
Lajoie, Corinne

From: Felicetty, Mark
Sent: Thursday, October 29, 2015 12:41 PM
To: Lajoie, Corinne; Donnelly, Colin; Baldwin, Robert
Cc: LaFerrier, Marc
Subject: FW: Florida Park Residence
Attachments: Florida Park site plan & design variations.docx

My recommendation is to accept the \$399,652.00 in impact fees in lieu of ¼ acre of land for possible park development.

Mark T. Felicetty,
Director of Parks & Recreation
City of Dania Beach, FL
954-924-6800x3730 office
954-924-6813 fax
mfelicetty@ci.dania-beach.fl.us



"Established in History, Preparing for Tomorrow"

From: Lajoie, Corinne
Sent: Thursday, October 29, 2015 12:27 PM
To: Felicetty, Mark
Cc: LaFerrier, Marc
Subject: Florida Park Residence

The applicant for this project wants to purchase and provide land to fulfil their park land dedication requirements, however, the code allows the City Commission to decide whether to accept payment-in-lieu or land.

Can you please render an opinion as to your preference.

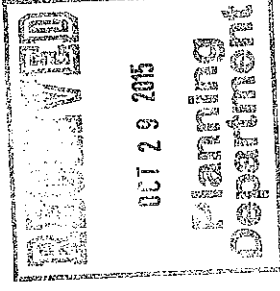
Please see the attached draft staff report for additional information on the project.

Thank you.

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



One Aventura Executive Center
20900 NE 30TH Ave., suite 914
Aventura, FL 33180
Phone: 305-792-0015
Fax: 305-931-0279
www.absolute-idea.com
ARCHITECT LICENSE NO. AA26001656
ENG. CA No. 28787



Aventura Florida, October 28th 2015

Affidavit of Stephane L'Écuyer, Architect
[President, International Design Engineering and Architecture, LLC]

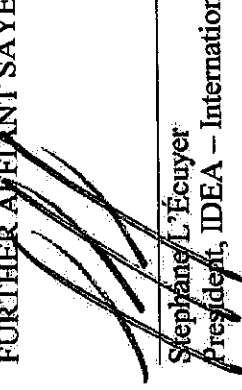
STATE OF Florida
COUNTY OF Broward

COMES NOW YOUR AFFIANT, Stephane L'Écuyer, sui juris and competent to make this Affidavit, who states the following of his own personal knowledge and belief:

1. I presently am, and at all relevant times have been, the President of IDEA – International Design, Engineering and Architecture, LLC.
2. IDEA – International Design, Engineering and Architecture, LLC is the architect for the Florida Park Residences Project (SP-089-15).
3. The Florida Park Residences Project (SP-089-15) was first submitted to the City of Dania Beach on August 6, 2015, resubmitted on September 3, 2015 and is under review by staff for compliance with the city's Land Development Code.
4. In order to obtain the additional density and height needed to develop the project, the Florida Park Residences Project is seeking an incentive as permitted by Section 305-50(G)(1) through a third-party certification in accordance with the National Green Building Standards.
5. I have reviewed the green building measures that have been selected for the Florida Park Residences Project in accordance with the National Green Building Standard scoring sheets for New Construction.
6. I have the Florida Park Residences Green Building Mission Statement and Scoring sheet provided by Jason Biondi of Energy Cost Solutions Group, LLC which demonstrate the green building measures that have been incorporated into the project and will be used to achieve green building certification. A copy of the mission statement and score card are attached hereto as Exhibit "A".
6. I certify that the approved green building measures have been incorporated into the plans for the Florida Park Residences Project.

[Remainder of Page Intentionally left Blank]

FURTHER AFFIANT SAYETH NAUGHT.

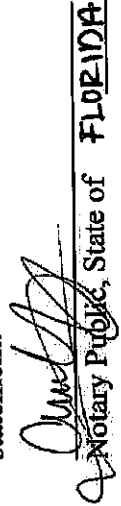


Stéphane L'Écuyer
President, IDEA – International Design, Engineering and Architecture, LLC

Attestation

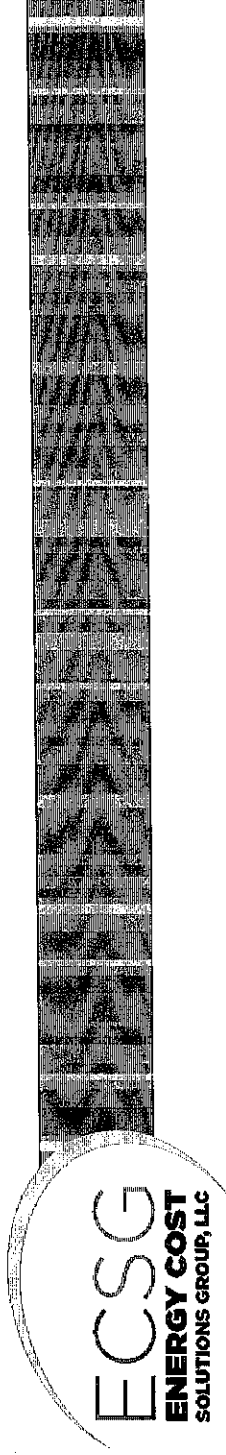
I HEREBY CERTIFY that on this 28th day of DECEMBER, 2015, STEPHANE L'ÉCUYER,
an individual, who is personally known to me or who has produced
as identification and who signed and executed the above and foregoing AFFIDAVIT as his true
statement.




Notary Public, State of FLORIDA

My commission expires: 04/24/16

Exhibit "A"



Florida Park Residences Green Building Mission Statement
Home Innovation Laboratory – National Green Building Standard

Sustainability Goals Statement:

The Florida Park Residences design and construction team consists of the following companies and individuals.

- Ilya Massarsky – MFL Development – Owners Group
- GC – TDB
- Jean-Francois Gervais - IDEA - AIA
- Ryan Thomas - Thomas Eng. Group – Civil
- Landscape Architect - TBD
- John Cumper – SM Group - MEP
- Daoud Iskandar – Structural Eng.

Florida Park Residences, owners group, design and construction team are committed to meeting the National Green Building Standard. (NGBS) Throughout the design development process, our team will take the time educating themselves about the National Green Building Standard. A third party verifier was brought in to help the team apply the NGBS to their project / concept. As a result from meetings held to discuss the NGBS program and green building as it pertains to Florida Park Residences, each team member(s) have been able to participate and understand the project's overall green building / sustainability objectives, so that collectively we are working to achieve the Home Innovation Laboratory – National Green Building Standard certification.

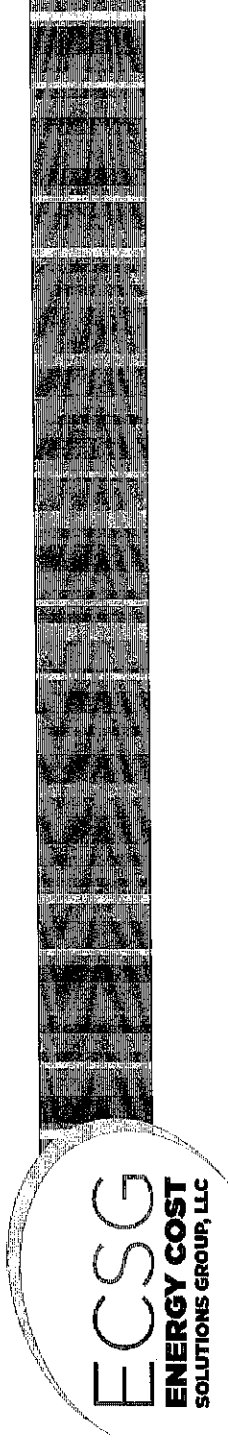
Energy Cost Solutions Group, (E.C.S.G.), a third party verification company, will be contracted to host a "kick off" meeting whereby each team members area of expertise is addressed and their roles and means of accountability are established with regards to the NGBS Standard. This "kick off" meeting has been instrumental in facilitating the process of NGBS certification and as a result of the meeting, our team has a clear path towards achieving our green building goals and objectives.

Many of the individual team members have demonstrated experience and expertise related to green building. As a team we will use the NGBS 2012 Scorecard and other National Green Building Standard documents to identify, track and confirm successful implementation of the program.

Below is a list of some of the initial requirements for each team member. Also see Florida Park Residences NGBS Scorecard and Florida Park Residences NGBS tracking sheet Xcel documents for continuous project progress regarding NGBS compliance and certification. We are confident that early coordination among the design and construction trades, ongoing tracking of compliance by E.C.S.G. and the strategy outlined below that NGBS certification is achievable.

Civil Engineer – Thomas Eng.

- o Provide engineer's report showing stormwater calculations and maximum design storm info.
- o Civil to confirm downspout and gutter locations.
- o "Erosion and Sediment Control Plan" has been provided.
- o Confirm that all paved surfaces and roof areas drain to receiving areas at least 5 ft from the building.



Architect – I.D.E.A.

RECOMMENDATION: Do not approve submittals pertaining to the products on NGBS Scorecard or Tracking Sheet, unless already approved by ECSG, which will make sure that all relevant green strategies are respected.

- Include Low VOC product language for all paints, adhesives and sealants in the project specification book.
- Provide "interiors" package as available, including flooring for review by ECSG.
- Provide "flush and flow" fixture submittals.
- Install flashing or drip edge at all required locations: around ext. Windows, doors, at roof-to-wall intersection, at parapets, at ends of and under masonry copings and sills.
- Demonstrate that all "horizontal ledges" on ext. façade are sloped away from building or have a drip edge..
- Provide manufacturer info for all window/storefront glazing. (maximum .23 Solar Heat Gain Coefficient)

MEP – SM Group

GENERAL RECOMMENDATION: Do not approve submittals pertaining to the products on NGBS Scorecard or Tracking Sheet, unless already approved by ECSG, which will make sure that all relevant green strategies are respected.

- Provide HVAC and Duct sizing calculations. (Energyguage output report)
- Specify EnergyStar or High Efficacy fixtures for at least 95% of all interior, exterior and garage lighting fixtures.
- Specify EnergyStar Refrigerator, Ceiling Fans, Dish Washer and Washer Machine (clothes)
- Provide full MEP drawing set as available.

General Contractor – TBD

GENERAL RECOMMENDATION: Always send submittals pertaining to the products mentioned on NGBS Scorecard or Tracking Sheet to ECSG at the same time or before A/E approval, so we make sure that all relevant green strategies are respected. To help track the evolution of the credits documentation, an updated tracking sheet will be provided at each OAC meeting that ECSG attends.

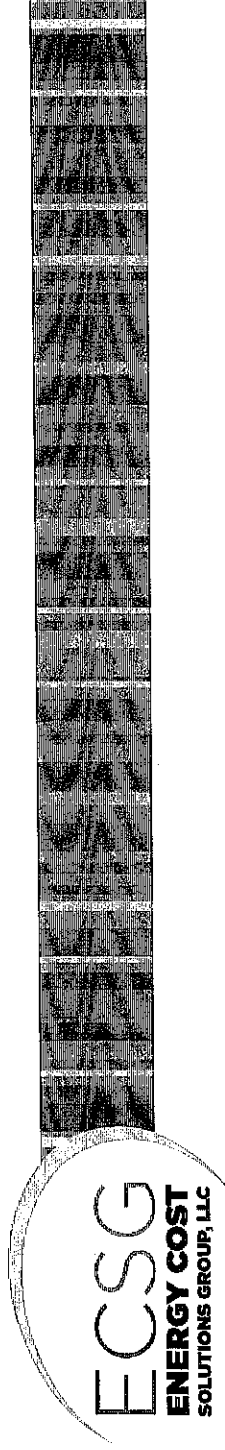
- Provide ongoing demo and construction waste, recycling information from hauler.
- Install and monitor erosion and sediment control plan.
- Track Demo and Construction waste recycling for the life of the project.
- Provide materials purchasing info for concrete, rebar, drywall and other building materials.
- Confirm / complete insurance requirements for NGBS upon registration.
- Notify ECSG prior to rough inspection for all floors / units.

Landscape Architect – TBD

- Full set of landscape and irrigation drawings required.
- Consider 100% native landscaping materials.

Owner – MFL Development

- Provide Interior design set / specifications to ECSG.



- o Provide anticipated construction schedule.
- o Advise regarding future O.A.C. meetings.
- o Confirm / complete insurance requirements for NGBS upon registration. (can be completed by GC as well)

Exemplary Measures - Parking Reductions & Alternative Transportations

- o Provide 10% reductions in Parking Capacity over zoning requirements (Required: 526, Provided: 478)
- o Provide Bike Racks for 10% of Parking Requirements (Twice of city's requirement - 5%; Required: 27, Provided 65)
- o Provide 5 Electric Charging Stations to encourage the use of Low Emission Vehicles.

Green Building Consultant – ECSG

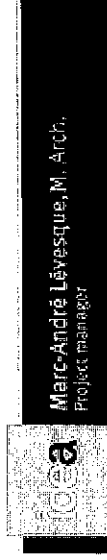
- o Continuously track NGBS assignments and documentation progress.
- o Develop Owners, Tenant and Maintenance Manuals.
- o Develop Energy Model for performance path compliance.
- o Rough / Final inspections.
- o Regular meeting attendance and ongoing documentation.

It is my professional opinion that the strategy outlined above will enable the design and construction team to achieve the Home Innovation Laboratories – National Green Building Standard Certification. The projects Green Building Scorecard document outlines the NGBS scoring breakdown and further compliance, see addendum. The City may request any additional information, for the NGBS certification and the site plan approval of this project, from me.

Thank you. Respectfully Submitted.

A handwritten signature in black ink, appearing to read 'Jason Biondi', is written over a white background.

Jason Biondi
786 897 7783
Energy Cost Solutions Group, Inc. Managing Director
National Green Building Standard Verifier
LEED Building Design and Construction Accredited Professional
Florida Green Building Council Member



IDEA - International Design, Engineering & Architecture
One Aventurist Executive Center, 20900 NE 30th Ave.,
Suite 914, Aventura, FL 33160

T 305.792.0015 E malevesque@absolute-idea.com
F 305.931.0279

{ our idea is absolute engineering } absolute-idea.com

1925 Calais Dr. – Suite 6 – Miami Beach – FL 33141 – www.energycostsolutionsgroup.com – P. 305 787 4133

© 2013 Home Innovation Research Labs, Inc. All rights reserved. This document is protected by U.S. copyright law. Requirements from ICC700-2012 National Green Building Standard™ © 2013 National Association of Home Builders of the U.S. - used by permission. Home Innovation authorizes use of this document only by those individuals/organizations participating in Home Innovation's Green Building Certification and solely for purpose of seeking project certification from the Home Innovation Research Labs.

Chapter	Required Points	Claimed Points	Additional Claimed Points Above Bronze	Point Shortfall	Mandatory Status
Chapter 5: Lot Design, Preparation, & Development	50	92	42		N/A
Chapter 6: Resource Efficiency	48	74	31		Met
Chapter 7: Energy Efficiency	30	55	25		Met
Chapter 8: Water Efficiency	25	53	28		N/A
Chapter 9: Indoor Environmental Quality	25	31	6		Met
Chapter 10: Operation, Maintenance, & Building Owner Education	8	18	10		Met
Section Totals	181	323	142	0	
Additional Points Above Bronze	50		142	0	
Total Points	231	323		0	

To achieve Bronze:

- Reach required Bronze score for each chapter
- Reach required Additional Points for this project
- Meet all mandatory items

• For Chapter 7: Energy Efficiency:

- ~ claim at least 30 points from Section 702 (Performance Path) or Section 703 (Prescriptive Path) and select a minimum of 2 items from Section 704, OR
- ~ Choose the Alternative Bronze Compliance Path

This requirement has been met.

This requirement has been met.

This requirement has been met.

You have met the Prescriptive Path minimum points requirement.

You have met the minimum 2 required items from Section 704.

Chapter	Required Points	Claimed Points	Additional Claimed Points Above Silver	Point Shortfall	Mandatory Status
Chapter 5: Lot Design, Preparation, & Development	64	92	28		N/A
Chapter 6: Resource Efficiency	59	74	15		Met
Chapter 7: Energy Efficiency	60	55		(5)	Met
Chapter 8: Water Efficiency	39	55	14		N/A
Chapter 9: Indoor Environmental Quality	42	51		(11)	Met
Chapter 10: Operation, Maintenance, & Building Owner Education	30	18		8	Met
Section Totals	274	323	65	(16)	
Additional Points Above Silver	75		65	(10)	
Total Points	349	323		(26)	

To achieve Silver:

- Reach required Silver score for each chapter
- Reach required Additional Points for this project
- Meet all mandatory items

• For Chapter 7: Energy Efficiency:

- ~ claim at least 30 points from Section 702 (Performance Path) or Section 703 (Prescriptive Path)
- ~ select a minimum of 2 items from Section 704

This requirement has not been met yet.

This requirement has not been met yet.

This requirement has been met.

You have met the Prescriptive Path minimum points requirement.

You have met the minimum 2 required items from Section 704.

DESIGNERS REPORT - NATIONAL GREEN BUILDING STANDARD

Builder/Applicant: MFL Development
560 East Dana Beach Blvd, Dana Beach, Dana Beach 33004
Community/Lev #:
Climate Zone: 1
County: Broward

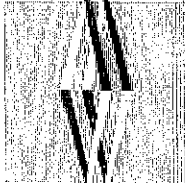
Builder Phone: 305 777 2233
Single-Family or Multi-Unit: Multi-Unit
of Units: 293
Square Footage: 1247
Project Description: 293 unit multi-family, 14 story tower, in Dana Beach Fl.
MEAS Index: Not created
Design Basis:

Filing is on. Clear the filter to see the entire Designer's Report.

