal Highway
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www.adache.com

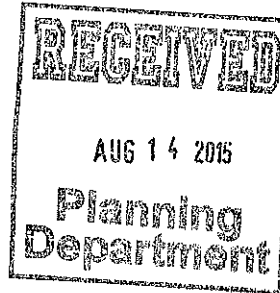


SITE PLAN APPROVAL

Date:
August 13, 2015

Project Name:
Wyndham Garden

File Number:
SP-054/ OT-65-15/ VA-66-15



The following letter serves as a further clarification of the CRA comment number 39 as follows:

32. STREET SCAPE AND COMPLETE STREET REQUIREMENTS:

- a. Per Sections 307-20 and 309-10 construction of on-street parking, sidewalk and street furniture are required. Provide detail of street furniture proposed.
- b. Per Section 307-20 must install street trees at 1:20, see street sections from CRA Redevelopment Plan.

The client has elected to address Section 307-20 and 309-10 for street furniture with the 'payment in lieu' option per Section D.

Street Furniture for both Federal Highway and NW 1st Ave (includes the items and required shipping, installation, electrical, site work):

Qty.	Item	Item Cost	Installation	Sub Total
(4)	benches	@ \$ 2,010.00 each	\$ 500.00	\$ 10,040.00
(4)	trash receptacles	@ \$ 1,090.00 each	\$ 100.00	\$ 4,760.00
(4)	street lights	@ \$ 3,000.00 each	\$ 3,500.00	\$ 26,000.00
(2)	bike racks	@ \$ 410.00 each	\$ 500.00	\$ 1,820.00

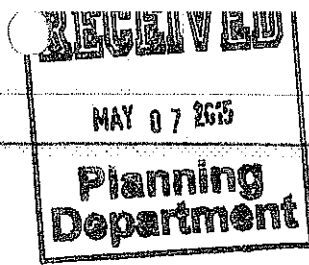
Total estimated cost for payment in lieu: \$ 42,620.00

Street Trees along NW 1st Ave. are also included in the "payment in lieu" as follows

(4) trees compliant with the CRA criteria : @ \$2,000.00 each \$ 8,000.00

Section 307-20 for landscape improvements has been addressed in the landscape drawings as follows:

- The landscape drawings show relocation of the existing Coconut and Montgomery Palms to comply with the criteria of the CRA.
- A hardscape sidewalk has been designed for the front of the building to comply with the CRA criteria.



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

Standard Development Application

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

Date Rec'd: MAY 7, 2015

Petition No.: SP054-15

(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: 129 NORTH FEDERAL HIGHWAY, DANIA BEACH 33034

Lot(s): 9-16 Block: 10 Subdivision: TOWN OF MODELO

Recorded Plat Name: TOWN OF DANIA

Folio Number(s): #5042 3401 1581 Legal Description: SEE SURVEY ATTACHED

Applicant/Consultant: (Legal Representative) (circle one) JORGE DELEON

Address of Applicant: 28 S.E. 11th STREET, FORT LAUDERDALE

Business Telephone: 954 525 8133 Home: 954 258 6662 Fax: 954 728 8159

E-mail address: jdeleon@adache.com

Name of Property Owner: DANIA BEACH HOSPITALITY GROUP LLC

Address of Property Owner: 2028 Harrison St Suite 202 Hollywood Fl 33020

Business Telephone: 954 934 5001 Home: _____ Fax: 954 922 4006

Explanation of Request: SITE PLAN REVIEW
 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: 0.927 Gross Acreage: 0.927 Prop. Square Footage: 40,400 S.F.

Existing Use: VACANT Proposed Use: LODGING

Is property owned individually, by a corporation, association, or a joint venture? DANIA BEACH HOSPITALITY GROUP LLC

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 JORGE DE LEON (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 5 DAY OF May, 2015

By:

GALEX FRIEDMAN
(Print name of person acknowledging)

(Joint owner signature if applicable)

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

NOTARY PUBLIC STATE OF FLORIDA
Gisela Levy
Commission # EE095231
Expires: MAY 17, 2015
BONDED THROUGH ATLANTIC BONDING CO., INC.

Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



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

Standard Development Application

- Administrative Variance
 Land Use Amendment
 Plat
 Rezoning
 Site Plan
 Special Exception
 Variance
 Other: Design Variation (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)
- Date Rec'd: _____
Petition No.: _____

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: 129 North Federal Highway, Dania Beach, FL 33024

Lot(s): 9-16 Block: 10 Subdivision: Town of Modelo

Recorded Plat Name: Lots 13, 14, 15 and 16, less the East 8 feet of Lots 13 and 16, Block 10, TOWN OF MODELO (NOW DANIA) according to the Plat thereof, as recorded in Plat Book B, Page 49, of the Public Records of MIAMI-DADE County, Florida
Folio Number(s): 5042 34.01 156 Legal Description: TOWN OF MODELO (DANIA) B-49 D LOT 13 LESS ST RD, 14, 15, 16 LESS ST RD, BLK 10

Applicant/Consultant/Legal Representative (circle one) Stephen K. Tilbrook

Address of Applicant: GrayRobinson, P.A., 401 East Las Olas Blvd., Suite 1000, Fort Lauderdale, FL 33301

Business Telephone: (954) 781-8111 Home: (954) 713-7845 Fax: (954) 781-8112

E-mail address: Stephen.tilbrook@gray-robison.com

Name of Property Owner: Dania Beach Hospitality Group, LLC

Address of Property Owner: 2028 Harrison St., Suite 202, Hollywood, FL 33020

Business Telephone: (954) 434-5001 Home: _____ Fax: (954) 922-4006

Explanation of Request: Variation in design, per Sect. 301.50
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: 0.927 Gross Acreage: 0.927 Prop. Square Footage: 40,000 S.F.

Existing Use: Vacant Proposed Use: Hotel

Is property owned individually, by a corporation, association, or a joint venture? Corporation

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 Stephen Tilbrook (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: Stephen Tilbrook
(Owner / Agent signature*)

STEPHEN K. TILBROOK

BEFORE ME THIS 2nd DAY OF January, 2015

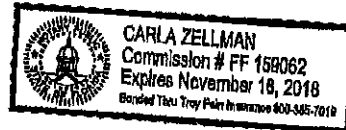
By:

STEPHEN K. TILBROOK

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Carla Zellman
(Signature of Notary Public - State of Florida)



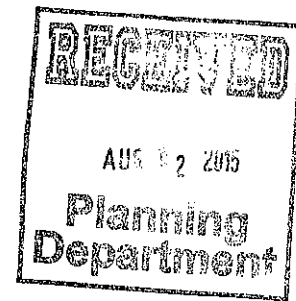
Personally known or Produced Identification

Type of Identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



APPLICATION FOR DESIGN VARIATION

APPLICATION NARRATIVE

I. REQUESTED DESIGN VARIATION

In accordance with Sec. 301-50 of the Dania Beach Code of Ordinances, Dania Beach Hospitality Group, LLC (the "Applicant") submits this application for design variation for proposed Wyndham Garden Hotel project (the "Project"). The Applicant seeks a design variation of the landscape buffer in Sec. 275-110(D) of the Dania Beach Code of Ordinances requiring a 10 foot landscape buffer adjacent to any residential property.

The Subject Property is located at 129 North Federal Highway in the CC (City Center) zoning district, where the required setbacks are zero on all sides. (303-40). Pursuant to Section 301-50, the unique nature of development in the City Center provides for variations in design and the flexibility to allow urban forms of future development.

As submitted for site plan approval, the project provides setbacks as described below. On the north boundary, the building setback ranges from 4' – 8" at the side of the hotel for about 58', but the remainder of the building is setback 8'- 6" along more than 126 feet. Please also note that the residential building to the north of the Subject Property is located on the north boundary of its property and approximately 62 feet from the Wyndham Garden. Instead, the Wyndham Garden abuts the residential parking lot, which provides a 62 foot buffer for the residential units. On the south boundary, the setbacks range from 3'-5" to 8"-6", and there is also a small residential use located southwest of the project. The applicant is seeking a design variation for the landscape buffer on both the north and south boundaries, consistent with the urban intent of the City Center zoning district.

