



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

DATE: September 8, 2015

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, LEED/G.A., Principal Planner *CL Lajoie*
Mariluz Maldonado, City Planner *M. Maldonado*

SUBJECT: **SP-023-14:** The applicant, Ari Sklar, A.I.A, Sklarchiterture, agent on behalf of Casey 18 Development Group LLC and Dania Coves 18, LLC, is requesting site plan approval for the construction of twenty-five (25) residential units and a public park at 5461 & 5471 SW 40th Avenue.

PROJECT REQUESTS

SITE PLAN

To allow the construction of twenty four (24) townhomes, one (1) single family home and a public park.

PROPERTY INFORMATION

EXISTING ZONING: Single Family Residential (RS-6000)
LAND USE DESIGNATION: Low (5) residential

SITE PLAN ANALYSIS:

The subject property greater than two (2) net acres in size and located on the south side of SW 54 Court, immediately west of SW 40 Avenue. The property currently contains two (2) single family homes which will be demolished. The applicant is requesting site plan approval for the construction of twenty four (24) townhomes, one (1) single family home and a public park.

The proposed development consists of four (4) townhome buildings and one (1) single family home located at the entrance of the complex. The townhome buildings will be two stories with twenty (20) feet to the top of the parapet with architectural features to allow natural lighting that extend approximately two (2) feet. In addition, the applicant is proposing a public park in order to satisfy the required parkland requirements of the code established at the time this application was submitted to the city.

Main access will be provided along SW 40th Avenue and the required amount of required parking spaces and open space has been complied with.

The Planned Residential Development District (PRD-1), Section 105.220 (G), allows the City Commission to reduce the yard requirements if the size, width, depth, configuration, or location of a lot makes it impractical to provide the required setback. The applicant is requesting to reduce the corner side setback of twenty-five (25) feet for the single family home to provide twenty (20) feet as a result of the right of way dedication along SW 40th Avenue. Although, the setback is being requested to be reduced, the intent of the code is being met and in addition the applicant is providing the required fifteen (15) foot buffer to help mitigate any potential impacts. In addition, the applicant has made a great effort to retain on site existing trees to the extent possible. A total of twenty five trees, which are mainly Oaks, will be preserved on the parcel.

DEVELOPMENT REVIEW COMMITTEE (DRC):

The site plan was reviewed by the Development Review Committee (DRC) which includes personnel from the Fire BSO, Public Services, the City's landscape consultant and the Planning Division.

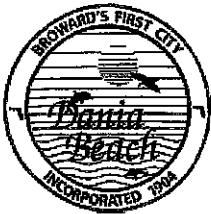
The applicant has several outstanding staff comments that need to be addressed prior to issuance of a building permit. The outstanding DRC comments are listed below:

1. The applicant will continue to work with the Landscape Consultant on tree mitigation plan. All mitigation must be made prior to issuance of a building permit. (Planning)
2. Provide any proposed signage details. Any proposed signage shall comply with the requirements of code section 505.70 –Signage Regulations for townhouse and multi-family dwellings, and community facilities. (Planning)
3. That such application must be reviewed by Broward County Aviation's Department ("BCAD") and Federal Aviation Administration ("FAA"), as applicable. The point of contact is William Castillo; Airport Planner located at 220 SW 45 Street, Suite 101, Dania Beach, Florida 33312, or he can be reached at (954)359-6100. (Planning)
4. The applicant shall work with the City Attorney to enter into a maintenance agreement with the City for the proposed public park. This document shall be recorded in Broward County public records prior to building permits. (Planning)

In addition to the site plan, the applicant is also requesting a plat and a rezoning for this property which was heard by the Planning and Zoning Board on August 19, 2015. These applications will be heard separately.

RECOMMENDATION

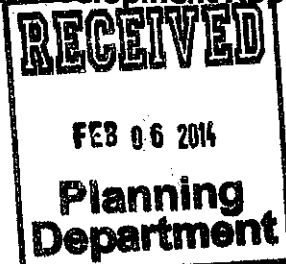
SITE PLAN – The site plan application meets all applicable regulations, as determined by the DRC provided the three (3) conditions are addressed prior to issuance of a building permit if approved and accepted by the City Commission. Approve the proposed site plan resolution.