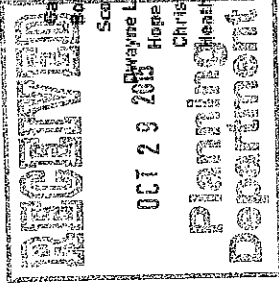
Requirement	Points Available	Points Earned	Notes
501.119 A lot with an average slope calculation of less than 25% is selected.	9	9	
501.210 A lot is selected within 1/2 mile (805 m) of pedestrian access to a mass transit system or within 5 miles (8046 m) of a mass transit station with proposed or existing bus stop.	4	4	See Dana Beach Blvd, multiple stops
501.211 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	4	4	As per Civil drawings
501.212 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	5	5	
501.213 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	4	4	Church, Pharmacy, Grocery, Gym, Restaurant, Park, Doctors office
501.214 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	4	4	See "Goals" Document
501.215 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	6	6	See Civil Plans
501.216 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	4	4	See Landscape Plant Palette
501.217 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	4	4	Confirm with LA and Owner
501.218 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	3	3	Confirm with LA and Owner
501.219 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	3	3	Confirm with LA and Owner, Mangrove Preserve provided
501.220 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	3	3	Confirm with LA and Owner, Mangrove Preserve provided
501.221 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	5	5	Confirm with LA, GC and Owner
501.222 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	5	5	See Civil drawings
501.223 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	5	5	See Civil drawings
501.224 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	5	5	Confirm with LA, GC and Owner
501.225 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	3	3	Confirm with LA
501.226 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	3	3	81 Monthly Field Reports will be provided
501.227 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	5	5	81 Monthly Field Reports will be provided
501.228 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	6	6	81 Monthly Field Reports will be provided
501.229 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	11	11	81 Monthly Field Reports will be provided
501.230 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	12	12	81 Monthly Field Reports will be provided
501.231 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	8	8	81 Monthly Field Reports will be provided
501.232 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	4	4	Concrete / Masonry
501.233 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	Mandatory	Met	As per Structural drawings
501.234 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	4	4	Confirm with Owner and GC
501.235 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	6	6	
501.236 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	2	2	By Inspection EC5G
501.237 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	Mandatory if applicable	Met	
501.238 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	2 points if applicable	2	PROVIDE details on ARCHITECTURAL DRAWINGS.
501.239 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	Mandatory if applicable	Met	
501.240 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	2	2	Confirm with AIA and details
501.241 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	Mandatory 1 point if applicable	Met	AIA to Provide details
501.242 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	4	4	Confirm with Civil
501.243 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	Mandatory	Met	Confirm with Civil
501.244 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	1	1	Insulation, Rappings, Window Frame Assemblies
501.245 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	6	6	Rebar, Drywall, Wall Studs
501.246 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	6	6	To be implemented by GC
501.247 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	5	5	Drywall, Concrete, Rebar, Insulation.
501.248 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	MAX=8	6	
501.249 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	3	3	Submittal needed
501.250 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	3	3	Submittal needed
501.251 A lot is selected within 1/2 mile (805 m) of a mass transit station with proposed or existing bus stop.	MAX=8	6	

Requirement	1	1	1	1	1	1	1	1	1	1	1	1
901.9.2. Architectural coating color and additive VOC content is in accordance with Table 901.9.2.												Submittal Required
901.10(3) SCQM-Q Rule 1168												5
902.31 Testbeds. Emissions of 85 percent of wall, ceiling, and floor insulation materials are in accordance with the emission levels of CPWF/ENL Standard Method V.1.1 except for open-toilet table 4.1 does not apply (i.e., allowable maximum formaldehyde concentration is 165 µg/m ³ [13.5 ppb]).												4
902.1.1(1) All bathrooms are vented to the outdoors - RH = 50 cfm or 70 cfm if continuous operation.		Mandatory										Met
902.1.1(2) Clothes dryers are vented to the outdoors		Mandatory										Met
902.1.6 Exhaust fans are ENERGY STAR, as applicable.		MAX = 12										4
902.1.4(1) ENERGY STAR fans		2 points per fan										2 Fans
902.1.4(1) HVAC supply registers (boxes), return grilles, and rough-ins are covered during construction activities to prevent dust and other pollutants from entering the system.		3										3
902.6 Living space contaminants. The living space is sealed to prevent unwanted contaminants. The living space is sealed in accordance with Section 701.4.3.1 to prevent unwanted contaminants.		Mandatory										Met
903.4(3) All HVAC ducts, plenums, and trunks are conditioned space. All HVAC ducts are isolated		3										3
902.3 Building covers are finished with the rate of occupancy in achieving green goals. One-time testing is provided to the responsible party(ies) regarding equipment operation and maintenance, control systems, and occupant actions that will improve the environmental performance of the building. Tests include: (1) HVAC filters (2) thermostat operation and programming (3) lighting controls (4) appliance operation (5) water heater settings and hot water use (6) fan settings		8										8
903.1(1) (Building construction manual), including five or more of the following, is completed and submitted to the building owner for review and approval prior to construction of the operation. NOT AVAILABLE FOR SINGLE-FAMILY DWELLINGS.	2 point per 2 items including (1)-(5) MAX = 4											3
903.1(1) A narrative detailing the importance of constructing a green building, including a list of green building strategies, and a list of green building programs, as well as a copy of the National Green Building Standard, and the individual measures achieved by the building.		Mandatory										Met
903.1(2) Warranty, operation, and maintenance instructions for all equipment, fixtures, appliances, and finishes.		Mandatory										Met
903.1(3) A record drawing of the site including stormwater management plans, utility lines, and site conditions, including a list of green building strategies and a list of green building programs, as well as a copy of the National Green Building Standard, and the individual measures achieved by the building.		0.5										Met
903.1(4) A record drawing of the building, including a list of green building strategies and a list of green building programs, as well as a copy of the National Green Building Standard, and the individual measures achieved by the building.		0.5										Met
903.2 (2) Performance measures are specified and documented to the responsible parties in accordance with 903.2. Between all of the operation manuals, five or more of the following options are included. NOT AVAILABLE FOR SINGLE-FAMILY DWELLINGS.	3 point per 2 items including (1)-(3) MAX = 5											4
903.2(1) A narrative detailing the importance of operating and living in a green building.		Mandatory										Met
903.2(2) A list of practices to conserve water and energy.		Mandatory										Met
903.2(3) Information on opportunities to purchase renewable energy from local utilities or national green power providers and information on utility and tax incentives for the installation of on-site renewable energy systems.		0.5										Met
903.2(4) Information on local and on-site recycling and hazardous waste disposal programs and, if applicable, building recycling and hazardous waste handling and disposal procedures.		0.5										Met
903.2(5) Local public transportation options.		0.5										Met
903.2(6) Evaluation of the benefits of using compact fluorescent light bulbs, LEDs, or other high-efficiency lighting.		0.5										Met
903.2(7) Information on native landscape materials and/or those that have low water needs for landscaping in central areas on the proper use, benefits, and maintenance of green building systems including a maintenance staff notification process for landscape maintenance.		0.5										Met
903.2(8) Procedures for selecting tenants in rental properties on the proper use, benefits, and maintenance of green building systems including a maintenance staff notification process for landscape maintenance.		1 point per 2 items including 3003.3(1) MAX = 4										3
903.3 Maintenance manuals are created and distributed to the responsible parties in accordance with 903.3. Between all of the maintenance manuals, five or more of the following options are included. NOT AVAILABLE FOR SINGLE-FAMILY DWELLINGS.		Mandatory										Met
903.3(1) A narrative detailing the importance of maintaining a green building. The narrative is included in all responsible parties' manuals.												Met
903.3(2) User-friendly maintenance checklist including: (1) HVAC filters (2) thermostat operation and programming (3) appliance operation (4) appliance and settings (5) water heater settings (6) water heater settings		0.5										Met
903.3(3) List of common household materials often used around the building and instructions for their proper use and disposal.		0.5										Met
903.3(4) Information on organic pest control, fertilizers, pesticides, and cleaning products.		0.5										Met
903.3(5) Instructions for inspecting the building for termite infestation.		0.5										Met
903.3(6) A procedure for rental tenant occupancy turnover that preserves the green features.		0.5										Met
903.3(7) An outline of a formal green building training program for maintenance staff.		0.5										Met

© 2013, 2014 Home Innovation Research Labs, Inc. All rights reserved. This document is produced by U.S. copyright law. Requirements from ICC-700-2012 National Green Building Standard™ © 2013 National Association of Home Builders of the U.S. - used by permission. Home Innovation Research Labs. Permitted use of this document only by these individuals/organizations participating in Home Innovation's Green Building Certification and solely for purpose of seeking project certification from the Home Innovation Research Labs.



**DUNAY
MISKEL
BACKMAN**
LLP



Scott Backman
Johnie Miskel
Wayne L. Dickerson
Hogge W. Cathoun
Christina Bitenki
Heather Jo Allen

Florida Park Residences
Green Building Element Details

The following are green building measures that have been incorporated into the Florida Park Residences site plan, which will be utilized to obtain a third-party green building certification:

Site Selection Measures:

- Lot is selected within ½ mile of pedestrian access to mass transit system – please refer to details incorporated into the traffic study;
- Lot is located within ½ mile of at least six community resources - please refer to details incorporated into the traffic study;
- A lot with an average slope calculation of less than 15% is selected – please refer to survey for details.

Project Design Details:

- Parking capacity is not to exceed the local minimum requirement – please refer to parking calculations on sheet A-010;
- Parking Structure is utilized to reduce the footprint of surface parking – please refer to Sheet A-201-203 identifying parking garage details;
- Alternatives transportation methods are provided:
 - Bicycle storage areas are provided – please refer to sheet A-201, A-202 & A-203;
 - Electrical Charging Stations are provided – please refer to sheet A-202 & A-203 for locations and sheet A-702 for charging station details;
 - Shuttle Service is being provided – please refer to sheet A-203 for location for electrical shuttle car;
- 21 or greater dwelling units per acre – please refer to density calculations on sheet A-010;
- Lots are adjacent to preserved areas – Please see mangrove/wetland are to be preserved as identified on sheet A-060;
- The total area of the upper floors are at least 50% of the stories forming the base – please refer to Schematic section detailed on sheet A-010;
- The building is three or more stacked stories – please refer to Schematic section detailed on sheet A-010;
- No roofing configurations that create valleys in roof design – please refer to Sheet A-206 for roof plan.

Civil Plan Details:

- New buildings are connected to existing sidewalks and areas on development – please refer to details on civil plan sheets C-04 & C-05;
- Storm management practices manage rainfall on-site and prevent off-site discharge – please refer to details on civil sheets; details of catch basins provided on sheet C-03 and C-05;
- Sediment and erosion controls are installed on the lot – please refer to erosion control device details on civil drawings C-03;
- Limits of grading and clearing are stacked out on lot – Please refer to Sheet C-04 for limits and area to be preserved;
- Pollution Retardant Details are provided – Please refer to sheet C-05.

Landscape Plan Details

- Turf grass species, other vegetation and trees are selected native or appropriate for local growing conditions – Please refer to materials identified on sheet L-1;
- Soil is improved with organic amendments and mulch – Please refer to Sheet L-1 for details on materials;
- The Project includes the use of green walls – Please refer to green wall details provided on Sheet L-2 & L-3.

Construction Details to be provided:

- Building materials with visible mold are not installed;
- No recessed windows are installed to reduce water infiltration.

Reports to be provided:

- Construction Waste Management Plan to be provided and posted at job site with a goal of recycling 50% of construction waste;
- Operation manual will be created and distributed to all responsible parties and on-site training will be provided regarding equipment operation and maintenance that will improve the environmental performance of the building.

Individual Dwelling Unit Specifications to be provided:

- Whole-dwelling unit devise will be installed that controls energy consumption;
- Units will be equipped with Washing Machine which has a water factor of 6 or better;
- Total maximum flow of showerheads within a unit will be less than 2.5 GPM;
- All exhaust fans will be Energy Star;
- All appliances will be Energy Star;
- All HVAC Duct, plenums and trunks will be within an air conditioned space;
- All ducts will be insulated to a minimum R-4;
- All water closets will be installed with an effective flush volume of 1.28 gallons;
- At least 95% of the hard-wired lighting within a unit will be Energy Star.

Lajoie, Corinne

From: Ross, Frank <FRANK_ROSS@sheriff.org>
Sent: Monday, October 26, 2015 5:05 PM
To: Lajoie, Corinne; Scott Backman; Christina Bilenki (cbilenki@dmbblaw.com)
Cc: Sean Brown; Claudia.Alzate@metriceng.com; Carrie, Anne-Christine
Subject: RE: Florida Park Residence

Importance: High

To whom it may concern,

The site plan for Florida Residence is approved by the Fire Marshal's Office Dania Beach. All outstanding comments have been met including the three listed below.

From: Lajoie, Corinne [<mailto:cchurch@ci.dania-beach.fl.us>]
Sent: Wednesday, October 21, 2015 11:29 AM
To: Scott Backman; Christina Bilenki (cbilenki@dmbblaw.com)
Cc: Brown, Kenneth; Ross, Frank; Claudia.Alzate@metriceng.com
Subject: Florida Park Residence

Below are the remaining outstanding DRC comments that have not yet been addressed. Please continue to work toward addressing each of these issues as they will be a condition of site plan approval. It is preferable if the items can be addressed before public hearing so that they will be eliminated from the conditions of approval.

Please let me know if you have any questions.

1. Recreation and Open Space Impact Fee is \$1,364 per multi-family dwelling. The project proposes 293 dwelling units X \$1,264 = \$399,652.00, which is due prior to the issuance of a building permit.
2. RAC Transportation Impact Fee is \$21.26 per PM peak hour trip. Per traffic analysis performed by McMahon dated September 2015 the PM peak hour trips are 145 (145 X \$21.26 = \$3,082.70). Therefore \$3,082.70 is due prior to the issuance of a building permit.
3. Public Parking Incentive: the applicant is proposing an additional 3-stories via payment in lieu for 30 public parking spaces. Per Section 305-60, each space is \$6,500 X 30 parking spaces = \$195,000.00. This payment is required prior to issuance of a building permit.
4. SIGNS. Per Section 505-90, identify total cumulative sign area permitted. Identify all signage proposed and deduct from total cumulative area permitted. Per information provided on Sheet A-702, the total signage areas allows is 334.05s.f. and the proposed wall sign area is 28.68 s.f., proposed address sign area is .56 s.f., proposed valet sign area is .79s.f. Therefore, 304.02 cumulative square foot of sign area remain (28.68s.f. + .56sf. + .79s.f. = 30.03 – 334.05 = 304.02). Identify this calculation on plan. 3rd time requested.
5. Valet: Per Section 265-120:
 - Agreement must be recorded in Broward County Public Record prior to issuance of a building permit.
 - Valet operator must obtain a Business Tax Receipt (BTR) prior to obtaining Certificate of Occupancy.
6. Incentives/Use of Sustainable Building Design:
 - Per Section 305-50(F)

- 5 – Provide “a notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans”. The affidavit provided does DEMONSTRATE how the measures have been incorporated in to the project site plan. 3rd time requested.
- 6 – Provide “project site plan and engineering plans that clearly detail all green building measures which are intended to quality for incentives”. Provide sealed statement from the Project Architect stating all the building measures proposed will achieved the green rating status sought and provide product detail and installation locations on plans. 3rd time requested.
- 7. Incentives/Use of Sustainable Building Design. Per Section 305-50(H) participants in the voluntary green building program, at the time of building permit application, shall post a performance bond, letter of credit or other form of surety approved by the City Attorney in an amount as described in subsections of this regulation (PLANNING).
- 8. A Pavement Marking Plan demonstrating the proposed fire department connection locations – Note: provide an additional FDC at the north east corner of the building. Pages C-7 & C-9 show both FDC's on the NW side of building. One FDC and one hydrant should be located on the NE end of building (BSO FIRE).
- 9. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer – Not provided with documentation (BSO FIRE).
- 10. A completed application for the approval of the Fire Protection Water Supply Design not provided (BSO FIRE).
- 11. Sheet LD-1 states that mitigation of trees in the wetland preserve was pre-negotiated with the City of Dania Beach. Please change this statement to include the correct agency (LANDSCAPE CONSULTANT).

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



Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calloun
Christina Bilenki
Heather Jo Allen

To: Corinne Lajoie

From: Dunay, Miskel & Backman, LLP
IDEA – International Design Engineering Architecture
Thomas Engineering

Date: September 29, 2015

Re: Florida Park Residences (SP-089-15)
Responses to 9/17/15 Development Review Committee Comments

Florida Park Residence, SP-89-15
8-14-15
E. Dania Beach Boulevard
Zoning designation = GTWY - MU
FLU designation = RAC
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

Response: Acknowledged.

2. ~~APPLICATION: Confirm application was properly completed and signed and proper application fee was paid. "Applicant" was not identified on application. Provide revised page 1 of application identifying applicant.~~
3. ~~SCHOOLS: Obtain a letter from school board regarding school impact fees.~~
4. ~~TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 25 peak hour trips. Provide estimated number of peak trips. See below Voluntary Mobility Program.~~
5. ~~WATER: Identify projected water demand for the project.~~
6. ~~IMPACT FEES: Impact fees that will be required for the project are attached.~~

7. SIGNS:

- ~~Per Section 505-90(P)(2)(c) monument sign not permitted as lot has only 222' of frontage.~~
- ~~Provide length of sign so total square footage can be calculated.~~
- ~~Per Section 635-50(5) identify method of illumination~~
- Per Section 505-90, identify total cumulative sign area permitted. Identify all signage proposed and deduct from total cumulative area permitted.
Response: All proposed signage has been identified and deducted from total cumulative area. Please see page A-702 for calculations.
- Per Section 505-90(A)(1)(d) a maximum of 2 s.f. is permitted for the address signage. Revise table showing allowable area on Sheet A-702.
Response: Table on Sheet A-702 has been revised accordingly.
- Per Section 505-90(A)(1)(e) maximum address sign letter height of 6" is permitted. Revise table and sign accordingly.
Response: The address sign letters have been revised accordingly. Please see sheet A-702 for details.
- ~~Per Section 505-90 (P)(2) monument signs only permitted as incentive and per Section 505-210.~~

~~8. PARKING GARAGE, Per Section 265-140:~~

- ~~(B) No column shall be located within 3' of the entrance of a parking space.
Response: All columns in the parking garage levels have been dimensioned and comply with the 3' separation requirement. Please see sheets A-201, A-202 and A-203 for details.~~

~~(C) Clearance between a parking space and a wall or other solid obstructions shall provide a minimum of 2.5' separation. Must address this code provision on the drawing through redesign or submittal of an application for a variance or design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Section 625-40 of the City's LDC. A design variation requires submittal of an application, an application fee of \$500 for each request, and a written justification statement addressing the design variation criteria identified in Section 301-50. Must be addressed with next submittal.~~

~~**Response: All walls and solid obstructions have been dimensioned and comply with the 2.5' separation requirement. Please see sheets A-201, A-202 and A-203 for details.**~~

~~(D) Ramps—maximum ramp grade for driveway access to above grade or below parking is 12% for ramps not accessing parking spaces. Must address this code provision on the drawing through redesign or submittal of an application for a variance or design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Section 625-40 of the City's LDC. A design variation requires submittal of an application, an application fee of \$500 for each request, and a written justification statement addressing the design variation criteria identified in Section 301-50. Must be addressed with next submittal.~~

- 9. ~~The proximity to the airport will require FAA/BCAD review. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100.~~

~~10. Must provide latest revised set of plans on disk prior to going to public hearing.
Response: Acknowledged. A copy of the latest revised set of plans will be provided on disk prior to public hearing.~~

~~41. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60, 307-30 & 525-20(G). Identify how equipment will be screened from view.~~

~~42. COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$2,500 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if additional fees are incurred.~~

~~43. Principal Arterial Design Standards, Per Section 510-30:~~

~~H glass windows and doors must make up at least 35% of the primary elevation. The minimum required glass facade area shall be measured between a height of 2.5 feet and 8 feet above the abutting grade. Show calculations to identify compliance.~~

~~J heating, ventilation and a/c equipment, duct work, air compressors, other fixed operating machinery shall be either screened from view or located at that such items are not visible from the designated arterial, adjacent residential properties or intersecting streets. Identify how plans are in compliance.~~

~~14. Per Section 303-70(P) and Figure 303-21 requires a sloping step back from property line. Must address this code provision on the drawing through redesign or submittal of an application for a variance or design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Section 625-40 of the City's LDC. A design variation requires submittal of an application, an application fee of \$500 for each request, and a written justification statement addressing the design variation criteria identified in Section 301-50. Must be addressed with next submittal. A design variation application has been submitted.~~

~~15. Per Section 303-70(Q) and Figure 303-22 maximum height by right = 7 stories. 80' additional height and stories possible via bonus = an additional 7 stories, 70'. Identify both on Sheet A-010 in General Sign Information table #2 in required/permitted column. Show incentive calculations provided and what height/density is earned in table on Sheet A-010.~~

Response: Incentive calculations have been identified on sheet A-010.