II. PROPOSED DESIGN MITIGATION

In order to mitigate any potential impact of the reduced landscape buffer, the Project includes a green wall and enhanced landscaping on the north, south and west side of the parking garage facing the residential building and adjacent properties. The green wall will provide enhanced landscaping in a small area and mitigate any impact associated with the Wyndham Garden.

III. CRITERIA

This narrative and the design plans demonstrate that the site plan meets the criteria for a design variation, as set forth in Sec. 301-50, by addressing the following standards:

GrayRobinson
Professional Association

1. The design variation request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principals of the Dania Beach code through providing a desirable hospitality use, with high quality design, transparency on the ground floor, and an efficient use of land in the City Center zoning district; and
2. The design variation request is appropriate to accommodate site conditions not anticipated in the City Center district with a residential use sited in the downtown Federal Highway corridor.

Thank you for the opportunity to demonstrate how this application meets the criteria and standards for a design variation as set forth in the Dania Beach Code of Ordinances.

GRAY | ROBINSON
ATTORNEYS AT LAW

LAS OLAS CITY CENTRE
401 EAST LAS OLAS BOULEVARD
SUITE 1000
P.O. BOX 2328 (33303-9998)
FORT LAUDERDALE, FL 33301
TEL 954-761-8111
FAX 954-761-8112
gray-robinson.com

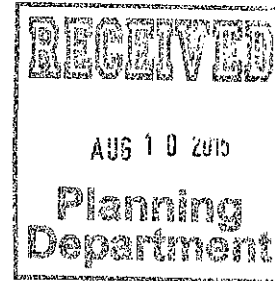
BOCA RATON
FORT LAUDERDALE
JACKSONVILLE
KEY WEST
LAKELAND
MELBOURNE
MIAMI
NAPLES
ORLANDO
TALLAHASSEE
TAMPA

954-713-7845

STEPHEN.TILBROOK@GRAY-ROBINSON.COM

August 10, 2015

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



RE: Case No. SP-054-14, Wyndham Garden Hotel
Payment in Lieu of Providing Off-Street Parking

Dear Marc:

As you know, our firm represents Dania Beach Hospitality Group, LLC (the "Applicant") and the Wyndham Gardens Hotel project (the "Project"). In accordance with Sec. 265-92 of the Dania Beach City Code, please accept this letter as a request for payment in lieu of providing two (2) off-street parking spaces for the Wyndham Garden Hotel project located at 129 North Federal Highway in Dania Beach ("Subject Property"). Sec. 265-92 provides that the Applicant may request a waiver of a portion of the required off-street parking through payment of a fee-in-lieu of providing required parking on site. This letter shall demonstrate that there is inadequate area on the site to construct the code required parking and that a payment-in-lieu is warranted.

The Subject Property is located in the City Center zoning district with no required setbacks. In order to provide the code required off-street parking, the project would require a limited area of underground structured parking in order to provide the additional parking spaces. However, pursuant to Sec. 265-140(G) of the Dania Beach Code, a setback of 5 feet is required on all sides for below grade parking facilities. The Subject Property is of a unique size and location that does not permit the project to provide an enhanced setback adjacent to the parking facility. Accordingly, in order to meet the parking code, the project would be required to violate a setback code for the area of the garage that is below grade. In lieu of violating the required setbacks, the Applicant seeks to eliminate the below grade portion of the garage in order to meet the code required setbacks.

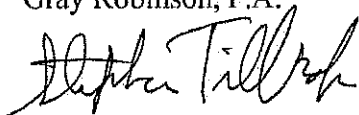
For the reason's set forth herein, the Applicant requests your determination that a payment in lieu of required parking is permitted for two (2) parking spaces in the proposed Wyndham Garden project.

Marc LaFerrier, Director
August 10, 2015
Page 2 of 2

Thank you for your consideration in this regard, and please contact me with any questions regarding this request.

Very truly yours,

Gray Robinson, P.A.

A handwritten signature in black ink, appearing to read "Stephen K. Tilbrook". The signature is written in a cursive style with a large, stylized initial 'S'.

