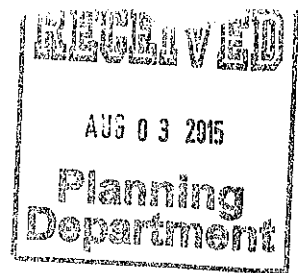


# Charles O. Buckalew

Consulting Engineering Services, Inc.



801 S. Ocean Drive, Suite 201  
Hollywood, Florida 33019

Phone (954) 927-0561 Mobile: 558-1189

Fax: 926-7810

**Ms. Corinne Lajoie**  
City of Dania Beach  
**Community Development Department**  
100 West Dania Beach Boulevard  
Dania Beach, Florida 33004

**August 2, 2015**

**RE: Resurrection Church Plat PB. 34 Pg 5**  
**Site Plan: SP-064-15**  
**Broward County, Florida**  
**Response to Comments**  
**Project No. 2015-0292**

**Dear Ms. Lajoie,**

The following is in response to the Site Plan Review Comments dated July 30, 2015.

**Application Submittal:**

1. Additional Comments: Noted
2. Platting: The site is already platted and is still owned by the Archdiocese and re-platting is not required. See attache Letter form the Broward Planning Council.
3. Traffic Study: The existing meeting hall which is adjacent to the new Modular Classrooms was used for this same use before. Therefore no additional trips are anticipated for the 60 children being cared for at this facility.
4. Voluntary Mobility Program: Each modular is 24 feet by 56 feet which equals 1,344 square feet times three equals 4,032 square feet. Trip rate for day care = daily rate = 79.26 per 1,000 square feet = 320 trips per day Peak hour = 53/47 A Formal traffic Study will be submitted under a separate Cover.
5. Water demand: The students range from infants in diapers to four ( 4 ) year old children. The increase water demand will be as g follows: 60 students at 10 gallons per day per student equals 600 Gallons Per Day Increase.
6. Impact fees : Noted .
7. Signs: No signs are requested at this time.
8. FAA/ BCAD review: The height of these modulars are approximately 25 feet tall. The FAA review has been requested.
9. Bicycle parking: A bicycle rack will be added to the Church Site and s shown on the Site Plan. Parking 195 spaces @ 10 % = 20 Bicycle parking spaces.
10. Disc for plans and submittal : This will be done at final approval.
11. Rooftop Mechanical equipment: None proposed.
12. Cost Recovery: Noted

**Resurrection Church  
Site Plan Review Comments Page Two**

13. Lease line to the north: This is clarified and shown.

14. Requirements

A) boundary Survey: See attache updated survey.

B) Tree survey: This is not a part of the survey see attached. We are only removing three trees. which does not require a tree survey.

C) Recorded Plat: Already submitted, no easements are required.

D) Draft restrictive Covenants: None required.

15. Site Plan Requirements:

C) Zoning : Shown for adjacent parcels.

E) Adjacent land Uses: Shown.

M) Vehicular entrances and exits: Shown for overall church site.

N) Photometric Plan: The modular classrooms will have an outside light, and will met the code requirements is noted.

P) Conceptual Drainage plan: The existing site has a system of catch basins and drainage piping. The small amount of additional stormwater is very little since the Modular classrooms still have a green area underneath them.

Q) Typical Trash and garbage disposal: See existing trash and garbage enclosure on site. This will be noted to be upgraded to current code requirements

R) Landscaping Plan: Plan is not shown. Since only Three trees are proposed to be removed a tree survey is not required. The Variance has been submitted along with the justification letter.

S) Signage: The existing front church sign has been shown on the Site Plan.

T) Pedestrian walkways: These are shown on the Site Plan.

Y) Computations:

TOTAL SITE

Mega yachts

(1) Gross and Net: Shown. 12.329 & 10.609 Ac. Remains 6.053 Ac.

5.228 Ac & 4.556 Ac.

1/2 RW 5th Ave=137' + 458.24' X 30 Ft. = 17,857.20 Sq Ft.

1/2 RW 4 Ct. = 457.88' X 25 Ft. = 11,447.00 Sq. Ft. Total = 0.6727 Ac.

(3) Existing and Proposed building footage: Shown.

(4) Area for vehicular usage: Shown as Pavement.

(5) Gross project devoted to vehicular use: Shown.

(6) Lot Coverage by buildings : Shown.

Net= 0.0559 % with Mega yachts = 0.0979 %

(7) Pervious and Impervious areas: Shown.

Pervious =7.749 Ac with Mega yachts = 3.193 Acres

Impervious = Bldg. 25823 + Walks 7,750 + Pavement 91,000 =  
124,573 SQ. FT. = 2.859 Acres

**Resurrection Church**  
**Site Plan Review Comments Page Three**

- (8) Number of required and proposed parking spaces: Shown. Existing 195 with 7 handicapped as part of the total. The required is 166 Spaces See List.
- (9) Minimum Lot Area: Shown. 6,000 Sq. Ft.
- (10) Minimum yard setbacks: Shown. 10 Feet
- (11) Maximum and Minimum Proposed Building Heights: Two Stories Shown.
- (13) Adjacent Zoning: Shown.
- (Z) Traffic Circulation: Shown on site Plan.
- (CC) Site Plan Elevations and renderings: See attached.

**General Comments:**

Flood Plan: A table has been added to the Civil Plans for this information: FEMA = NA NGVD 1929 = 8.00 Br. Co. Maps = 7.0 = 5.50 Dania Beach Code = 8.0 = 6.50  
All Modular Classrooms are Finished Floors at 7.50 NAVD

**Engineering Comments.**

1. Paving Grading and drainage Plan: The site will add only the patio area to the drainage system. Additional swales have been shown on the plans for drainage and rock bed underneath modulars for drainage.
2. Latest Survey: See attached.
3. Drawing dimensions: These have been added.
4. Disc File: See attached .

**Landscaping Comments**

These comments will be addressed as part the the Non Conforming Use. Variance

**Fire Department**

1. Existing Fire Hydrants: These are shown on the Site Plan.
2. Fire Lanes: These are shown.
3. Gates: The only locked gate is on NE 5th Avenue. and entry to and from the site is from NE 2nd Street. This is opened every morning, and closed at night. The Knox box has been requested.
4. Hydrant locations: Shown on Site Plan.

If you have any additional comments or questions please feel free to contact this office.

Very Truly Yours,

Charles O. Buckalew

Consulting Engineering Services, Inc.

