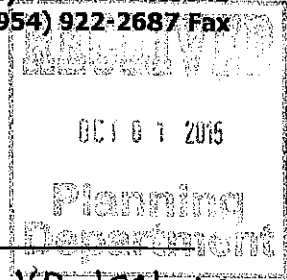




City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax



Standard Development Application

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

Date Rec'd: _____

Petition No.: VA-104-15

(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: 180 S.W. 18th Avenue, Dania Beach, Florida

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

Recorded Plat Name: Hilton Gardens at Stirling Road

Folio Number(s): 5042/33/52/0010 Legal Description: PB 171, Page 14- Parcel A

Applicant/Consultant/Legal Representative (circle one) Susan F. Delegal, Esq

Address of Applicant: 515 East Las Olas Blvd, 6th Fl, Fort Lauderdale, FL 33301

Business Telephone: 954-764-7150 Home: _____ Fax: 954-764-7279

E-mail address: sdelegal@bclmr.com

Name of Property Owner: Coed-Stirling Road, LLC

Address of Property Owner: 4000 N. Federal Highway, Boca Raton, FL 33431

Business Telephone: 561-361-2586 Home: _____ Fax: 561-361-3945

Explanation of Request: Variance from minimum parking requirements of Section 265-50

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

Prop. Net Acreage: 2.9269 Gross Acreage: _____ Prop. Square Footage: 118,797

Existing Use: Hotel Proposed Use: Hotel

Is property owned individually, by a corporation, association, or a joint venture? Florida limited liability company

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Billing, Cochran, et al. (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: *M. Economos, Jr.*
(Owner / Agent signature*)

BEFORE ME THIS 20TH DAY OF MARCH, 2015

By:
NICK ECONOMOS, JR.

(Print name of person acknowledging) (Joint owner signature if applicable)

Notary *Debra A. Livingston*
(Signature of Notary Public - State of Florida)



DEBRA A. LIVINGSTON
MY COMMISSION # EE 092162
EXPIRES: May 13, 2015
Bonded Thru Budget Notary Services

Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

**City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE**

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 - Single Extension (PLUS) an additional \$ 250.00 for each associated approval

**City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE**

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

CLARK J. COCHRAN, JR.
DENNIS E. LYLES
JOHN W. MAURO
W. TUCKER CRAIG
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
SUSAN F. DELEGAL
GERALD L. KNIGHT
CAROL J. HEALY GLASGOW
MICHAEL V. BAXTER
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DELUNA

SUNTRUST CENTER
SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
SCOTT C. COCHRAN
RACHEL TURNER DAVANT
DONNA M. KRUSBE
JEFFERY R. LAWLEY
SHAWN B. MCKAMEY
MICHAEL L. SCHWEBEL, JR.
GINGER E. WALD
STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

September 29, 2015

VIA HAND DELIVERY

Marc LaFerrier, AICP, Director
Community Development Department
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, Florida 33004

Re: Applications for Parking Variance and Special Exception -
Hilton Garden Inn -180 Southwest 18th Avenue, City of Dania Beach

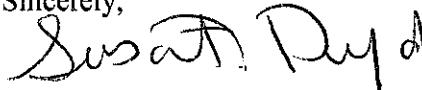
Dear Marc:

Enclosed are the applications and appropriate filing fees (\$4,300.00 – Special Exception; \$2,300.00 – Parking Variance) for the above referenced submittals.

One issue we want to point out relates to the approved site plan which is required under the City Code to be included in the applications. Our client was unable to locate an approved site plan for the project in 2000. We understand that the City has also been unable to locate the final approved site plan. However, your staff was able to locate the attached Signage Package II which does include a site plan for the property. Accordingly, we are attaching both 24" x 36" and 11" x 17" copies of that site plan as retrieved from the City's files.

Please let me know if you have any questions or require any additional documents or information relating to these submittals. We look forward to working with you on this project. Thank you.

Sincerely,



Susan F. Delegal
For the firm

SFD/rm
Enclosure

cc: Corrine LaJoie, AICP, Principal City Planner (w/o enclosures)

REQUEST FOR PARKING VARIANCE FOR HILTON GARDEN INN

This is a request for a parking variance to conform the existing off-street parking provided in connection with the Hilton Garden Inn located at 180 S.W. 18th Avenue, Dania Beach, Florida, with the current off-street parking requirements of the City's code. The hotel was approved in 2000 applying parking requirements which were subsequently changed after the development and construction of the Hilton Garden Inn. Were the project to be approved today, under the existing code an increase in parking spaces would have been required. The purpose of this request is to obtain approval of a parking variance to permit the existing number of parking spaces on the hotel property to be determined by the City as adequate to serve the hotel.

The property is currently operating as a Hilton Garden Inn. It is the subject of the "Hilton Gardens at Stirling Road" plat recorded at Plat Book 171, at Page 14. Attached is an aerial map (**Appendix 1**) depicting the location of the property which lies north of Stirling Road and east of I-95.

In 2000, by Resolution Nos. 2000-094 and 2000-095, the City approved site plan and variance requests to permit the construction of the Hilton Garden Inn as a 156 unit hotel. Among other things, the variance allowed an exception to the height regulations permitting a six story structure where a maximum of five stories was permitted. Also, a generalized variance from certain requirements relating to interior landscaping and landscape islands was granted for the vehicular use areas. Subsequently, by Resolution No. 2002-066, the City Commission extended and reactivated the approvals included in the above described resolutions.

Building permits were issued in March 2003 and construction was completed in February of 2004. The hotel has been successfully operated since that time.