Stephen K. Tilbrook
Shareholder

SKT/cz

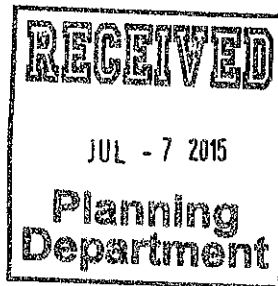
Preliminary Drainage Calculations for Wyndham Garden in Dania Beach

Net site area is 37,000 sq. ft. = 0.85 acres

Site is 90% impervious so water quality volume requirement will be $2 \frac{1}{2}'' \times \% \text{ imp.} =$
 $2.5'' \times .9 = 2.25'' = 0.19'$
 $0.19' \times 37,000 \text{ sq. ft.} = 7,030 \text{ c.f. of pretreatment volume required}$

Provide retention area under the ramp to the second floor parking area. Approximate dimensions are 98 feet by 50 feet = 4900 s.f. Pretreatment volume will be provided with the retention area being three feet deep.

Use 24" deep well discharge rate of 200 gpm/ft. of head commencing at elevation 4.0. (See attached flood routing calculations.)



A handwritten signature in black ink, appearing to be "John J. ...". Below the signature, the date "7/7/15" is written in a similar cursive style.

Project Name: Wyndham Garden

Reviewer: NBJ

Project Number: 2086-14

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 20

Basin 1: site

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 25 year
 3 Day Rainfall: 14 inches
 Area: 0.85 acres
 Ground Storage: 0.1 inches
 Time of Concentration: 0.25 hours
 Initial Stage: 6 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
6.00	0.00
7.00	0.11
8.00	0.22
9.00	0.33
10.00	0.44

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	0.00
1000.00	0.00

Structure: 1

From Basin: site

To Basin: Offsitel

Structure Type: Pump

On Elev = 7.5 ft NGVD, Off Elev = 8.5 ft NGVD, Capacity = 700 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	6.00	0.00
1.00	0.06	0.02	0.00	0.00	6.00	0.00
2.00	0.13	0.04	0.00	0.00	6.03	0.00
3.00	0.19	0.05	0.00	0.00	6.06	0.00
4.00	0.25	0.05	0.00	0.00	6.09	0.00
5.00	0.31	0.05	0.00	0.00	6.13	0.00
6.00	0.38	0.05	0.00	0.00	6.17	0.00
7.00	0.44	0.05	0.00	0.00	6.21	0.00
8.00	0.50	0.05	0.00	0.00	6.25	0.00
9.00	0.56	0.05	0.00	0.00	6.29	0.00
10.00	0.63	0.05	0.00	0.00	6.33	0.00
11.00	0.69	0.05	0.00	0.00	6.36	0.00
12.00	0.75	0.05	0.00	0.00	6.40	0.00
13.00	0.81	0.05	0.00	0.00	6.44	0.00
14.00	0.88	0.05	0.00	0.00	6.48	0.00
15.00	0.94	0.05	0.00	0.00	6.52	0.00
16.00	1.00	0.05	0.00	0.00	6.56	0.00
17.00	1.07	0.05	0.00	0.00	6.60	0.00
18.00	1.13	0.05	0.00	0.00	6.64	0.00
19.00	1.19	0.05	0.00	0.00	6.68	0.00
20.00	1.25	0.05	0.00	0.00	6.72	0.00
21.00	1.32	0.05	0.00	0.00	6.76	0.00
22.00	1.38	0.05	0.00	0.00	6.80	0.00

[Handwritten signature and date: 2/15/99]