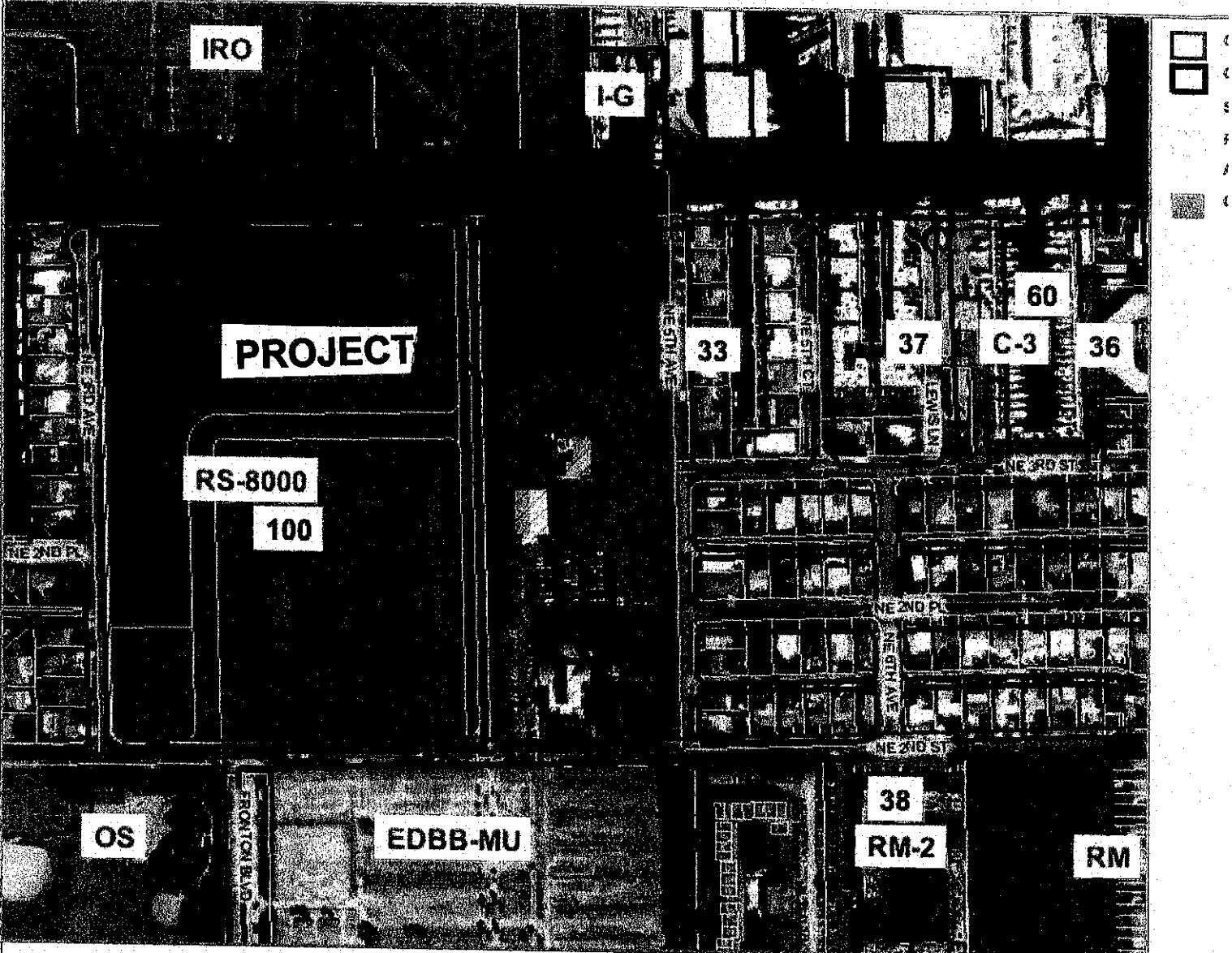


Charles O. Buckalew

President

cc: Resurrection Church / Archdiocese

LORI PARRISH  
BROWARD COUNTY  
PROPERTY APPRAISER



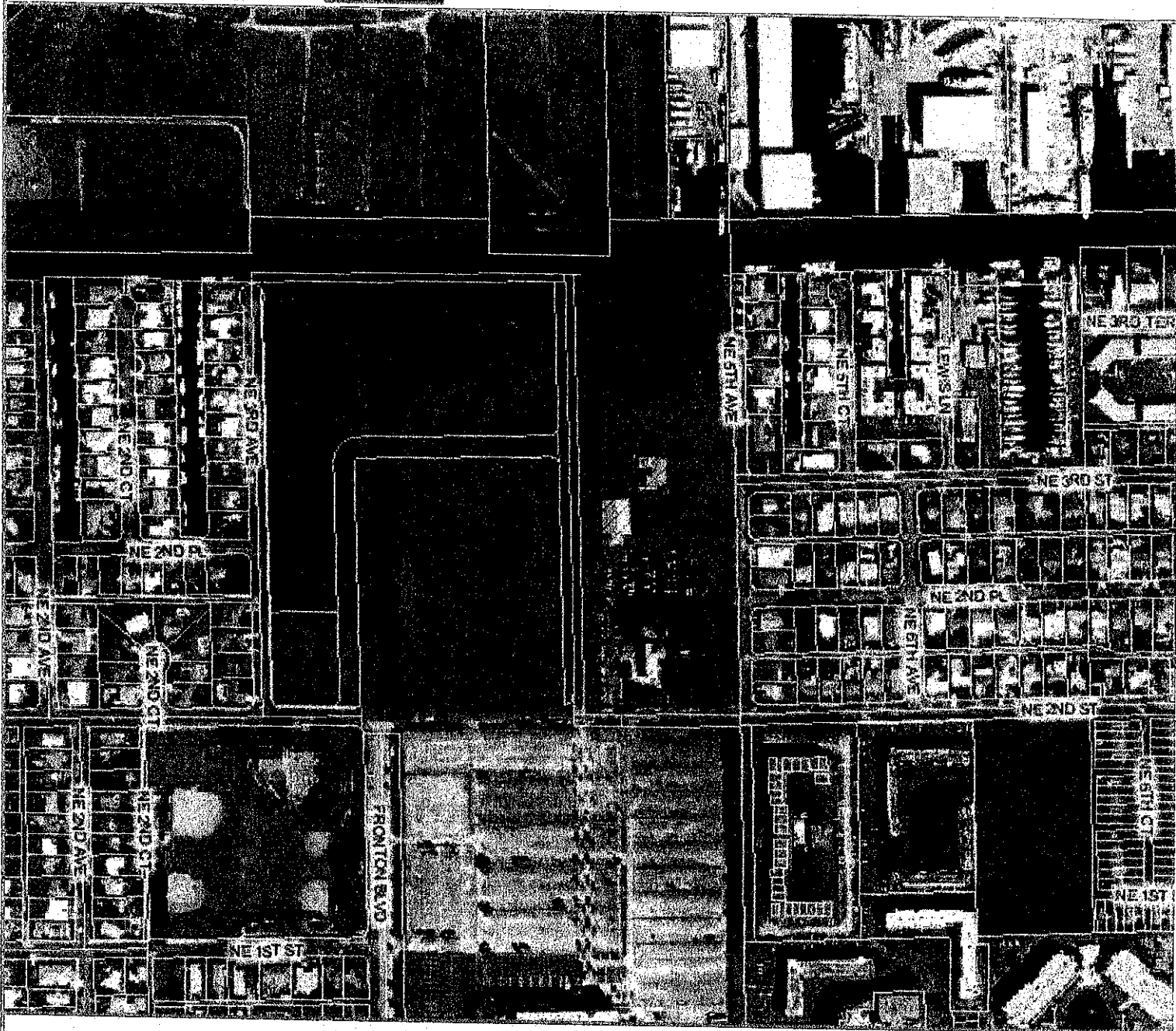
# Church of the Resurrection

Created on 5/28/2015 2:25:03 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