~~46. Sheet A-010, General Sign Information Table #2, identify % of pervious area provided.~~

~~17. Sheet A-010 Table #3, Setback West side of property is adjacent to Ponce de Leon Avenue, right-of-way, therefore a 30' setback is required. Revise table accordingly. Must address this code provision on the drawing through redesign or submittal of an application for a variance or design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Section 625-40 of the City's LDC. A design variation requires submittal of an application, an application fee of \$500 for each request and a written justification statement addressing the design variation criteria~~

~~identified in Section 301-50. Must be addressed with next submittal.~~ A design variation application has been submitted.

18. Sheet A-060 ~~identify direction on traffic on north side of 12' island adjacent to north property line.~~ Drive isle traveling east/west near valet office must be a minimum of 24' per Section 265-110(C)(2). Revise site plan accordingly.

Response: The drive aisle was revised to meet the 24' requirement per Section 265-110(C)(2). Please see sheet A-060 for revision.

~~19. Sheet A-010, Table #3, revise rear setback provided to correctly reflect 277'-~~

20.

- Per Section 265-91 if TDM reduction is being proposed, must illustrate compliance with regulations.
Response: Petitioner is now requesting the proposed parking reduction through the use of the Alternate Parking Standards, as identified in Section 265-50 rather than the TDM reduction. Please see revised narrative and traffic study for alternate parking standard details.
- Per Section 265-91(B) identify in Parking Data Table 5 and on site plan which transportation demand strategies are being utilized. Parking Permit Charge and Bicycle Rack identified in Traffic Analysis, Parking Reduction Analysis are not identified as TDM strategies in the City's LDC. In addition, the electrical charging stations are not shown on the site plan. Revise accordingly.
Response: Electrical charging stations have been added to the site plan. Please see sheet A-202 and A-203 for details. Petitioner is now requesting the proposed parking reduction through the use of the Alternate Parking Standards, as identified in Section 265-50 rather than the TDM reduction. Please see revised narrative and traffic study for alternate parking standard details.
- The Traffic Analysis, Parking Reduction Analysis identified 525 required parking spaces. Please revise to correctly reflect 526 required parking spaces.
Response: The traffic analysis and plans have been revised to correctly reflect 526 parking spaces required.
- Per Section 265-91(c) applicants requesting parking reductions through the implementation of TDM strategies shall provide details of the TDM strategies which are being proposed along with the respective parking reductions for each strategy. The information shall detail the cost, schedule, monitoring plan, identify a TDM coordinator who shall be responsible for the TDM program and other specifics of the respective strategy, as requested by the City. The Community Development Director will make the final determination regarding the parking reduction based upon the proposed TDM strategies and the information provided.
Response: Petitioner is now requesting the proposed parking reduction through the use of the Alternate Parking Standards, as identified in Section 265-50 rather than the TDM reduction. Please see revised narrative and traffic study for alternate parking standard details.
- Per Section 265-91(D) each development authorizing parking reductions upon approval of a TDM program shall submit an annual report detailing compliance with the TDM strategies which are accepted by the City. The report is due by April 1 of each year. If the development fails to comply with the TDM strategies accepted by the City, payment-in-lieu or parking or location of additional parking for the development will be required.
Response: Petitioner is now requesting the proposed parking reduction through the use of the

Alternate Parking Standards, as identified in Section 265-50 rather than the TDM reduction. Please see revised narrative and traffic study for alternate parking standard details.

~~21. Sheet A-201, identifies one of the random parking spaces as "V24". Clarify or revise accordingly.~~

22. Valet: Per Section 265-120:

- ~~• Provide agreement for City Attorney to review and approve. Agreement must be recorded in Broward County Public Record prior to issuance of a building permit.~~

Response: Acknowledged.

- ~~• Identify valet podium (or equivalent), signage, and attendant parking spaces.~~
Response: Valet signage and attendant parking spaces have been identified. Please see sheet A-203 for employee parking spaces.

- ~~• Valet operator must obtain a BTR.~~

Response: Acknowledged.

- ~~• Valet parking calculations are wrong. Should be based on 10% of 526 = 52.6. Revise accordingly.~~

Response: Valet parking calculations have been revised accordingly. Please see sheet A-010 for details.

~~23. Dumpster—identify location of dumpsters and illustrate how Article 290 is being met.~~

~~Per Section 307-20 must provide street trees. Must address this code provision on the drawing through redesign or submittal of an application for a variance or design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Section 625-40 of the City's LDC. A design variation requires submittal of an application, an application fee of \$500 for each request, and a written justification statement addressing the design variation criteria identified in Section 301-50. Must be addressed with next submittal.~~

24. Per Section 307-30, Article 309 & CRA Redevelopment Plan, must provide street scape elements such as benches & lighting. See detail sheets attached.

Response: Benches, Pavers and Receptacles are being provided along East Dania Beach Boulevard in accordance with Section 307-30, Article 309 and the CRA Redevelopment Plan. Please see Sheet A-080 for Streetscape details.

~~25. Per Section 525-30(G) Solid walls should not exceed 20' in length.~~

26. Per Article 530(A)(1) a sight block of at least 50% solidity for the hotel area between deck levels is required. A solid wall for 50% of distance between deck levels is not acceptable. Identify how this provide is being met.

Response: Calculations for solidity between deck levels have been provided on Sheets A-501 and A-502. The 50% solidity requirement of Article 530(A)(1) has been met for all required elevations.

27. Incentives/Use of Sustainable Building Design:

~~Per Section 305-50(E). Provide documentation of formal application for third party certification.~~

Per Section 305-50(F)

- ~~3 – provide a completed residential green development/building checklist with a narrative explanation of how the green building measure is being incorporated.~~
- 5 – provide a notarized affidavit from the project architect demonstrating that the approved green building measures have been incorporated into the project plans
- Response: A notarized affidavit has been provided.**
- 6 – provide project site plan and engineering plans that clearly detail all green building measures which are intended to quality for incentives.
- Response: All green building measure have been identified and are listed on sheets A-080 and A-205.**
- ~~7 – provide a notarized affidavit certifying that a green building and development rating organization deemed acceptable by the Community Development Director is a part of the development team and shall remain part of the project team throughout its duration.~~

Response:

- Per Section 305-50(H) participants in the voluntary green building program, at the time of building permit application, shall post a performance bond, letter of credit or other form of surety approved by the City Attorney in an amount as described in subsections of this regulation.
Response: Acknowledged.

28. Incentives/Public Parking:

- Per Section 305-60 applicant proposes additional 3-stories via payment in lieu for 30 parking spaces, each space is \$6,500 X 30 = \$195,000. This payment must be made to the City prior to issuance of a building permit.

Response: Acknowledged.

29. Parking

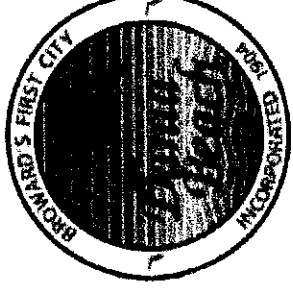
- Parking count on Sheet A-010, Table 5, Value Column shows different bedroom breakdown than Required Permitted column on Table 7. Revise accordingly.
Response: The parking count has been revised accordingly. Please see Sheet A-010, Table 5 for the required revision.
- Total required parking = 525.35 or 526. Must round up. Revise accordingly.
Response: The parking count has been revised accordingly. Please see Sheet A-010, Table 5 for the required revision.
- Revise bicycle parking to be based on 526 total require parking spaces.
Response: The bicycle parking county has been revised accordingly. Please see Sheet A-010, Table 5 for the required revision.

BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District

FL Park Residences / SP-089-15 / 8.19.15

The following is a list of requirements for Site Plan submittals. The list may not cover all the requirements as determined on a case-by-case basis but does typically encompass and satisfy most of the Fire Department requirements for site plan approval.

1. A Pavement Marking Plan demonstrating all the following:
 - a. Proposed fire department connection locations – Note: Provide an additional FDC at the north east corner of the building. Pages C-7 and C-9 show both FDCs on the NW side of the building. One FDC and one hydrant should be located on the NW end of the building and one FDC and one hydrant should be located on the NE end of the building.
Response: The plans have been revised accordingly. Please see sheets C-7 and C-9 for required revisions.
2. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer – Not provided with documentation.
Response: Fire Flow Demand Calculations signed and sealed by a Licensed Engineer were provided at the September 24th DRC meeting for the project.
3. A completed Application for the Approval of the Fire Protection Water Supply Design – Not provided with documentation.
Response: The completed application for approval of the fire protection water supply design was provided at the September 24th DRC meeting for the project.



Landscape Plan Review: Florida Park Residences

PZ Log Number: SP-089-15

Review Number: 1

Reviewer: Claudia Alzate

Date: August 12, 2015

1. A request for a variation of Section 275-130(B) has been submitted, however item (C) of the same section is also applicable and it was not addressed:

“New multiple family development (three or more units) abutting local public streets shall provide a ten-foot landscape buffer, provided that a five foot landscape buffer shall be allowed if the city commission determines that based on the size, width, depth, configuration, or location of the lot, it is impractical to provide the required ten-foot landscape buffer. In the event more than one of the above subsections applies, the most restrictive subsection shall be used. Walls or fences shall be permitted five feet from the property line abutting a street provided a continuous row of hedges is provided on the outside of the fence. In addition, one tree for each thirty linear feet must be located within ten feet of the property line.”

Response: The design variation has been revised to include this subsection. Please also refer to Sheet L-2 and L-3 for details of the proposed green wall.

2. Sheet LD-1 states that mitigation of trees in the wetland preserve was pre-negotiated with the City of Dania Beach. Please change this statement to include the correct agency.

Response: Sheet LD-1 has been revised to reflect the correct agency.



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

Engineering Comments

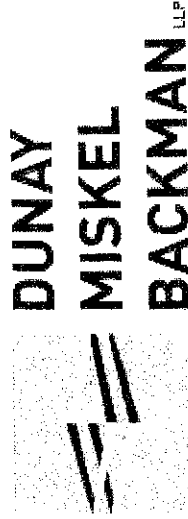
Site Plan: SP-089-15 Florida Park Residences

Engineer of Record: Thomas Engineering Group

1. ~~Verify the latest Broward County Traffic way Plan for required right-of-way dedication if applicable. Show right of way width on Site Plan. **Complied**.~~
2. ~~Provide traffic study based on scope of that has already been discussed with your traffic engineering consultant. Consider traffic implication based on the on-going study called Dania Beach Blvd Lane Elimination Study. **Complied**.~~
3. ~~Provide copy of pre and post development stormwater management and drainage calculations. Provide copy of exfiltration test results. **Complied**.~~
4. ~~Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. Elevation in NAVD. **Complied**.~~
5. ~~Perimeter grading shall meet 25 year storm event. **Complied**.~~
6. ~~Per Dania Code of Ordinances (Article 415 -- Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right-of-way. **Complied**.~~
7. ~~Proposed turnout on Dania Beach Boulevard shall comply with the FDOT Index 515 and in compliance with recommendations of the FDOT's Driveway Information Guide. Show sight triangle per FDOT Index 546 for all driveway connections. **Complied**.~~
8. ~~Provide sections and details of at grade driveways and at grade parking areas. **Complied**.~~
9. ~~Provide pavement markings and signage plan. **Complied**.~~
10. ~~Provide water demand estimates per AWWA M22 for preliminary sizing of water meter. **Complied**.~~
11. ~~In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format. **Complied**.~~

12. 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.

Response: Acknowledged.



Gary S. Dunay
Boamie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Carhoun
Christina Bilenki
Heather Jo Allen

Florida Park Residences
Site Plan Narrative

Florida Park Residences, LLC (“Petitioner”) is the contract purchaser for the +/-4.0985 net acre property generally located on the southeast corner of East Dania Beach Boulevard and Ponce de Leon Avenue (“Property”) in the City of Dania Beach (“City”). The Property has an underlying land use designation of Regional Activity Center (“RAC”) on the City’s Future Land Use Map and is zoned Gateway-Mixed Use (“GTWY-MY”). The Property is currently vacant. Petitioner seeks to develop the Property with a fourteen (14) story condominium consisting of two hundred ninety three (293) dwelling units (“Project”). The Project will be highly amenitized to ensure an upscale living environment for future residents. Such amenities include a business center, fitness center, and a resort-style pool and courtyard area with substantial green space for the enjoyment of residents. Further, the Project will be a green building that incorporates a green wall along the parking garage and other sustainable building practices.

Incentives

As noted above, Petitioner is proposing 293 dwelling units. This equates to a gross density of 71.5 dwelling units per acre. Section 303-70 of the City’s Land Development Code (“Code”) for the GTWY-MU zoning district allows a maximum density of 50 dwelling units per acre and seven (7) stories by right and up to 100 dwelling units per acre and fourteen (14) stories with bonus incentives. In order to achieve the additional seven (7) stories and 21.5 dwelling units per acre for density, Petitioner seeks to utilize the incentives in accordance with Section 305-20 of the Code. Specifically, Petitioner seeks to use the incentive for sustainable building practices in accordance with Section 305-50 and the public parking incentive in accordance with Section 305-60 of the Code.

Use of Sustainable Building Design: Section 305-50(G)(1) awards an additional four (4) stories and twenty eight (28) dwelling units per acre as a bonus for developments that meet all of the criteria for certification under a third-party program. Petitioner will be seeking a third party green certified building to meet this incentive and will be supplementing the initial submittal with details of the green building measures that will be incorporated into the project and other documentation required to meet this incentive.

Public Parking Incentive: Section 305-60 awards a bonus of one (1) story, five (5) dwelling units per acre, and two and one half (2.5) percent impervious area for each ten (10) public parking spaces provided to the City for public parking use, or for payment in lieu of off-street parking in accordance with Section 265-92. Petitioner seeks the additional three (3) stories necessary to reach the desired height through the use of this incentive. Payment in lieu of off-street parking for thirty (30) parking spaces provides the additional three (3) stories required for the Project. Petitioner will supplement the initial submittal with a parking study to support the use of this incentive.

Alternate Parking Standard

Petitioner is also seeking a reduced parking ratio based upon alternate parking standards. Section 265-50 of the City's Code lists the parking requirements for various uses, including multi-family residential developments. According to this section, five hundred twenty six (526) parking spaces would be required based on the proposed bedroom mix for the two hundred ninety three (293) units proposed. Petitioner is proposing four hundred seventy eight (478) parking spaces, a reduction of approximately nine point one percent (9.1%). Section 265-60 of the City's Code recognizes that the minimum parking requirements of the Code may result in excess provision of parking, which results in inefficient use of land at the expense of building area and subsequent tax revenue and employment. Petitioner has provided a Parking Reduction Analysis as part of the Traffic Study submitted which provides an alternate parking demand based on the Institute of Transportation Engineers (ITE) Parking Generation rates for Residential Condominiums, as well as the Urban Land Institute (ULI) parking demand. These studies demonstrate that peak hour parking demand for the Project is four hundred eleven (411) spaces. As such, industry leading publications support the nine point one percent (9.1%) reduction in parking. It is also important to note that the Property is within three hundred (300) feet of Broward County Transit stops, and the Project will include a shuttle which will take residents to nearby activity centers and transit stops. As such, the proposed parking supply of four hundred seventy eight (478) spaces significantly exceeds the parking demand of the Project based upon these alternate parking standards.

This instrument prepared by:

Christina Bilenki
Dunay, Miskel, Backman & Blattner, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

Valet Parking Agreement

This is a Valet Parking Agreement (“Agreement”) entered into on _____, 20__
by and between the City of Dania Beach, Florida (“City”), a Florida municipal corporation, and
MFL Development, LLC, a Florida limited liability company (“Owner”), the address of which is
1680 Michigan Avenue, Suite 700, Miami Beach, Florida 33139. Owner is vested with fee
simple title to the following described land having a street address of 560 East Dania Beach
Boulevard, identified by Broward County Property Appraiser Parcel Number 504235000340,
being more particularly described in Exhibit “A”, a copy of which is attached and made a part of
this Agreement (“Property”).

A. The Property is located in a GTWY-MU zoning district. Owner intends to develop and use
the Property for a residential building including 293 multifamily units (“Project”).

B. The use of the Property is authorized pursuant to a development permit, Application No.SP-
089-15, that has been approved by the City Commission by Resolution No. _____
____ (“Development Permit”). If the Development Permit approval expires, this Agreement
shall automatically terminate and no longer be of any force or effect.

C. Under Article 265 “Off-Street Parking Requirements” of the City Land Development Code
 (“Code”), the use of Property for the Project requires four hundred seventy three (473) parking
spaces.

D. Owner is providing four hundred seventy four (474) on-site regular parking spaces in
accordance with Article 265 of the Code.

E. In order to meet the parking requirements for the use of Property, Owner wishes to provide forty eight (48) on-site valet parking spaces in accordance with Section 265-120 of the Code.

NOW, THEREFORE, in consideration of the mutual covenants exchanged in the Agreement and other good and valuable consideration, the receipt and sufficiency of which are agreed upon, the parties agree as follows:

The foregoing recitals are true and correct and are incorporated into this Agreement.

1. Permission is granted by City to Owner to provide forty eight (48) on-site valet parking spaces on the Property in accordance with the Development Permit and the terms of Section 265-120 of the Code, which permission is contingent upon Owner, and its successors and assigns, maintaining and operating the required valet parking spaces and facilities in compliance with Section 265-120 of the Code.

2. The Owner shall supply one or more attendants at each valet parking facility to receive, park and deliver motor vehicles to the owners, occupants, tenants and their customers, visitors and invitees for the forty eight (48) on-site valet parking spaces supplied.

3. This Agreement shall be deemed a covenant running with the land and shall be binding upon the successors and assigns of Owner in the use of Property, and it shall run to the benefit of the City.

4. In accordance with Section 265-120(E) of the Code, Owner shall obtain and possess a valid City local business tax receipt for a valet service.

5. This Agreement shall be valid when it is fully executed by both parties, recorded in the Public Records of Broward County, Florida at Owner's expense, and a copy of the recorded Agreement is filed with the City Community Development Department. Upon the execution of this Agreement, the Community Development Director shall issue Owner a valet parking permit in accordance with Section 265-120 of the Code.

6. This Agreement may not be amended, modified, or terminated except in writing signed by the Owner and the City of Dania Beach Community Development Director and recorded in the Public Records of Broward County, Florida. However, Owner's failure to comply with the restrictions and duties imposed by Section 265-120 of the Code shall authorize the Community Development Director to revoke the Owner's valet parking permit in accordance with Section 265-120(F) of the Code. The Community Development Director shall give the Owner written notice by certified mail that Owner is in material violation of Section 265-120 of the Code. The notice shall describe the nature of the alleged violation with specificity and demand correction within thirty (30) calendar days or, within a reasonable time period stated in the notice, which shall not be less than thirty (30) calendar days. If within thirty (30) calendar days following receipt of such written notice, the Owner has not cured its violation, the Community Development Director may give written notice by certified mail to the Owner of its revocation of the valet parking permit. This Agreement shall automatically terminate upon the issuance of a notice of revocation by the Community Development Director, and shall be of no further force and effect.