The property owner has learned that subsequent to the approvals described above and the completion of the hotel, and sometime during 2004 and 2005, the zoning code of the City of Dania Beach was amended affecting the property in two significant ways: 1) hotels are now permitted in the C-2 zoning district only by special exception, subject to certain requirements; and 2) parking requirements have been amended to increase required off-street parking applicable to the property. Both of these changes to the zoning code result in the property being placed into *legal non-conforming use status*. It is the desire of the property owner to request and obtain approvals from the City that will restore the property as a *legal conforming use*.

The requests for special exception use of the property as a hotel and for a variance from the parking requirements are being processed as two separate companion applications.

In order to bring the existing conditions on the hotel property into conformance with the City code, the property owner requests a variance to permit the existing 164 parking spaces (including 6 designated handicap spaces) to serve the property where the City's code requires 197 parking spaces. Pursuant to Section 625-10 of the City's code, a variance from the City's regulations relating to off-street parking is permitted through the variance process. The applicant must satisfy the criteria of Section 625-40

of the City's Code. The applicant's response to the criteria is contained in a separate attachment to this application (**Appendix 2**).

Also, attached to the application is the site plan approved by the City Commission currently on file with the City of Dania Beach (**Appendix 3**).

APPENDIX 1

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Map

Created on 9/22/2015 11:20:05 AM using ArcIMS 4.0.1. Source: Broward County Property Appraiser

APPENDIX 2

COMPLIANCE WITH SECTION 625-40, CITY OF DANIA BEACH CODE
VARIANCE REVIEW CRITERIA FOR HILTON GARDEN INN
VARIANCE FOR PARKING SPACES

(A) The city commission or planning and zoning board, as applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the petitioner has demonstrated that the criteria provided in the following subsections (1) through (5) have been satisfied:

(1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The purpose of the variance request is to obtain the City's confirmation that the existing 164 parking spaces serving the Hilton Garden Inn are sufficient to meet the parking requirements for the property. The hotel has been in operation since 2004 and the existing number of parking spaces provided more than adequately meets the parking needs of the property. During 2004 and 2005, the City's Code was amended in a manner which would require 197 parking spaces based on the number of hotel rooms and square footage of accessory uses. No additional parking spaces are necessary to provide adequate parking despite the increased number of spaces that would be required by the City code were the site plan approved in conformity with today's requirements.

The applicant commissioned a parking study to be performed by Keith and Schnars, P.A. (attached hereto as Exhibit A). Keith and Schnars performed field surveys and traffic counts during a three day period, including weekends, to determine parking accumulation. The analyses performed resulted in the conclusion that the projected maximum parking demand would be 154 parking spaces. This results in 10 spaces of surplus parking based upon the current supply of 164 spaces.

(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Approval of the requested variance is supported by the Keith and Schnars parking study which demonstrates that there is more than adequate parking currently existing on the property for the hotel use. Accordingly, there is no detrimental impact on the community.

(3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Approval of the requested variance is consistent with the comprehensive plan of the City because it will support a hotel use as permitted in the Residential land use designation for the benefit of the resident and tourist populations of the City. (Section III.C.1.a. Residential Use, Future Land Use Element). Also, Policies 1.2, 8.3 and 8.4 of the Future Land Use Element are material to the application in order to ensure that commercialized activities will be provided to serve the residents and that safe and convenient site traffic flow and adequate vehicular parking will be provided.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and

At the time of approval of the site plan and development of the property as a hotel, the development was in compliance with the City code as to land use and zoning requirements. Subsequently adopted amendments to the off-street parking requirements have put the property into legal non-conforming status. From the property owner's perspective, this result is undesirable for a number of reasons, including the inability to reconstruct the property if damaged or destroyed under certain circumstances. In addition, such status can adversely affect the ability of the property owner to refinance the property in order to maintain it in a viable and first class condition. This is unnecessarily burdensome especially where the applicant has demonstrated that there exists more than adequate parking for the hotel use.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

The requested variance is the minimum necessary to restore the property to legal conforming use status without disrupting the operation of the hotel which has been in existence for 12 years.

EXHIBIT A



KEITH and SCHNARS, P.A.

FLORIDA'S *Big* LOCAL FIRM

TECHNICAL MEMORANDUM

TO: Nick Economos, Jr.
Manager
Coed-Stirling Road, LLC
4000 North Federal Highway, Suite 206
Boca Raton, Florida 33431

COPIES TO: Susan Delegal, Esq.: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
John P. Krane, P. E. Keith and Schnars

FROM: José Luis Rodríguez, P. E.

DATE: September 10, 2015

SUBJECT: Parking Variance Study for Hilton Garden Inn Ft. Lauderdale
Keith and Schnars Project No. 18199.00

A. INTRODUCTION

Keith and Schnars, P. A. (K&S) was retained by Coed-Stirling Road, LLC to prepare a parking conformity/variance study for the existing **Hilton Garden Inn Fort Lauderdale**, located at 180 SW 18th Avenue, Dania Beach, FL 33004 (**Figure 1**). The objective of this study is to provide the basis for a technical variance to comply with the current City Code of Ordinances. The hotel is currently in compliance with Code as a Legal Non-conforming use with respect to parking since the facility was approved prior to recent changes in the Code. This study addresses only the parking issue.

B. HOTEL INVENTORY

The existing hotel property consists of the following elements

1. Site area: 2.96 acres
2. Number of rooms: 156
3. Flexible meeting rooms: 3,300 square feet¹
 - (a) Manatee Ballroom: 1,500 square feet
 - (b) Dolphin Ballroom: 1,500 square feet
 - (c) Everglades Boardroom: 300 square feet
4. Restaurant/bar: 750 square feet
5. Parking spaces: 164 (includes 6 designated handicap spaces)

¹ Information on accessory uses provided by Hilton Garden Inn Hotel Management.



