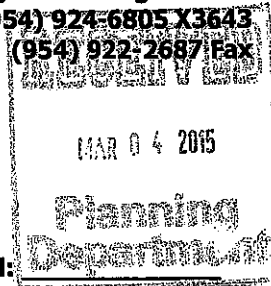




City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax



Standard Development Application

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

Date Rec'd: _____

Petition No.: SP-99-14

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 3001, 45th Street, Dania Beach, Florida

Lot(s): tract 10 Block: 3 Subdivision: section 3

Recorded Plat Name: POTVIN PLAT

Folio Number(s): see survey Legal Description: see survey

Applicant/Consultant/Legal Representative (circle one) IDEA Architects

Address of Applicant: 20900 NE 30th Ave Suite 914, Aventura

Business Telephone: 305 792-0015 Home: _____ Fax: _____

E-mail address: malewesque@absolute-idea.com

Name of Property Owner: Carol Potvin

Address of Property Owner: 5121 SW 25th Ave Dania Beach

Business Telephone: 1-754 234-5946 Home: 954 964 6398 Fax: _____

Explanation of Request: _____
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 1.27 Gross Acreage: 1.36 Prop. Square Footage: 1235 sf typical
Ground Floor

Existing Use: _____ Proposed Use: residential

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize CAROL POTVIN (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*)

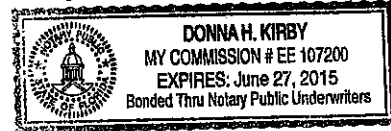
BEFORE ME THIS 4th DAY OF March, 2015

By:

Carol Potvin
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Donna H Kirby
(Signature of Notary Public - State of FL)



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.



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

June 11, 2015

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

**RE: Potvin Residential, 3001 45th Street, Dania Beach FL
 Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Potvin Residential development located west 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 receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://ocaaa.faa.gov/ocaaa/external/portal.jsp>.
- 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>.

- No building, structure or vegetation on the site may exceed 25 feet above ground level 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.

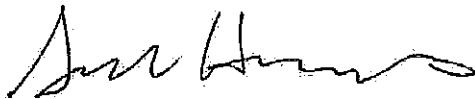
Adherence to these conditions is required for BCAD approval of the proposed Potvin residential development, and is based on the Site Plan, dated March 27, 2015, and the Architectural Plans, Sheet A-010, dated March 27, 2015, prepared by Idea Engineering Architecture. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. 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

Charles O. Buckalew

Consulting Engineering Services, Inc.

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

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

Fax: 926-7810

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

April 14, 2015

RE: Potin Subdivision Plat PB. 181 Pg 44
Site Plan: SP-039-14
Broward County, Florida
Response to Comments
Project No. 2014-092

Dear Ms. Lajoie,

The following is in response to the Site Plan Review Comments dated March 20, 2015.

Application Submittal:

1. **Plat Note:** Attached is the Application for a Plat Note Modification to there Potvin Subdivision Plat , a check for the review fee of \$ 1,500.
4. **Copy of Recorded Plat:**
14. **Water Demand:** Six Single Family homes @ 350 gallon per day per home = 2,100 Gallons per day.

General Comments:

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

Engineering Comments.

1. **Sign off From Broward County:** This will be provided at Building Permit submittal.
2. **Peak PM Traffic Flows:** $ITE = Ln(T) = 0.90Ln(X) + 0.53 = 6$
3. **Water and sewer service by Broward County Water and Wastewater services:** Confirmed service provided.
4. **Confirm Finished Floor elevation:** 7.50 NAVD
5. **Confirm Datum used:** NAVD 1988
6. **Paving Grading and drainage confirm perimeter berm ay 25 year three day storm event:** Confirmed.

Potvin Site Plan Review Comments

Page Two

7. Public sidewalk along SW 45 street will be dedicated. This will be done at building permit process.
8. Street width 20 feet : Confirmed with Fire Department.
9. Sidewalks and swales Owner is responsible for maintenance: The HOA documents will reflect this maintenance.
10. Projected Water sewer and solid waste demand:
Water @350 Gallons per day per unit = 2,100 Gallons per day.
Sewer : 6 Units @ 300 Gallons per day = 1,800 Gallons per day
Solid Waste: 6 Units at 10 pounds per week = 60 pounds
11. CAD File: See attached for final submittal.

Fire Department

5. Fire Flow Tests : This will be provided .
6. Flow demand calculations: See attached.
8. Flow Statement: See attached. Minimum 500 gallons required.
10. Water Main sized at 8 inches: Revised plans.

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

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

**Charles O. Buckalew
President
cc: Carol Potvin/ Idea Architects**

School board

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-1392-2013

County Number: 023-MP-13 Municipality Number: PL-30-13

Potvin Plat

June 30, 2015

Growth Management

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor

Fort Lauderdale, Florida 33301

Tel: (754) 321-2177 Fax: (754) 321-2179

www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
Date:	June 30, 2015	Single-Family:	7			Elementary:	2
Name:	Potvin Plat	Townhouse:				Middle:	1
SBBC Project Number:	SBBC-1392-2013	Garden Apartments:				High:	1
County Project Number:	023-MP-13	Mid-Rise:				Total:	4
Municipality Project Number:	PL-30-13	High-Rise:					
Owner/Developer:	Carol Potvin	Mobile Home:					
Jurisdiction:	Dania Beach	Total:	7				

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Collins	371	371	317	-54	-3	85.4%	2
Attucks	1,227	1,227	676	-551	-25	55.1%	61
Hollywood Hills	2,691	2,691	2,098	-593	-23	78.0%	9

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				15/16	16/17	17/18	18/19	19/20
Collins	319	-52	86%	342	354	376	369	353
Attucks	737	-490	60.1%	656	624	606	593	580
Hollywood Hills	2,107	-584	78.3%	2,116	2,085	2,068	2,055	2,048

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsae/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2014-15 Contract Permanent Capacity	2014-15 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				15/16	16/17	17/18
New Life Charter Academy	550	37	-513	37	37	37