7. Any waiver or failure to enforce any provision of this Agreement in a particular situation shall not be deemed a waiver or abandonment of its provisions. The failure of City to enforce any part of this Agreement shall in no event be deemed to be a waiver of the right to do so thereafter. In the event that the City finds it necessary to commence litigation to enforce the terms and conditions of this Agreement, the City shall be entitled to recover its reasonable attorney fees and costs from Owner if it is the prevailing party.

[Remainder of Page Intentionally Left Blank]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first above written.

OWNER: MFL Development, LLC

WITNESSES:

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____
(Signature)

(Print Name)

Title

STATE OF FLORIDA
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me on _____, 20____,
by _____ on behalf of the Owner, identified above. He/she is
personally known to me or has produced _____
as identification.
(SEAL)

Notary Public, State of Florida

Print Name

My Commission Expires:

CITY OF DANIA BEACH

By: _____
Marc LaFerrier, Director
Community Development
Department

Approved as to form:

Thomas J. Ansbro
City Attorney



THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
600 SOY THEAST THIRD AVENUE, FORT LAUDERDALE, FLORIDA 33301 • TEL 754-321-2177 • FAX 754-321-2179

Facility Planning and Real Estate
Chris O. Akagbosu, Director
chris.akagbosu@browardschools.com

SCHOOL BOARD

Chair
Vice Chair

June 6, 2014

PATRICIA GOOD
DONNA P. KORN

ROBIN BARTLEMAN
ABBY M. FREEDMAN
LAURIE RICH LEVINSOHN
ANN MURRAY
DR. ROSALIND OSGOOD
NORA RUPERT
HEATHER P. BRINKWORTH

Christina Bilenki, Esq.
Dunay, Miskel, Backman and Blattner, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

Robert W. Runcie
Superintendent of Schools

Re: Opinion Letter regarding Florida Park Residences, LLC, Dania Beach, SBBC-1582-2014

Dear Ms. Bilenki:

This correspondence is in response to your request dated May 29, 2014, regarding the issuance of an "Opinion Letter" by the School District on the above referenced project. The information you provided indicates that the project site is located within the City of Dania Beach Local Activity Center (LAC), which was subsequently included in the City of Dania Beach Regional Activity Center (RAC) in 2010. The site is subject to two Tri-Party Educational Mitigation Agreements (OR BK 39373, Pages 1749-1764 and OR BK 47333, Pages 1497-1537) between The School Board of Broward County, Broward County, and, the City of Dania Beach.

Your correspondence also indicates that Florida Park Residences intends to develop the site for 345 high rise residential units. Based on the currently effective Student Generation Rates contained in the Broward County Land Development Code, the proposed development of 345 high rise residential units will generate 1 (1 elementary) student into Broward County Public Schools. Schools currently serving the site can be obtained by accessing the Department of Demographics & Student Assignments via <http://www.browardschools.com/School-Info/locator>

Information regarding the school capacity for schools serving the site can be obtained from the Facility Planning and Real Estate Department via <http://www.broward.k12.fl.us/propertygmt/new/growthmanagement/docs/PSCPD.pdf>

Since the site is located within the City of Dania Beach LAC, residential units proposed on the site will be subject to per unit cost consistent with the Tri-Party Agreements. Enclosed, please find a copy the current per units cost schedule per your request, which may change from time to time, and the final amount will be determined at the time of payment.

The District has no objection to the development as proposed. However, the project will be subject to Public School Concurrence review at Plat or Site Plan stage of the development for vesting determination. Please contact me via E-mail mohammed.rasheduzzaman@browardschools.com or at (754) 321-2173 if you have any additional questions or concerns regarding this request.

Sincerely,


Mohammed Rasheduzzaman, AICP
Planner-GMM

MIR: mr

cc: Chris Akagbosu, Director, Facility Planning & Real Estate Department
Patrick Sipple, Director, Demographics & Student Assignments Department

"Educating Today's Students For Tomorrow's World"
Broward County Public Schools Is An Equal Opportunity/Equal Access Employer

Student Station Cost Factors February 16, 2014
 Student Station Cost Factors

Recorded date:	04/05/05	Elem Schl Students:	161
Proj Name/Type:	City of Dania Beach_LAC	Midd Schl Students:	57
Proj Num:	PC 03-6	High Schl Students:	59
City:	Dania Beach	Units Planned:	2,465
Dev Type/Num			
SF Homes:	-		
TH:	100		
Mid Rise:	-		
GA:	200		
HR:	2,165		
MH:	-		

Consumer Price Index REC National Forecast of Feb-14	Student Station Cost Factors	Elementary School Student Station (\$)	Middle School Student Station (\$)	High School Student Station (\$)	Cost Per Dwelling Unit	Total Cost
Sep-2011	227.0	1,1407	20,478	22,114	28,724	\$ 2,537 \$ 6,253,705
Oct-2011	226.8	1,1397	20,460	22,094	28,699	\$ 2,535 \$ 6,248,775
Nov-2011	226.7	1,1392	20,451	22,084	28,686	\$ 2,534 \$ 6,246,310
Dec-2011	227.0	1,1407	20,478	22,114	28,724	\$ 2,537 \$ 6,253,705
Jan-2012	227.5	1,1432	20,523	22,162	28,787	\$ 2,542 \$ 6,266,030
Feb-2012	228.4	1,1477	20,604	22,250	28,901	\$ 2,552 \$ 6,290,680
Mar-2012	229.1	1,1513	20,667	22,318	28,990	\$ 2,560 \$ 6,310,400
Apr-2012	229.2	1,1518	20,676	22,328	29,002	\$ 2,561 \$ 6,312,865
May-2012	228.5	1,1482	20,613	22,260	28,914	\$ 2,554 \$ 6,295,610
Jun-2012	228.6	1,1487	20,622	22,270	28,927	\$ 2,555 \$ 6,298,075
Jul-2012	228.7	1,1492	20,631	22,279	28,939	\$ 2,556 \$ 6,300,540
Aug-2012	230.1	1,1563	20,758	22,416	29,116	\$ 2,572 \$ 6,339,980
Sep-2012	231.4	1,1628	20,875	22,542	29,281	\$ 2,586 \$ 6,374,490
Oct-2012	231.8	1,1648	20,911	22,581	29,331	\$ 2,590 \$ 6,384,350
Nov-2012	231.0	1,1608	20,839	22,503	29,230	\$ 2,582 \$ 6,364,630
Dec-2012	231.0	1,1608	20,839	22,503	29,230	\$ 2,582 \$ 6,364,630
Jan-2013	231.2	1,1618	20,857	22,523	29,255	\$ 2,584 \$ 6,369,560
Feb-2013	232.8	1,1697	20,998	22,676	29,454	\$ 2,601 \$ 6,411,465
Mar-2013	232.3	1,1675	20,960	22,634	29,400	\$ 2,597 \$ 6,401,605
Apr-2013	231.5	1,1632	20,883	22,551	29,292	\$ 2,587 \$ 6,376,955
May-2013	231.8	1,1650	20,914	22,584	29,335	\$ 2,591 \$ 6,386,815
Jun-2013	232.9	1,1706	21,014	22,693	29,476	\$ 2,603 \$ 6,416,395
Jul-2013	233.3	1,1725	21,048	22,729	29,524	\$ 2,607 \$ 6,426,255
Aug-2013	233.5	1,1735	21,067	22,749	29,550	\$ 2,610 \$ 6,433,650
Sep-2013	233.9	1,1756	21,105	22,790	29,603	\$ 2,615 \$ 6,445,975
Oct-2013	233.8	1,1749	21,092	22,777	29,586	\$ 2,613 \$ 6,441,045
Nov-2013	233.9	1,1753	21,099	22,785	29,596	\$ 2,614 \$ 6,443,510
Dec-2013	234.6	1,1788	21,162	22,852	29,683	\$ 2,622 \$ 6,463,230
Jan-2014	234.4	1,1779	21,145	22,835	29,660	\$ 2,620 \$ 6,458,300
Feb-2014	234.6	1,1789	21,164	22,854	29,686	\$ 2,622 \$ 6,463,230
Mar-2014	234.8	1,1799	21,182	22,874	29,711	\$ 2,624 \$ 6,468,160
Apr-2014	234.7	1,1794	21,173	22,864	29,698	\$ 2,623 \$ 6,465,695
May-2014	235.0	1,1809	21,200	22,893	29,736	\$ 2,626 \$ 6,473,090
Jun-2014	235.4	1,1829	21,236	22,932	29,787	\$ 2,631 \$ 6,485,415

Student Station Cost Factors February 16, 2014
 Student Station Cost Factors

Recorded date:	04/05/05	Elem Schl Students:	161
Proj Name/Type:	City of Dania Beach LAC	Midd Schl Students:	57
Proj Num:	PC 03-6	High Schl Students:	59
City:	Dania Beach	Units Planned:	2,465
Dev Type/Num			
SF Homes:	-		
TH:	100		
Mid Rise:	-		
GA:	200		
HR:	2,165		
MH:	-		

Consumer Price Index REC National Forecast of Feb-14	Student Station Cost Factors	Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)	Cost Per Dwelling Unit	Total Cost
Jul-2014	236.2	1,1869	21,308	23,010	29,888	\$ 2,640 \$ 6,507,600
Aug-2014	236.7	1,1894	21,353	23,059	29,951	\$ 2,645 \$ 6,519,925
Sep-2014	237.1	1,1915	21,389	23,098	30,002	\$ 2,650 \$ 6,532,250
Oct-2014	237.3	1,1925	21,407	23,117	30,027	\$ 2,652 \$ 6,537,180
Nov-2014	237.7	1,1945	21,443	23,156	30,078	\$ 2,656 \$ 6,547,040
Dec-2014	238.0	1,1960	21,470	23,185	30,116	\$ 2,660 \$ 6,556,900
Jan-2015	238.3	1,1975	21,497	23,214	30,154	\$ 2,663 \$ 6,564,295
Feb-2015	238.6	1,1990	21,524	23,244	30,192	\$ 2,666 \$ 6,571,690
Mar-2015	239.0	1,2010	21,560	23,283	30,243	\$ 2,671 \$ 6,584,015
Apr-2015	239.2	1,2020	21,578	23,302	30,268	\$ 2,673 \$ 6,588,945
May-2015	239.6	1,2040	21,615	23,341	30,318	\$ 2,678 \$ 6,601,270
Jun-2015	239.9	1,2055	21,642	23,370	30,356	\$ 2,681 \$ 6,608,665
Jul-2015	240.3	1,2075	21,678	23,409	30,407	\$ 2,685 \$ 6,618,525
Aug-2015	240.6	1,2090	21,705	23,439	30,445	\$ 2,689 \$ 6,628,385
Sep-2015	240.9	1,2106	21,732	23,468	30,483	\$ 2,692 \$ 6,635,780
Oct-2015	241.2	1,2121	21,759	23,497	30,521	\$ 2,696 \$ 6,645,640
Nov-2015	241.6	1,2141	21,795	23,536	30,572	\$ 2,700 \$ 6,655,500
Dec-2015	242.0	1,2161	21,831	23,575	30,622	\$ 2,704 \$ 6,665,360
Jan-2016	242.5	1,2186	21,876	23,624	30,685	\$ 2,710 \$ 6,680,150
Feb-2016	242.9	1,2206	21,912	23,663	30,736	\$ 2,715 \$ 6,692,475
Mar-2016	243.2	1,2221	21,939	23,692	30,774	\$ 2,718 \$ 6,699,870
Apr-2016	243.5	1,2236	21,966	23,721	30,812	\$ 2,721 \$ 6,707,265
May-2016	243.8	1,2251	21,993	23,750	30,850	\$ 2,725 \$ 6,717,125
Jun-2016	244.1	1,2266	22,021	23,780	30,888	\$ 2,728 \$ 6,724,520
Jul-2016	244.5	1,2286	22,057	23,818	30,938	\$ 2,732 \$ 6,734,380
Aug-2016	244.8	1,2302	22,084	23,848	30,976	\$ 2,736 \$ 6,744,240
Sep-2016	245.2	1,2322	22,120	23,887	31,027	\$ 2,740 \$ 6,754,100
Oct-2016	245.5	1,2337	22,147	23,916	31,065	\$ 2,744 \$ 6,763,960
Nov-2016	245.9	1,2357	22,183	23,955	31,116	\$ 2,748 \$ 6,773,820
Dec-2016	246.3	1,2377	22,219	23,994	31,166	\$ 2,753 \$ 6,786,145
Jan-2017	246.6	1,2392	22,246	24,023	31,204	\$ 2,756 \$ 6,793,540
Feb-2017	247.0	1,2412	22,282	24,062	31,255	\$ 2,760 \$ 6,803,400
Mar-2017	247.4	1,2432	22,318	24,101	31,305	\$ 2,765 \$ 6,815,725
Apr-2017	247.8	1,2452	22,354	24,140	31,356	\$ 2,769 \$ 6,825,585

FAX COVER LETTER



Date: 9/1/2015

To: Thomas Engineering Group
Attn: Kevin Betancourt
1000 Corporate Drive
Suite 250
Fort Lauderdale, Fl. 33334
954-202-7070

From: ECONOMY FIRE PROTECTION, INC.
2110 LINCOLN STREET
HOLLYWOOD, FLORIDA 33020
PHONE: (954) 925-0113 FAX: (954) 925-0114
EMAIL: ECOFIREINC@AOL.COM

Please find attached:

Fire Hydrant Flow Test results for Dania Beach Blvd. & S.E. 5th Ave.

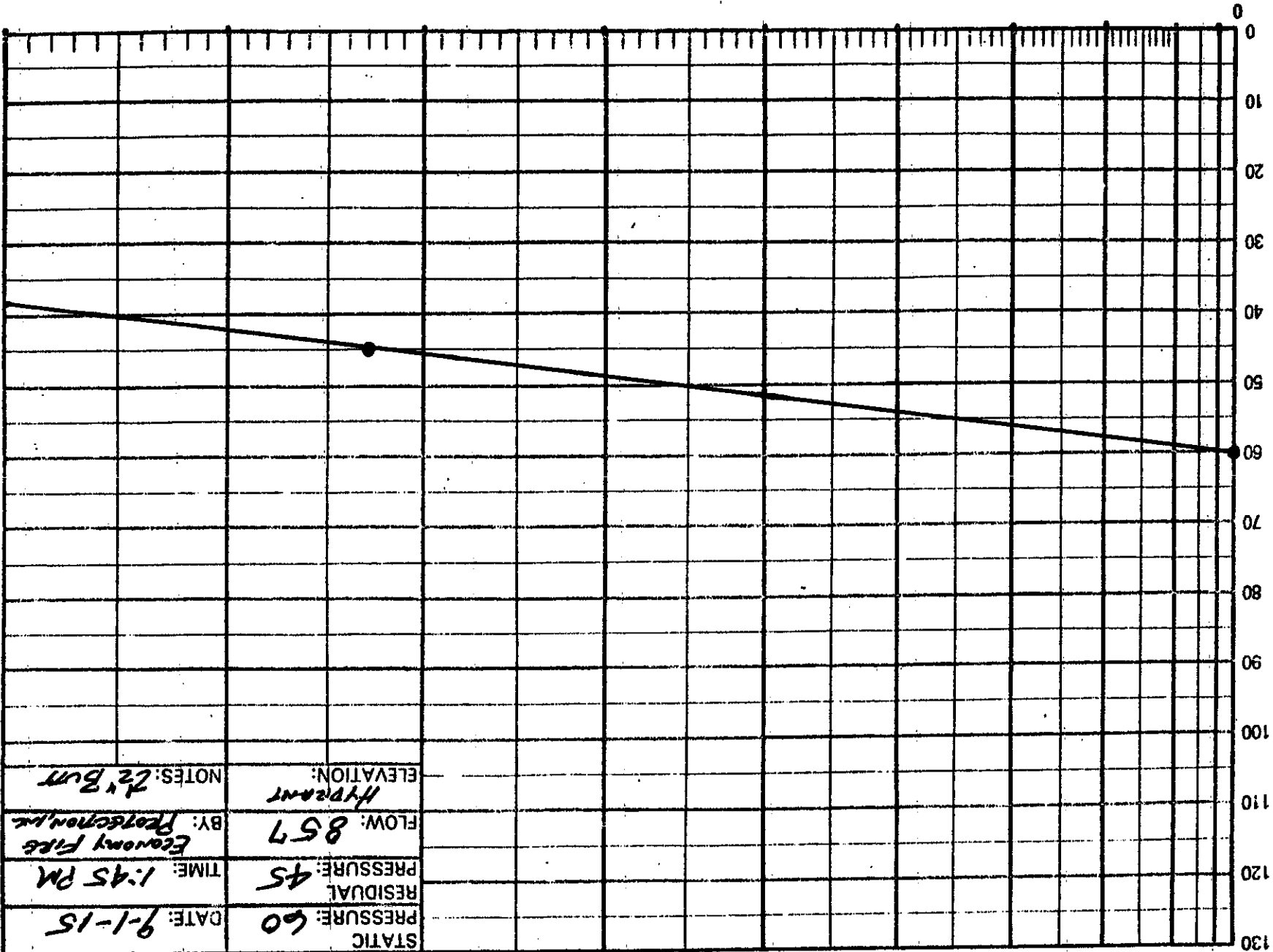
1. Hydraulic Graph (Pressure vs Flow)
2. 24 Hour Water Pressure Chart

Thank you,
John Collins

CC: Broward County Sheriff's Office
Attn: John Loughman, Fire Safety Inspector

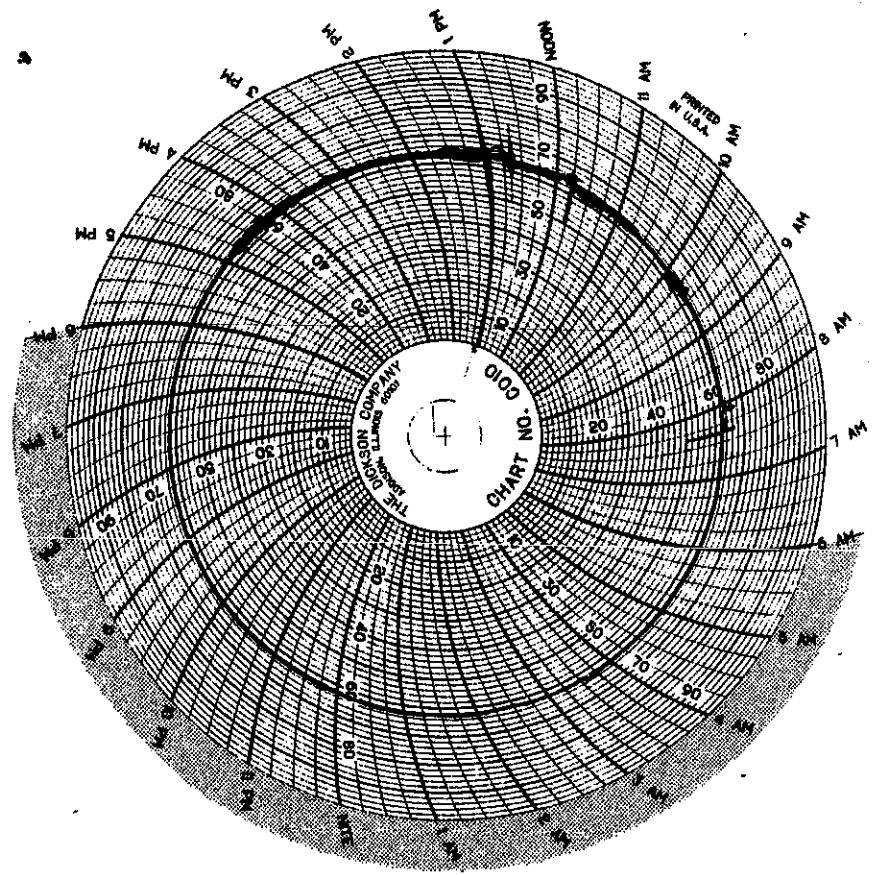
HYDRAULIC GRAPH Pressure vs. (Flow)^{1.85}

LOCATION: <i>Damm-Born Road, S.E. Smyrna, Ga.</i>	STATIC PRESSURE: <i>60</i>
DATE: <i>9-1-15</i>	PRESSURE: <i>45</i>
TIME: <i>1:45 PM</i>	RESIDUAL PRESSURE: <i>45</i>
BY: <i>Protection, Inc.</i>	FLOW: <i>857</i>
NOTES: <i>2" Bm</i>	ELEVATION: <i>Hydrant</i>



PRESSURE - POUNDS PER SQUARE INCH
(Multiply Scale by)

FLOW - GALLONS PER MINUTE



24 HR. CHART

8/31/15 To 9/1/15

1:45 P.M. Flow Test on 9/1/15

Stare 60 P.S.I.