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	1.44	0.05	0.00	0.00	6.84	0.00
24.00	1.50	0.05	0.00	0.00	6.88	0.00
25.00	1.60	0.08	0.00	0.00	6.94	0.00
26.00	1.69	0.08	0.00	0.00	7.00	0.00
27.00	1.78	0.08	0.00	0.00	7.06	0.00
28.00	1.87	0.08	0.00	0.00	7.12	0.00
29.00	1.96	0.08	0.00	0.00	7.17	0.00
30.00	2.05	0.08	0.00	0.00	7.23	0.00
31.00	2.14	0.08	0.00	0.00	7.29	0.00
32.00	2.24	0.08	0.00	0.00	7.35	0.00
33.00	2.33	0.08	0.00	0.00	7.41	0.00
34.00	2.42	0.08	0.00	0.00	7.47	0.00
35.00	2.51	0.08	0.00	0.00	7.51	0.00
36.00	2.60	0.08	0.00	0.01	7.51	0.00
37.00	2.69	0.08	0.00	0.02	7.51	0.00
38.00	2.78	0.08	0.00	0.02	7.51	0.00
39.00	2.88	0.08	0.00	0.03	7.51	0.00
40.00	2.97	0.08	0.00	0.03	7.51	0.00
41.00	3.06	0.08	0.00	0.04	7.51	0.00
42.00	3.15	0.08	0.00	0.05	7.51	0.00
43.00	3.24	0.08	0.00	0.05	7.51	0.00
44.00	3.33	0.08	0.00	0.06	7.51	0.00
45.00	3.42	0.08	0.00	0.07	7.51	0.00
46.00	3.52	0.08	0.00	0.07	7.51	0.00
47.00	3.61	0.08	0.00	0.08	7.51	0.00
48.00	3.70	0.08	0.00	0.09	7.51	0.00
49.00	3.80	0.09	0.00	0.09	7.50	0.00
50.00	3.90	0.09	0.00	0.10	7.50	0.00
51.00	4.03	0.11	0.00	0.11	7.50	0.00
52.00	4.16	0.12	0.00	0.12	7.51	0.00
53.00	4.34	0.16	0.00	0.13	7.50	0.00
54.00	4.55	0.19	1.56	0.15	7.50	0.00
55.00	4.81	0.23	0.00	0.16	7.49	0.00
56.00	5.11	0.26	0.00	0.18	7.50	0.00
57.00	5.46	0.31	0.00	0.21	7.50	0.00
58.00	5.89	0.38	0.00	0.24	7.50	0.00
59.00	6.47	0.54	0.00	0.27	7.51	0.00
60.00	10.46	5.26	1.56	0.37	8.34	0.00
61.00	11.60	0.83	0.00	0.38	8.73	0.00
62.00	12.13	0.42	1.56	0.46	7.98	0.00
63.00	12.45	0.27	0.00	0.54	7.50	0.00
64.00	12.76	0.26	0.00	0.56	7.51	0.00
65.00	12.95	0.16	1.56	0.58	7.50	0.00
66.00	13.13	0.16	0.00	0.59	7.49	0.00
67.00	13.32	0.16	0.00	0.60	7.50	0.00
68.00	13.51	0.16	0.00	0.61	7.50	0.00
69.00	13.63	0.11	0.00	0.62	7.51	0.00
70.00	13.75	0.11	1.56	0.63	7.50	0.00
71.00	13.88	0.11	0.00	0.64	7.49	0.00
72.00	14.00	0.11	0.00	0.65	7.49	0.00

Structure: 2

From Basin: site

To Basin: Offsite1

Structure Type: Pump

On Elev = 8.5 ft NGVD, Off Elev = 9.5 ft NGVD, Capacity = 700 gpm

Time	Cumulative Rainfall	Instant Runoff	Current Discharge	Cumulative Discharge	Head Water Stage	Tail Water Stage
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 7/21/15
 #21998