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Collins	There are no capacity additions that will impact the FISH capacity of the school.
Attucks	There are no capacity additions that will impact the FISH capacity of the school.
Hollywood Hills	There are no capacity additions that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dse/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The application indicates that 4 single family units are approved by the existing plat, which generates 1 elementary school student. Staff reviewed the concurrent plat and site plan application for 7 (four or more bedroom) single family units, which are anticipated to generate 4 (2 elementary, 1 middle and 1 high school) students for a net increase of 3 students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2014/15 school year include Collins Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and from approved and vested developments anticipated to be built within three years, each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity, and is expected to maintain the current status through the 2016/17 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the project site in the 2014/15 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status. To ensure maximum utilization of the impacted CSAs, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital improvements scheduled in the currently Adopted District Educational Facilities Plan, FY 2014/15–2018/19, regarding pertinent impacted public schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2014/15 year or 180 days, whichever is greater, for a maximum of 7 (four or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on December 26, 2015. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-1392-2013 Meets Public School Concurrency Requirements

Yes No

Reviewed By:



Signature

Date

6/30/15

Lisa Wight

Name

Planner

Title

DAVIS
environmental
SOLUTIONS

TECHNICAL MEMORANDIUM

Date: April 28, 2014
To: Carol Potvin, Property Owner
From: Kate S. Davis, Davis Environmental Solutions, LLC. *KSD*
Copies: International Design, Engineering & Architecture
Subject: **Wildlife Survey**
3001 SW 44th Court, Dania Beach, Florida, 33312
Section 29, Township 50, Range 42, Broward County
Folio No. 50-42-29-55-0010

In accordance with Sec.250-10 Wildlife Protection Requirements of the Dania Beach, Florida Code of Ordinances, Davis Environmental Solutions, LLC. (DES) has completed a field investigation for the undeveloped parcel of land located at 3001 SW 44th Court, Dania Beach, Florida to determine the presence and potential habitat utilization of state and/or federally protected wildlife species within the subject property. The subject property is approximately 1.5-acres in size and is located in the southwest corner of the intersection of the SW 30 Avenue bridge and the Dania Cut Off Canal (See Figure 1 and 2). This technical memorandum and appendices present the methods and results of data collection and field investigation.

DATA COLLECTION

Publically available Geographic Information Systems (GIS) data sources were reviewed to determine if any state or federally protected wildlife species might occur within the area of the subject property as well as records of previous documented occurrences of these species within the appropriate, species-specific distance of the site. In addition, GIS data sources were reviewed to determine if suitable habitat for the listed species occurs on the subject property. Sources utilized for species occurrences and potential habitat within the project vicinity include: Florida Fish and Wildlife Conservation Commission (FWC) threatened and endangered species observation records, Florida Natural Areas Inventory (FNAI) elements occurrence records, U.S. Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI), U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) soil survey maps, South Florida Water Management District (SFWMD) Florida Land Use Cover Classification System (FLUCCS) data, historic photographic aeriels (1994 - 2013), and LABINS 2004 DOQQ true color aerial photography.

METHODOLOGY

Following the desktop review of the data collected, DES scientists conducted field investigations of the site on two separate events occurring on April 16th and 18th, 2014. On April 16, 2014, a pedestrian survey was conducted to effectively canvas the site area and record wildlife observations. Scientist returned to the site at dawn on April 18, 2014. Wildlife observational techniques consisted of both direct sightings and indirect observations (e.g., calls, scat, dens, tracks, burrows, feathers, scratchings, nests, or other evidence).

RESULTS

Habitat and Vegetation

The habitat at this location is generally unsuitable for most protected wildlife species. It is a small isolated upland that is surrounded on all sides by development. It is adjacent to a tidally connected canal, which provides habitat for marine species, the property itself has limited potential for protected wildlife utilization.

The dominant groundcover vegetation type present on the subject property consists of ruderal herbaceous species. Areas of the site have been maintained (mowed) to create access or a pathway to the back (northern) portion of the site. Approximately half of the property is dominated by mature live oak (*Quercus virginiana*) trees. Other species of trees and shrubs documented on-site consist of cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), rubber tree (*Ficus elastica*), and strangler fig (*Ficus aurea*).

Wildlife Review

Provided below is a discussion of the federal and state listed species with the potential to occur within the project area of Broward County based on the results of the desktop review.

The project falls within the Consultation Areas for the Everglades snail kite (*Rhostrammus sociabilis plumbeus*). No direct observations or suitable nesting or foraging habitat for the above species was observed on-site. Therefore, it is not anticipated that the proposed project will affect this species.

Although there is no designated Consultation Area or Critical Habitat for the threatened Eastern indigo snake (*Drymarchon corais couperi*), this species is known to occur in Broward County according to FWS. No direct evidence indicating the presence of Eastern Indigo Snakes was observed. The developed nature of the surrounding properties would make it an unlikely location for this species.

The Dania Cut Off Canal is Critical Habitat and within the Consultation Area for the West Indian manatee (*Trichechus manatus*). No sightings of this species were observed, however, the *Trichechus manatus* does utilize this waterway. The proposed upland project is not anticipated to affect this species, however, any in-water work should comply with 2011 Standard Manatee Construction.

The project also falls within the Core Foraging Area of two wood stork (*Mycteria americana*) nests (2B Melaleuca and unnamed nest-Broward Co.). The subject property does not contain wetlands and does not support wading bird foraging habitat. Based on the distance to appropriate foraging habitat, the site is also not suitable nesting habitat for the *Mycteria americana* or other wading bird species. Therefore, the proposed project is not anticipated to have an adverse impact on protected wading bird species.

The bald eagle (*Haliaeetus leucocephalus*) is no longer listed by the FWS and FWC but is protected under the Bald and Golden Eagle Protection Act (BGEPA) (16 U.S.C. 668-668d), as amended, and the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703-712). The closest documented bald eagle nest (BO002) to the project is a distance of approximately 17.5 miles and was last active in 2011. The proposed project will not affect this species.