Residual 45 P.S.I.

Flow 857 G.P.M.

September 2, 2015

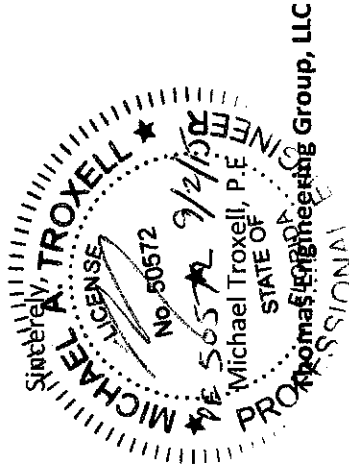
Broward Sheriff's Office
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District
116 W Dania Beach Blvd
Dania Beach, FL 33004

Re: Florida Park Residences
SP-089-15

Attn: Chief Cassano

Chief Cassano:

Thomas Engineering Group will be the engineer of record for the engineering outside of the proposed building including the addition of fire hydrants, post indicator valves, fire department connections and backflow devices for the fire line to serve the building. This letter is based on the required fire flow demand provided by the design professional of record for the building determined that 1,250 gallons per minute is required. A fire flow test was conducted by Economy Fire Protection, Inc. on September 1, 2015. Based on this we have determined that there is sufficient flow to meet the required fire flow demand. Furthermore, all proposed water main sizing, fire hydrant spacing, and fire hydrant locations for this project will be in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.



DEMAND CALCULATIONS

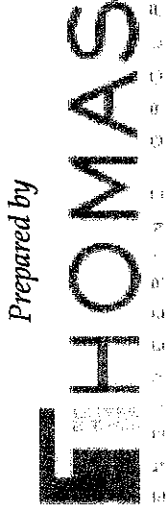
for

Residential Development Dania Beach, FL

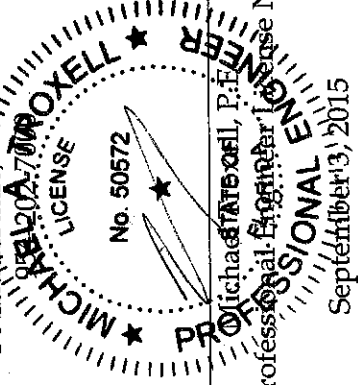
In Between 500 & 700 E Dania Beach Blvd.
Dania Beach, FL 33004

Prepared for:

Florida US Development



1000 Corporate Drive, Suite 250
Ft Lauderdale, FL 33334



Michael J. Oxell, P.E.
Florida Professional Engineer License No. 50572
September 13, 2015

TEGPC # F140054



Date: 9/2/2015
Project: Florida Park Residences
Project No: F140054
By: E. Rose
Checked By: MT

Florida Park Residences - Demand Calculations

Total Units: 293

Potable water demand generation rates (Condominium).

3-bedroom—300 gpd—1 ERC

1- and 2-bedroom—250 gpd—0.71 ERC

	GPD
Number of 3 bedrooms	45
Number of 1 & 2 bedrooms	248
Total Demand	75,500

Wastewater demand generation rates (Condominium)

3-bedroom—300 gpd—1 ERC

1- & 2-bedroom—250 gpd—0.71 ERC

	GPD
Number 3 bedrooms	45
Number 1 & 2 bedrooms	248
Total Demand	75,500

Solid waste generation rates (Residential)

8.9 lbs./capita/day

Based on average occupancy of 2.3

residents per unit	674	5,998.6
Total Demand (lbs./day)		5,998.6

AWWA Demand Calculations

Estimated Fixture Units

<u>3 bed rooms</u>	<u>2 bed rooms</u>	<u>1 bed rooms</u>	Spa/gym
Toilet 90	312	92	3
Shower 90	312	92	2
Clothes washer 45	156	92	
Dishwasher 45	156	92	
Fauset (Kitchen) 45	156	92	
Fauset (lavatory) 90	312	92	3
Urinal 0	0	0	1

	Value gpm	# of Fixtures	Total
Bath tub	8	293	2344
Toilet	4	497	1988
Shower	2.5	203	507.5
Clothes washer	6	293	1758
Dishwasher	2	293	586
Fauset (Kitchen)	2.2	293	644.6
Fauset (lavatory)	1.5	497	745.5
Urinal	16	1	16
Hose Bib	9	12	108
			8697.6 GPM

Based on these preliminary estimated calculations, a 3 inch meter is required based on AWWA M22. These calculations shall be revised prior to building permit submittal by the design professional of record.

Table 4-2 Suggested fixture values based on 60 psi (414 kPa)

Fixture or Appliance	Suggested Fixture Value, gpm
Toilet (tank)	4
Toilet (flush valve)	35
Urinal (wall or stall)	16
Urinal (flush valve)	35
Bidet	2
Shower (single head)	2.5
Faucet (lavatory)	1.5
Faucet (kitchen sink)	2.2
Faucet (utility sink)	4
Dishwasher	2
Bathtub	8
Clothes washer	6
Hose connections (with 50 ft of hose)	
1/2 in. (13 mm)	5
5/8 in. (16 mm)	9
3/4 in. (19 mm)	12
Miscellaneous	
Bedpan washers	10
Drinking fountains	2
Dental units	2

NOTE: To convert gpm to m³/hr: gpm × 0.227.

Demand. After the total fixture values have been determined, the results can be applied to demand curves, such as shown in Figures 4-1, 4-2, or 4-3. Similar curves developed by the utility or project engineer with locally obtained data or data from similar structures elsewhere should be considered by the utility. Notice that the demand curves are not linear. The reason for this pattern is that the accumulated maximum flow of one fixture type will always be greater than many fixture types operating in service. That is, the probability of all fixtures operating at one time diminishes as the number of fixtures or appliances increases. It is also critical to note that a fixture value in different types of customers will have different impacts on peak demands. The current figures only include three curves: one for residential suburbs, one for various commercial and institutional uses, and one for apartments, condominiums, motels, and trailer parks. There is no reason for not developing a much wider range of curves for more specific types of customers over time. The demands for supermarkets, office buildings, restaurants, and high schools could be separate curves altogether.

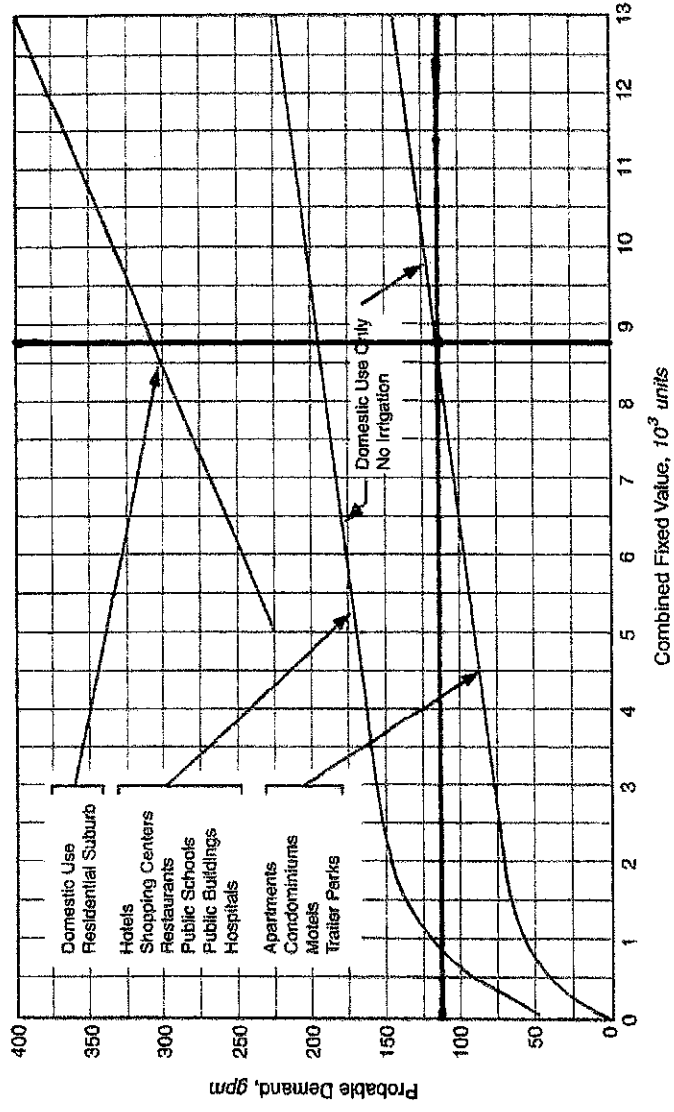


Figure 4-3 Water flow demand per fixture value—high range

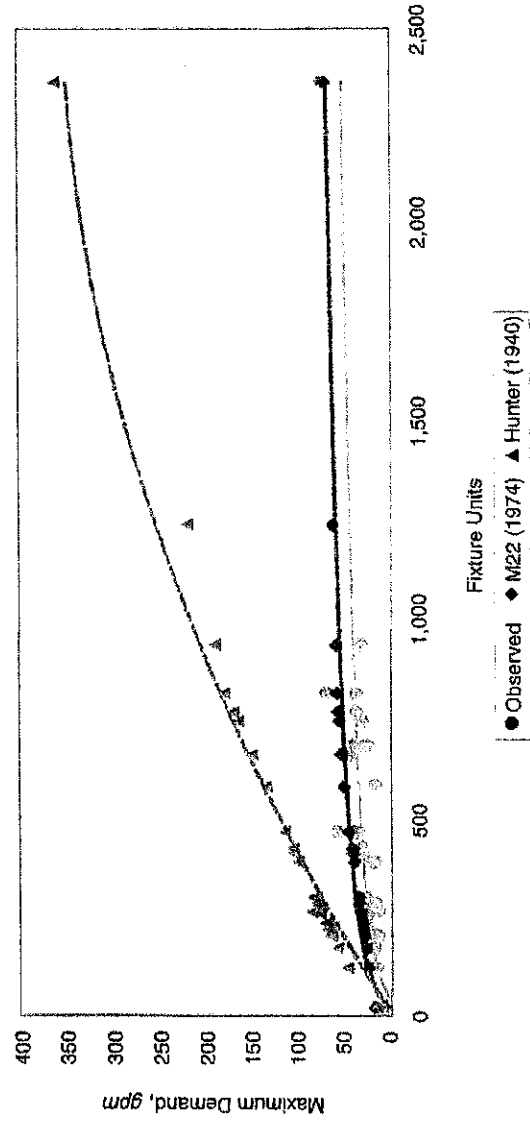


Figure 4-4 Fixture units versus maximum demand multifamily housing: Observed data and data predicted by M22 (1975) and Hunter (1940)

Table 6-1 AWWA meter standards

Meter	Minimum Flow Rate (gpm)	Low Normal Flow Rate (gpm)	Change-over Range (Compound Meters)	High Normal Flow Rate (gpm)	Maximum Flow Rate (gpm)	Head Loss at Maximum Flow (psi)
Positive Displacement						
1/2 in.	0.25	1	N/A	7.5	15	15
5/8 in.	0.25	1		10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5	N/A	50	100	15
2 in.	2	8		80	160	15
Multijet						
5/8 in.	0.25	1	N/A	10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5		50	100	15
2 in.	2.0	8		80	160	15
Turbine class 1						
3/4 in.	1.5	N/A	N/A	20	30	15
1 in.	2			35	50	15
1 1/2 in.	3			65	100	15
2 in.	4			100	160	15
3 in.	6			220	350	15
4 in.	8			420	630	15
6 in.	15			865	1,300	15
Turbine class 2						
1 1/2 in.	4	N/A	N/A	80	120	7
2 in.	4			100	160	7
3 in.	8			240	350	7
4 in.	15			420	630	7
6 in.	30			920	1,400	7
8 in.	50			1,600	2,400	7
10 in.	75			2,500	3,800	7
12 in.	120			3,300	5,000	7
14 in.	150			5,200	7,500	7
16 in.	200			6,500	10,000	7
18 in.	250			8,500	12,500	7
20 in.	300			10,000	15,000	7
Compound						
2 in.	0.25	2	20	80	160	20
3 in.	0.5	4	23	160	320	20
4 in.	0.75	6	28	250	500	20
6 in.	1.5	10	32	500	1,000	20
8 in.	2	16	50	800	1,600	20
Singlejet						
1 1/2 in.	0.5	1.5	N/A	50	100	15
2 in.	0.5	2.0		80	160	15
3 in.	0.5	2.5		160	320	15
4 in.	0.75	3.0		250	500	15
6 in.	1.5	4.0		500	1,000	15

Source: Data are drawn from AWWA Standards C700, C701, C702, C708, C710, and C712, of latest revision as of December 2002.

N/A = not applicable

STORMWATER MANAGEMENT REPORT

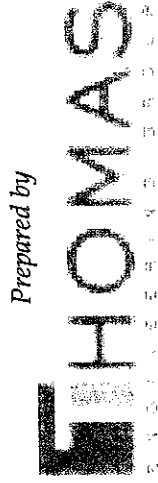
for

Residential Development Dania Beach, FL

In Between 500 & 700 E Dania Beach Blvd.
Dania Beach, FL 33004

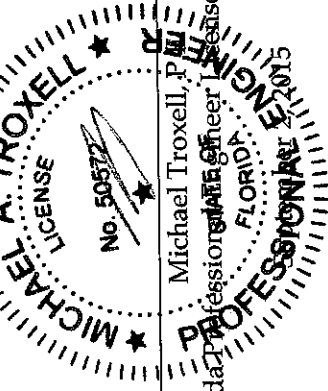
Prepared for:

Florida US Development



1000 Corporate Drive, Suite 250
Ft Lauderdale, FL 33334

954-492-7000



Michael Troxell, P.E.
Florida Professional Engineer License No. 50572

TEGPC # F140054

Table of Contents

Drainage Statement.....	Page 1
Appendix	
Water Quality Calculations.....	Page 2
Drainage Well Calculations.....	Page 4
Stage/Storage Calculations.....	Page 7
Rainfall Maps.....	Page 9

Drainage Statement

Florida US Development is proposing to develop the 4.134 acre property located in between 500 & 700 E Dania Beach Boulevard. The site is generally located southeast of the intersection of E Dania Beach Boulevard and SE 5th Avenue. Florida US Development is proposing to develop a 14 story high rise multi-family building on the subject property, with approximately 293 units. This includes a three story covered parking structure. Currently, the site is a vacant lot with approximately 75% of the site consisting of existing wetland. The proposed site plan protects approximately 2.09 acres of the existing wetland on-site.

The drainage calculations for the 25 year 1 day storm event are based on the affected 2.042 acres of the 4.134 acre site. The remaining 2.092 acres will be undisturbed. The required water quality volume for the project is 0.29 acre-feet, which is being provided via exfiltration trench. For the water quantity, two drainage wells with an assumed value of 200 GPM of discharge per foot of head were utilized in the calculations. This assumption was based on existing well information from adjacent properties. The wells and exfiltration trench have been adequately sized to handle the 25 year - 3 day storm with no overlaid off-site discharge. The 100 year-3 day storm calculations were based on the entire 4.134 acre property. The maximum stage for 100 year 3 day storm event with zero discharge is 3.82 feet NAVD. The FEMA flood zone is AE with an elevation of 5 NAVD. The finished floor elevation has been set 1' above the FEMA flood elevation at elevation 6 NAVD.

PROPOSED DRAINAGE CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 0.30 NAVD

Proposed Acreages

Lake Areas (A_L):	-	sf	or	0.000 ac
Roof Areas (A_R):	70,244	sf	or	1.613 ac
Paved Areas (A_P):	12,602	sf	or	0.289 ac
Green Areas (A_G):	6,093	sf	or	0.140 ac
Total (A_T):	88,939	sf	or	2.042 ac

Compute Required Water Quality Volume:

- 1) Provide at least 1 inch over the developed project:
 - $V_{PRE} = 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches}$
 - $= 1 \times 2,042 / 12$
 - $= 0.17 \text{ ac-ft}$ or 2.04 ac-in

- 2) Provide 2.5" over % impervious area:
 - a) Site Area for water quality pervious/impervious calculation:
 - $A_S = A_T - (A_L + A_R)$
 - $= 2,042 - (0 + 1,613)$
 - $= 0.43 \text{ ac}$ of site area for water quality pervious/impervious

 - b) Impervious area for water quality pervious/impervious calculation:
 - $A_{IMP} = A_S - A_G$
 - $= 0.429 - 0.14$
 - $= 0.29 \text{ ac}$ of impervious area for water quality pervious/impervious

 - c) Percent of impervious for water quality calculation:
 - $= A_{IMP} / A_S \times 100\%$
 - $= 0.289 / 0.429 \times 100\%$
 - $= 67.4\% \text{ impervious}$

 - d) For 2.5" times the percent impervious:
 - $= 2.5" \times \% \text{ impervious area}$
 - $= 2.5 \times 0.674$
 - $= 1.69 \text{ inches}$ to be treated

 - e) Compute volume required volume for quality detention
 - $V_{PRE} = \text{inches to be treated} \times (A_T - A_L)$
 - $= 1.69 \times (2,042 - 0) \times 1 \text{ foot} / 12 \text{ inches}$
 - $= 0.29 \text{ ac-ft}$ or **3.45 ac-in**

- 3) Since the 3.45 ac-in is greater than the 2.04 ac-in computed for the first inch of runoff the volume of 3.45 ac-in controls.