(hr)	(in)	(cfs)	(cfs)	(acre-ft)	(ft NGVD)	(ft NGVD)
0.00	0.00	0.00	0.00	0.00	6.00	0.00
1.00	0.06	0.02	0.00	0.00	6.00	0.00
2.00	0.13	0.04	0.00	0.00	6.03	0.00
3.00	0.19	0.05	0.00	0.00	6.06	0.00
4.00	0.25	0.05	0.00	0.00	6.09	0.00
5.00	0.31	0.05	0.00	0.00	6.13	0.00
6.00	0.38	0.05	0.00	0.00	6.17	0.00
7.00	0.44	0.05	0.00	0.00	6.21	0.00
8.00	0.50	0.05	0.00	0.00	6.25	0.00
9.00	0.56	0.05	0.00	0.00	6.29	0.00
10.00	0.63	0.05	0.00	0.00	6.33	0.00
11.00	0.69	0.05	0.00	0.00	6.36	0.00
12.00	0.75	0.05	0.00	0.00	6.40	0.00
13.00	0.81	0.05	0.00	0.00	6.44	0.00
14.00	0.88	0.05	0.00	0.00	6.48	0.00
15.00	0.94	0.05	0.00	0.00	6.52	0.00
16.00	1.00	0.05	0.00	0.00	6.56	0.00
17.00	1.07	0.05	0.00	0.00	6.60	0.00
18.00	1.13	0.05	0.00	0.00	6.64	0.00
19.00	1.19	0.05	0.00	0.00	6.68	0.00
20.00	1.25	0.05	0.00	0.00	6.72	0.00
21.00	1.32	0.05	0.00	0.00	6.76	0.00
22.00	1.38	0.05	0.00	0.00	6.80	0.00
23.00	1.44	0.05	0.00	0.00	6.84	0.00
24.00	1.50	0.05	0.00	0.00	6.88	0.00
25.00	1.60	0.08	0.00	0.00	6.94	0.00
26.00	1.69	0.08	0.00	0.00	7.00	0.00
27.00	1.78	0.08	0.00	0.00	7.06	0.00
28.00	1.87	0.08	0.00	0.00	7.12	0.00
29.00	1.96	0.08	0.00	0.00	7.17	0.00
30.00	2.05	0.08	0.00	0.00	7.23	0.00
31.00	2.14	0.08	0.00	0.00	7.29	0.00
32.00	2.24	0.08	0.00	0.00	7.35	0.00
33.00	2.33	0.08	0.00	0.00	7.41	0.00
34.00	2.42	0.08	0.00	0.00	7.47	0.00
35.00	2.51	0.08	0.00	0.00	7.51	0.00
36.00	2.60	0.08	0.00	0.00	7.51	0.00
37.00	2.69	0.08	0.00	0.00	7.51	0.00
38.00	2.78	0.08	0.00	0.00	7.51	0.00
39.00	2.88	0.08	0.00	0.00	7.51	0.00
40.00	2.97	0.08	0.00	0.00	7.51	0.00
41.00	3.06	0.08	0.00	0.00	7.51	0.00
42.00	3.15	0.08	0.00	0.00	7.51	0.00
43.00	3.24	0.08	0.00	0.00	7.51	0.00
44.00	3.33	0.08	0.00	0.00	7.51	0.00
45.00	3.42	0.08	0.00	0.00	7.51	0.00
46.00	3.52	0.08	0.00	0.00	7.51	0.00
47.00	3.61	0.08	0.00	0.00	7.51	0.00
48.00	3.70	0.08	0.00	0.00	7.51	0.00
49.00	3.80	0.09	0.00	0.00	7.50	0.00
50.00	3.90	0.09	0.00	0.00	7.50	0.00
51.00	4.03	0.11	0.00	0.00	7.50	0.00
52.00	4.16	0.12	0.00	0.00	7.51	0.00
53.00	4.34	0.16	0.00	0.00	7.50	0.00
54.00	4.55	0.19	0.00	0.00	7.50	0.00
55.00	4.81	0.23	0.00	0.00	7.49	0.00
56.00	5.11	0.26	0.00	0.00	7.50	0.00
57.00	5.46	0.31	0.00	0.00	7.50	0.00
58.00	5.89	0.38	0.00	0.00	7.50	0.00
59.00	6.47	0.54	0.00	0.00	7.51	0.00
60.00	10.46	5.26	0.00	0.00	8.34	0.00
61.00	11.60	0.83	1.56	0.12	8.73	0.00
62.00	12.13	0.42	0.00	0.17	7.98	0.00
63.00	12.45	0.27	0.00	0.17	7.50	0.00
64.00	12.76	0.26	0.00	0.17	7.51	0.00
65.00	12.95	0.16	0.00	0.17	7.50	0.00
66.00	13.13	0.16	0.00	0.17	7.49	0.00
67.00	13.32	0.16	0.00	0.17	7.50	0.00
68.00	13.51	0.16	0.00	0.17	7.50	0.00

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 # 2/24/98

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	13.63	0.11	0.00	0.17	7.51	0.00
70.00	13.75	0.11	0.00	0.17	7.50	0.00
71.00	13.88	0.11	0.00	0.17	7.49	0.00
72.00	14.00	0.11	0.00	0.17	7.49	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.56	34.73	0.00	0.00
2	1.56	60.08	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
site	8.89	60.57	6.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
site	0.98	0.00	0.82	0.00	0.16	0.00

Handwritten signature and date '7/15' in the bottom right corner of the page.