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: FLEX UNITS



Date Rec'd: 2/6/14
 Petition No.: SP-023-14
R2-024-14
LUF-025-14

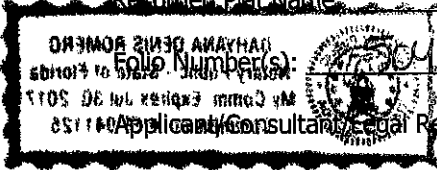
(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 5401 SW 40th Ave Fort Lauderdale, FL

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

Recorded Plat Name: _____



Legal Description: 7504136010361

Applicant/Consultant/Legal Representative (circle one) Albert Benalloun / Ari Sklar

Address of Applicant: 777 41st Street 2nd FL Miami Beach, FL 33140

Business Telephone: 305-467-4920 Home: 954-925-9292 Cell: 786-326-2747

E-mail address: abenalloun@gmail.com / Ari@SKLARCHITECT.COM

Name of Property Owner: CASEY IS DEVELOPMENT GROUP, LLC / DANIA COVES IS, LLC

Address of Property Owner: 777 41st Street

Business Telephone: 305-673-8999 Home: 305-467-4920 Cell: _____ Fax: _____

Explanation of Request: NEW DEVELOPMENT OF 24 TOWNHOUSES and 1 SF RESIDENCE.
 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: 2.32 Gross Acreage: 2.5 Prop. Square Footage: _____

Existing Use: RS-6000 Proposed Use: PRD-1

Is property owned individually, by a corporation, association, or a joint venture? LLC 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 Ari Sklar & SKL Architecture (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.

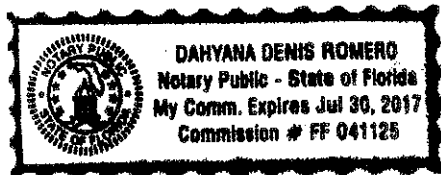
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Ari Sklar
(Owner / Agent signature*)

BEFORE ME THIS 5th DAY OF Feb, 2014

By: Dahyana Romero (Print name of person acknowledging) _____ (Joint owner signature if applicable)

Notary Dahyana Romero
(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.

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

May 22, 2014

Ari Sklar, AIA
Sklarchitecture
2310 Hollywood Boulevard
Hollywood, FL 3020

RE: Dania Oaks Traffic Statement
Project No. 201402.01

Dear Ari:

This is in response to your request for a traffic statement providing an estimate of trips associated with the proposed new Dania Oaks residential development located at 5461 SW 40th Avenue in the City of Dania Beach, Florida. The project is proposed to include 25 Townhouses and one Single Family Residence. What follows is a brief statement of our analysis methodology and findings:

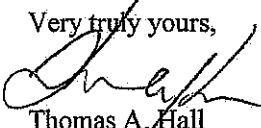
1. Trip Generation Analysis

Section 605-30(k) of the City of Dania Beach Code of Ordinances requires that a traffic impact study may be required for any development that generates 25 or more peak-hour trips. In order to determine the traffic impact associated with the proposed Dania Oaks development, analysis of trips expected to be generated by the proposed development was conducted. Trip generation characteristics provided in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 9th Edition, were consulted and the trips generated by the proposed residential uses (ITE Code 210 – Single Family Homes and ITE Code 230 – Residential Condominium/Townhouse) was completed.

Table 1 (enclosed) shows the trips expected to be generated by the proposed residential land uses. As Table 1 shows, the proposed project, 24 townhouses and one (1) single family residence, results in 13 trips in the afternoon peak-hour, which is generally considered to be the peak hour of the day. Thirteen trips are, of course, well below the 25 trip threshold mentioned in Section 605-30(k) of the City Code and, thus, a traffic impact study is not required for this project.

Should you have any questions or comments regarding this statement, please do not hesitate to contact this office.

Very truly yours,


Thomas A. Hall
President

TAH/kh

Enclosures

C:\Work\201402 - Dania Oaks Townhouses\Admin\Traffic Statement.doc

Table 1
PM Peak Hour Trip Generation
Dania Oaks Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips		Internal Trips		External Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
Proposed Use													
Single Family Home	210	1 d.u.	T=1.00(X) (69/37)	1	0	0	0	1	0	0	0	1	0
Residential Condo/Townhouse	230	24 d.u.	T=0.52(X) (67/33)	8	4	0	0	8	4	0	0	8	4
Total				9	4	0	0	9	4	0	0	9	4

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers Trip Generation manual, 9th Edition.

Thomas A. Hall, Inc.
1355 Adams Street
Hollywood, FL 33019
954-288-4447
tomhall1234@gmail.com

June 4, 2015

Ari Sklar, AIA
Sklarchitecture
2310 Hollywood Boulevard
Hollywood, FL 3020

RE: Dania Oaks Traffic Statement
Project No. 201402.01

Dear Ari:

This is in response to your request for a traffic statement providing an estimate of trips associated with the proposed new Dania Oaks residential development located at 5461 SW 40th Avenue in the City of Dania Beach, Florida. The project is proposed to include 25 Townhouses and one Single Family Residence. What follows is a brief statement of our analysis methodology and findings:

1. Trip Generation Analysis

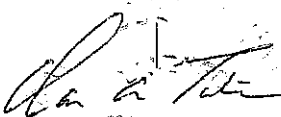
Section 605-30(k) of the City of Dania Beach Code of Ordinances requires that a traffic impact study may be required for any development that generates 25 or more peak-hour trips. In order to determine the traffic impact associated with the proposed Dania Oaks development, analysis of trips expected to be generated by the proposed development was conducted. Trip generation characteristics provided in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 9th Edition, were consulted and the trips generated by the proposed residential uses (ITE Code 210 – Single Family Homes and ITE Code 230 – Residential Condominium/Townhouse) was completed.