Exfiltration Trench Calculations

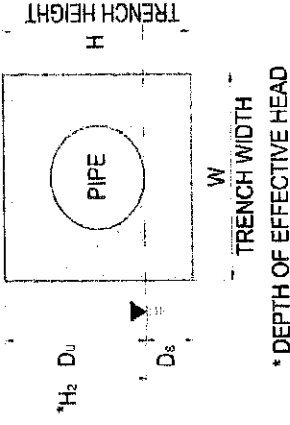
K-Value:

Test Hole #	(cfs/ft ² /ft. hd)
BHP-1	2.09E-04
BHP-2	1.99E-04
BHP-3	
BHP-4	
K_{AVG}	2.04E-04

Trench:

GRADE OR WEIR ELEVATION	Elev.	NAVD (Grade or Wier)
	5.00	5.00
	3.00	3.00
	-0.50	-0.50

Water Table
 Elev. 0.30



* DEPTH OF EFFECTIVE HEAD

K =	2.04E-04	cfs/ft ² - ft head
H ₂ =	4.70	ft
W =	7.00	ft
D _u =	2.70	ft
D _s =	0.80	ft
H = D _u + D _s =	3.50	ft

1) Trench Length for Water Quality Requirements:

V = 2.04 ac-in or 0.17 ac-ft

$$L = \frac{V}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + (1.39 \times 10^{-4})WDu}$$

L = 140.1 feet

2) Compute Maximum Length Trench:

V = 3.28 inches x 2.041 acres = 6.69 ac-in or 0.56 ac-ft

L = 459.7 feet

3) Compute Provided Trench Volume:

L = 460 feet

V = L x (K(H²W + 2H²Du - Du² + 2H²Ds) + (1.39 x 10⁻⁴)WDu)

V = 6.70 ac-in or 0.56 ac-ft

SITE DATA

Drainage Area (A) = 2.042 acres
Runoff Coefficient (C) = 0.87

Design Storm= 25 year

REQUIRED VOLUME FOR 90 SEC. DETENTION TIME:

Contributing Area per Well = 2.042 acres
Rainfall Intesity (90 Sec) = 8.4 inches/hour
Runoff Coefficient (C) = 0.87
Runoff Volume (90 sec) = 1343 c.f.

Detention Volume Provided

Tank Length 5 ft.
Tank Width 5 ft.
Tank Bottom Elevation -4 NAVD
Top of Well Casing 0.3 NAVD
Storage Depth 4.3 ft.
Detention Volume Provided 108 c.f.

Exfiltration Trench Storage Volume 0.56 acre-feet
24,318 c.f.

Total Detention Volume Provided = 24,425 c.f.

25 Year Well Inflow Table

t (min.)	Intensity (in./hr.)	C x A	Inflow (c.f.)
10	8.60	1.78	9,167
30	5.90	1.78	18,867
40	5.20	1.78	22,171
50	4.60	1.78	24,516
60	4.10	1.78	26,222
120	2.50	1.78	31,978
180	1.90	1.78	36,455

Drainage Well Data

Well Diameter 2 ft.
 Number of Wells 2 well
 Well Discharge Rate per Foot of Head 200 gpm
 Well Structure Rim/Control Elevation 5.10 NAVD
 Design Water Elevation 0.30 NAVD
 Specific Gravity Head Loss 2.00 ft.
 Available Head 2.80 ft.
 Discharge Rate Per Well = 560 gpm or
 1.25 cfs

25 Year Mass Balance

t (min.)	Inflow (c.f.)	System Storage (c.f.)	Adjusted Inflow (c.f.)	Well Discharge (c.f.)	Overflow (c.f.)
10	9,167	24,425	-15,258	1,500	-16,758
30	18,867	24,425	-5,558	4,500	-10,058
40	22,171	24,425	-2,254	6,000	-8,254
50	24,516	24,425	91	7,500	-7,409
60	26,222	24,425	1,797	9,000	-7,203
120	31,978	24,425	7,553	18,000	-10,447
180	36,455	24,425	12,030	27,000	-14,970

Well Box Flotation Check

Calculate Upward Force:

Well Box Outside Length Dimension	14.33 ft.
Well Box Outside Width Dimension	6.33 ft.
Design Water Table	0.30 NAVD
Elevation at Bottom of Bottom Slab	-4.67 NAVD
Well Rim Elevation/Top of Slab	5.25 NAVD
Displacement Depth	9.92 ft.
Displacement Volume	900 c.f.
Upward Force	56,150 lbs.

Calculate Downward Force:

Well Box Top Slab Thickness	8 inches
Well Box Wall Thickness	8 inches
Well Box Bottom Slab Thickness	10 inches
Well Box Top of Top Slab Elevation	4.67 NAVD
Top Slab Volume	60.47 c.f.
Wall Volume	202.03 c.f.
Bottom Slab Volume	75.59 c.f.
Total Volume	338.09 c.f.
Downward Force from Concrete Structure	50,714 lbs.
Volume of fill/pav't section above box	53 c.f.
Downward Force from fill/pav't	6,890 lbs.
Total Downward Force	57,604 lbs.

Total Force = Upward Force - Downward Force =

-1,454 **OK**

DESIGN CRITERIA

October Water Elevation 0.30
 FEMA Elevation 5.00

PROPOSED LAND USE SUMMARY

Areas:	Square Ft.	Acres	Percent
Lake	91,142	2.09	50.7%
Building	70,244	1.61	39.0%
Paved and Sidewalk	12,602	0.29	7.0%
Pervious	6,093	0.14	3.4%
Total Area:	180,081	4.13	100.0%

STAGE STORAGE AREA CALCULATION



Stage	Wetland Area Storage Area _{top} 2.09 Area _{bot} 0.00 (ac.-ft.)	Paved and Sidewalk Areas Storage Area 0.29 (ac.-ft.)	Pervious Area Storage Area 0.12 (ac.-ft.)	Dry Retention Area Storage Area _{top} 0.02 Area _{bot} 0.01 (ac.-ft.)	Exfiltration Trench Storage (ac.-ft.)	Total Storage Area 2.52 (ac.-ft.)
-1.00	0.00	0.00	0.00	0.00	0.00	0.00
-0.50	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.50	0.07	0.00	0.00	0.00	0.00	0.07
1.00	0.33	0.00	0.00	0.00	0.00	0.33
1.50	0.75	0.00	0.00	0.00	0.00	0.75
2.00	1.36	0.00	0.00	0.01	0.00	1.37
2.50	2.14	0.00	0.00	0.02	0.00	2.16
3.00	3.09	0.00	0.00	0.03	0.00	3.13
3.50	4.14	0.00	0.00	0.05	0.56	4.74
4.00	5.18	0.01	0.00	0.06	0.56	5.81
4.50	6.23	0.05	0.00	0.07	0.56	6.91
5.00	7.27	0.11	0.04	0.08	0.56	8.06
5.50	8.32	0.20	0.10	0.09	0.56	9.27
6.00	9.36	0.31	0.16	0.11	0.56	10.50
6.50	10.41	0.45	0.22	0.12	0.56	11.75
7.00	11.45	0.59	0.28	0.13	0.56	13.01
7.50	12.50	0.74	0.34	0.14	0.56	14.27
8.00	13.54	0.88	0.40	0.15	0.56	15.53
8.50	14.59	1.03	0.46	0.17	0.56	16.80
9.00	15.63	1.17	0.52	0.18	0.56	18.06

Soil Storage

Land Use Summary:

	Acres	Percent
Wetland Areas (A_w):	2.092	50.7%
Roof Areas (A_p):	1.613	39.0%
Paved Areas (A_p):	0.289	7.0%
Green Areas (A_G):	0.140	3.4%
Total (A_T):	4.130	100.0%

Average Pervious Grade (Elev.): 1.69
Depth to Water Table: 1.39 ft
Soil Storage at Average Depth (S_s): 1.01 inches

Compacted Soil Storage per
SFWMD Vol. IV Page C-III-1

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.95
4	8.18

Weighted S value:
= $S_s \times \% \text{ Pervious}$
= 1.01×0.541
= **0.55 inches**

Rainfalls

From Figure C-I-6, 100-Year Storm 12.00 inches

100-Year 3-Day Storm = 12.00 inches x 1.359 = **16.31 inches**

From Figure C-I-5, 25-Year Storm = 10.00 inches

25-Year 3-Day Storm = 10.00 inches x 1.359 = **13.59 inches**

From Figure C-I-4, 10-Year Storm = **8.00 inches**

Results from Flood Routings (No Discharge)

100-Year 3-Day Storm =
Runoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= $(16.31 - (0.2 \times 0.55))^2 / (16.31 + (0.8 \times 0.55))$
= 15.67 inches
Runoff Volume = $Q \times \text{Project Area}$
= 15.67 in. x 4.13 ac. = 64.72 acre-inches = 5.39 acre-ft.

Maximum Stage for 100-Year 3-Day Storm (no discharge) 3.82

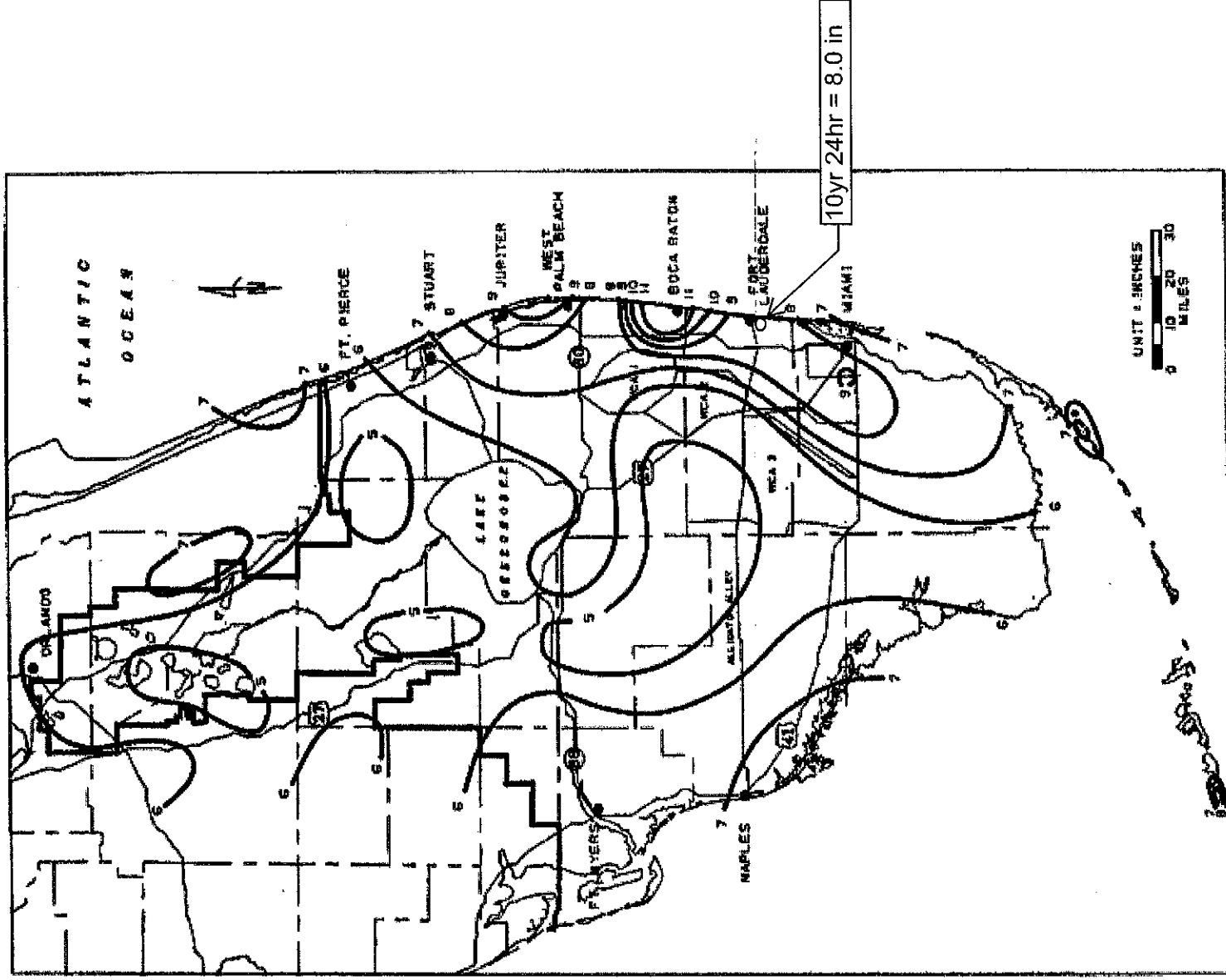


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

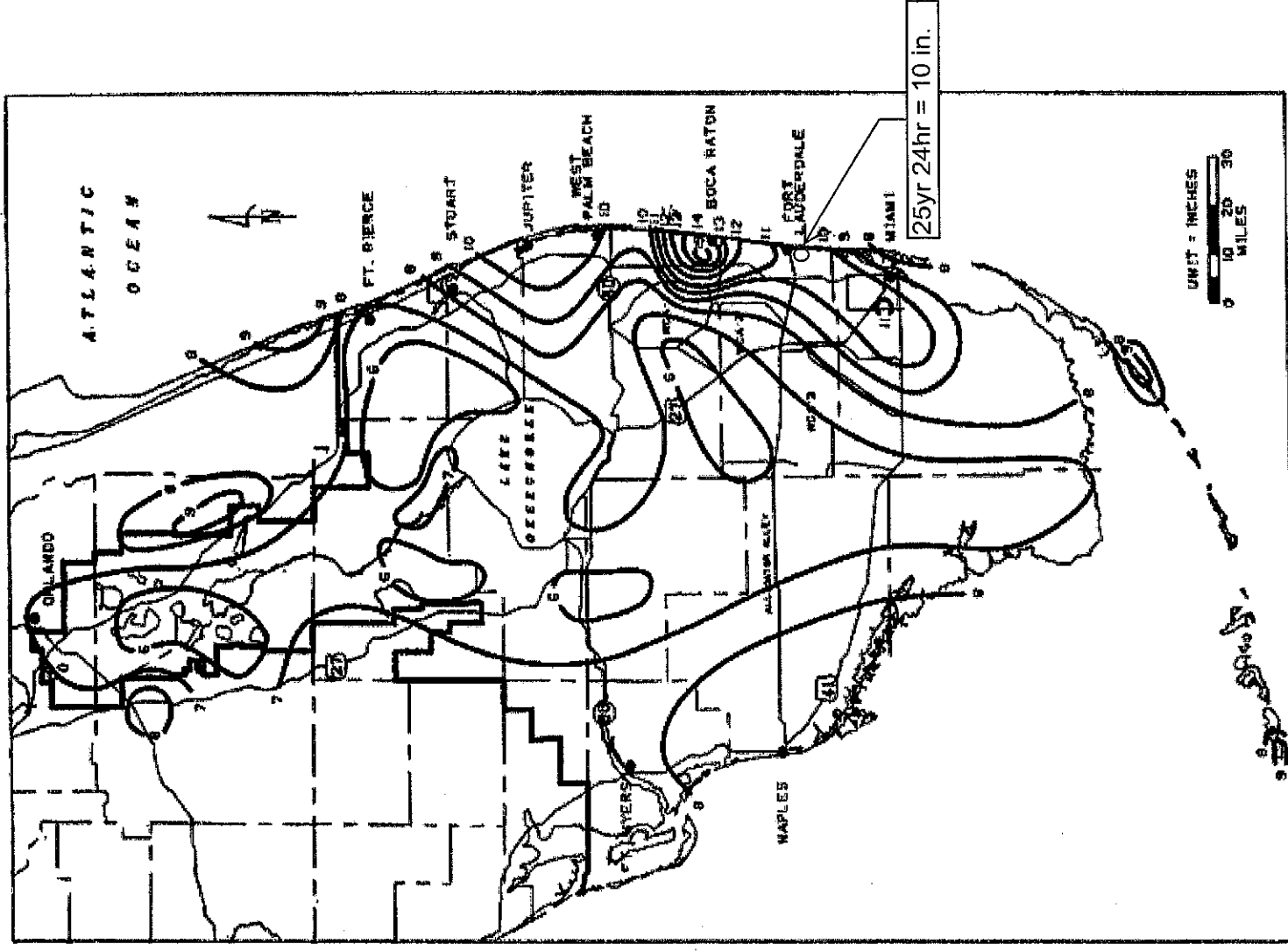


FIGURE C-5. 1-DAY RAINFALL: 25-YEAR RETURN PERIOD

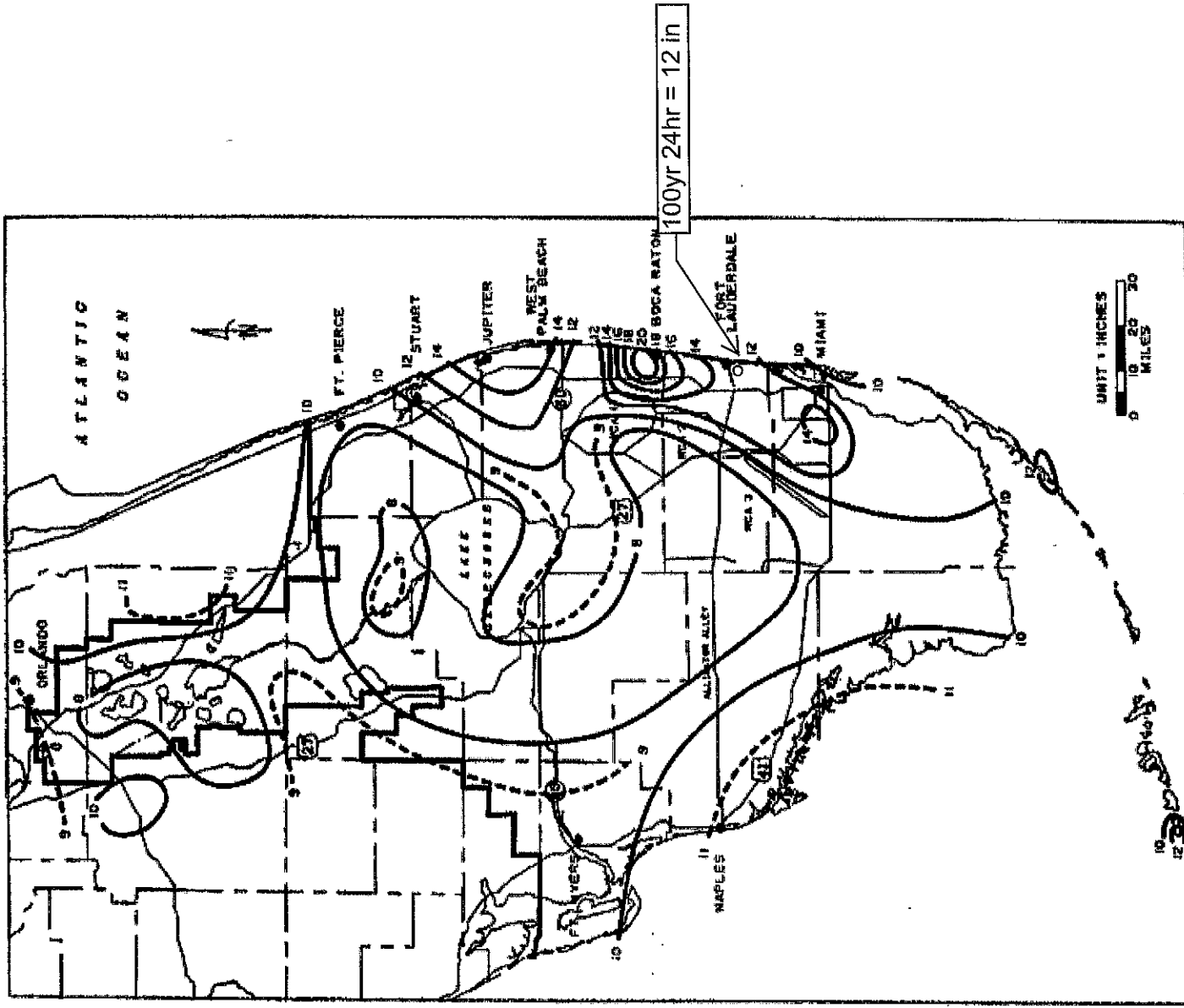


FIGURE C-6. 1-DAY RAINFALL: 100-YEAR RETURN PERIOD

August 31, 2015

Mr. Ilya Massarsky
MFL Development
1680 Michigan Avenue, Suite 700
Miami Beach, Florida 33139

Re: Borehole Drainage Test Report
Florida Park Residences
14-Level Structure with 3-Level Pedestal Garage
560 East Dania Beach Blvd.
Dania Beach, Florida
NV5 Project No. 14856

Dear Mr. Massarsky:

Pursuant to your request NV5, Inc. submits this report in fulfillment of our scope of services for this phase of the project. This report contains the data collected and procedure used for the Borehole Drainage Testing.