Burrowing owls (*Athene cunicularia*) and gopher tortoise (*Gopherus polyphemus*) are both protected by state laws. *Athene cunicularia* is also protected by the federal MBTA and there have been several observations within approximately 2.5-miles of the site according to FWC observation records. The sandy soils and sparse tree canopy areas of the site could potentially provide habitat for both species, more so for *Athene cunicularia* than *Gopherus polyphemus*, due to the site's isolation from other potential *Gopherus polyphemus* habitats. Four small burrows (≤ 6 inches openings) were documented in the sandy area on the subject property adjacent to the canal, however, no animals were observed utilizing the burrows. A second site visit was conducted at dawn to verify utilization. Again, there were no observations of any wildlife utilizing the burrows. Due to the characteristics of the burrows and absence of animals, it is our professional opinion that the burrows are not being utilized by *Gopherus polyphemus* or *Athene*

cunicularia. It should be noted that it is breeding season (February – July) for *Athene cunicularia* and the burrows would have a high probability of utilization this time of year if they were being used by *Athene cunicularia*. Additionally, the burrows appear to be too small for *Gopherus polyphemus* and juvenile *Gopherus polyphemus* prefer areas with denser vegetation than the barren conditions found by the burrows. While no animal were observed, based on their characteristics and local field knowledge of this area, there is very high probability that the burrows were created and utilized by green iguanas (*Iguana iguana*). *Iguana iguana* are not native to Florida and are not protected by law. *Iguana iguana* are very common along canals and their burrows are frequently observed.

SUMMARY

The only wildlife observed on-site consisted of common species observed in urbanized areas of South Florida, such as: song birds (blue jay, mocking birds), brown anole, and butterflies (monarch, Gulf fritillary, Horace's duskywing). Additionally, green iguana burrows were observed. Green iguanas are an invasive exotic species that are causing multiple problems within the environment, including competition with native species and destabilization of berms and canal banks. None of the species documented on-site are protected species. Additionally, while the survey was not intended to document protected plant species, general observation of the site revealed no protected plant species or known critical habitat of listed species were found on-site. Multiple animal burrows were observed; however no *Gopherus Polyphemus*, *Athene cunicularia*, or their burrows were observed on-the subject property. In general, the subject property provides limited habitat value due to its isolated setting in a heavily urbanized area. Because of this, there is minimal suitable wildlife habitat for threatened and endangered species. Based on the results of this investigation, development of the site will not affect listed wildlife species.

APPENDICES

Appendix A: FNAI Tracking List for Broward County
Appendix B: FWS Species List for Broward County

FIGURES

Figure 1: Project Location Map
Figure 2: Wildlife Observations Map
Figure 3: SFWMD FLUCCS Map
Figure 4: NCS Soils Map
Figure 5: NWI Wetland Map



View of the northern portion of the property adjacent to the Dania Cut Off Canal.



View of the southern portion of the property with several large live oak trees.



View of mowed perimeter of the site.



Sandy soil conditions typical of the northern portion of the site located adjacent to the canal.



Typical groundcover conditions for the unmaintained area of the site consisting of ruderal vegetation.



Representative picture of the iguana burrows found on-site.



Burrow openings were all approximately six-inches or less.



Burrows were found in the northern area of the property in the sandy soils by the canal.



Representative photo of the iguana burrows found on-site.

APPENDIX A:
FNAI Tracking List for Broward County



tracking list

ABOUT FNAI STAFF PARTNERSHIPS CONTACT US

FNAI tracking list

BROWARD COUNTY

113 Total Elements Found
Last Updated: March 2014

Key

Scientific Name is linked to the FNAI Online Field Guides when available.

- links to [NatureServe Explorer](#), an online encyclopedia of more than 55,000 plants, animals, and natural communities in North America, compiled by the [NatureServe](#) network of natural heritage programs, of which the Florida Natural Areas Inventory is a member.

- links to a species distribution map ([Adobe SVG viewer](#) required). If your browser does not support Adobe SVG, try this [link](#)

[New Search](#)

SEARCH RESULTS

NOTE: This is not a comprehensive list of all species and natural communities occurring in the location searched. Only elements documented in the FNAI database are included.

Plants and Lichens

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Acrostichum aureum	Golden Leather Fern	G5	S3	N	LT
Aeschynomene pratensis	Meadow Jointvetch	G4	S1	N	LE
Argusia gnaphalodes	Sea Lavender	G4	S3	N	LE
Asplenium dentatum	American Toothed Spleenwort	G5	S1S2	N	LE
Asplenium serratum	American Bird's Nest Fern	G4	S1	N	LE
Chamaesyce cumulicola	Sand-dune Spurge	G2	S2	N	LE
Coccothrinax argentata	Silver Palm	G4	S3	N	LT
Conradina grandiflora	Large-flowered Rosemary	G3	S3	N	LT
Ctenitis sloanei	Florida Tree Fern	G5	S2	N	LE
Elytraria caroliniensis var. angustifolia	Narrow-leaved Carolina Scalystem	G4T2	S2	N	N

<u><i>Epidendrum nocturnum</i></u>		Night-scented Orchid	G4G5	S2	N	LE
<u><i>Jacquemontia reclinata</i></u>		Beach Jacquemontia	G1	S1	LE	LE
<u><i>Lantana depressa var. floridana</i></u>		Atlantic Coast Florida Lantana	G2T1	S1	N	LE
<i>Lechea cernua</i>		Nodding Pinweed	G3	S3	N	LT
<i>Okenia hypogaea</i>		Burrowing Four-o'clock	G3?	S2	N	LE
<u><i>Ophioglossum palmatum</i></u>		Hand Fern	G4	S2	N	LE
<u><i>Polygala smallii</i></u>		Tiny Polygala	G1	S1	LE	LE
<i>Roystonea elata</i>		Florida Royal Palm	G2G3	S2	N	LE
<i>Swietenia mahagoni</i>		West Indies Mahogany	G3G4	S3	N	LT
<i>Tillandsia flexuosa</i>		Banded Wild-pine	G5	S3	N	LT
<i>Trichostigma octandrum</i>		Hoop Vine	G4G5	S1	N	LE
<u><i>Zanthoxylum coriaceum</i></u>		Biscayne Prickly Ash	G4?	S1	N	LE

Corals

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Eusmilia fastigiata</i>	Flower Coral	G3G4	S3	N	N
<i>Mussa angulosa</i>	Large Flower Coral	G3G4	S2	N	N

Clams and Mussels

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Villosa amygdala</i>	Florida Rainbow	G3	S3	N	N