Figure 1: Location of Hilton Garden Inn Fort Lauderdale Hotel

The original Signage Site Plan (Sheet SIGN-1, Rodriguez Architects, March 14, 2003) indicated a total of 171 parking spaces including 6 handicap designated spaces. A field review of the site in July 2015 by K&S found that the current site has a total of 164 spaces including 6 designated handicap spaces. There are three (3) other spaces that have been used to provide electronic gate equipment to control the parking lot entrance and exit.

The hotel also provides a shuttle bus service that operates from the hotel to/from the adjacent Fort Lauderdale/Hollywood International Airport and Port Everglades. According to Hotel Management, there is one shuttle bus that makes about 18 round-way trips daily.

C. PARKING REQUIREMENT

The minimum off-street parking requirements for a hotel or motel in Dania Beach (outside the CRA) as specified in Section 265-10 of the current Code (codified through Ordinance No. 2015-009, adopted April 28, 2015 [Supp. No. 125]), is one (1) parking space per guest room plus ten (10) parking spaces per one thousand (1,000) square feet of floor area devoted to ballrooms, meeting rooms, restaurants, lounges, shops and other accessory uses.



Based on the code formula, the required number of parking spaces is 197 spaces calculated as follows:

One space per room x 156 Rooms = 156 Spaces, plus ten spaces per 1,000 square feet of accessory use (4,050 square feet / 1,000 square feet x 10 spaces = 40.5 spaces = 41 spaces) = 197 spaces (rounding as per code definition).

The parking deficiency is 33 spaces (197 required spaces minus 164 current spaces).

D. PARKING ANALYSIS

D.1 Purpose

A hotel parking analysis was conducted in order to determine the current parking demand and accumulation. The analysis will indicate whether or not the current parking supply is sufficient and that a parking variance request is viable.

D.2 Parking Accumulation

A visual field count of the parking accumulation was conducted by K&S personnel at the study site for eight (8) hours a day for the following three weekend days:

1. Friday, July 10, 2015;
2. Saturday, July 11, 2015; and
3. Sunday, July 12, 2015.

On each day, the field observations were conducted for three (3) hours during the mid-day period (11 AM to 2 PM), three (3) hours during the evening peak period (4 PM to 7 PM) and two (2) hours during the late night period (9 PM to 11 PM). The accumulation counts were recorded every 30-minutes during each time period. The field survey sheets are provided in **Attachment A**.

Table 1 presents the recorded parking accumulation and parking occupancy (%) per day and hour of the survey period. **Table 2** presents the summary of the resulting accumulations and occupancies. The percent occupancy is based on a maximum capacity of 164 spaces.

D.3 Hotel Room Occupancies and Other Activities

Information concerning the hotel room occupancy rates and use of the hotel's facilities (accessory uses) during the weekend of the survey was provided by the hotel management. **Table 3** presents the daily occupancy rates during the survey period along with the maximum daily parking accumulation rates.



**Table 1
 Hilton Garden Inn Fort Lauderdale Parking Accumulation**

Time of Day	Friday, July 10, 2015	Percent (%) Parking Occupancy	Saturday, July 11, 2015	Percent (%) Parking Occupancy	Sunday, July 12, 2015	Percent (%) Parking Occupancy
11:00 AM	72	43.9%	109	66.5%	88	53.7%
11:30 AM	62	37.8%	111	67.7%	90	54.9%
12:00 Noon	58	35.4%	111	67.7%	88	53.7%
12:30 PM	54	32.9%	99	60.4%	95	57.9%
1:00 PM	52	31.7%	100	61.0%	97	59.1%
1:30 PM	51	31.1%	106	64.6%	95	57.9%
2:00 PM	50	30.5%	112	68.3%	97	59.1%
4:00 PM	59	36.0%	126	76.8%	46	28.0%
4:30 PM	61	37.2%	128	78.0%	46	28.0%
5:00 PM	66	40.2%	133	81.1%	44	26.8%
5:30 PM	66	40.2%	103	62.8%	44	26.8%
6:00 PM	76	46.3%	78	47.6%	49	29.9%
6:30 PM	69	42.1%	70	42.7%	52	31.7%
7:00 PM	66	40.2%	65	39.6%	58	35.4%
9:00 PM	74	45.1%	68	41.5%	68	41.5%
9:30 PM	88	53.7%	69	42.1%	70	42.7%
10:00 PM	94	57.3%	76	46.3%	71	43.3%
10:30 PM	94	57.3%	81	49.4%	64	39.0%
11:00 PM	94	57.3%	83	50.6%	70	42.7%
Maximum Accumulation	94	57.3%	133	81.1%	97	59.1%
Parking Capacity	164		164		164	

**Table 2
 Summary of Parking Accumulation Survey**

Day/Date	Time	Maximum Parking Accumulation	Percent Occupancy (%)	Parking Capacity	Parking Surplus(+)/ Deficiency(-)
Friday, July 10	10:00 PM – 11:00 PM	94	57.3%	164	+70
Saturday, July 11	5:00 PM	133	81.1%	164	+31
Sunday, July 12	1:00 PM & 2:00 PM	97	59.1%	164	+67



Table 3
Room Occupancy Rates and Parking Accumulation

Day/Date	Number of Occupied Rooms	Room Occupancy Rate	Maximum Spaces Used	Maximum Parking Accumulation (%)	Vacant Rooms at Peak	Vacant Parking Spaces at Peak
Friday July 10	153	98.10%	94	57.30%	3	70
Saturday July 11	135	86.50%	133	81.10%	21	31
Sunday July 12	110	70.50%	97	59.10%	46	67

Source: Hilton Garden Inn Fort Lauderdale management.

Table 4 presents the average monthly room occupancy rates since January 2012 through August 2015. As shown in the aforementioned tables the subject hotel has peak occupancy in the months February and March. The occupancy rates during the survey period closely correspond to the August averages between 2013 and 2015. A recent Sun-Sentinel newspaper article reported that hotel occupancy in Broward County rose nearly 2 percent in June to 73.8 percent.² This demonstrates that the subject hotel has an above average occupancy rate.