OBJECTIVE

The purpose of this phase of the study was to obtain information on the subsurface drainage data in the project area. The test locations are as requested and identified in the field by NV5 engineering personnel. A Test Location Plan identifying the locations where the drainage tests were completed is shown in appended Drawing No. 1.

SUBSURFACE DRAINAGE TEST

Two (2) drainage tests were performed for this project. The borehole drainage tests were performed by rotating a roller bit and casing to a test depth 10 feet below grade. A slotted PVC pipe (minimum diameter of 6") was installed within the full hole. Next, with the borehole open, water was pumped into the borehole to develop a test hydraulic head. Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded. A formula developed by the South Florida Water Management District was used to estimate hydraulic conductivity.

The result of the borehole percolation tests are summarized in the table below, and appended on the sheet entitled Results of Constant Head Field Borehole Drainage Test. Included with the result are descriptions of the subsurface conditions encountered at the test location.

OFFICES NATIONWIDE

14186 COMMERCE WAY | MIAMI LAKES, FL 33016 | WWW.NV5.COM | OFFICE: 305.666.3505 | FBPE CA #29065

CONSTRUCTION QUALITY ASSURANCE • INSTRUMENTAL ENGINEERING • ENERGY SERVICES • PROGRAM MANAGEMENT • ENVIRONMENTAL SERVICES

<u>Test Number</u>	<u>Test Depth</u> (feet)	<u>Hydraulic Conductivity (K)</u> (cfs per square foot per foot of head)
P-1	10	2.09×10^{-04}
P-2	10	1.99×10^{-04}

CLOSURE

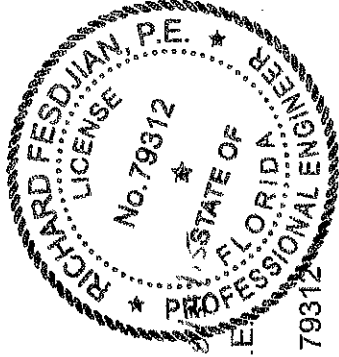
We appreciate the opportunity in providing geotechnical engineering services on this phase of the project and we trust that the foregoing is responsive to your needs at this time. In the event that you have any questions or if you require additional information, please contact the undersigned.

Sincerely,

NV5, INC.



Richard Fesdjian, P.E.
Project Engineer
Florida License No. 79312



Alfredo Budik, P.E.
Senior Engineer
Florida License No. 43884

Attachments: Drawing No. 1 – Vicinity Map & Test Location Plan
Results of Drainage Tests (A-1 and A-2)

Distribution: Original & 3 Copies to Addressee via U.S. Mail
Copy to Addressee via Email
Copy to NV5 File

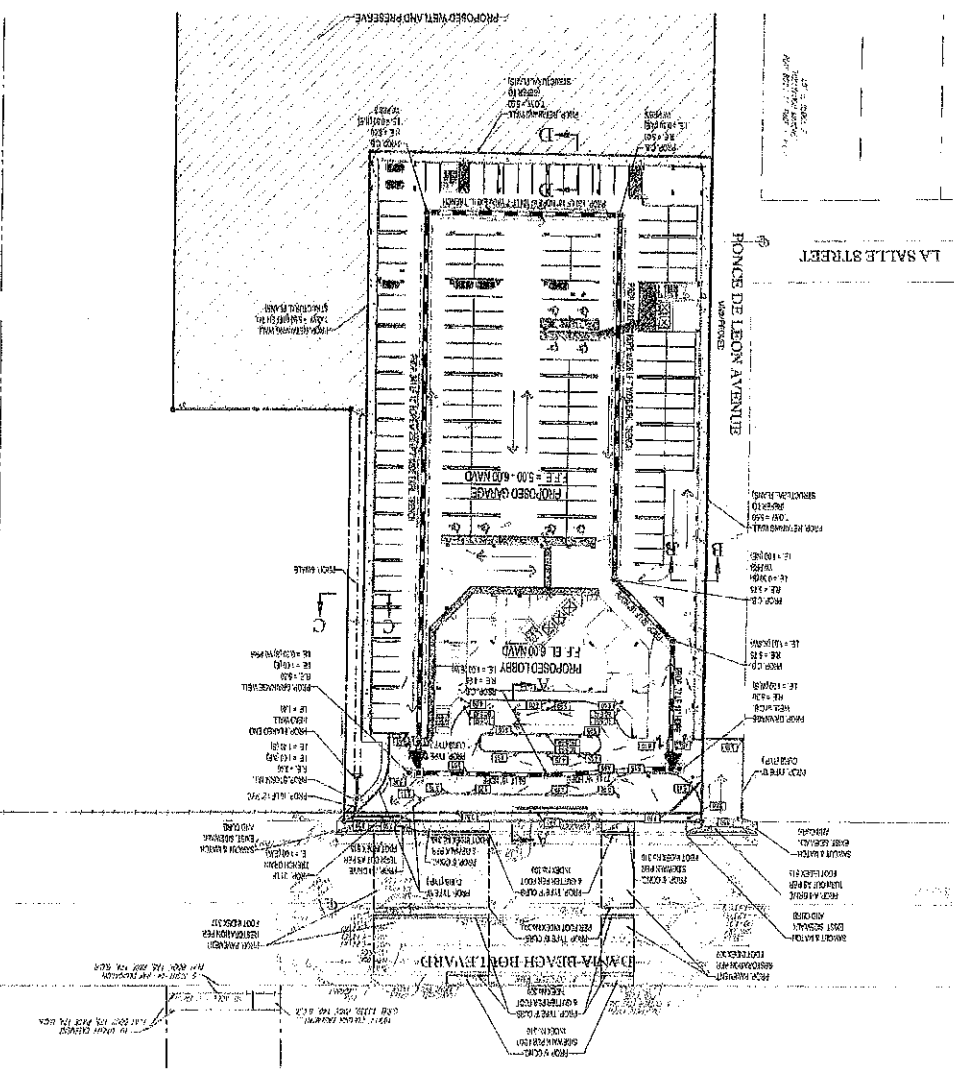
DRAWINGS

NV5

NIVIS

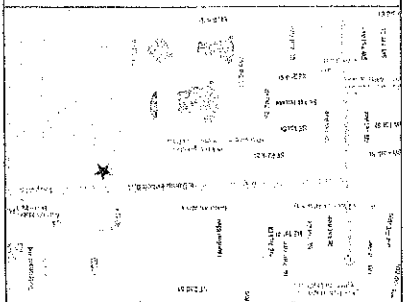
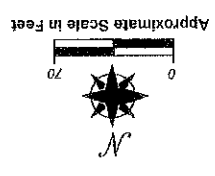
DRAWING TITLE: Site Vicinity Map & Test Location Plan
PROJECT NAME: Florida Park Residences
PROJECT LOCATION: 560 East Dania Beach Boulevard, Dania Beach, Florida

APD BY: _____
CKD BY: *gzw*
DWN BY: *gzw*
PROJECT NO: 14856
DATE: 08/31/2015
DWG NO: 1



NOTES:
1. Test locations shown are approximate
2. Test location symbols are not to scale.
3. Base for this drawing was prepared by Thomas Engineering Group, not dated.

LEGEND:
[Symbol] - Drainage Test Location

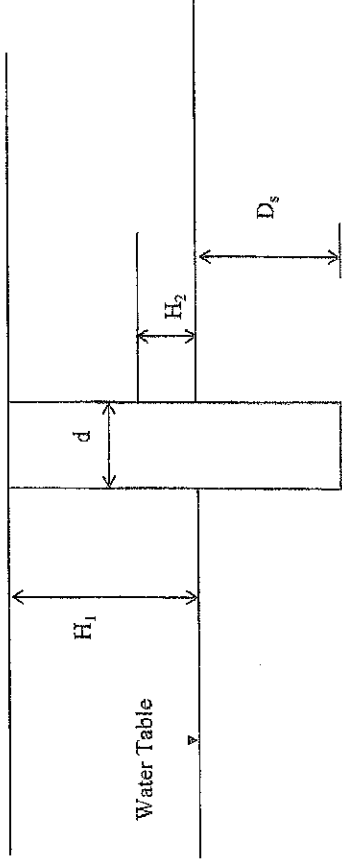


APPENDIX A

RESULT OF DRAINAGE TEST

NW5

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "**



HYDRAULIC CONDUCTIVITY

$K = \text{Hydraulic Conductivity} = 4Q / [\pi d (2H_2^2 + 4H_2 D_s + H_2 d)]$

2.09E-04 CFS/FT²-FT HEAD

Time (Min.)	Flow (GPM)	Q = Average Flow Rate =
1	3.00	0.006773 CFS
2	3.10	
3	3.10	
4	3.10	
5	3.00	
6	3.00	
7	3.10	
8	3.10	
9	3.00	
10	2.90	

d = Diameter of Test Hole = 6.0 inches
 H₂ = Head on Water Table = 2.3 feet
 D_s = Depth below Ground Water Table = 7.7 feet

TEST LOCATION :

See Drawing No. 1

TEST ELEVATION :

Estimated +5.4' NGVD

DEPTH TO WATER TABLE H₁ :

2.3'

DEPTH OF TEST HOLE :

10.0'

AVERAGE FLOW RATE :

3.04 GPM

SOIL PROFILE :

0.0' - 4.5' Sand with trace limestone fragments
 4.5' - 15.0' Limestone

NOTES:

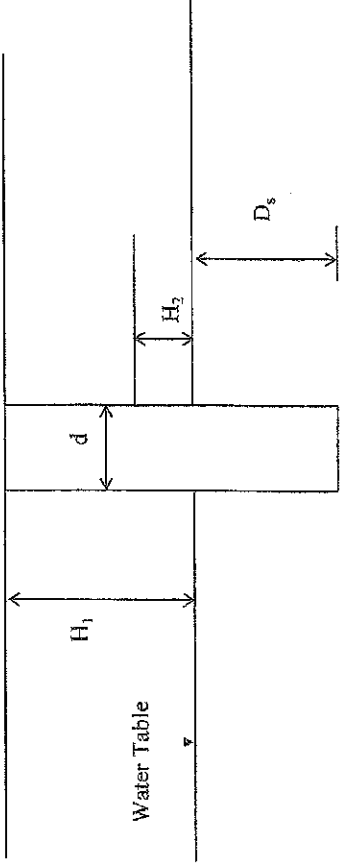
The soil profile is determined by cuttings & should not be relied upon as an accurate record of soil type or for transition zones.

PERCOLATION TEST

Test Date	Project No.	Tested By
08/28/15	14856	D. Correa

N V 5	NV5, Inc. Geotechnical, Environmental and Construction Materials Testing Engineers 14486 Commerce Way, Miami Lakes, Florida 33016 Telephone: (305) 666-3663 Facsimile: (305) 666-3069	Client: MFL Development Project: Florida Park Residences Address: 560 East Dania Beach Boulevard, Dania Beach, Florida
------------------	--	---

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "**



HYDRAULIC CONDUCTIVITY

$K = \text{Hydraulic Conductivity} = 4Q / [\pi d(2H_2^2 + 4H_2D_s + H_2d)]$

1.99E-04 CFS/FT²-FT HEAD

Time (Min.)	Flow (GPM)	Q = Average Flow Rate =	0.006439 CFS
1	3.00	d = Diameter of Test Hole =	6.0 inches
2	3.00	H ₂ = Head on Water Table =	2.3 feet
3	2.90	D _s = Depth below Ground Water Table =	7.7 feet
4	2.90		
5	2.90		
6	2.80		
7	2.80		
8	2.90		
9	2.90		
10	2.80		

TEST LOCATION :

See Drawing No. 1

TEST ELEVATION :

Estimated +5.4' NGVD

DEPTH TO WATER TABLE Ht: 2.3'

Below Existing Grade

DEPTH OF TEST HOLE: 10.0'

Below Existing Grade

AVERAGE FLOW RATE: 2.89

GPM

SOIL PROFILE :

- 0.0' - 1.5' Sand
- 1.5' - 3.0' Limestone
- 3.0' - 4.5' Sand with trace limestone fragments
- 4.5' - 15' Limestone

NOTES: The soil profile is determined by cuttings & should not be relied upon as an accurate record of soil type or for transition zones.

PERCOLATION TEST

Test Date 08/28/15	Project No. 14856	Test No. P-2	Tested By D. Correa	Checked by:
-----------------------	----------------------	-----------------	------------------------	-------------

NV5

NV5, Inc.
Geotechnical, Environmental and Construction
Materials Testing Engineers
14486 Commerce Way, Miami Lakes, Florida 33016
Telephone: (305) 666-3553 Facsimile: (305) 666-3069

Client: MFL Development
Project: Florida Park Residences
Address: 560 East Dania Beach Boulevard,
Dania Beach, Florida



BROWARD SHERIFF'S OFFICE
 DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
 FIRE MARSHAL'S BUREAU
 DANIA BEACH DISTRICT
 103 West Dania Beach Boulevard
 Dania Beach, FL 33004
 Phone: (954) 342-4262
 Fax: (954) 342-4265



Sheriff Scott Israel

APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: August 6, 2015
 Application #: PZH SP-089-15
 Name of Project/Development: FLORIDA PARK RESIDENCES
 Address of Project/Development: 560 EAST DANIA BEACH BLVD, DANIA BEACH
 Owner/Agent: FLORIDA PARK RESIDENCES
 Design Professional of Record: IDEA
 Water Purveyor: CITY OF DANIA BEACH - PUBLIC SERVICES
 Water Purveyor Address: 1201 STERLING RD. DANIA BEACH, FL 33004

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is I in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1250 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4.
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

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

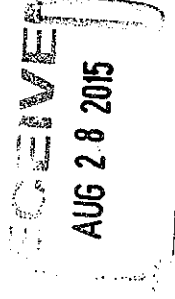
[Signature]
 Signature - Owner/Agent/Occupant
[Signature]
 Signature - Design Professional of Record

9/2/15
 Date
9/2/2015
 Date



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

Aeronautical Study No.
2014-ASO-7161-OE



Issued Date: 09/17/2014

Christina Bilenki
Dunay, Miskel, Backman and Blattner, LLP
14 S.E. 4th Street
Suite 36
Boca Raton, FL 33432

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

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

Structure:	Building SE Corner Dania Beach Residential Development
Location:	Dania Beach, FL
Latitude:	26-03-01.00N NAD 83
Longitude:	80-08-00.00W
Heights:	7 feet site elevation (SE) 160 feet above ground level (AGL) 167 feet above mean sea level (AMSL)

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

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

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

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

Any height exceeding 160 feet above ground level (167 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 03/17/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-7161-OE.

Signature Control No: 221333543-229577965
Michael Blaich
Specialist

(DNE)



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

RECEIVED
Aeronautical Study No.
2014-ASO-7177-OE

AUG 28 2015

Issued Date: 09/17/2014

Christina Bilenki
Dunay, Miskel, Backman and Blattner, LLP
14 S.E. 4th Street
Suite 36
Boca Raton, FL 33432

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

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

Structure: Building NW Corner Dania Beach Residential Development
Location: Dania Beach, FL
Latitude: 26-03-08.50N NAD 83
Longitude: 80-08-04.00W
Heights: 7 feet site elevation (SE)
160 feet above ground level (AGL)
167 feet above mean sea level (AMSL)

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

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

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

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

Any height exceeding 160 feet above ground level (167 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 03/17/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-7177-OE.

Signature Control No: 221341552-229577964
Michael Blatch
Specialist

(DNE)



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

Aeronautical Study No.
2014-ASO-7160-OE

AUG 28 2015

Issued Date: 09/17/2014

Christina Bilenki
Dunay, Miskel, Backman and Blattner, LLP
14 S.E. 4th Street
Suite 36
Boca Raton, FL 33432

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

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

Structure:	Building NE Corner Dania Beach Residential Development
Location:	Dania Beach, FL
Latitude:	26-03-08.50N NAD 83
Longitude:	80-08-00.00W
Heights:	7 feet site elevation (SE) 160 feet above ground level (AGL) 167 feet above mean sea level (AMSL)

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

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

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

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

Any height exceeding 160 feet above ground level (167 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 03/17/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-7160-OE.

Signature Control No: 221332712-229577962
Michael Blaich
Specialist

(DNE)



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

Aeronautical Study No.
2014-ASO-7162-OE

RECEIVED
AUG 28 2014

Issued Date: 09/17/2014

Christina Bilenki
Dunay, Miskel, Backman and Blatner, LLP
14 S.E. 4th Street
Suite 36
Boca Raton, FL 33432

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

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

Structure: Building SW Corner Dania Beach Residential Development
Location: Dania Beach, FL
Latitude: 26-03-01.00N NAD 83
Longitude: 80-08-04.00W
Heights: 7 feet site elevation (SE)
160 feet above ground level (AGL)
167 feet above mean sea level (AMSL)

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

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

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

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

Any height exceeding 160 feet above ground level (167 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 03/17/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

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

If we can be of further assistance, please contact our office at (404) 305-7081. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASO-7162-OE.

Signature Control No: 221333927-229577963

Michael Blaich
Specialist

(DNE)



AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

August 28, 2015

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

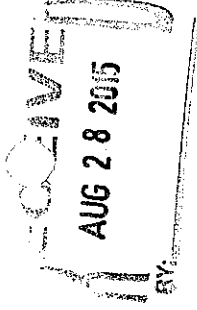
**RE: Florida Park Residences, 560 East Dania Beach Blvd, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

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

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The applicant has previously obtained a favorable determination for all critical building points (see attached Aeronautical Studies 2014-ASO-7160, 2014-ASO-7161, 2014-ASO-7162, and 2014-ASO-7177 dated 9/17/2014). The applicant should obtain a determination from the FAA for all temporary construction cranes that may be used during construction.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

Mark D. Bogen • Beam Furr • Dale V.C. Holness • Martin David Klar • Chip LaMerica • Stacy Ritter • Tim Ryan • Barbara Shanef • Lois Wexler
Broward County Board of County Commissioners
www.broward.org/www.fl.net



- No building, structure or vegetation on the site may exceed 167 feet AMSL as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Florida Park Residences development, and is based on the Site Plan, A-060, dated August 4, and the Architectural Plans, Sheet A-501, A-502 and A-550 dated August 4, 2015, prepared by International Design Engineering Architecture. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

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

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

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

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

Statement of Interest in Property and Authorization to File Petitions

Lawrence O. Turner, Jr. and Roberta Backus Turner, Co-Trustees of the Lawrence O. Turner Jr. Revocable Intervivos Trust Agreement, and Mary Ann Turner Roach hereby certifies that it is the Owner of the subject property located on the south side of East Dania Beach Boulevard approximately 300 feet east of SE 5th Ave between 500 and 700 East Dania Beach Boulevard and authorizes FLORIDA PARK RESIDENCES, LLC, as agent, DUNAY, MISKEL, BACKMAN AND BLATTNER, LLP, as agent, THOMAS ENGINEERING GROUP, LLC, as agent, PULICE LAND SURVEYORS, INC., as agent, and THE CHAPPELL GROUP, INC., as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County, State of Florida, the U.S. Army Corps of Engineers and all other agencies involved in the approval, permitting and development of the proposed residential development, and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed residential development located within the City of Dania Beach.