Snails and Allies


EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Cochlodinella poeyana</i>	Truncate Urocoptid	G1G2	S1S2	N	N
<i>Sterkia eyriesii</i>	Caribbean Birddrop	G3G5	S1S2	N	N

Crabs, Crayfishes, and Shrimps






EXPLANATION

Scientific Name	Common Name
-----------------	-------------

			Global Rank	State Rank	Federal Status	State Status
<i>Goniopsis cruentata</i>		Mangrove Crab	G5	S3S4	N	N














Beetles

EXPLANATION

Scientific Name		Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Cicindela scabrosa</i>		Scrub Tiger Beetle	G3	S3	N	N
<i>Desmopachria cenchraxis</i>		Fig Seed Diving Beetle	G1	S1	N	N
<i>Ischyrus dunedinensis</i>		Three Spotted Pleasing Fungus Beetle	G2G3	S2S3	N	N
<i>Micronaspis floridana</i>		Florida Intertidal Firefly	G1G3	S1S3	N	N
<i>Phyllophaga elongata</i>		Elongate June Beetle	G3	S3	N	N

Butterflies and Moths

EXPLANATION

Scientific Name		Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Anthanassa frisia</i>		Cuban Crescent	G5	S1	N	N
<i>Aphrissa neleis</i>		Pink-spot Sulphur	GU	SU	N	N
<i>Aphrissa statira</i>		Statira	G5	S2S3	N	N
<i>Applias drusilla</i>		Florida White	G4G5	S2S3	N	N
<i>Eumaeus atala</i>		Atala	G4	S2	N	N
<i>Kricogonia lyside</i>		Lyside Sulphur	G5	S1	N	N
<i>Ministrymon azla</i>		Gray Ministreak	G5	S1	N	N
<i>Neonympha helicta dadeensis</i>		Helicta Satyr	G3G4T1T3Q	S1S3	N	N
<i>Papilio andraemon bonhotei</i>		Bahamian Swallowtail	G4G5T3	S1	N	N
<i>Polites baracoa</i>		Baracoa Skipper	G4	S3	N	N
<i>Siproeta stelenes</i>		Malachite	G5	S2	N	N
<i>Strymon acis bartrami</i>		Bartram's Scrub-Hairstreak	G4T1	S1	C	N
<i>Strymon martialis</i>		Martial Scrub-Hairstreak	G3G5	S2S3	N	N

Fishes

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Ctenogobius stigmaturus</i>	Spottail Goby	G2	S2	N	N
<i>Rivulus marmoratus</i>	Mangrove Rivulus	G4G5	S3	SC	SSC

Amphibians

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Lithobates capito</i>	Carolina Gopher Frog	G3	S3	N	SSC

Reptiles























































EXPLANATION








Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Alligator mississippiensis</i>	American Alligator	G5	S4	SAT	FT (S/A)
<i>Caretta caretta</i>	Loggerhead Sea Turtle	G3	S3	LE, LT	FT
<i>Chelonia mydas</i>	Green Sea Turtle	G3	S2	LE	FE
<i>Crocodylus acutus</i>	American Crocodile	G2	S2	LT	FT
<i>Crotalus adamanteus</i>	Eastern Diamondback Rattlesnake	G4	S3	N	N
<i>Dermodochelys coriacea</i>	Leatherback Sea Turtle	G2	S2	LE	FE
<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S3	LT	FT
<i>Eretmochelys imbricata</i>	Hawksbill Sea Turtle	G3	S1	LE	FE
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST
<i>Lampropeltis getula</i>	Common Kingsnake	G5	S2S3	N	N
<i>Sceloporus woodi</i>	Florida Scrub Lizard	G3	S3	N	N
<i>Tantilla oolitica</i>	Rim Rock Crowned Snake	G1G2	S1S2	N	ST

Birds

EXPLANATION






Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	G2	S2	LT	FT
<i>Aramus quarauna</i>	Limpkin	G5	S3	N	SSC
<i>Ardea alba</i>	Great Egret	G5	S4	N	N

<i>Ardea herodias occidentalis</i>			Great White Heron	G5T2	S2	N	N
<i>Athene cunicularia floridana</i>			Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Buteo brachyurus</i>			Short-tailed Hawk	G4G5	S1	N	N
<i>Caracara cheriway</i>			Crested Caracara	G5	S2	LT	FT
<i>Charadrius melodus</i>			Piping Plover	G3	S2	LT	FT
<i>Egretta caerulea</i>			Little Blue Heron	G5	S4	N	SSC
<i>Egretta thula</i>			Snowy Egret	G5	S3	N	SSC
<i>Egretta tricolor</i>			Tricolored Heron	G5	S4	N	SSC
<i>Elanoides forficatus</i>			Swallow-tailed Kite	G5	S2	N	N
<i>Elanus leucurus</i>			White-tailed Kite	G5	S1	N	N
<i>Eudocimus albus</i>			White Ibis	G5	S4	N	SSC
<i>Falco columbarius</i>			Merlin	G5	S2	N	N
<i>Falco peregrinus</i>			Peregrine Falcon	G4	S2	N	N
<i>Falco sparverius paulus</i>			Southeastern American Kestrel	G5T4	S3	N	ST
<i>Grus canadensis pratensis</i>			Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Haematopus palliatus</i>			American Oystercatcher	G5	S2	N	SSC
<i>Haliaeetus leucocephalus</i>			Bald Eagle	G5	S3	N	N
<i>Hydroprogne caspia</i>			Caspian Tern	G5	S2	N	N
<i>Ixobrychus exilis</i>			Least Bittern	G5	S4	N	N
<i>Mycteria americana</i>			Wood Stork	G4	S2	LE	FE
<i>Nyctanassa violacea</i>			Yellow-crowned Night-heron	G5	S3	N	N
<i>Nycticorax nycticorax</i>			Black-crowned Night-heron	G5	S3	N	N
<i>Pandion haliaetus</i>			Osprey	G5	S3S4	N	SSC*
<i>Pelecanus occidentalis</i>			Brown Pelican	G4	S3	N	SSC
<i>Picoides villosus</i>			Hairy Woodpecker	G5	S3	N	N
<i>Platalea ajaja</i>			Roseate Spoonbill	G5	S2	N	SSC
<i>Plegadis falcinellus</i>			Glossy Ibis	G5	S3	N	N