*Zoning*



LORI PARRISH  
BROWARD COUNTY  
PROPERTY APPRAISER



# Church of the Resurrection

Created on 5/31/2015 11:54:09 AM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

**LORI PARRISH  
BRIGGARD  
DADE COUNTY  
PROPERTY  
APPRAISER**



Site Address	441 NE 2 STREET, DANIA BEACH	ID #	5042 34 17 0010
Property Owner	ARCHDIOCESE OF MIAMI CHURCH OF THE RESURRECTION	Millage	0413
Mailing Address	9401 BISCAYNE BLVD MIAMI SHORES FL 33138-2970	Use	71

Abbreviated Legal Description	HARBOR LAWNS NO 1-AMEN PLAT OF PORTION 34-5 B ALL
-------------------------------	---

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$2,369,660	\$2,445,870	\$4,815,530	\$4,815,530	
2014	\$2,310,860	\$2,465,090	\$4,775,950	\$4,775,950	\$102,834.06
2013	\$2,310,860	\$2,465,090	\$4,775,950	\$4,775,950	\$104,228.63

**IMPORTANT:** The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,815,530	\$4,815,530	\$4,815,530	\$4,815,530
Portability	0	0	0	0
Assessed/SOH	\$4,815,530	\$4,815,530	\$4,815,530	\$4,815,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	\$4,815,530	\$4,815,530	\$4,815,530	\$4,815,530
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$217,800	10.88	AC
Adj. Bldg. S.F. (Card, Sketch)	21791	

# Charles O. Buckalew

Consulting Engineering Services, Inc.

801 S. Ocean Drive, Suite 201

Hollywood, Florida 33019

Phone (954) Mobile: 558-1189

**Ms. Corinne Lajoie**  
City of Dania Beach  
**Community Development Department**  
100 West Dania Beach Boulevard  
Dania Beach, Florida 33004

**September 10, 2015**

**RE: Resurrection Church Plat PB. 34 Pg 5**  
**Site Plan: SP-064-15**  
**Broward County, Florida**  
**Response to Comments**  
Project No. 2015-0292

**Dear Ms. Lajoie,**

The following is in response to the Site Plan Review Comments for the Traffic Study:

Traffic Study:

The additional trips are anticipated for the 60 children being cared for at this facility are as follows: Each modular is 24 feet by 56 feet which equals 1,344 square feet times three equals 4,032 square feet. Trip rate for day care = daily rate = 79.26 per 1,000 square feet = 320 trips per day AM Peak hour = 53/47 Rate 12.79 and PM Peak hour 47/53 Rate 13.18.

The Peak Hour PM Rate will therefore be 13.18 times 4.032 = 53 Trips

If you have any additional comments or questions please feel free to contact this office.

**Very Truly Yours,**  
**Charles O. Buckalew**  
**Consulting Engineering Services, Inc.**



**Charles O. Buckalew**  
**President FL PE # 24842**  
cc: Resurrection Church / Archdiocese



# Charles O. Buckalew

Consulting Engineering Services, Inc.

801 S. Ocean Drive, Suite 201  
Hollywood, Florida 33019

Phone (954) 927-0561 Mobile: 558-1189

Fax: 926-7810

**Ms. Corinne Lajoie**  
City of Dania Beach  
**Community Development Department**  
100 West Dania Beach Boulevard  
Dania Beach, Florida 33004

**July 9, 2015 REVISED**

**RE: Resurrection Church Plat PB. 34 Pg 5**  
**Site Plan: SP-064-15**  
**Broward County, Florida**  
**Response to Comments**  
**Project No. 2015-0292**

**Dear Ms. Lajoie,**

The following is in response to the Site Plan Review Comments dated June 26, 2015.

**Application Submittal:**

1. Additional Comments: Noted
2. Platting: The site is already platted and is still owned by the Archdiocese and replatting is not required. See attache Letter form the Broward Planning Council.
3. Traffic Study: The existing meeting hall which is adjacent to the new Modular Classrooms was used for this same use before. Therefore no additional trips are anticipated for the 30 children being cared for at this facility.
4. Voluntary Mobility Program: Each modular is 24 feet by 56 feet which equals 1,344 square feet times three equals 4,032 square feet. Trip rate for day care = daily rate = 79.26 per 1,000 square feet = 320 trips per day Peak hour = 53/47
5. Water demand: No increase due to adjacent meeting hall.
6. Impact fees : Noted .
7. Signs: No signs are requested at this time.
8. FAA/ BCAD review: The height of these modulares are approximately 25 feet tall.
9. Bicycle parking: A bicycle rack will be added to the Church Site and s shown on the Site Plan.
10. Disc for plans and submittal : This will be done at final approval.
11. Rooftop Mechanical equipment: None proposed.
12. Cost Recovery: Noted

**Resurrection Church**  
**Site Plan Review Comments Page Two**

13. Lease line to the north; This is shown.

14. Requirements

- A) boundary Survey: See attache updated survey.
- B) Tree survey: This is part of the survey see attached.
- C) Recorded Plat: Already submitted, no easements are required.
- D) Draft restrictive Covenants: None required.

15. Site Plan Requirements:

- C) Zoning : Shown for adjacent parcels.
- E) Adjacent land Uses: Shown.
- M) Vehicular entrances and exits: Shown for overall church site.
- N) Photometric Plan: The modular classrooms will have an outside light.
- P) Conceptual Drainage plan: The existing site has a system of catch basins and drainage piping. The small amount of additional stormwater is very little since the Modular classrooms still have a green area underneath them.
- Q) Typical Trash and garbage disposal: See existing trash and garbage enclosure on site.
- R) Landscaping Plan: Plan is shown. Since only Two trees are proposed to be removed a tree survey is not required.
- S) Signage: The existing front church sign has been shown on the Site Plan.
- T) Pedestrian walkways: These are shown on the Site Plan.
- Y) Computations:

	TOTAL SITE	Mega yachts
(1) Gross and Net: Shown. 12.329 & 10.609 Ac.		Remains 6.053 Ac.
		5.228 Ac & 4.556 Ac.
- 1/2 RW 5th Ave= $137' + 458.24' \times 30 \text{ Ft.} = 17,857.20 \text{ Sq Ft.}$
- 1/2 RW 4 Ct. =  $457.88' \times 25 \text{ Ft.} = 11,447.00 \text{ Sq. Ft. Total} = 0.6727 \text{ Ac.}$
- (3) Existing and Proposed building footage: Shown.
- (4) Area for vehicular usage: Shown as Pavement.
- (5) Gross project devoted to vehicular use: Shown.
- (6) Lot Coverage by buildings : Shown.