Table 1 (enclosed) shows the trips expected to be generated by the proposed residential land uses. As Table 1 shows, the proposed project, 24 townhouses and one (1) single family residence, results in 13 trips in the afternoon peak-hour, which is generally considered to be the peak hour of the day. Thirteen trips are, of course, well below the 25 trip threshold mentioned in Section 605-30(k) of the City Code and, thus, a traffic impact study is not required for this project.

Should you have any questions or comments regarding this statement, please do not hesitate to contact this office.

Very truly yours,

Thomas A. Hall
President

 6/4/2015
Dan A Tintner, P.E., FL Reg. No. 39656
Carnahan, Proctor and Cross, Inc.
814 S. Military Trail, Deerfield Bch., FL 33442
Certificate of Authorization No. 00002936

TAH/kh
Enclosures

C:\Work\201402 - Dania Oaks Townhouses\Admin\Traffic Statement.doc

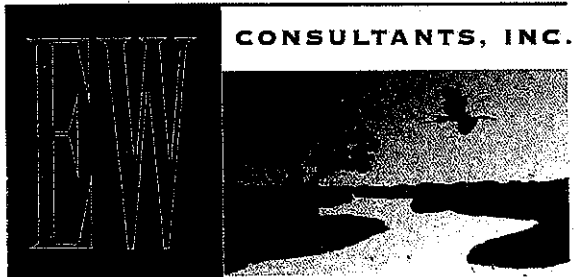
Table 1
PM Peak Hour Trip Generation
Dania Oaks Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate ⁽¹⁾	Total Trips			Internal Trips				External Trips			Pass-by Trips		New Trips		
				In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total		
Proposed Use																		
Single Family Home	210	1 d.u.	T=1.00(X) (83/87)	1	0	1	0	0	0	0.0%	1	0	1	0	0.0%	1	0	1
Residential Condo/Townhouse	230	24 d.u.	T=0.52(X) (87/83)	8	4	12	0	0	0	0.0%	8	4	12	0	0.0%	8	4	12
Total				9	4	13					9	4	13			9	4	13

⁽¹⁾ Trip generation data obtained from the Institute of Transportation Engineers' *Trip Generation* manual, 9th Edition.

EW CONSULTANTS, INC.

NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



DANIA OAKS

ENVIRONMENTAL ASSESSMENT REPORT

Prepared by:

**EW CONSULTANTS, INC.
601 Heritage Drive, Suite 124
Jupiter, Florida 33458
561-623-5475**

October 2014

601 HERITAGE DRIVE, STE 124 • JUPITER, FL 33458 • 561-623-5475 • FAX 561-623-5481

WWW.EWCONSULTANTS.COM

I. INTRODUCTION

EW Consultants, Inc., conducted an environmental assessment of the approximately 2.3-acre parcel in October, 2014. The parcel is comprised of undeveloped land in Section 36, Township 50 South, Range 41 East, Dania Beach, Broward County, Florida (Figures 1 and 2). The property is bordered on the north, west, and south by single family homes and on the east by 40th Avenue. A portion of the subject property is developed with two single-family residential homes, while the remainder of the property remains undeveloped and forested.

II. METHODS

Prior to the site visit, maps from the Natural Resources Conservation Service generated from USDA-NRCS certified data (Version 8, Dec. 30, 2013) were reviewed to determine topographic features and site soil mapping units. Copies of the most current (2012) Broward County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the parcel were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation, and jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species that would require protection under Article 250 of the Dania Beach Land Development Code.

The *Guide to the Natural Communities of Florida* (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped. Vegetative communities were identified in accordance with *Florida Land Use Cover and Forms Classification Systems Handbook* (Florida Department of Transportation 1999) (FLUCFCS).

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (CE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the *Corps of Engineers Wetlands Delineation Manual* (USAE Waterways Experiment Station Environmental Laboratory 1987) and the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region* (USAE Research and Development Center 2008). Delineation of wetlands regulated by DEP and South Florida Water Management

District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert *et al.* 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission January 2013) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). A series of pedestrian transects were conducted across the property to determine the presence of any listed species.