Table 4
Average Monthly Room Occupancy Rates for Hilton Garden Inn Fort Lauderdale

Month	Year				Average
	2012	2013	2014	2015	
January	94.3%	88.7%	94.0%	98.2%	93.8%
February	92.7%	93.8%	96.2%	99.6%	95.6%
March	93.3%	93.7%	97.3%	98.1%	95.6%
April	87.6%	87.5%	93.8%	95.9%	91.2%
May	84.4%	82.3%	92.9%	87.6%	86.8%
June	88.5%	88.9%	90.0%	91.5%	89.7%
July	64.7%	84.7%	89.8%	90.9%	82.5%
August	60.4%	80.8%	89.7%	88.9%	80.0%
September	56.0%	65.0%	81.4%	--	67.5%
October	74.9%	75.7%	87.5%	--	79.4%
November	87.9%	87.0%	91.5%	--	88.8%
December	87.7%	84.8%	83.4%	--	85.3%
Average	81.0%	84.4%	90.6%	93.8%	89.4%

Source: Hilton Garden Inn Fort Lauderdale management.

² "South Florida hotel occupancy, rates increase in June in most areas", by Arlene Satchell, Sun Sentinel, July 22, 2015: <http://www.sun-sentinel.com/business/tourism/fl-str-june-hotel-data-20150722-story.html>



During the survey period, the hotel hosted three activities. Two of the activities were conducted on Saturday and occupied up to 3,000 square feet or 90% of its available 3,300 square feet of meeting space.

The following are the activities registered during the survey period:

1. Friday, July 10, 2015:
 - a. Manatee Ballroom (1,500 sq. ft.) - NO EVENTS
 - b. Dolphin Ballroom (1,500 sq. ft.) - NO EVENTS
 - c. Everglades Boardroom (300 sq. ft.) - NO EVENTS
2. Saturday, July 11, 2015
 - a. Manatee Ballroom - Learning and Training Center/ 7am-5pm (40 people)
 - b. July 11th- Dolphin Ballroom - Exercise Etc./ 8am-6pm (50 people)
 - c. July 11th- Everglades Boardroom - EMPTY
3. Sunday, July 12, 2015
 - a. Manatee Ballroom - Learning and Training Center/ 7am-5pm (40 people)
 - b. July 12th- Dolphin Ballroom - Bishop Isaiah Musgrove/ 10am-3pm (100 people)
 - c. July 12th- Everglades Boardroom - EMPTY

E. DRIVEWAY TRAFFIC VOLUMES

Three-day, 24-hour traffic counts were conducted at the hotel site's driveway off NW 18th Avenue during the parking survey period. The counts were made to identify and verify the peak traffic and parking periods on site. **Table 5** presents the traffic count summaries. The traffic count data sheets are provided in **Attachment B**.

The following are the daily and peak volumes recorded at the hotel driveway during the study period:

1. Friday, July 10, 2015:
 - a. Daily volume: 782
 - b. Peak hour volume: 63 (10 – 11 AM)
2. Saturday, July 11, 2015:
 - a. Daily volume: 964
 - b. Peak hour volume: 106 (5 – 6 PM)
3. Sunday, July 12, 2015
 - a. Daily volume: 770
 - b. Peak hour volume: 63 (2 – 3 PM)



Table 5
Traffic Count Summary

Friday, July 10, 2015		Saturday, July 11, 2015		Sunday, July 12, 2015		Three-Day Average	
Hour End	Total	Hour End	Total	Hour End	Total	Hour End	Total
1:00 AM	14	1:00 AM	24	1:00 AM	18	1:00 AM	19
2:00 AM	8	2:00 AM	12	2:00 AM	4	2:00 AM	8
3:00 AM	11	3:00 AM	18	3:00 AM	12	3:00 AM	13
4:00 AM	20	4:00 AM	18	4:00 AM	7	4:00 AM	15
5:00 AM	10	5:00 AM	13	5:00 AM	14	5:00 AM	12
6:00 AM	11	6:00 AM	17	6:00 AM	13	6:00 AM	13
7:00 AM	17	7:00 AM	13	7:00 AM	19	7:00 AM	16
8:00 AM	38	8:00 AM	51	8:00 AM	48	8:00 AM	45
9:00 AM	41	9:00 AM	51	9:00 AM	42	9:00 AM	45
10:00 AM	30	10:00 AM	25	10:00 AM	38	10:00 AM	31
11:00 AM	63	11:00 AM	50	11:00 AM	35	11:00 AM	49
12:00 PM	35	12:00 PM	52	12:00 PM	46	12:00 PM	44
1:00 PM	47	1:00 PM	53	1:00 PM	57	1:00 PM	53
2:00 PM	39	2:00 PM	52	2:00 PM	39	2:00 PM	43
3:00 PM	34	3:00 PM	47	3:00 PM	63	3:00 PM	48
4:00 PM	48	4:00 PM	61	4:00 PM	54	4:00 PM	55
5:00 PM	62	5:00 PM	47	5:00 PM	36	5:00 PM	48
6:00 PM	49	6:00 PM	106	6:00 PM	37	6:00 PM	64
7:00 PM	61	7:00 PM	58	7:00 PM	38	7:00 PM	52
8:00 PM	41	8:00 PM	44	8:00 PM	30	8:00 PM	38
9:00 PM	31	9:00 PM	42	9:00 PM	26	9:00 PM	33
10:00 PM	27	10:00 PM	37	10:00 PM	35	10:00 PM	33
11:00 PM	23	11:00 PM	40	11:00 PM	37	11:00 PM	34
12:00 AM	22	12:00 AM	33	12:00 AM	22	12:00 AM	25
Totals	782	Totals	964	Totals	770	Totals	836

The peak hour volumes tend to coincide with the maximum parking accumulations shown in Table 3.