Lawrence O. Turner, Jr. Roberta Backus Turner
Print Name

 
Signature

2349 NW 30 ST 2349 NW 30 ST
Address

Lighthouse Point, FL Lighthouse Point, FL 33064
City/State/Zip

954-782-7528 954-782-7528
Phone

State of Florida

County of Broward

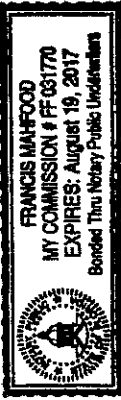
The foregoing instrument was acknowledged before me this May day of May, 2014, by Lawrence O. Turner, Jr. and Roberta Backus Turner as individuals, who ~~are~~ personally known to me or who has produced as identification and who did take an oath.

NOTARY PUBLIC:

Sign: 

Print: FRANCIS MAHFOOD

My Commission Expires:



Statement of Interest in Property and Authorization to File Petitions

Lawrence O. Turner, Jr. and Roberta Backus Turner, Co-Trustees of the Lawrence O. Turner Jr. Revocable Intervivos Trust Agreement, and Mary Ann Turner Roach hereby certifies that it is the Owner of the subject property located on the south side of East Dania Beach Boulevard approximately 300 feet east of SE 5th Ave between 500 and 700 East Dania Beach Boulevard and authorizes FLORIDA PARK RESIDENCES, LLC, as agent, DUNAY, MISKEL, BACKMAN AND BLATTNER, LLP, as agent, THOMAS ENGINEERING GROUP, LLC, as agent, PULICE LAND SURVEYORS, INC, as agent, and THE CHAPPELL GROUP, INC, as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County, State of Florida, the U.S. Army Corps of Engineers and all other agencies involved in the approval, permitting and development of the proposed residential development, and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed residential development located within the City of Dania Beach.

Mary Ann Turner Roach
Print Name
Mary Ann Turner Roach
Signature
2219 Webbo road
Address
Simpsonville Ky. 40067
City/State/Zip
502-722-6731
Phone

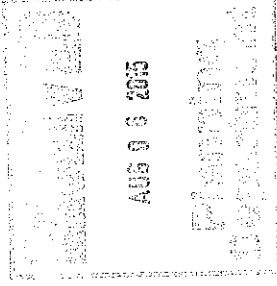
State of Kentucky
County of Shelby

The foregoing instrument was acknowledged before me this 29 day of May, 2014, by Mary Ann Turner Roach, an individual, who is personally known to me or who has produced Kentucky Driver's License as identification and who did take an oath.

NOTARY PUBLIC:

Sign: James E. Wright
Print: James E. Wright

My Commission Expires:
JAMES EDWARD WRIGHT
NOTARY PUBLIC ID 430501
STATE AT LARGE, KENTUCKY
My Commission Expires October 21, 2014



WARRANTY DEED

THIS INDENTURE, Made this 7 day of June, 2002.

BETWEEN Lawrence O. Turner, Jr. a/k/a Lawrence L. Turner, Jr., a married man, joined by his spouse, Roberta Backus Turner, County of Broward, and State of Florida, party of the first part, and Lawrence O. Turner, Jr. and Roberta Backus Turner, as Co-Trustees of Lawrence O. Turner, Jr. Revocable Intervivos Trust u/t/d 7 Lighthouse Point, FL, whose mailing address is: 2349 N.E. 30th County, Florida, party of the second part, MINNESOTA, that the said party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to be in hand paid, the receipt whereof is hereby acknowledged, has granted, bargain, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Broward and State of Florida, more particularly described as follows:

A one-half (½) undivided interest as tenant in common with no rights of survivorship as to:

All that part of the East half (E ½) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 50 South, Range 42 East, lying South of South right-of-way line of State Road A1A, (also known as East Dania Beach Boulevard), less the East 110 feet of the North 250 feet of the said parcel lying South of said right-of-way, said lands situate, lying and being in Broward County, Florida.

SUBJECT TO: Conditions, restrictions, reservations, limitations and easements of record, if any, applicable zoning ordinances, taxes for the year 2002 and subsequent years.

This reference to said conditions, restrictions, reservations, limitations and easements of record, if any, is not intended to reimpose same.

Folio No. 10235-00-03400

Together with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and to Hold** the same in fee simple forever.

And the said party of the first part does covenant with the said party of the second part that it is lawfully seized of the said premises, that it is free from all encumbrances and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in our presence as to all,

THIS IS NOT A COPY

Witness
Lawrence O. Turner, Jr. (Please Print Name) (U.S.)
Lawrence O. Turner, Jr. (Signature)

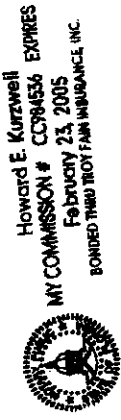
Witness
Maidelin Lopez (Please Print Name)
Roberta Backus Turner, his spouse

STATE OF FLORIDA)
) : ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 7 day of June, 2002 by Lawrence O. Turner, Jr., joined by his spouse, Roberta Backus Turner, who are personally known to me.

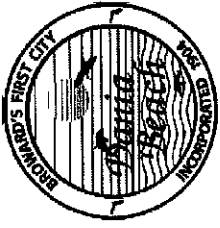
My Commission Expires:
Howard E. Kurzweil
Notary Public, State of Florida
at Large

Howard E. Kurzweil
Typed or Printed Name of Notary
Public



THIS INSTRUMENT WAS PREPARED BY:

Howard E. Kurzweil, Esquire
Howard E. Kurzweil, P.A.
Douglas Centre
2600 Douglas Road, Suite 501
Coral Gables, FL 33134
(305) 442-7085



RECEIVED
SEP 03 2015
BY: _____

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: _____
Petition No.: SP089-15

(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: East Dania Beach Boulevard (Folio ID #504235000340)

Lot(s): NA Block: NA Subdivision: NA

Recorded Plat Name: (Florida Park Plat - Not yet recorded)

Folio Number(s): 504235000340 Legal Description: Please see attached.

(Applicant) Consultant/Legal Representative (circle one) Florida Park Residences, LLC

Address of Applicant: 1680 Michigan Avenue, Suite 700, Miami Beach, FL 33139

Business Telephone: 305-777-2233 ext. 1 Home: _____ Fax: 561-409-2341

E-mail address: ilya@mfddevelopment.com

Name of Property Owner: Lawrence O. Turner, Jr. and Roberta Backus Turner, Co-Trustees of the Lawrence O. Turner Jr. Revocable Intervivos Trust Agreement, and Mary Ann Turner Roach

Address of Property Owner: 2349 NE 30 CT, Lighthouse Point, FL 33064

Business Telephone: 954-782-7528 Home: _____ Fax: _____

Explanation of Request: Please see attached narrative.
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: 4.1341 Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: Vacant Land Proposed Use: 292 multifamily units

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

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 Dunay, Mistel & Backman, LLP (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.

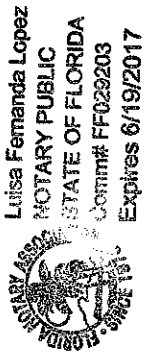
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature)

BEFORE ME THIS 5TH DAY OF August, 2015

By: ILYA MASSARSKY
(Print name of person acknowledging) (Joint owner signature if applicable)

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



Personally known or Produced Identification 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.

Florida Park Residences

Design Variation Justification

Florida Park Residences, LLC ("Petitioner") is the contract purchaser for the +/-4.0985 net acre property generally located on the southeast corner of East Dania Beach Boulevard and Ponce de Leon Avenue ("Property") in the City of Dania Beach ("City"). The Property has an underlying land use designation of Regional Activity Center ("RAC") on the City's Future Land Use Map and is zoned Gateway-Mixed Use ("GTWY-MU"). The Property is currently vacant. Petitioner seeks to develop the Property with a fourteen (14) story condominium building consisting of two hundred ninety three (293) dwelling units ("Project"). The Project will be highly amenitized to ensure an upscale living environment for future residents. Such amenities include a business center, fitness center, and a resort-style pool and courtyard area with substantial green space for the enjoyment of residents. Further, the Project will be a certified green building that incorporates a green wall along the parking garage and other sustainable building practices.

The Project has been designed to differentiate itself from other multi-family developments serving the Dania Beach community. Specifically, the look and feel of the Project will offer residents a resort-style lifestyle with all the modern conveniences of living in the heart of Broward County. The Project also offers a unique architectural vernacular that reflects the natural elements and wetlands associated with the Project. The Project seeks to highlight these natural elements through the creation of green walls, unique views and sustainable design. Section 301-50 of the City's Land Development Code ("Code") allows variations in design for the CRA form based districts providing for a mechanism for granting requests for variation from the strict standards and requirements of the regulations that can be expected when variations in conditions exist that make it difficult to account for design-specific regulation or to facilitate design interpretations and alternatives that work as well as the prescribed standards. In order to develop the Project, Petitioner is requesting the following design variations:

Design Variation from Section 303-70(P) and Figure 303-21 to provide an alternate height profile in lieu of the sloping setback from the property line as required.

Design Variation from Section 303-70(K) to provide a six (6) foot setback from a secondary street in lieu of the required ten (10) feet setback.

Design Variation from Section 275-130(B) to provide a minimum eleven (11) foot buffer in lieu of fifteen (15) feet required for areas abutting trafficways as designated on the Broward County Trafficway Plan and Section 275-130(C) to provide a minimum zero (0) foot landscape buffer in lieu of ten (10) feet required along Ponce de Leon Avenue.

In support of the design variations, Petitioner will demonstrate that (1) the request is for a reasonable accommodation of design flexibility that results in overall superior development and design consistent with the intent and principles of this subpart that govern the standard for which the variation is requested; or (2) the variation is appropriate to accommodate site conditions not anticipated in these regulations, or to reconcile conflicting requirements, provided the request is generally consistent with the intent and principles of this subpart that govern the standard for which the variation is requested.

Design Variation from Section 303-70(P) and Figure 303-21 to provide an alternate height profile in lieu of the sloping setback from the property line as required.

The request is for a reasonable accommodation of design flexibility that results in an overall superior development. Section 303-70(P) permits a building height of two (2) feet for each one (1) foot of horizontal distance from the street lines and property lines, not to exceed fourteen (14) stories and one hundred fifty (150) feet. Figure 303-21 demonstrates this setback requirement similar to a wedding cake where the building continually steps back as the height of the building increases. With respect to the Project, Section 303-70(P) requires a continued setback starting at the tenth floor and continuing through the fourteenth floor of the building. A height profile study which demonstrates this requirement has been provided by Petitioner and is attached hereto as Exhibit "A". The intent of this provision is to create open air and separation from the adjacent thoroughfare. While strictly adhering to this requirement would result in approximately 82,930 cubic feet of additional space from floors ten (10) to fourteen (14), Petitioner proposes an alternate design resulting in approximately 551,080 cubic feet of open space. Rather than create a standard box shaped building with additional setbacks on the upper floors which will be relatively unnoticeable from the street, the Project arcs in significantly along the northwest and southwest corners to provide a triangular air prism of significant size. While the building is setback roughly forty seven (47) feet from East Dania Beach Boulevard for about one hundred (100) feet or half the length of the building, the remaining one hundred (100) feet of the building along this thoroughfare continues to be setback as a whole above the garage levels from forty seven (47) feet to approximately one hundred fifty three (153) feet as the building moves west. As noted above, rather than provide an open area of approximately 82,930 cubic feet as required by the so-called wedding cake design, the proposed setback design creates an open area of approximately 551,080 cubic feet above the garage levels. As such, the request is for a reasonable accommodation of design flexibility that results in an overall superior design with a significant increase in open air space.

Further, the design is consistent with the intent and principles of Section 303-70(P) and Figure 303-21. The intent of this provision is to decrease the perception of mass from the street level by creating open air space as the height of the building increase. Petitioner proposes a superior design that is consistent with the intent of this provision as, above the garage levels, half of the building continues to setback from forty seven (47) feet to approximately one hundred fifty three (153) feet. Rather than a small setback on floors ten (10) through fourteen (14), this affects all residential floors above the garage levels which not only decreases the mass of the building, but also creates additional roof top green areas for the enjoyment of residents. As such, the proposed design is consistent with the intent of Section 303-70(P) and Figure 303-21.

Design Variation from Section 303-70(K) to provide a six (6) foot setback from a secondary street in lieu of the required ten (10) feet setback.

The request for variation is appropriate to accommodate site conditions not anticipated by these regulations. Section 303-70(K) requires a ten (10) foot setback off a secondary street. Ponce de Leon Avenue is not a typical secondary street that is regularly traversed as it is surrounded largely by wetlands. Although Ponce de Leon Avenue is classified as a secondary street, this right-of-way is currently unimproved and once partially developed, will mainly be frequented by residents of the Project. As such, a five (5) foot setback for an alley (as this right-of-way has been defined by Broward County) or similar setback would be appropriate. Because of the constraints associated with developing the Property and preserving approximately 91,040 square feet of wetland areas, developable area on the Property is severely limited. Such limitation in developable area is not anticipated by the regulations. As such, Petitioner is restricted to a defined 87,489 square foot area for development of the Project. Strictly adhering to all development regulations is increasingly difficult because of these site conditions not anticipated in the regulations. While Petitioner has focused on providing the required setback adjacent to the residential development to the east and providing a superior design along East Dania Beach Boulevard, the Project does not meet the required ten (10) foot setback along this unimproved right-of-way. Petitioner is requesting a four (4) foot reduction in the required setback to accommodate unique site conditions.

The request is generally consistent with the intent and principles of Section 303-70(K) that governs this standard. The intent of the setback provision is to provide adequate separation between a proposed development and a thoroughfare intended for general traffic circulation. As noted above, Ponce de Leon Avenue is not currently improved in this area and is not used for general vehicular circulation. With the development of the Project, portions of this right-of-way will be improved, but will mainly be utilized by residents of the Project as the right-of-way is adjacent to wetland areas. As such, this is not a typical thoroughfare that will be frequented by vehicles. Further, Petitioner is requesting a four (4) foot reduction in this setback in order to meet and in some areas exceed setback requirements along the east Property line adjacent to the residential development. By reducing the setback along Ponce de Leon Avenue, a significant buffer can be provided for the existing residential community to the east. As such, the design is consistent with the intent a principles of Section 303-70(K).

Lastly, the request is for a reasonable accommodation of design flexibility that results in an overall superior development. Although Petitioner is requesting a four (4) foot reduction in the required setback off the unimproved Ponce de Leon Avenue, in connection with the Project, Petitioner will preserve 91,040 square feet of mangroves area, constituting the +/- 227 feet at the south end of the Property. The design variation allows for the preservation of this wetland area. The Project further highlights these natural elements through the creation of green walls, unique views and sustainable design.

Design Variation from Section 275-130(B) to provide a minimum eleven (11) foot buffer in lieu of fifteen (15) feet required for areas abutting trafficways as designated on the Broward County Trafficway Plan and Section 275-130(C) to provide a minimum zero (0) foot landscape buffer in lieu of ten (10) feet required along Ponce de Leon Avenue

The variation is appropriate to accommodate site conditions not anticipated in these regulations. As noted above, in order to develop the Property, Petitioner is required to preserve a 91,040 square foot wetland area. As such, Petitioner is restricted from developing on the south +/-227 feet of the Property and the developable area is pushed closer to East Dania Beach Boulevard. This constraint in the developable area is a site condition not anticipated by the City's Code. Section 275-130(B) requires a fifteen (15) foot landscape buffer for area abutting trafficways as designated on the Broward County Trafficway Plan. While the landscape buffer exceeds the fifteen (15) foot requirement by providing over twenty (20) feet in certain areas, in order to provide for safe vehicular movements and circulation around the main points of ingress and egress for the Project, the perimeter buffer is decreased to eleven (11) feet in certain areas. Further, unlike other properties, Petitioner cannot simply push the building back to accommodate the additional four (4) feet of required perimeter buffer area as the Project must accommodate the +/- 227 feet of wetland area at the south end of the Property. As such, the Property is severely constrained by the unique site condition and limitation on developable areas not anticipated by the Code. In addition, Petitioner is requesting a design variation from Section 275-130(C) in order to provide a zero foot landscape buffer in lieu of ten (10) feet required along the west property line. Because of the constraints associated with developing the Property and preserving approximately 91,040 square feet of wetland areas, developable area on the Property is severely limited. Such limitation in developable area is not anticipated by the regulations. As such, Petitioner is restricted to a defined 87,489 square foot area for development of the Project. Strictly adhering to all development regulations is increasingly difficult because of these site conditions not anticipated in the regulations. While Petitioner has focused on providing landscaping to meet the code where possible, because of the larger buffer and wetland area provided on the east property line, no landscape buffer is provided along Ponce de Leon Avenue. Rather, Petitioner is providing a green wall along the parking garage which will provide an attractive appearance using plant materials.

The request is generally consistent with the intent and principles of Section 275-130(B) and (C) that govern the standard for which the variation is requested. The intent of this provision is to provide a large landscape area for an attractive buffer between the building and abutting trafficway. As noted above, Petitioner is providing an over twenty (20) foot buffer in certain areas, which tapers to eleven (11) feet in order to accommodate turning movements of vehicles exiting the Property. Petitioner is further providing an attractive landscape buffer through the use of various plant materials including Live Oaks, Redbay, Gumbo Limbo and Balsam Apple trees along East Dania Beach Boulevard. Japanese Sago Palm and Shrubby Yew Shrubs are also proposed within this buffer area creating an attractive buffer along East Dania Beach Boulevard. In addition, the building itself is further incorporating plant materials through a unique and architecturally striking green wall along the parking garage and entrance areas, including along Ponce de Leon Avenue. An additional planting bed with Wild Date Palms is proposed behind the perimeter landscape buffer internal to the vehicular use areas which will also add to the appearance of the Project along this thoroughfare. As such, the Project will offer an attractive buffer along East Dania Beach Boulevard and Ponce de Leon Avenue as intended by Section 275-130(B) and (C).

Lastly, the request is for a reasonable accommodation of design flexibility that results in an overall superior development. Although Petitioner is requesting a four (4) foot reduction in the perimeter buffer area required along East Dania Beach Boulevard, in connection with the Project, Petitioner will preserve 91,040 square feet of mangroves area, constituting the +/- 227 feet at the south end of the Property. The design variation allows for the preservation of this wetland area. The Project further highlights these natural elements through the creation of green walls, unique views and sustainable design.

1954
1955

4

8

8