III. RESULTS

A. Soils

The soils on the site are mapped as Basinger-Urban Land Complex and Arents-Urban Land Complex, 0 to 5 percent slopes (Attachment 1). A description of these soil types in their natural condition is listed below. This description is based upon the general characteristics for the soil type illustrated in the *Soils Survey of Broward County Area, Florida* and is not necessarily indicative of the exact characteristics of the parcel.

1. Basinger fine sand, 0 to 2 percent slopes: This is a nearly level, deep, poorly drained, sandy soil in broad sloughs and flats. When undisturbed, typical vegetation includes pines, oaks, pepper, myrtle, and native grasses.
2. Dade fine sand: This is a nearly level, well drained sandy soil on slightly elevated flatlands in the southeastern part of the county. Soft limestone is found at depths that average 20 to 40 inches. When undisturbed, typical vegetation includes slash pine, live oak, laurel oak, saw palmetto, and native grasses.

B. Vegetative Communities

Vegetative communities and land uses on the parcel were mapped using FLUCFCS (Figure 3). The vegetative communities are described as follows:

110 - Residential Low Density

This portion of the property is developed with two single-family homes. The vegetation around the homes is comprised of a combination of native plants, cultivated landscape and invasive exotic species and does not represent any one intact native community. It appears some cultivated species and some of the natives have been planted here as opposed to being naturally occurring. Native

tree species dominate the canopy strata in those areas where canopy exists, whereas exotic and nuisance species dominate the subcanopy and groundcover levels. Live oak, banyan, and coconut palms are the predominate native tree species occupying the canopy level with Norfolk pine and schefflera observed as well. The subcanopy and groundcover is dominated by nuisance and exotic species such as sword ferns, air potato, wandering jew, oyster plant, and Caesar weed.

426 – Tropical Hardwoods

This vegetative community is found covering the remainder of the property to the west. The canopy is dominated by live oaks, banyan, strangler fig, coconut palms, royal Poinciana, papaya, and mango. The understory and groundcover are dominated by a combination of native, nuisance and exotic species including sword ferns, air potato, Surinam cherry, Caesar weed, swamp fern, Brazilian pepper, wild coffee, oyster plant, and wandering jew.

C. Listed Species and Wildlife

No plant or animal species listed as protected by Federal, State, or local environmental regulatory agencies, nor any signs of such plants or animals were observed on the property during the environmental assessment. Because the property contains and is surrounded by residential development with frequent human disturbances, it does not provide ideal habitat for listed species that may be found in this region.

Non-listed wildlife observed includes mourning dove, blue jays, red-bellied woodpeckers, monk parakeets, gray squirrels, golden-orb spiders, opossum, and raccoon scat.

D. Wetlands

No state or federally regulated wetlands were observed on the property. The site soils and vegetation are typical of upland habitats and no hydrological indicators were observed on the property.

IV. SUMMARY

While the property does contain many native trees, the habitat is not completely intact and a predominance of nuisance and exotic species are found in the subcanopy and groundcover. The native trees should be evaluated for preservation or relocation in accordance with Article 825 of the Land Development Code.

Because of the surrounding development and human disturbances the property does not provide ideal habitat for listed species of wildlife. In accordance with Article 250 of the Land Development Code, a wildlife survey was conducted. No listed species of wildlife

nor signs of listed species of wildlife were observed on the property during this survey.
Several non-listed species of wildlife were observed and are described above.

No State or Federal jurisdictional wetlands were observed on the property.