F. PARKING VARIANCE

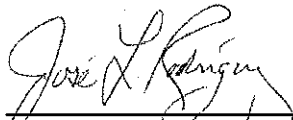
The parking accumulation survey results for the Hilton Garden Inn Ft. Lauderdale show that the maximum parking accumulation occurs on Saturday with 133 spaces or 81.1% of capacity (164 spaces). This accumulation reflects the higher traffic generated on Saturday (964 two-way vehicle trips), a high 86.5% room occupancy rate, and the use of more than 90% of the available meeting/activity room space.



The projected parking accumulation is based upon a theoretical 100% room occupancy, determined considering the Saturday parking and hotel room and facilities use data. The maximum highest parking accumulation is 133 parked vehicles. The corresponding room occupancy is 86.5%. The projected maximum parking demand at 100% room occupancy is 154 spaces (max demand = $[133 \times 100] / 86.5 = 153.7$, rounded to 154).

Current hotel parking supply	=	164 spaces
Required hotel parking by Code	=	197 spaces
Deficiency/Variance requested	=	33 spaces
Maximum projected accumulation	=	154 spaces
Surplus parking	=	10 spaces

Since the maximum projected parking accumulation is less than current supply, the requested parking variance for 33 spaces is reasonable and should be granted.



José Luis Rodríguez, P.E.
State of Florida License No. 45596

KEITH & SCHNARS, P. A.
Certificate of Authorization #1337



ATTACHMENT A

**PARKING SURVEY FORMS
HILTON GARDEN INN FORT LAUDERDALE**

100% Occupancy.

HLCF

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations		
July 10, 2015		11a - 2p
Project No. - 18199.00/09002		
TIME	# of cars in parking lot	Notes
11:00 AM	72	Ø
11:30 AM	62	Ø
12:00 PM	58	Ø
12:30 PM	54	Ø
1:00 PM	52	Ø
1:30 PM	51	Ø
2:00 PM	50	Ø

100% Occupancy

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations

July 10, 2015

4p - 7p

Project No. - 18199.00/09002

TIME	# of cars in parking lot	Notes
4:00 PM	59	
4:30 PM	61	
5:00 PM	66	
5:30 PM	66	
6:00 PM	76	
6:30 PM	69	
7:00 PM	66	

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations

July 10, 2015

9p - 11p

Project No. - 18199.00/09002

TIME	# of cars in parking lot	Notes
9:00 PM	74	
9:30 PM	88	
10:00 PM	94	
10:30 PM	94	
11:00 PM	94	

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations

July 11, 2015

11a - 2p

Project No. - 18199.00/09002

TIME	# of cars in parking lot	Notes
11:00 AM	109	
11:30 AM	111	
12:00 PM	111	
12:30 PM	99	
1:00 PM	100	
1:30 PM	106	
2:00 PM	112	

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations

July 11, 2015

4p - 7p

Project No. - 18199.00/09002

TIME	# of cars in parking lot	Notes
4:00 PM	126	76% Total spaces 166 / act of spaces → 3 spaces used for gates. 15 spaces blocked by trees. 1 vehicle parked within 5' of 15'
4:30 PM	128	77%
5:00 PM	133	81% * Exercise Fr. Sun - 6PM Martin Dolan Leaving C Training Center 7am - 5pm Plumage, Mowbray, Everglades
5:30 PM	103	62% Many leaving once activities above are done - saw several people in lot walking to cars - counted cars still parked.
6:00 PM	78	47%
6:30 PM	70	42%
7:00 PM	65	39%

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations

July 11, 2015

9p - 11p

Project No. - 18199.00/09002

TIME	# of cars in parking lot	Notes
9:00 PM	68	41%
9:30 PM	69	42%
10:00 PM	76	46%
10:30 PM	81	49%
11:00 PM	83	

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations

July 12, 2015

11a - 2p

Project No. - 18199.00/09002

TIME	# of cars in parking lot	Notes
11:00 AM	88	
11:30 AM	90	
12:00 PM	88	
12:30 PM	95	
1:00 PM	97	
1:30 PM	95	
2:00 PM	97	

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations

July 12, 2015

4P - 7P

Project No. - 18199.00/09002

TIME	# of cars in parking lot	Notes
4:00 PM	46	
4:30 PM	46	
5:00 PM	44	
5:30 PM	44	
6:00 PM	49	
6:30 PM	52	
7:00 PM	58	

Hilton Gardens Hotel, Dania Beach - Parking Lot Observations

July 12, 2015

9p - 11p

Project No. - 18199.00/09002

TIME	# of cars in parking lot	Notes
9:00 PM	68	
9:30 PM	70	
10:00 PM	71	
10:30 PM	64	
11:00 PM	70.	

ATTACHMENT B

**DRIVEWAY TRAFFIC COUNTS
HILTON GARDEN INN FORT LAUDERDALE**

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255
 Volume Report with 24 Hour Totals

Data File : D0710001.PRN
 Station : 000000070801
 Identification : 009601200008 Interval : 15 minutes
 Start date : Jul 10, 15 Start time : 00:00
 Stop date : Jul 10, 15 Stop time : 24:00
 City/Town : Ft Lauderdale, Fl County : Broward
 Location : Hilton Gardens Inn Dwy East of SW 18 Ave

Jul 10 Eastbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	3	2	3	1	0	0	1	1	5	6	5	1
30	3	1	0	2	1	1	1	4	6	1	6	2
45	0	0	2	7	1	3	1	5	4	2	7	6
00	3	0	1	1	2	1	4	5	3	3	5	3
Hr Total	9	3	6	11	4	5	7	15	18	12	23	12

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	8	5	6	4	9	8	6	1	3	8	3	1
30	3	7	3	4	10	8	10	6	8	5	2	5
45	6	2	1	9	5	9	5	5	6	3	3	3
00	2	4	10	10	9	4	6	5	6	1	3	4
Hr Total	19	18	20	27	33	29	27	17	23	17	11	13

24 Hour Total : 379
 AM peak hour begins : 10:00 AM peak volume : 23 Peak hour factor : 0.82
 PM peak hour begins : 15:30 PM peak volume : 38 Peak hour factor : 0.95

Jul 10 Westbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	3	2	1	1	1	2	5	4	9	7	5	8
30	1	0	1	3	1	0	1	5	5	4	13	5
45	1	3	1	3	3	1	2	9	6	3	6	6
00	0	0	2	2	1	3	2	5	3	4	16	4
Hr Total	5	5	5	9	6	6	10	23	23	18	40	23

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	14	7	6	2	11	8	7	3	3	1	2	5
30	3	5	1	4	7	5	12	9	2	1	4	1
45	9	6	4	9	6	6	7	6	2	4	2	1
00	2	3	3	6	5	1	8	6	1	4	4	2
Hr Total	28	21	14	21	29	20	34	24	8	10	12	9

24 Hour Total : 403
 AM peak hour begins : 10:15 AM peak volume : 43 Peak hour factor : 0.67
 PM peak hour begins : 18:00 PM peak volume : 34 Peak hour factor : 0.71

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255
 Volume Report with 24 Hour Totals

Data File : D0710001.PRN
 Station : 000000070801
 Identification : 009601200008 Interval : 15 minutes
 Start date : Jul 10, 15 Start time : 00:00
 Stop date : Jul 10, 15 Stop time : 24:00
 City/Town : Ft Lauderdale, Fl County : Broward
 Location : Hilton Gardens Inn Dwy East of SW 18 Ave

Jul 10 Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	6	4	4	2	1	2	6	5	14	13	10	9
30	4	1	1	5	2	1	2	9	11	5	19	7
45	1	3	3	10	4	4	3	14	10	5	13	12
00	3	0	3	3	3	4	6	10	6	7	21	7
Hr Total	14	8	11	20	10	11	17	38	41	30	63	35

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	22	12	12	6	20	16	13	4	6	9	5	6
30	6	12	4	8	17	13	22	15	10	6	6	6
45	15	8	5	18	11	15	12	11	8	7	5	4
00	4	7	13	16	14	5	14	11	7	5	7	6
Hr Total	47	39	34	48	62	49	61	41	31	27	23	22

24 Hour Total : 782
 AM peak hour begins : 10:00 AM peak volume : 63 Peak hour factor : 0.75
 PM peak hour begins : 15:30 PM peak volume : 71 Peak hour factor : 0.89

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255

Volume Report with 24 Hour Totals

Data File : D0711001.PRN
 Station : 000000070801
 Identification : 009601200008 Interval : 15 minutes
 Start date : Jul 11, 15 Start time : 00:00
 Stop date : Jul 11, 15 Stop time : 24:00
 City/Town : Ft Lauderdale, Fl County : Broward
 Location : Hilton Gardens Inn Dwy East of SW 18 Ave

Jul 11 Eastbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	6	3	2	3	2	1	0	4	4	1	6	1
30	1	1	2	1	1	2	0	8	13	4	4	3
45	4	1	1	3	3	4	3	23	5	1	2	5
00	4	0	1	3	0	1	3	6	8	1	8	12

Hr Total 15 5 6 10 6 8 6 41 30 7 20 21

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	2	11	11	5	8	8	6	6	8	3	10	6
30	4	10	5	11	5	11	10	8	5	4	6	6
45	4	5	5	7	8	4	1	6	5	11	4	6
00	9	4	3	12	6	4	3	1	5	2	6	3

Hr Total 19 30 24 35 27 27 20 21 23 20 26 21

24 Hour Total : 468
 AM peak hour begins : 07:30 AM peak volume : 46 Peak hour factor : 0.50
 PM peak hour begins : 15:15 PM peak volume : 38 Peak hour factor : 0.79

Jul 11 Westbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	1	2	1	5	2	2	4	4	5	6	9	10
30	4	1	1	1	0	2	0	3	4	6	3	7
45	1	1	7	1	2	5	2	2	4	2	14	4
00	3	3	3	1	3	0	1	1	8	4	4	10

Hr Total 9 7 12 8 7 9 7 10 21 18 30 31

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	7	8	9	6	9	12	11	7	7	1	5	4
30	10	10	6	7	3	23	16	6	0	3	3	5
45	13	2	2	8	6	39	9	5	4	7	5	2
00	4	2	6	5	2	5	2	5	8	6	1	1

Hr Total 34 22 23 26 20 79 38 23 19 17 14 12

24 Hour Total : 496
 AM peak hour begins : 10:30 AM peak volume : 35 Peak hour factor : 0.63
 PM peak hour begins : 17:00 PM peak volume : 79 Peak hour factor : 0.51

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255
 Volume Report with 24 Hour Totals

 Data File : D0711001.PRN
 Station : 000000070801
 Identification : 009601200008 Interval : 15 minutes
 Start date : Jul 11, 15 Start time : 00:00
 Stop date : Jul 11, 15 Stop time : 24:00
 City/Town : Ft Lauderdale, Fl County : Broward
 Location : Hilton Gardens Inn Dwy East of SW 18 Ave

Jul 11 Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	7	5	3	8	4	3	4	8	9	7	15	11
30	5	2	3	2	1	4	0	11	17	10	7	10
45	5	2	8	4	5	9	5	25	9	3	16	9
00	7	3	4	4	3	1	4	7	16	5	12	22
Hr Total	24	12	18	18	13	17	13	51	51	25	50	52
End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	9	19	20	11	17	20	17	13	15	4	15	10
30	14	20	11	18	8	34	26	14	5	7	9	11
45	17	7	7	15	14	43	10	11	9	18	9	8
00	13	6	9	17	8	9	5	6	13	8	7	4
Hr Total	53	52	47	61	47	106	58	44	42	37	40	33

24 Hour Total : 964
 AM peak hour begins : 07:30 AM peak volume : 58 Peak hour factor : 0.58
 PM peak hour begins : 17:00 PM peak volume : 106 Peak hour factor : 0.62

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255

Volume Report with 24 Hour Totals

Data File : D0712001.PRN
 Station : 000000070801
 Identification : 009601200008 Interval : 15 minutes
 Start date : Jul 12, 15 Start time : 00:00
 Stop date : Jul 12, 15 Stop time : 24:00
 City/Town : Ft Lauderdale, FL County : Broward
 Location : Hilton Gardens Inn Dwy East of SW 18 Ave

Jul 12 Eastbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	2	0	3	1	0	0	2	4	3	4	3	5
30	5	0	2	1	3	2	1	3	3	2	2	7
45	3	2	1	0	0	2	3	10	2	6	4	1
00	1	0	1	1	2	2	2	21	7	2	5	8

Hr Total	11	2	7	3	5	6	8	38	15	14	14	21
----------	----	---	---	---	---	---	---	----	----	----	----	----

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	12	4	2	4	1	2	6	3	3	6	2	4
30	7	5	8	4	3	3	4	2	4	3	4	5
45	7	2	6	1	6	7	6	9	2	4	3	4
00	4	7	3	6	9	5	6	2	7	5	7	2

Hr Total	30	18	19	15	19	17	22	16	16	18	16	15
----------	----	----	----	----	----	----	----	----	----	----	----	----

24 Hour Total : 365
 AM peak hour begins : 07:00 AM peak volume : 38 Peak hour factor : 0.45
 PM peak hour begins : 12:00 PM peak volume : 30 Peak hour factor : 0.63

Jul 12 Westbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	2	0	3	1	1	3	4	6	10	7	7	8
30	2	0	2	1	3	1	2	1	2	5	2	3
45	2	2	0	2	2	1	2	0	7	4	6	6
00	1	0	0	0	3	2	3	3	8	8	6	8

Hr Total	7	2	5	4	9	7	11	10	27	24	21	25
----------	---	---	---	---	---	---	----	----	----	----	----	----

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	8	3	3	8	2	6	7	3	0	4	8	2
30	10	8	6	15	2	2	4	3	3	4	3	4
45	5	4	3	13	6	3	3	3	3	5	4	0
00	4	6	32	3	7	9	2	5	4	4	6	1

Hr Total	27	21	44	39	17	20	16	14	10	17	21	7
----------	----	----	----	----	----	----	----	----	----	----	----	---

24 Hour Total : 405
 AM peak hour begins : 11:30 AM peak volume : 32 Peak hour factor : 0.80
 PM peak hour begins : 14:45 PM peak volume : 68 Peak hour factor : 0.53

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255
 Volume Report with 24 Hour Totals

Data File : D0712001.PRN
 Station : 000000070801
 Identification : 009601200008 Interval : 15 minutes
 Start date : Jul 12, 15 Start time : 00:00
 Stop date : Jul 12, 15 Stop time : 24:00
 City/Town : Ft Lauderdale, Fl County : Broward
 Location : Hilton Gardens Inn Dwy East of SW 18 Ave

Jul 12 Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	4	0	6	2	1	3	6	10	13	11	10	13
30	7	0	4	2	6	3	3	4	5	7	4	10
45	5	4	1	2	2	3	5	10	9	10	10	7
00	2	0	1	1	5	4	5	24	15	10	11	16
Hr Total	18	4	12	7	14	13	19	48	42	38	35	46

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	20	7	5	12	3	8	13	6	3	10	10	6
30	17	13	14	19	5	5	8	5	7	7	7	9
45	12	6	9	14	12	10	9	12	5	9	7	4
00	8	13	35	9	16	14	8	7	11	9	13	3
Hr Total	57	39	63	54	36	37	38	30	26	35	37	22

24 Hour Total : 770
 AM peak hour begins : 11:30 AM peak volume : 60 Peak hour factor : 0.75
 PM peak hour begins : 14:45 PM peak volume : 80 Peak hour factor : 0.57

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255
 Volume Report with 24 Hour Totals

 Data File : D0713001.PRN
 Station : 000000070801
 Identification : 009601200008 Interval : 15 minutes
 Start date : Jul 13, 15 Start time : 00:00
 Stop date : Jul 13, 15 Stop time : 24:00
 City/Town : Ft Lauderdale, Fl County : Broward
 Location : Hilton Gardens Inn Dwy East of SW 18 Ave

Jul 13 Eastbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	0	2	1	0	1	0	3	1	2	5	1	6
30	7	4	1	2	2	3	1	1	4	2	5	4
45	5	0	2	0	0	2	1	1	10	2	2	2
00	2	0	1	1	0	1	3	1	9	1	4	4

Hr Total 14 6 5 3 3 6 8 4 25 10 12 16

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	1	6	6	7	8	6	8	6	5	8	5	4
30	14	4	5	9	3	7	4	5	8	6	2	0
45	12	2	11	5	7	9	2	11	7	8	1	1
00	3	4	5	4	4	7	4	5	5	6	5	3

Hr Total 30 16 27 25 22 29 18 27 25 28 13 8

24 Hour Total : 380
 AM peak hour begins : 08:15 AM peak volume : 28 Peak hour factor : 0.70
 PM peak hour begins : 12:15 PM peak volume : 35 Peak hour factor : 0.63

Jul 13 Westbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	1	3	0	0	2	2	5	7	5	8	4	9
30	4	4	2	1	1	0	1	3	4	1	7	2
45	2	0	2	1	0	1	2	2	6	1	2	4
00	5	1	2	1	0	0	1	2	5	3	4	8

Hr Total 12 8 6 3 3 3 9 14 20 13 17 23

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	16	7	7	1	11	5	1	7	6	3	5	3
30	3	4	4	11	5	4	7	5	4	2	1	0
45	7	5	5	4	3	10	7	5	0	6	4	1
00	3	3	6	8	4	6	6	9	3	2	3	6

Hr Total 29 19 22 24 23 25 21 26 13 13 13 10

24 Hour Total : 369
 AM peak hour begins : 11:30 AM peak volume : 31 Peak hour factor : 0.48
 PM peak hour begins : 15:15 PM peak volume : 34 Peak hour factor : 0.77

Traffic Survey Specialists, Inc. 624 Gardenia Terrace
 Delray Beach, Florida 33444 Phone (561) 272-3255
 Volume Report with 24 Hour Totals

 Data File : D0713001.PRN
 Station : 000000070801
 Identification : 009601200008 Interval : 15 minutes
 Start date : Jul 13, 15 Start time : 00:00
 Stop date : Jul 13, 15 Stop time : 24:00
 City/Town : Ft Lauderdale, Fl County : Broward
 Location : Hilton Gardens Inn Dwy East of SW 18 Ave

Jul 13 Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	1	5	1	0	3	2	8	8	7	13	5	15
30	11	8	3	3	3	3	2	4	8	3	12	6
45	7	0	4	1	0	3	3	3	16	3	4	6
00	7	1	3	2	0	1	4	3	14	4	8	12
Hr Total	26	14	11	6	6	9	17	18	45	23	29	39

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	17	13	13	8	19	11	9	13	11	11	10	7
30	17	8	9	20	8	11	11	10	12	8	3	0
45	19	7	16	9	10	19	9	16	7	14	5	2
00	6	7	11	12	8	13	10	14	8	8	8	9
Hr Total	59	35	49	49	45	54	39	53	38	41	26	18

24 Hour Total : 749
 AM peak hour begins : 11:30 AM peak volume : 52 Peak hour factor : 0.68
 PM peak hour begins : 15:15 PM peak volume : 60 Peak hour factor : 0.75

APPENDIX 3

PAYMENT DATE
10/02/2015

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

BATCH NO.
2016-01000009

COLLECTION STATION
City Hall Window 2

RECEIPT NO.
2016-00000352

RECEIVED FROM
COED-STIRLING RD LLC

CASHIER
fincashier2

DESCRIPTION
C/O HILTON =GARDENS INN 180 SW 18TH AVE DB

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT												
PSP	Appl Review - Standard P/Z ITEM # 5042-33-52-0010 CK. 109731 & 109732 LOCATION: 180 SW 18 AVE, DB VARIENCE & SPECIAL EXCEPTION APPLICANT: SUE DELEGAL, BILLING, COCHRAN, LYLES	\$2,300.00												
PSP	Appl Review - Standard P/Z ITEM # 5042-33-52-0010 CK. 109731 & 109732 LOCATION: 180 SW 18 AVE, DB VARIENCE & SPECIAL EXCEPTION APPLICANT: SUE DELEGAL, BILLING, COCHRAN, LYLES	\$4,300.00												
	<p style="text-align: center;">City of Dania Beach</p> <table border="1" style="width: 100%;"> <thead> <tr> <th data-bbox="423 751 565 779">Payments:</th> <th data-bbox="565 751 1019 779">Type</th> <th data-bbox="565 779 1019 806">Detail</th> <th data-bbox="1019 751 1130 779">Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td>Check</td> <td>109732</td> <td>\$2,300.00</td> </tr> <tr> <td></td> <td>Check</td> <td>109731</td> <td>\$4,300.00</td> </tr> </tbody> </table> <p style="text-align: center;">C/O HILTON =GARDENS INN 180 SW 18TH AVE DB</p>	Payments:	Type	Detail	Amount		Check	109732	\$2,300.00		Check	109731	\$4,300.00	
Payments:	Type	Detail	Amount											
	Check	109732	\$2,300.00											
	Check	109731	\$4,300.00											
Total Amount:		\$6,600.00												

Customer Copy

THE BACK OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER. THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

COED-STIRLING ROAD LLC

via Hilton Garden Inn
180 SW 18th Avenue
Dania Beach, FL 33004

HSBC BANK USA

63-939
670

109732

109732


DATE
09/25/2015

AMOUNT
*****2,300.00*

PAY
TWO THOUSAND THREE HUNDRED AND XX / 100USDOLLARS

TO THE
ORDER
OF

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA BEACH, FL 33004



AUTHORIZED SIGNATURE



⑆ 109732⑆ ⑆ 057009390⑆ 197043925⑆

ORIGINAL DOCUMENT HAS RED KEYHOLE ICON THAT DISAPPEARS WITH HEAT



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000634

Date: 10/1/15

RECEIVED FROM:

Name: COED-STIRLING ROAD LLC

Address: C/O HILTON GARDENS INN

Address 2: 180 SW 18th Avenue

City/St/ZIP: DB

Service or Item	Amount
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$2300.00</u>
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$4300.00</u>

P/Z ITEM # 5042-33-52-0010 Cks. 109731 & 109732

LOCATION: 180 SW 18 Avenue, DB
Variance & Special Exception

APPLICANT: Sue Delegal, Billing, Cochran, Lyles

PREPARED BY: Donna Kirby

TOTAL DUE: \$6600.00