Net= 0.0559 % with Mega yachts = 0.0979 %
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124,573 SQ. FT. = 2.859 Acres
- (8) Number of required and proposed parking spaces: Shown.
- (9) Minimum Lot Area: Shown.
- (10) Minimum yard setbacks: Shown.
- (11) Maximum an Minimum Proposed Building Heights: Shown.
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- (Z) Traffic Circulation: Shown on site Plan.
- (CC) Site Plan Elevations and renderings: See attac

**Resurrection Church  
Site Plan Review Comments  
Page Three**

**General Comments:**

Flood Plan: A table has been added to the Civil Plans for this information: FEMA = NA NGVD 1929 = 8.00 Br. Co. Maps = 7.0 = 5.50 Dania Beach Code = 8.0 = 6.50  
All Modular Classrooms are Finished Floors at 7.50 NAVD

**Engineering Comments.**

1. Paving Grading and drainage Plan: The site will add only the patio area to the drainage system. Additional swales have been shown on the plans for drainage and rock bed underneath modulars for drainage.
2. Latest Survey: See attached.
3. Drawing dimensions: These have been added.
4. Disc File: See attached .

**Landscaping Comments**

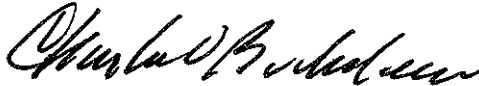
These comments will be addressed as part the the Non Conforming Use.

**Fire Department**

1. Existing Fire Hydrants: These are are shown on the Site Plan.
2. Fire Lanes: These are shown.
3. Gates: The only locked gate is on NE 5th Avenue. and entry to and from the site is from NE 2nd Street. This is opened every morning, and closed at night.
4. Hydrant locations: Shown on Site Plan.

If you have any additional comments or questions please feel free to contact this office.

**Very Truly Yours,  
Charles O. Buckalew  
Consulting Engineering Services, Inc.**



**Charles O. Buckalew  
President**

cc: Resurrection Church / Archdiocese

# Charles O. Buckalew

Consulting Engineering Services, Inc.

801 S. Ocean Drive, Suite 201

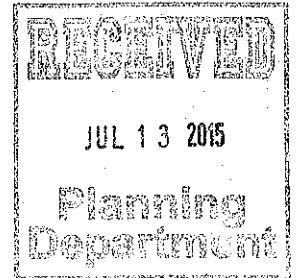
Hollywood, Florida 33019

Phone (954) 927-0561 Mobile: 558-1189

Fax: 926-7810

**Ms. Corinne Lajoie**  
City of Dania Beach  
**Community Development Department**  
100 West Dania Beach Boulevard  
Dania Beach, Florida 33004

**July 1, 2015**



**RE: Resurrection Church Plat PB. 34 Pg 5**  
**Site Plan: SP-064-15**  
**Broward County, Florida**  
**Response to Comments**  
**Project No. 2015-0292**

**FILE COPY**

**Dear Ms. Lajoie,**

The following is in response to the Site Plan Review Comments dated June 26, 2015.

**Application Submittal:**

1. Additional Comments: Noted
2. Platting: The site is already platted and is still owned by the Archdiocese and re-platting is not required. See attache Letter form the Broward Planning Council.
3. Traffic Study: The existing meeting hall which is adjacent to the new Modular Classrooms was usred for this same use before. Therefore no additional trips are anticipated for the 30 children being cared for at this facility.
4. Voluntary Mobility Program: Each modular is 24 feet by 56 feet which equals 1,344 square feet times three equals 4,032 square feet. Trip rate for day care = daily rate = 79.26 per 1,000 square feet = 320 trips per day Peak hour = 53/47
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11. Rooftop Mechanical equipment: None proposed.
12. Cost Recovery: Noted

**Resurrection Church**  
**Site Plan Review Comments**  
**Page Two**

13. Lease line to the north; This is shown.

14. Requirements

- A) boundary Survey: See attache updated survey.
- B) Tree survey: This is part of the survey see attached.
- C) Recorded Plat: Already submitted, no easements are required.
- D) Draft restrictive Covenants: None required.

15. Site Plan Requirements:

- C) Zoning : Shown for adjacent parcels.
- E) Adjacent land Uses: Shown.
- M) Vehicular entrances and exits: Shown for overall church site.
- N) Photometric Plan: The modular classrooms will have an outside light.
- P) Conceptual Drainage plan: The existing site has a system of catch basins and drainage piping. The small amount of additional stormwater is very little since the Modular classrooms still have a green area underneath them.
- Q) Typical Trash and garbage disposal: See existing trash and garbage enclosure on site.
- R) Landscaping Plan: No plan is proposed. A Variance is attached for the the landscaping issues.
- S) Signage: The existing front church sign has been shown on the Site Plan.
- T) Pedestrian walkways: These are shown on the Site Plan.
- Y) Computations:
  - (1) Gross and Net: Shown.
  - (3) Existing and Proposed building footage: Shown.
  - (4) Area for vehicular usage: Shown as Pavement.
  - (5) Gross project devoted to vehicular use: Shown.
  - (6) Lot Coverage by buildings : Shown.
  - (7) Pervious and Impervious areas: Shown.
  - (8) Number of required and proposed parking spaces: Shown.
  - (9) Minimum Lot Area: Shown.
  - (10) Minium yard setbacks: Shown.
  - (11) Maximum an Minimum Proposed Building Heights: Shown.
  - ( 13 ) Adjacent Zoning: Shown.
- ( Z ) Traffic Circulation: Shown on site Plan.
- ( CC ) Site Plan Elevations and renderings: See attached.,

**Resurrection Church  
Site Plan Review Comments  
Page Three**

**General Comments:**

Flood Plan: A table has been added to the Civil Plans for this information: FEMA =  
NA NGVD 1929 = 8.00 Br. Co. Maps = 7.0 = 5.50 Dania Beach Code= 8.0 = 6.50  
All Modular Classrooms are Finished Floors at 7.50 NAVD

**Engineering Comments.**

1. Paving Grading and drainage Plan: The site will add only the patio area to the drainage system. Additional swales have been shown on the plans for drainage and rock bed underneath modulars for drainage.
2. Latest Survey: See attached.
3. Drawing dimensions: These have been added.
4. Disc File: See attached .

**Landscaping Comments**

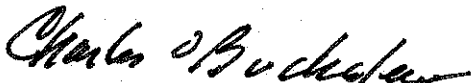
These comments will be addressed as part the the Non Conforming Variance request.