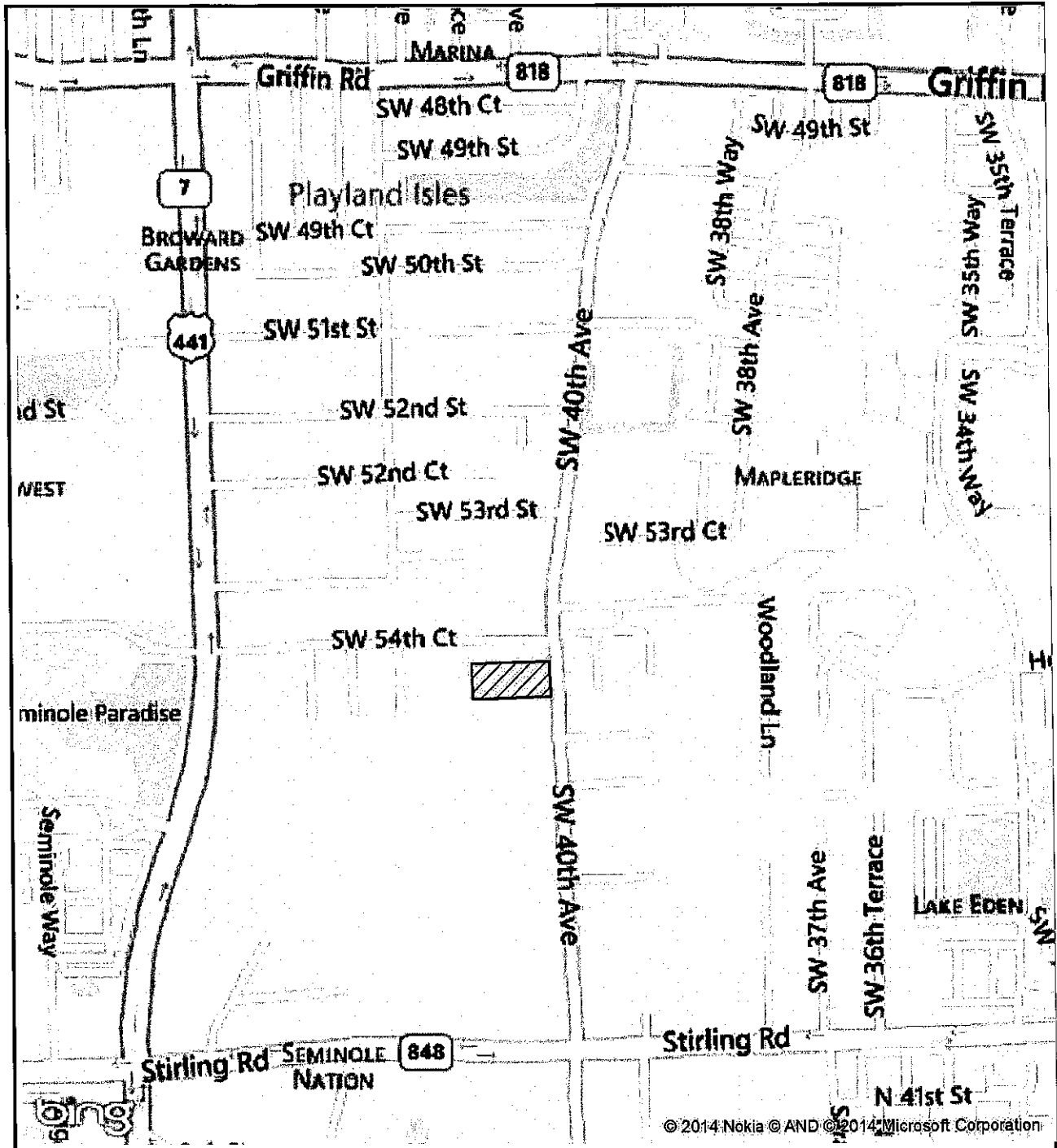
APPENDIX A

Maps and Figures:


- Figure 1: Location Map
- Figure 2: Quad Map
- Figure 3: Aerial Photograph
- Figure 4: FLUCFCS Map

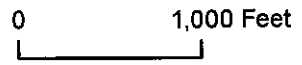
Attachment:

Soils Report



LEGEND

 - SITE (2.3+/- AC)