<i>Rallus longirostris scottii</i>		Florida Clapper Rail	G5T3?	S3?	N	N
<i>Rostrhamus sociabilis plumbeus</i>		Snail Kite	G4G5T2	S2	LE	FE
<i>Rynchops niger</i>		Black Skimmer	G5	S3	N	SSC
<i>Setophaga discolor paludicola</i>		Florida Prairie Warbler	G5T3	S3	N	N
<i>Sternula antillarum</i>		Least Tern	G4	S3	N	ST
<i>Thalasseus maximus</i>		Royal Tern	G5	S3	N	N
<i>Thalasseus sandvicensis</i>		Sandwich Tern	G5	S2	N	N
<i>Vireo altilloquus</i>		Black-whiskered Vireo	G5	S3	N	N

Mammals








EXPLANATION

Scientific Name		Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Neofiber alleni</i>		Round-tailed Muskrat	G3	S3	N	N
<i>Podomys floridanus</i>		Florida Mouse	G3	S3	N	SSC
<i>Puma concolor coryi</i>		Florida Panther	G5T1	S1	LE	FE
<i>Trichechus manatus</i>		Manatee	G2	S2	LE	FE
<i>Ursus americanus floridanus</i>		Florida Black Bear	G5T2	S2	N	ST*

Natural Communities

DESCRIPTION

EXPLANATION

Scientific Name		Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Beach dune</i>			G3	S2	N	N
<i>Coastal strand</i>			G3	S2	N	N
<i>Hydric hammock</i>			G4	S4	N	N
<i>Maritime hammock</i>			G3	S2	N	N
<i>Mesic hammock</i>			G3	S3?	N	N
<i>Scrub</i>			G2	S2	N	N
<i>Strand swamp</i>			G2	S2	N	N

Other Elements

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Bird Rookery</i>		G5	SNR	N	N
<i>Manatee Aggregation Site</i>		GNR	SNR	N	N

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APPENDIX B:
FWS Species List for Broward County



U.S. Fish & Wildlife Service

Environmental Conservation Online System

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- [Species By County Report](#)

Species By County Report

The following report contains Species that are known to or are believed to occur in this county. Species with range unrefined past the state level are now excluded from this report. If you are looking for the Section 7 range (for Section 7 Consultations), please visit the IPaC application.

County: Broward, FL

Group	Name	Population	Status	Lead Office	Recovery Plan Name	Recovery Plan Action Status	Recovery Plan Stage
Birds	<u>Everglade snail kite</u> <i>(Rostrhamus sociabilis plumbeus)</i>	FL pop.	Endangered	South Florida Ecological Services Field Office	South Florida Multi- Species Recovery Plan (68 spp.)	View Implementation Progress	Final
	<u>Wood stork</u> <i>(Mycteria americana)</i>	AL, FL, GA, SC	Endangered	North Florida Ecological Services Field Office	Revised Recovery Plan for the U.S. Breeding Population of the Wood Stork	View Implementation Progress	Final Revision 1
	<u>Audubon's crested caracara</u> <i>(Polyborus plancus auduboni)</i>	FL pop.	Threatened	South Florida Ecological Services Field Office	South Florida Multi- Species Recovery Plan (68 spp.)	View Implementation Progress	Final
	<u>Red knot</u> <i>(Calidris canutus rufa)</i>		Proposed Threatened	New Jersey Ecological Services Field Office			
Flowering Plants	<u>Okeechobee gourd</u> <i>(Cucurbita okeechobeensis ssp. okeechobeensis)</i>		Endangered	South Florida Ecological Services Field Office	South Florida Multi- Species Recovery Plan (68 spp.)	View Implementation Progress	Final
	<u>Beach jacquemontia</u> <i>(Jacquemontia reclinata)</i>		Endangered	South Florida Ecological Services Field Office	South Florida Multi- Species Recovery Plan (68 spp.)	View Implementation Progress	Final
	<u>Tiny polygala</u> <i>(Polygala smallii)</i>		Endangered	South Florida Ecological Services Field Office	South Florida Multi- Species Recovery Plan (68 spp.)	View Implementation Progress	Final
Mammals	<u>West Indian Manatee</u> <i>(Trichechus manatus)</i>	Entire	Endangered	North Florida Ecological Services Field Office	Florida Manatee Recovery Plan, Third Revision	View Implementation Progress	Final Revision 3
	<u>Florida panther</u> <i>(Puma (=Felis) concolor coryi)</i>		Endangered	South Florida Ecological Services Field Office	Recovery Plan Puerto Rican Population of the West Indian (Antillean) Manatee Third Revision of the Florida Panther Recovery Plan	View Implementation Progress	Final
						View Implementation Progress	Final Revision 3