Project Name: Wyndham Garden

Reviewer: NBJ

Project Number: 2086-14

Period Begin: Jan 01, 2000;0000 hr. End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 20

Basin 1: site

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 100 year
 3 Day Rainfall: 18 inches
 Area: 0.85 acres
 Ground Storage: 0.1 inches
 Time of Concentration: 0.25 hours
 Initial Stage: 6 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
6.00	0.00
7.00	0.11
8.00	0.22
9.00	0.33
10.00	0.44

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	0.00
1000.00	0.00

Structure: 1

From Basin: site

To Basin: Offsite

Structure Type: Pump

On Elev = 7.5 ft NGVD, Off Elev = 8.5 ft NGVD, Capacity = 700 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	6.00	0.00
1.00	0.08	0.03	0.00	0.00	6.01	0.00
2.00	0.16	0.05	0.00	0.00	6.04	0.00
3.00	0.24	0.06	0.00	0.00	6.09	0.00
4.00	0.32	0.06	0.00	0.00	6.13	0.00
5.00	0.40	0.07	0.00	0.00	6.18	0.00
6.00	0.48	0.07	0.00	0.00	6.23	0.00
7.00	0.56	0.07	0.00	0.00	6.28	0.00
8.00	0.64	0.07	0.00	0.00	6.33	0.00
9.00	0.73	0.07	0.00	0.00	6.38	0.00
10.00	0.81	0.07	0.00	0.00	6.44	0.00
11.00	0.89	0.07	0.00	0.00	6.49	0.00
12.00	0.97	0.07	0.00	0.00	6.54	0.00
13.00	1.05	0.07	0.00	0.00	6.59	0.00
14.00	1.13	0.07	0.00	0.00	6.64	0.00
15.00	1.21	0.07	0.00	0.00	6.69	0.00
16.00	1.29	0.07	0.00	0.00	6.74	0.00
17.00	1.37	0.07	0.00	0.00	6.80	0.00
18.00	1.45	0.07	0.00	0.00	6.85	0.00
19.00	1.53	0.07	0.00	0.00	6.90	0.00
20.00	1.61	0.07	0.00	0.00	6.95	0.00
21.00	1.69	0.07	0.00	0.00	7.00	0.00
22.00	1.77	0.07	0.00	0.00	7.05	0.00