**DANIA OAKS
LOCATION MAP**



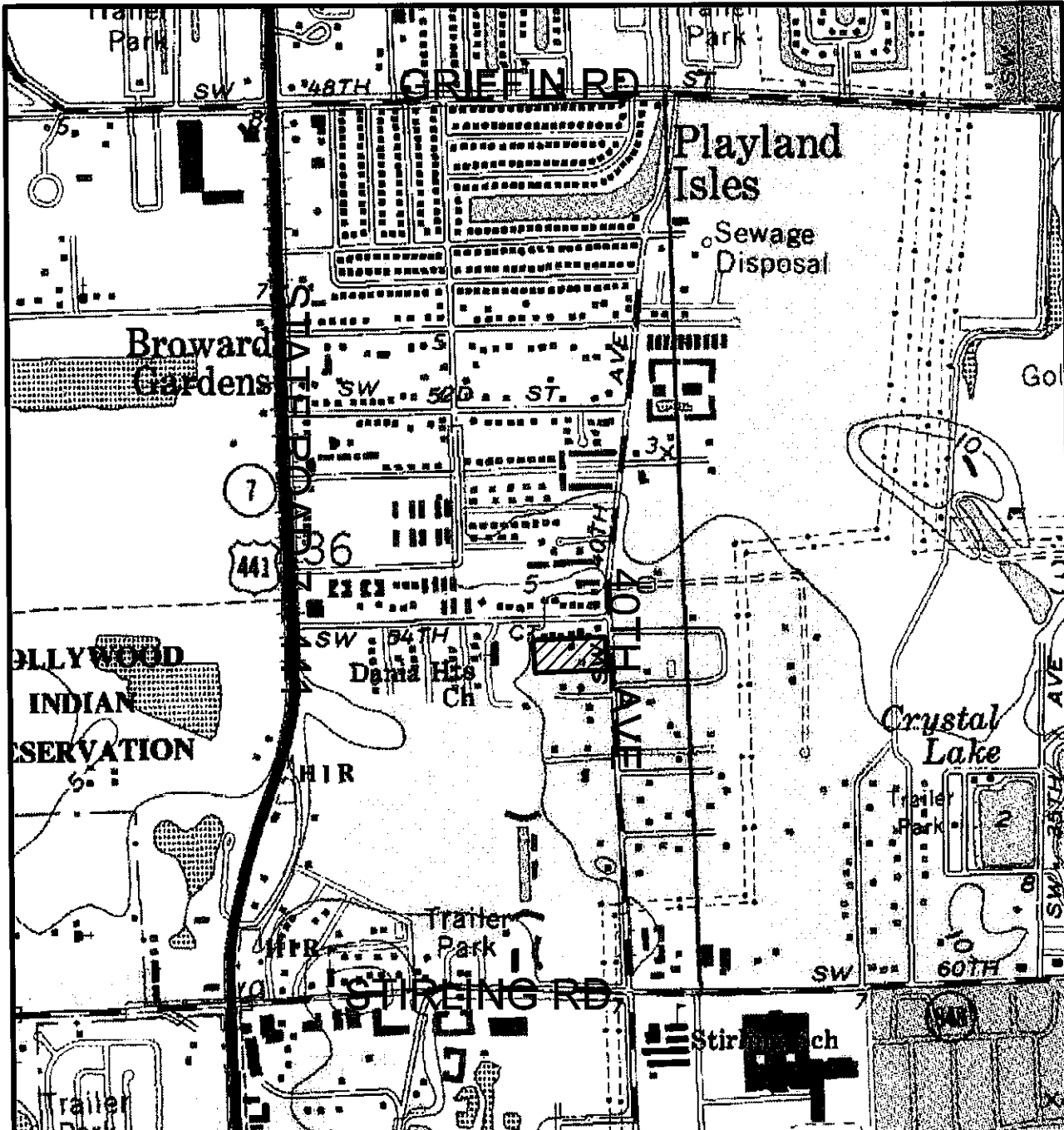
EW CONSULTANTS, INC.

601 HERITAGE DRIVE, SUITE 124
 JUPITER, FLORIDA 33458
 561-623-5475 FAX 561-623-5481
 WWW.EWCONSULTANTS.COM

OCT 2014

FIGURE

1



USGS QUAD MAP "FT. LAUDERDALE SOUTH", SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, LATITUDE 26°03'10" LONGITUDE 80°12'07"

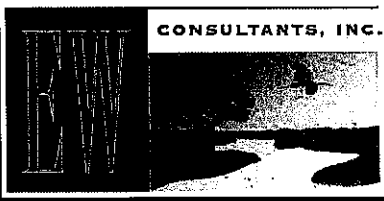
LEGEND

 - SITE (2.3± AC)



**DANIA OAKS
QUAD MAP**

Dania Oaks.dwg QUAD



EW CONSULTANTS, INC.
601 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-5475 FAX 561-623-5481
WWW.EWCONSULTANTS.COM

OCT 2014
FIGURE
2



LABINS AERIALS DATED 2012

0 200
SCALE IN FEET



DANIA OAKS AERIAL MAP

Dania Oaks.dwg AERIAL



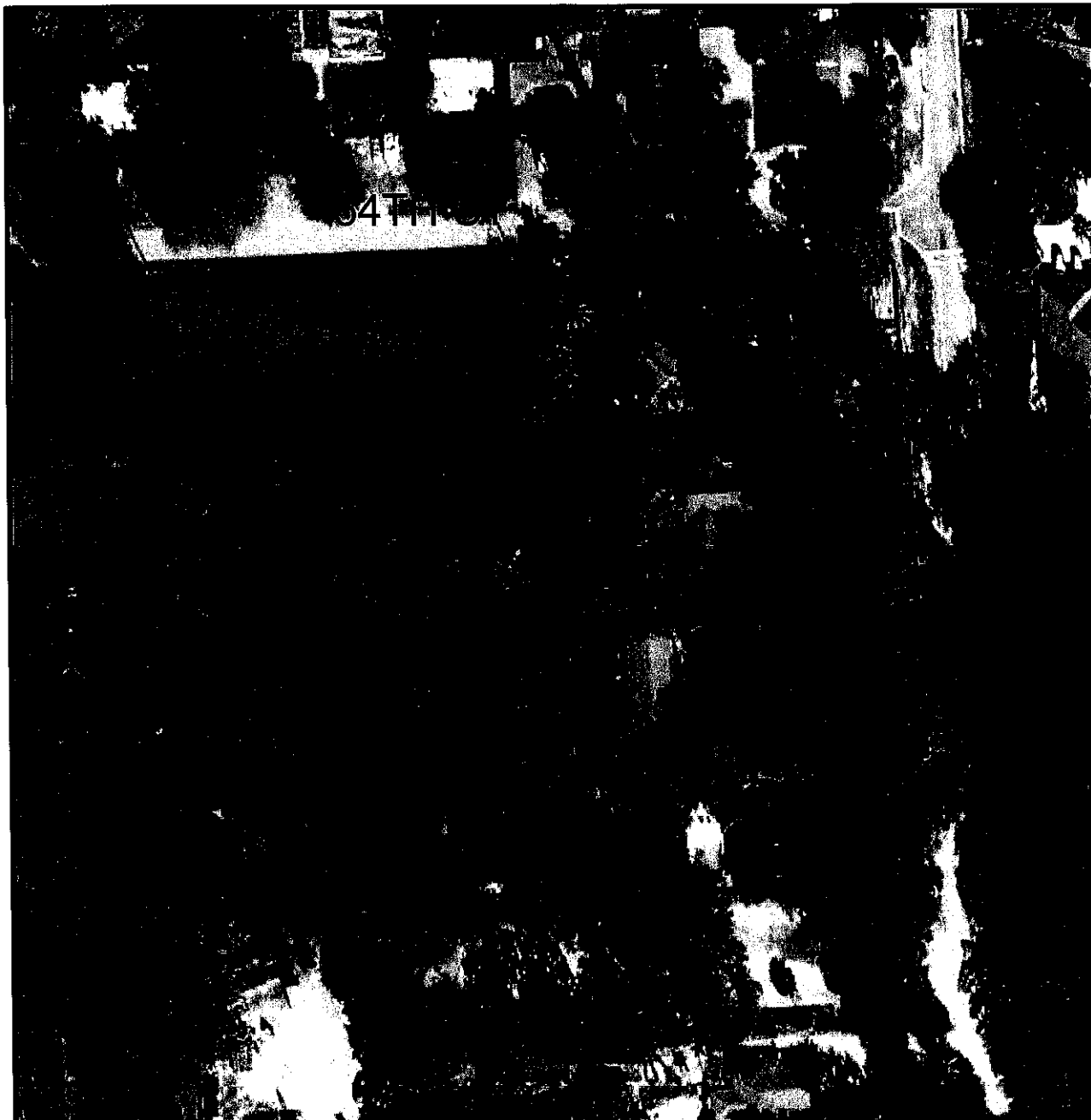
EW CONSULTANTS, INC.

601 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-5475 FAX 561-623-5481
WWW.EWCONSULTANTS.COM

OCT 2014

FIGURE

3



LABINS AERIALS DATED 2012

LEGEND

110 - RESIDENTIAL, LOW DENSITY (1.0± AC)

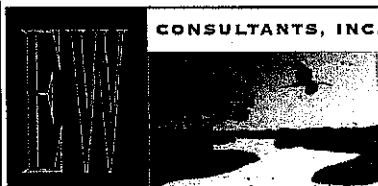
426 - TROPICAL HARDWOODS (1.3± AC)



DANIA OAKS

FLUCFCS MAP

Dania Oaks.dwg FLUCFCS



EW CONSULTANTS, INC.