<u>Group</u>	<u>Name</u>	<u>Population</u>	<u>Status</u>	<u>Lead Office</u>	<u>Recovery Plan Name</u>	<u>Recovery Plan Action Status</u>	<u>Recovery Plan Stage</u>
	<u>Southeastern beach mouse</u> <i>(Peromyscus polionotus niveiventris)</i>	U.S.A.(FL)	Threatened	<u>North Florida Ecological Services Field Office</u>	<u>Anastasia Island/Southeast Beach Mice (2 spp.)</u>	<u>View Implementation Progress</u>	<u>Final</u>
	<u>Puma</u> <i>(=mountain lion) (Puma (=Felis) concolor (all subsp. except coryi))</i>	FL	Similarity of Appearance (Threatened)	<u>Office Of The Regional Director</u>	-	-	-
Reptiles	<u>American alligator</u> <i>(Alligator mississippiensis)</i>	Entire	Similarity of Appearance (Threatened)	<u>Office Of The Regional Director</u>	-	-	-
	<u>Hawksbill sea turtle</u> <i>(Eretmochelys imbricata)</i>	Entire	Endangered	<u>North Florida Ecological Services Field Office</u>	<u>Recovery Plan for U.S. Pacific Populations of the Hawksbill Turtle</u>	<u>View Implementation Progress</u>	<u>Final Revision 1</u>
					<u>Recovery Plan for the Hawksbill Turtle in the U.S. Caribbean, Atlantic and Gulf of Mexico</u>	<u>View Implementation Progress</u>	<u>Final Revision 1</u>
	<u>Leatherback sea turtle</u> <i>(Dermochelys coriacea)</i>	Entire	Endangered	<u>North Florida Ecological Services Field Office</u>	<u>Recovery Plan for U.S. Pacific Populations of the Leatherback Turtle</u>	<u>View Implementation Progress</u>	<u>Final Revision 1</u>
					<u>Recovery Plan for Leatherback Turtles in the U.S. Caribbean, Atlantic, and Gulf of Mexico</u>	<u>View Implementation Progress</u>	<u>Final Revision 1</u>
	<u>Green sea turtle</u> <i>(Chelonia mydas)</i>	FL, Mexico nesting pops.	Endangered	<u>North Florida Ecological Services Field Office</u>	<u>Recovery Plan for U.S. Pacific Populations of the East Pacific Green Turtle</u>	<u>View Implementation Progress</u>	<u>Final Revision 1</u>
					<u>Recovery Plan for U.S. Population of Atlantic Green Turtle</u>	<u>View Implementation Progress</u>	<u>Final Revision 1</u>
					<u>Recovery Plan for the Northwest Atlantic Population of the Loggerhead Sea Turtle (Caretta caretta); Second Revision</u>	<u>View Implementation Progress</u>	<u>Final Revision 2</u>
	<u>Loggerhead sea turtle</u> <i>(Caretta caretta)</i>	Northwest Atlantic DPS	Threatened	<u>North Florida Ecological Services Field Office</u>	<u>Population of the Loggerhead Sea Turtle (Caretta caretta); Second Revision</u>	<u>View Implementation Progress</u>	<u>Final Revision 2</u>
	<u>Eastern indigo snake</u> <i>(Drymarchon corais couperii)</i>	Entire	Threatened	<u>Mississippi Ecological Services Field Office</u>	<u>Eastern Indigo Snake</u>	<u>View Implementation Progress</u>	<u>Final</u>
	<u>American crocodile</u> <i>(Crocodylus acutus)</i>	FL pop.	Threatened	<u>South Florida Ecological Services Field Office</u>	<u>South Florida Multi-Species Recovery Plan (68 spp.)</u>	<u>View Implementation Progress</u>	<u>Final</u>
	<u>Gopher tortoise</u> <i>(Gopherus polyphemus)</i>	eastern	Candidate	-	-	-	-


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FIGURE 1:
Project Location Map



Legend



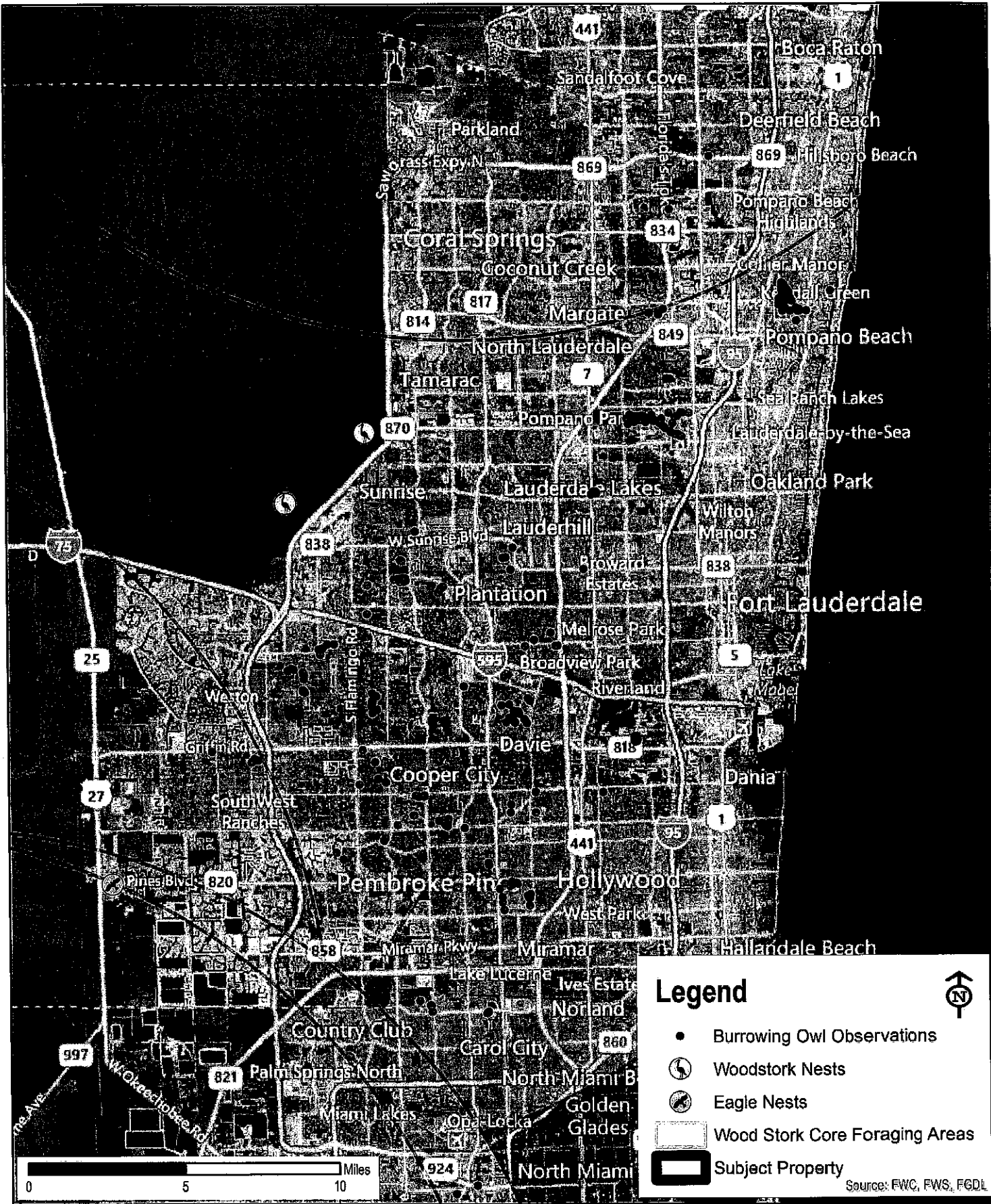
 Subject Property

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Wildlife Survey
 3001 SW 44th Court, Dania Beach
 Broward County, Florida
 Section 29, Township 50, Range 42