Handwritten signature and date: 7/7/15

(hr)	(in)	(cfs)	(cfs)	(acre-ft)	(ft NGVD)	(ft NGVD)
0.00	0.00	0.00	0.00	0.00	6.00	0.00
1.00	0.08	0.03	0.00	0.00	6.01	0.00
2.00	0.16	0.05	0.00	0.00	6.04	0.00
3.00	0.24	0.06	0.00	0.00	6.09	0.00
4.00	0.32	0.06	0.00	0.00	6.13	0.00
5.00	0.40	0.07	0.00	0.00	6.18	0.00
6.00	0.48	0.07	0.00	0.00	6.23	0.00
7.00	0.56	0.07	0.00	0.00	6.28	0.00
8.00	0.64	0.07	0.00	0.00	6.33	0.00
9.00	0.73	0.07	0.00	0.00	6.38	0.00
10.00	0.81	0.07	0.00	0.00	6.44	0.00
11.00	0.89	0.07	0.00	0.00	6.49	0.00
12.00	0.97	0.07	0.00	0.00	6.54	0.00
13.00	1.05	0.07	0.00	0.00	6.59	0.00
14.00	1.13	0.07	0.00	0.00	6.64	0.00
15.00	1.21	0.07	0.00	0.00	6.69	0.00
16.00	1.29	0.07	0.00	0.00	6.74	0.00
17.00	1.37	0.07	0.00	0.00	6.80	0.00
18.00	1.45	0.07	0.00	0.00	6.85	0.00
19.00	1.53	0.07	0.00	0.00	6.90	0.00
20.00	1.61	0.07	0.00	0.00	6.95	0.00
21.00	1.69	0.07	0.00	0.00	7.00	0.00
22.00	1.77	0.07	0.00	0.00	7.05	0.00
23.00	1.85	0.07	0.00	0.00	7.11	0.00
24.00	1.93	0.07	0.00	0.00	7.16	0.00
25.00	2.05	0.10	0.00	0.00	7.23	0.00
26.00	2.17	0.10	0.00	0.00	7.30	0.00
27.00	2.29	0.10	0.00	0.00	7.38	0.00
28.00	2.40	0.10	0.00	0.00	7.45	0.00
29.00	2.52	0.10	0.00	0.00	7.50	0.00
30.00	2.64	0.10	0.00	0.00	7.51	0.00
31.00	2.76	0.10	0.00	0.00	7.50	0.00
32.00	2.87	0.10	0.00	0.00	7.50	0.00
33.00	2.99	0.10	0.00	0.00	7.50	0.00
34.00	3.11	0.10	0.00	0.00	7.50	0.00
35.00	3.23	0.10	0.00	0.00	7.49	0.00
36.00	3.34	0.10	0.00	0.00	7.49	0.00
37.00	3.46	0.10	0.00	0.00	7.51	0.00
38.00	3.58	0.10	0.00	0.00	7.51	0.00
39.00	3.70	0.10	0.00	0.00	7.50	0.00
40.00	3.81	0.10	0.00	0.00	7.50	0.00
41.00	3.93	0.10	0.00	0.00	7.50	0.00
42.00	4.05	0.10	0.00	0.00	7.50	0.00
43.00	4.17	0.10	0.00	0.00	7.49	0.00
44.00	4.28	0.10	0.00	0.00	7.49	0.00
45.00	4.40	0.10	0.00	0.00	7.51	0.00
46.00	4.52	0.10	0.00	0.00	7.51	0.00
47.00	4.64	0.10	0.00	0.00	7.50	0.00
48.00	4.75	0.10	0.00	0.00	7.50	0.00
49.00	4.89	0.11	0.00	0.00	7.51	0.00
50.00	5.02	0.11	0.00	0.00	7.49	0.00
51.00	5.18	0.14	0.00	0.00	7.49	0.00
52.00	5.35	0.16	0.00	0.00	7.50	0.00
53.00	5.58	0.20	0.00	0.00	7.50	0.00
54.00	5.85	0.25	0.00	0.00	7.50	0.00
55.00	6.19	0.29	0.00	0.00	7.51	0.00
56.00	6.57	0.34	0.00	0.00	7.50	0.00
57.00	7.02	0.40	0.00	0.00	7.50	0.00
58.00	7.58	0.49	0.00	0.00	7.51	0.00
59.00	8.32	0.70	0.00	0.00	7.50	0.00
60.00	13.44	6.76	1.56	0.01	8.73	0.00
61.00	14.91	1.06	0.00	0.05	10.32	0.00
62.00	15.59	0.55	0.00	0.05	10.86	0.00
63.00	16.01	0.35	0.00	0.05	11.17	0.00
64.00	16.41	0.34	0.00	0.05	11.42	0.00
65.00	16.65	0.21	0.00	0.05	11.60	0.00
66.00	16.89	0.20	0.00	0.05	11.76	0.00
67.00	17.13	0.20	0.00	0.05	11.91	0.00
68.00	17.36	0.20	0.00	0.05	12.06	0.00

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 7/7/15
 # 20998

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	17.52	0.14	0.00	0.05	12.18	0.00
70.00	17.68	0.14	0.00	0.05	12.28	0.00
71.00	17.84	0.14	0.00	0.05	12.38	0.00
72.00	18.00	0.14	0.00	0.05	12.48	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.56	28.75	0.00	0.00
2	1.56	59.95	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
site	12.48	72.00	6.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
site	1.26	0.00	0.55	0.00	0.71	0.00

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 7/15/98