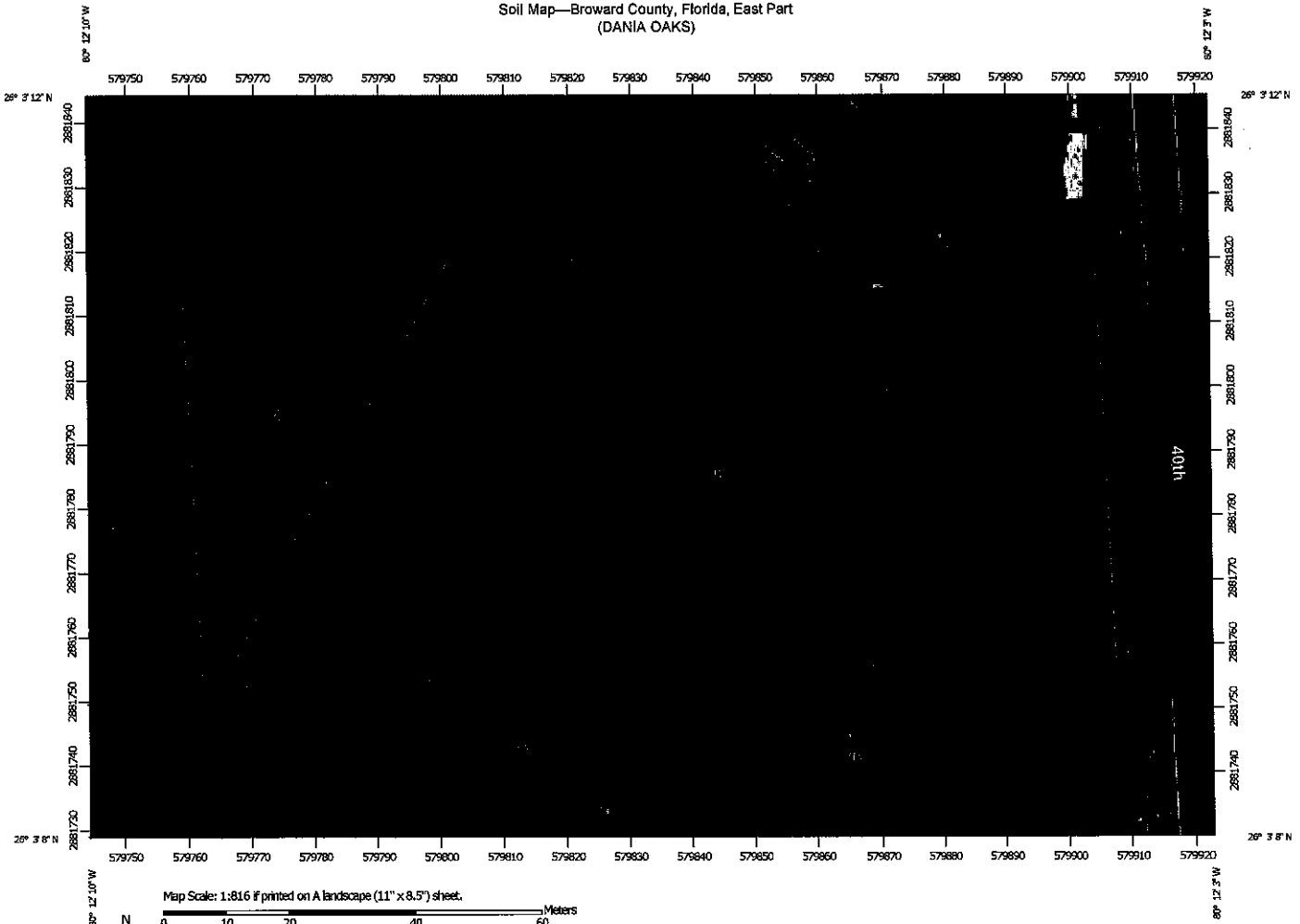
601 HERITAGE DRIVE, SUITE 124
JUPITER, FLORIDA 33458
561-623-5475 FAX 561-623-5481
WWW.EWCONSULTANTS.COM

OCT 2014

FIGURE

4





































Soil Map—Broward County, Florida, East Part
(DANIA OAKS)



Map Scale: 1:816 if printed on A landscape (11" x 8.5") sheet.
 0 10 20 40 60 Meters
 0 35 70 140 210 Feet
 Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84

Soil Map—Broward County, Florida, East Part
(DANIA OAKS)

MAP LEGEND

- | | |
|--|---|
|  Area of Interest (AOI) |  Spoil Area |
| Soils |  Stony Spot |
|  Soil Map Unit Polygons |  Very Stony Spot |
|  Soil Map Unit Lines |  Wet Spot |
|  Soil Map Unit Points |  Other |
| Special Point Features |  Special Line Features |
|  Blowout | Water Features |
|  Borrow Pit |  Streams and Canals |
|  Clay Spot | Transportation |
|  Closed Depression |  Rails |
|  Gravel Pit |  Interstate Highways |
|  Gravelly Spot |  US Routes |
|  Landfill |  Major Roads |
|  Lava Flow |  Local Roads |
|  Marsh or swamp | Background |
|  Mine or Quarry |  Aerial Photography |
|  Miscellaneous Water | |
|  Perennial Water | |
|  Rock Outcrop | |
|  Saline Spot | |
|  Sandy Spot | |
|  Severely Eroded Spot | |
|  Sinkhole | |
|  Slide or Slip | |
|  Sodic Spot | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version data(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 9, Sep 9, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 11, 2010—Mar 11, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Broward County, Florida, East Part (FL606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Basinger fine sand, 0 to 2 percent slopes	0.4	15.2%
9	Dade fine sand	2.0	84.8%
Totals for Area of Interest		2.3	100.0%