Figure 1:
Project Location
Map

FIGURE 2:
Wildlife Observations Map

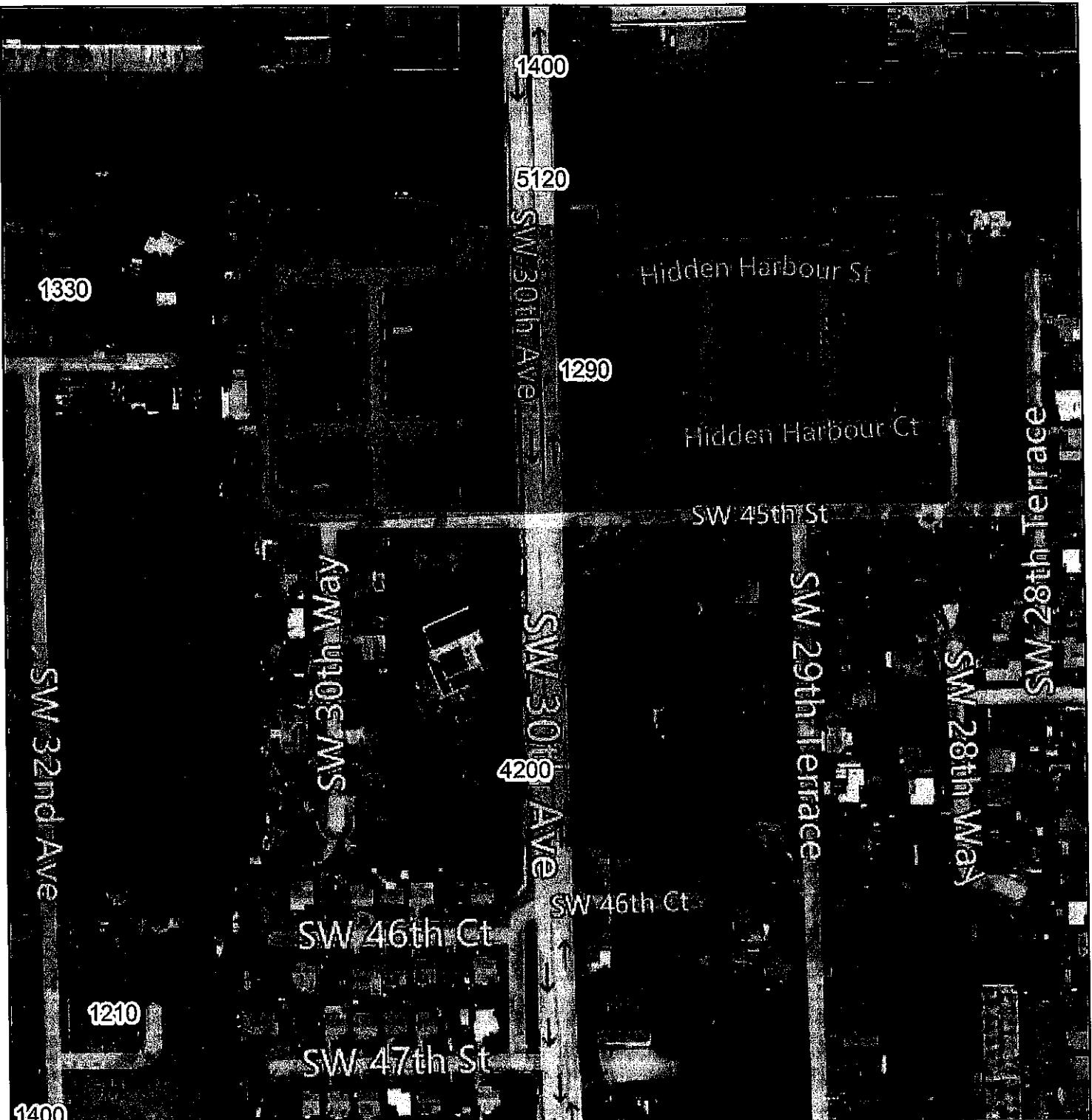


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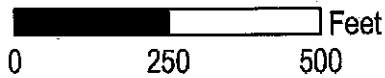
Wildlife Survey
 3001 SW 44th Court, Dania Beach
 Broward County, Florida
 Section 29, Township 50, Range 42

Figure 2:
Wildlife Observations
Map

**FIGURE 3:
SFWMD FLUCCS Map**



Legend



SFWMD FLUCCS 2004

- 1210 - RESIDENTIAL, MEDIUM DENSITY (TWO-FIVE DWELLING UNITS PER ACRE)
- 1290 - RESIDENTIAL, MEDIUM DENSITY (TWO-FIVE DWELLING UNITS PER ACRE)
- 1330 - RESIDENTIAL, HIGH DENSITY (SIX OR MORE DWELLING UNITS PER ACRE)
- 1400 - COMMERCIAL AND SERVICE
- 4200 - UPLAND HARDWOOD FORESTS
- 5120 - STREAMS AND WATERWAYS
- Subject Property