**Fire Department**

1. Existing Fire Hydrants: These are are shown on the Site Plan.
2. Fire Lanes: These are shown.
3. Gates: The only locked gate is on NE 5th Avenue. and entry to and from the site is from NE 2nd Street. This is opened every morning, and closed at night.
4. Hydrant locations: Shown on Site Plan.

If you have any additional comments or questions please feel free to contact this office.

**Very Truly Yours,  
Charles O. Buckalew  
Consulting Engineering Services, Inc.**

  
**Charles O. Buckalew  
President**

cc: Resurrection Church / Archdiocese



## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

June 2, 2015

Tara-Lynn Patton, AICP-Land Planner  
c/o Bonnie Miskel, Esq.  
Dunay, Miskel and Backman, LLP  
14 Southeast 4 Street, Suite 36  
Boca Raton, Florida 33432

Dear Ms. Patton:

Re: Platting requirements for a parcel legally described as "Amended Plat of a Portion of Harbor Lawns No. 1," less the South 727 feet, according to the Plat thereof, as recorded in Plat Book 34, Page 5, of the Public Records of Broward County, Florida. This parcel is generally located on the northwest corner of Northeast 2 Street and Northeast 5 Avenue, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

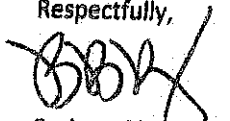
Planning Council staff has determined that replatting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan. Section D.2. would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on March 30, 1954.

It is recommended that you contact Broward County's Development Management and Environmental Review Section at 954-357-6637, to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Matthue Goldstein, Associate Planner, at your convenience.

Respectfully,

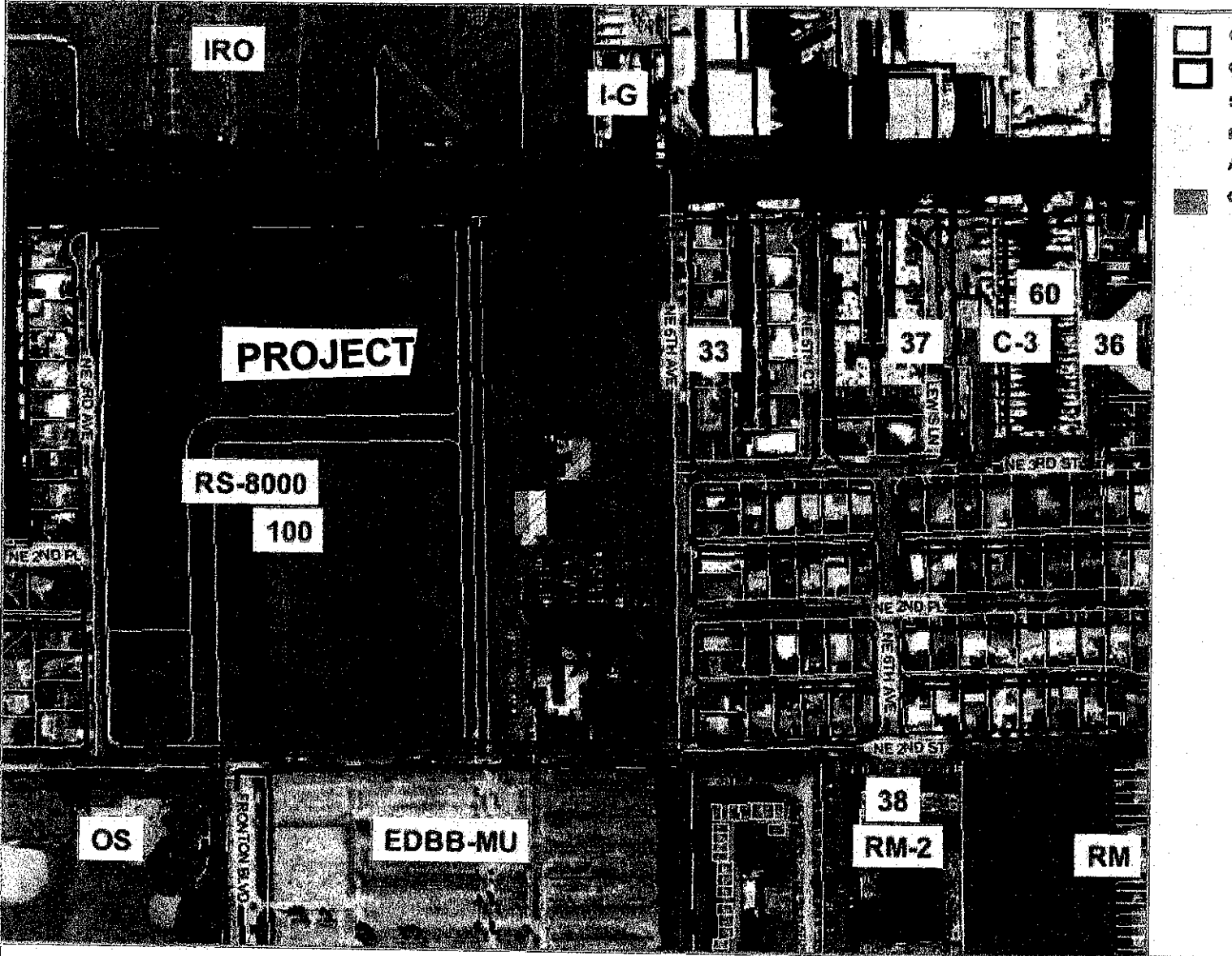
  
Barbara Blake-Boy  
Executive Director

BBB:MEG

cc: Robert Baldwin, City Manager  
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department  
City of Dania Beach

LORI PARRISH  
BROWARD COUNTY  
PROPERTY APPRAISER



# Church of the Resurrection

Created on 5/28/2015 2:25:03 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

*Zoning*



## Lajoie, Corinne

---

**From:** Claudia Alzate <Claudia.Alzate@metriceng.com>  
**Sent:** Thursday, July 09, 2015 5:59 PM  
**To:** Lajoie, Corinne  
**Subject:** RE: Resurrection School

Corinne,

They still need to provide a tree survey and site plan if they are removing six or more trees (Sec. 825-70 (A)); if removing less than six, a sketch or map showing species, DBH and disposition of the trees within the scope of work will suffice.

**Sincerely,**  
**Claudia Alzate**  
Arborist/Sr. Environmental Scientist



13940 SW 136th St, Miami, FL 33186  
Office: (305) 235-5098 ext 173  
Fax: (305) 251-5894  
[Claudia.Alzate@metriceng.com](mailto:Claudia.Alzate@metriceng.com)  
[www.metriceng.com](http://www.metriceng.com)

---

**From:** Lajoie, Corinne [<mailto:cchurch@ci.dania-beach.fl.us>]  
**Sent:** Thursday, July 09, 2015 3:59 PM  
**To:** Claudia Alzate  
**Subject:** Resurrection School

I spoke with the application for this site plan project. They are planning to apply for a variance to avoid upgrading the landscaping on the entire site to meet today's code. So they are asking if a tree survey is still needed? Can you give a reason that we would still need it?

Thank you.

Corinne Lajoie, AICP, LEED GA  
Principal Planner  
City of Dania Beach, FL

Attention: The information contained in this E-mail message is privileged and confidential information intended only for the use of the individual(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply E-mail and destroy all copies of the original message. Thank you.



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

RECEIVED  
 JUN 04 2015  
 Planning Department

**Standard Development Application**

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

Date Rec'd: \_\_\_\_\_

Petition No.: SR 044-15

(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: 441 NE 2nd Street, Dania Beach, FL 33004

Lot(s):      Block:      Subdivision:     

Recorded Plat Name: Harbor Lanes No 1 PB 34 Pg 5

Folio Number(s): 50-4234-170-010 Legal Description: PB 34 Pg 5

Applicant/Consultant/Legal Representative (circle one) Archdiocese of Miami

Address of Applicant: 9401 Biscayne Blvd, Miami Shores, FL 330138

Business Telephone: 305 757-6241 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: jcarballo@theadom.org

Name of Property Owner: Archbishop Thomas G. Wenski, Archdiocese of Miami

Address of Property Owner: 9401 Biscayne Blvd., Miami Shores, FL 33138

Business Telephone: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Explanation of Request:** Addition of Three (3) Modular Classrooms  
 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: 10.6 Gross Acreage: 10.6 Prop. Square Footage: 4,032 sq ft.

Existing Use: Church Proposed Use: Church / Day Care

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

**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 James Carballo or Charles O. Buckalew (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: *Sister Elizabeth Worley*  
(Owner / Agent signature\*)

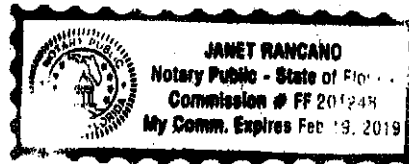
BEFORE ME THIS 13 DAY OF May, 2013

By:

Sister Elizabeth Worley  
(Print name of person acknowledging)

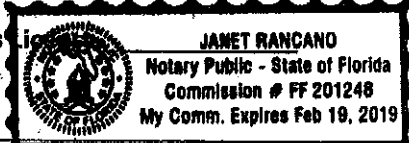
\_\_\_\_\_  
(Joint owner signature if applicable)

Notary *[Signature]*  
(Signature of Notary Public - State of Florida)



Personally known X 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.**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, has made, constituted and appointed, and by these presents does hereby make, constitute and appoint Sister Elizabeth A. Worley, C.O.O., his true and lawful attorney for him and in his name, place, and stead.

Giving and granting unto Sister Elizabeth A. Worley, C.O.O., his said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as he might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that Sister Elizabeth A. Worley, C.O.O., his said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof, I have hereunto set my hand and seal this 20 day of February, A.D., 2015.

Signed, sealed and delivered in the presence of:

Witness: [Signature]

Witness Signature  
Yamileth Rivera  
Printed Name

[Signature]  
Witness Signature  
Solange Hernandez  
Printed Name

[Signature]  
The Most Reverend Thomas Wenski  
As Archbishop of the Archdiocese of  
Miami his successors in office, a  
corporation sole

STATE OF FLORIDA     )  
  )  
COUNTY OF DADE     )     SS:

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared The Most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, known to me to be the person described in and who executed the forgoing instrument, who acknowledged before me that he executed the forgoing instrument, who acknowledged before me that he executed the same, and an oath was not taken.  Said person is personally known to me  Said person provided the following type of identification: \_\_\_\_\_.

Witness my hand and official seal in the County and State last aforesaid this 20 day of February, A.D., 2015.

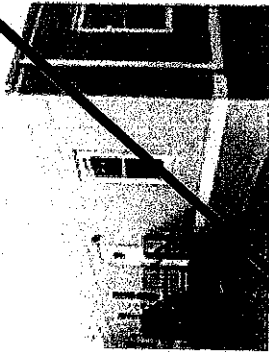
My Commission Expires:



[Signature]



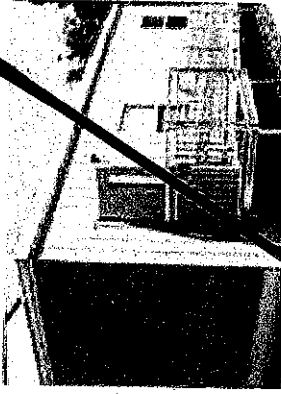
24x36 and Multi Plex Units



12x55



12x40



12x36 and 24x26

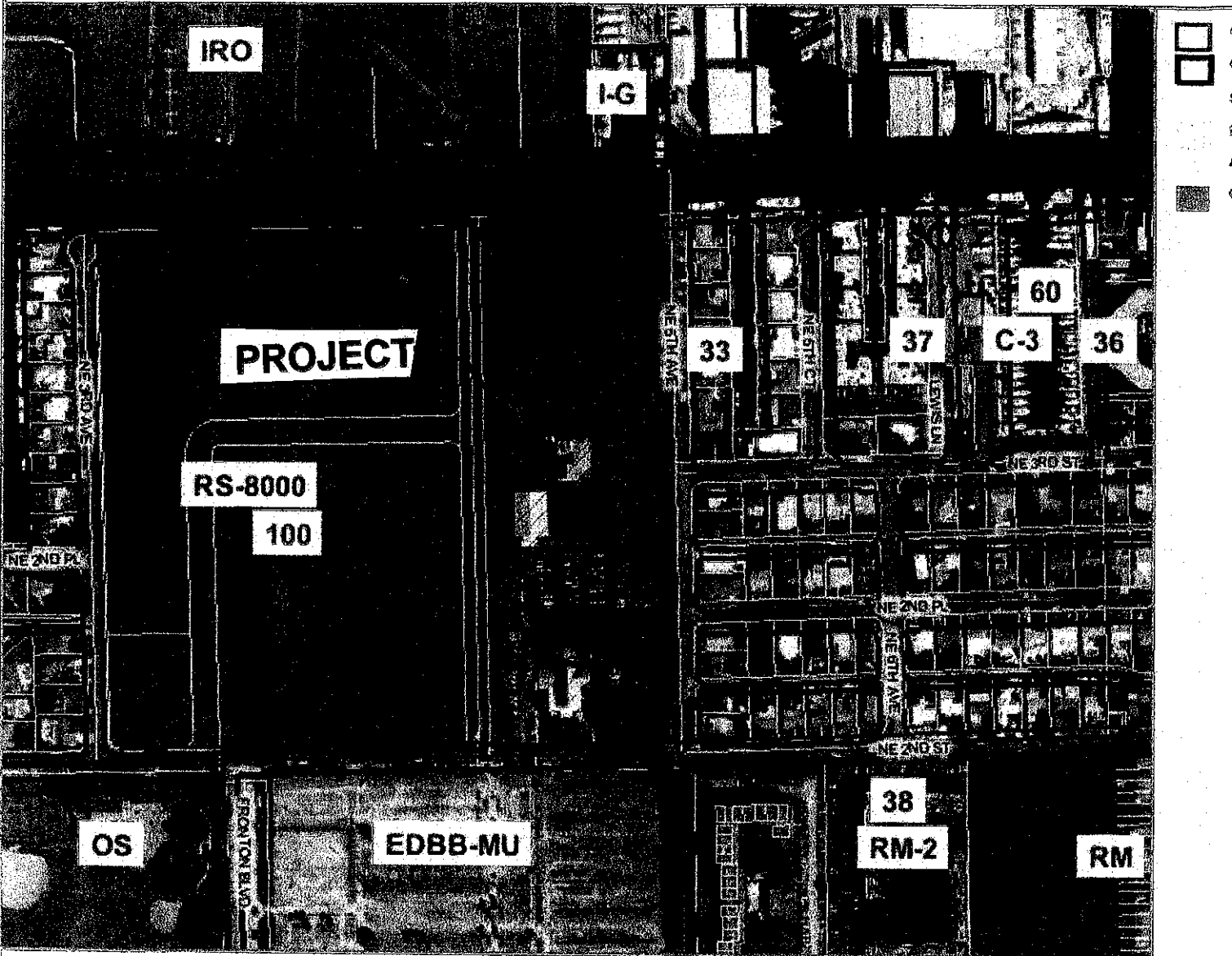
LORI PARRISH  
BROWARD  
COUNTY  
PROPERTY  
APPRAISER



# Church of the Resurrection

Created on 5/31/2015 11:54:09 AM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

LORI PARRISH  
BROWARD COUNTY  
PROPERTY APPRAISER



# Church of the Resurrection

Created on 5/28/2015 2:25:03 PM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

*Zoning*

**LORI PARRISH**  
**BROWARD**  
**COUNTY**  
**PROPERTY**  
**APPRAISER**



Site Address	441 NE 2 STREET, DANIA BEACH	ID #	5042 34 17 0010
Property Owner	ARCHDIOCESE OF MIAMI CHURCH OF THE RESURRECTION	Millage	0413
Mailing Address	9401 BISCAYNE BLVD MIAMI SHORES FL 33138-2970	Use	71

Abbreviated Legal Description	HARBOR LAWNS NO 1-AMEN PLAT OF PORTION 34-5 B ALL
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values as reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$2,369,660	\$2,445,870	\$4,815,530	\$4,815,530	
2014	\$2,310,860	\$2,465,090	\$4,775,950	\$4,775,950	\$102,834.06
2013	\$2,310,860	\$2,465,090	\$4,775,950	\$4,775,950	\$104,228.63

IMPORTANT: The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

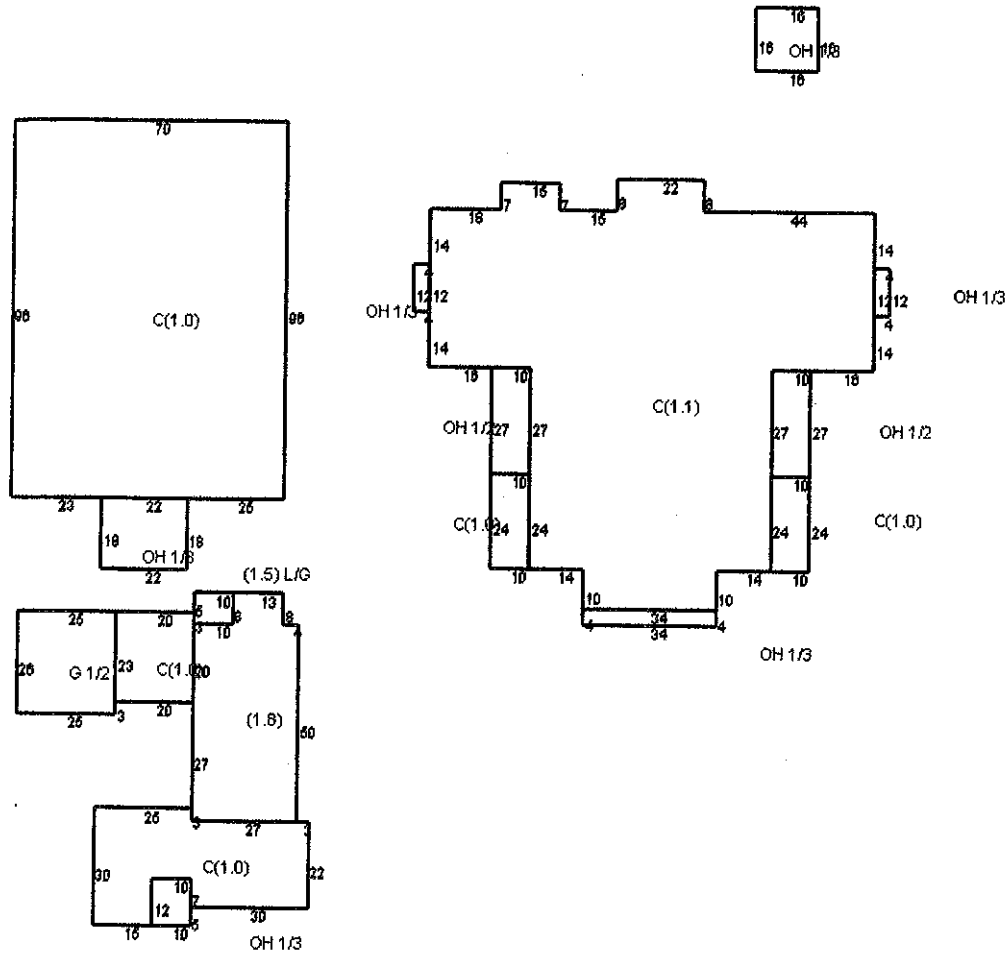
2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,815,530	\$4,815,530	\$4,815,530	\$4,815,530
Portability	0	0	0	0
Assessed/SOH	\$4,815,530	\$4,815,530	\$4,815,530	\$4,815,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	\$4,815,530	\$4,815,530	\$4,815,530	\$4,815,530
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$217,800	10.88	AC
Adj. Bldg. S.F. (Card, Sketch)	21791	



BCPA Sketch : 504234170010  
 Building 1 of 1



Code	Description	Long Description
C(1.0)	First Floor	First Floor
OH 1/3	Overhang 1/3	Overhang 1/3
C(1.1)	One Story - High Ceiling	One Story - High Ceiling
OH 1/2	Overhang 1/2	Overhang 1/2
(1.8)	Two Story	Two Story
(1.5) L/G	(1.5) Living/Garage	(1.5) Living/Garage
G 1/2	Garage	Garage

Details :

Page : 1

File : 0234-17-0010.xml

Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
C(1.0)	First Floor	6,720.00	236.00	6,720.00	332.00	1.00	1.00	1.00
OH 1/3	Overhang 1/3	396.00	58.00	130.68	80.00	0.33	1.00	1.00
C(1.1)	One Story - High Ceiling	8,343.00	446.00	9,177.30	460.00	1.10	1.00	1.00

C(1.0)	First Floor	240.00	58.00	240.00	68.00	1.00	1.00	1.00
C(1.0)	First Floor	240.00	44.00	240.00	68.00	1.00	1.00	1.00
OH 1/2	Overhang 1/2	270.00	47.00	135.00	74.00	0.50	1.00	1.00
OH 1/2	Overhang 1/2	270.00	64.00	135.00	74.00	0.50	1.00	1.00
OH 1/3	Overhang 1/3	48.00	28.00	15.84	32.00	0.33	1.00	1.00
OH 1/3	Overhang 1/3	48.00	20.00	15.84	32.00	0.33	1.00	1.00
OH 1/3	Overhang 1/3	136.00	76.00	44.88	76.00	0.33	1.00	1.00
C(1.0)	First Floor	1,290.00	184.00	1,290.00	184.00	1.00	1.00	1.00
(1.8)	Two Story	1,454.00	167.00	2,617.20	170.00	1.80	1.00	1.00
(1.5) L/G	(1.5) Living/Garage	80.00	36.00	120.00	36.00	1.50	1.00	1.00
G 1/2	Garage	650.00	102.00	325.00	102.00	0.50	1.00	1.00
C(1.0)	First Floor	460.00	86.00	460.00	86.00	1.00	1.00	1.00
OH 1/3	Overhang 1/3	120.00	44.00	39.60	44.00	0.33	1.00	1.00
OH 1/3	Overhang 1/3	256.00	64.00	84.48	64.00	0.33	1.00	1.00



# Charles O. Buckalew

Consulting Engineering Services, Inc.

801 S. Ocean Drive, Suite 201  
Hollywood, Florida 33019

Phone (954) 927-0561 Mobile: 558-1189

Ms. Corinne Lajoie  
City of Dania Beach  
Community Development Department  
100 West Dania Beach Boulevard  
Dania Beach, Florida 33004

May 28, 2015

**RE: Resurrection Church - Modular Class Rooms Addition  
Site Plan Submittal  
Broward County, Florida  
Project No. 2015-052**

Dear Ms. Lajoie,

The Church Of The Resurrection located at 441 N.E. 2nd Street is proposing Three ( 3 ) new modular classrooms\*to be added to the site. These modular classrooms will be used for the daycare facility. The facility will require an up graded electrical service and new water lines / meter / back flow preventer and sewer lines to the classrooms.

The following is submitted for the Site Plan Review Process.:

**Application Submittal:**

1. Application Form
2. Check for review fee.
3. Survey.
4. Copy of Recorded plat " Harbor Lawns No. 1 " Plat Book 34 Page 5.
5. Site Plan and Enlarged Plan.
6. Site Lighting will be on the Modular Classrooms.
7. Car Drop off of students is proposed in front of the existing metal meeting building.
8. No additional parking spaces are proposed due to the hours of operation as compared to the Church hours.
9. Phasing Plan is only one phase only.
10. Modular classroom pictures / shop drawings are attached.

If you have any additional comments or questions please feel free to contact this office.

Very Truly Yours,  
Charles O. Buckalew  
Consulting Engineering Services, Inc.



Charles O. Buckalew  
President



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

JUL 30 2015  
 Planning Department

**Standard Development Application**

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

Date Rec'd: \_\_\_\_\_

Petition No.: VA-79-25

(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: 441 NE 2nd Street, Dania Beach, FL 33004

Lot(s): — Block: — Subdivision: —

Recorded Plat Name: Harbor Landing No 1 PB 34 P 5

Folio Number(s): 50-4234-170-010 Legal Description: PB 34 P 5

Applicant/Consultant/Legal Representative (circle one) Archdiocese of Miami

Address of Applicant: 9401 Biscayne Blvd, Miami Shores, FL 330138

Business Telephone: 305 757-6241 Home: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: jcarballo@theadom.org

Name of Property Owner: Archbishop Thomas G. Wenski, Archdiocese of Miami

Address of Property Owner: 9401 Biscayne Blvd., Miami Shores, FL 33138

Business Telephone: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_

Explanation of Request: Landscape Variance Addition of (3) Three Modular Classrooms  
 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: 10.6 Gross Acreage: 10.6 Prop. Square Footage: 4,032 sq. ft.

Existing Use: Church Proposed Use: Church / Day Care

*No Tree Survey necessary due to Variance*

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

**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 \_\_\_\_\_ (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: Elizabeth Worley  
(Owner / Agent signature\*)

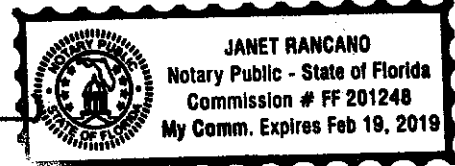
BEFORE ME THIS 27 DAY OF July, 2015

By:

Elizabeth Worley  
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

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

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.**

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

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, has made, constituted and appointed, and by these presents does hereby make, constitute and appoint Sister Elizabeth A. Worley, C.O.O., his true and lawful attorney for him and in his name, place, and stead.

Giving and granting unto Sister Elizabeth A. Worley, C.O.O., his said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as he might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that Sister Elizabeth A. Worley, C.O.O., his said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof, I have hereunto set my hand and seal this 20 day of February, A.D., 2015.

Signed, sealed and delivered in the presence of:

Witness: [Signature]

Witness Signature

Yamileth Rivera  
Printed Name

[Signature]  
Witness Signature

Solange Hernandez  
Printed Name

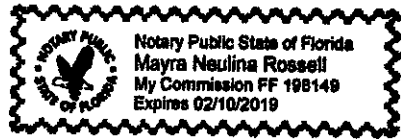
[Signature]  
The Most Reverend Thomas Wenski  
As Archbishop of the Archdiocese of  
Miami his successors in office, a  
corporation sole

STATE OF FLORIDA        )  
  )  
  )        SS:  
COUNTY OF DADE        )

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared The Most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, known to me to be the person described in and who executed the forgoing instrument, who acknowledged before me that he executed the forgoing instrument, who acknowledged before me that he executed the same, and an oath was not taken.  Said person is personally known to me  Said person provided the following type of identification: \_\_\_\_\_.

Witness my hand and official seal in the County and State last aforesaid this 20 day of February, A.D., 2015.

My Commission Expires:



[Signature]