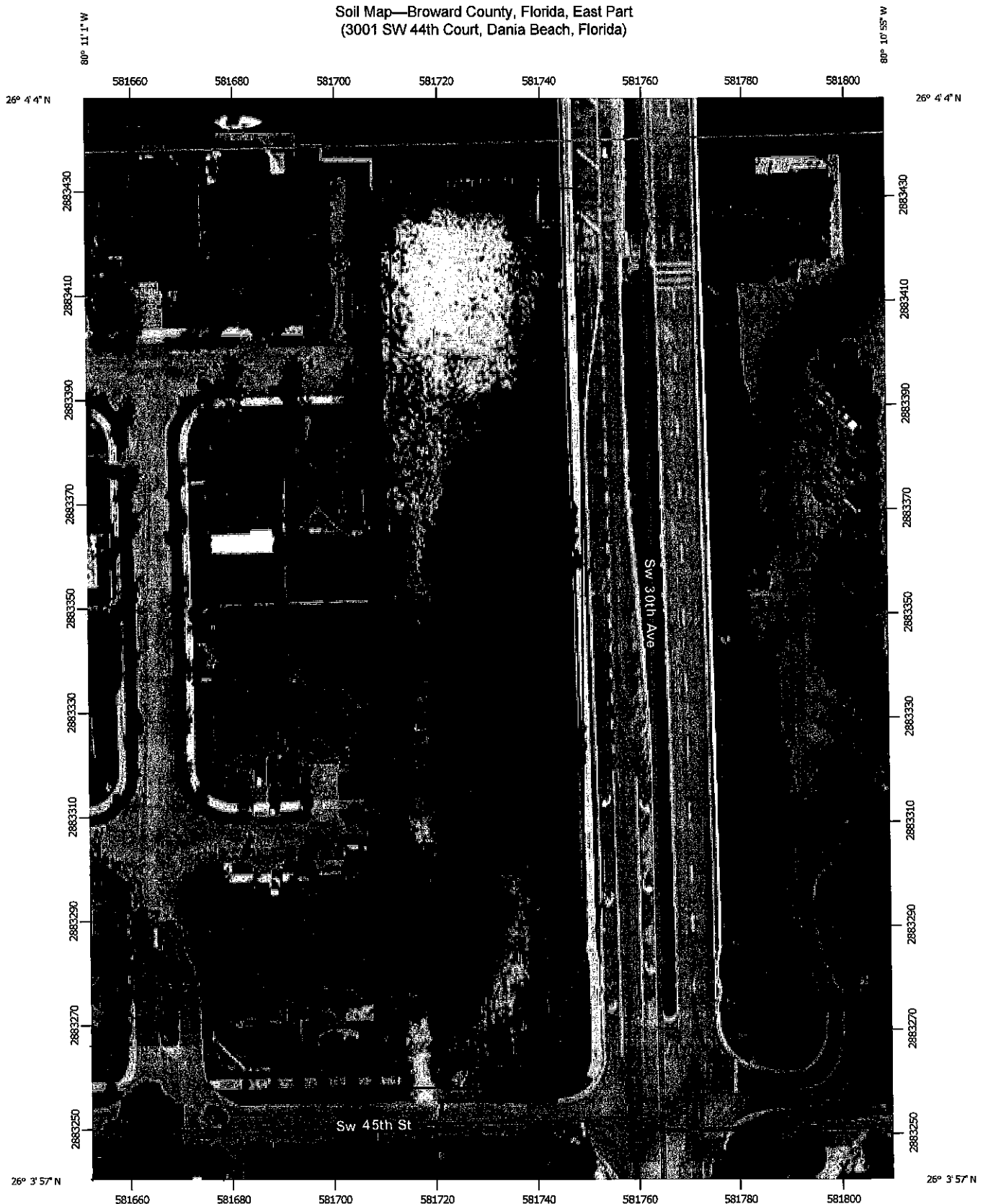
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 Broward County, Florida
 Section 29, Township 50, Range 42

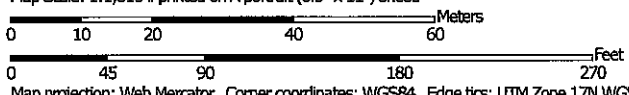
Figure 3:
SFWMD FLUCCS
Map

**FIGURE 4:
NCS Soils Map**

Soil Map—Broward County, Florida, East Part
 (3001 SW 44th Court, Dania Beach, Florida)







































Map Scale: 1:1,010 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Soil Map—Broward County, Florida, East Part
(3001 SW 44th Court, Dania Beach, Florida)

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 8, Dec 20, 2013

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

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

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

Map Unit Legend

Broward County, Florida, East Part (FL606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Basinger fine sand, 0 to 2 percent slopes	1.6	97.9%
19	Margate fine sand	0.0	2.1%
Totals for Area of Interest		1.6	100.0%

FIGURE 5:
NWI Wetland Map

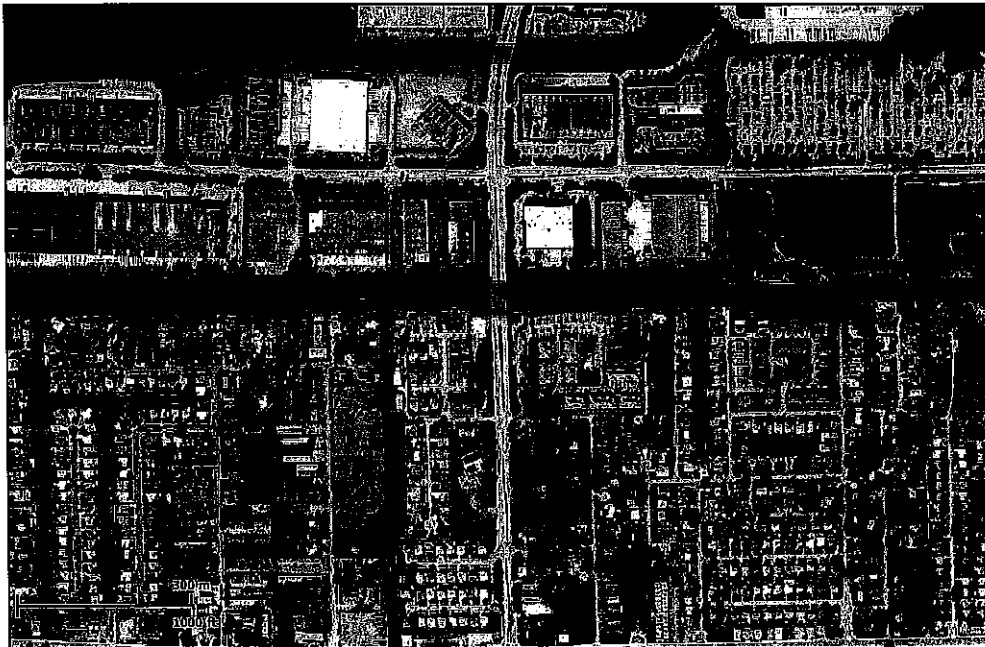


U.S. Fish and Wildlife Service









National Wetlands Inventory

3001 SW 44th
Court, Dania
Beach, Florida

Apr 28, 2014



Wetlands

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks: