



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

Standard Development Application

RECEIVED
 JAN 07 2016

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

Date Rec'd: _____
 BY: _____
 Petition No.: OT-008-16

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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Location Address: 4600-4607 S.W. 44th Avenue

Lot(s): A (part), B Block: N/A Subdivision: Griffin New River

Recorded Plat Name: Griffin New River Plat (159/18)

Folio Number(s): 504125280020, 504125280010 Legal Description: Please see attached site plan package.

Applicant/ Consultant / Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc.

Address of Applicant: 808 E. Las Olas Boulevard #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: N/A Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Griffin Commercial Center, LLC

Address of Property Owner: 1845 Cordova Road #206, Fort Lauderdale, FL 33316

Business Telephone: 954-522-4500 Home: N/A Fax: 954-525-5244

Explanation of Request: Waiver Request. See attached.
 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: 4.6 Gross Acreage: 4.6 Prop. Square Footage: 200,975 s.f.

Existing Use: Industrial Proposed Use: Industrial



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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Leigh Robinson Kerr & Associates, (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 24th DAY OF November, 2015

By:

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

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



Personally known or Produced Identification _____
Type of identification produced: _____ or Drivers License _____

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

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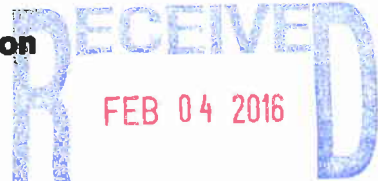
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Revised – 8-23-11 As per City Commission Approval Resolution #2011-090



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VA-26-16.
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Date/Rec'd: _____

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The foregoing instrument
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By: [Signature]
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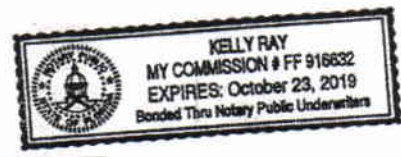
BEFORE ME THIS 24th DAY OF November, 2015

By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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RECEIVED
NOV 25 2015
Planning Department

Standard Development Application

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- Variance
- Other: _____

Date Rec'd: _____

Petition No.: _____

VA-120-15

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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"

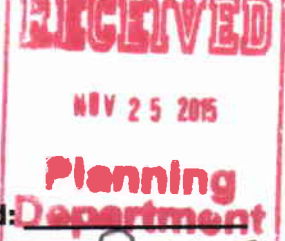
Revised – 8-23-11 As per City Commission Approval Resolution #2011-090



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-125-15

(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: 4600-4607 S.W. 44th Avenue

Lot(s): A (part), B Block: N/A Subdivision: Griffin New River

Recorded Plat Name: Griffin New River Plat (159/18)

Folio Number(s): 504125280020, 504125280010 Legal Description: Please see attached.

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc.

Address of Applicant: 808 E. Las Olas Boulevard #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: N/A Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Griffin Commercial Center, LLC

Address of Property Owner: 1845 Cordova Road #206, Fort Lauderdale, FL 33316

Business Telephone: 954-522-4500 Home: N/A Fax: 954-525-5244

Explanation of Request: Site plan approval. See attached.
For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: 4.6 Gross Acreage: 4.6 Prop. Square Footage: 200,975 s.f.

Existing Use: Industrial Proposed Use: Industrial

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
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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

CR

RECEIVED
BROWARD COUNTY



2015 DEC 31 AM 9:48
BOARD OF COUNTY COMMISSIONERS
WATER AND WASTEWATER SERVICES (WWS)
2555 W. COPANS RD., BLDG: 1
POMPANO BEACH FL 33069
(954) 831-3250 FAX (954) 831-0789

FIRE HYDRANT PRESSURE & FLOW TEST APPLICATION

Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment. Please include a map or sketch illustrating the location of the testing area or hydrants to be tested.

(1) APPLICATION FOR:

- 24-Hour Pressure Test with Chart Reading.....\$150.00
- Pressure and Flow Test including 24 hour chart recording.....\$200.00
- Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Chris Lips
Contact Person

(3) COMPANY NAME: Craven Thompson & Associates

(4) MAILING ADDRESS: 3563 NW 53rd Street, Fort Lauderdale, FL 33309
Number, Street, City, State and Zip Code

(5) LOCATION ADDRESS: 4600 & 4607 SW 44th Avenue, Dania Beach, FL
Number, Street, City, and Zip Code

(6) PHONE NO: 954-739-6400 **FAX NO:** 954-739-6409

(7) E-MAIL ADDRESS: clips@craventhompson.com

(8) SIGNATURE: William C Lips **DATE:** 12/29/2015

Allow a maximum of ten (10) working days to be notified of results of test(s).
Customer is contacted by phone.

APPLICATION PACKAGE CAN BE SUBMITTED BY:

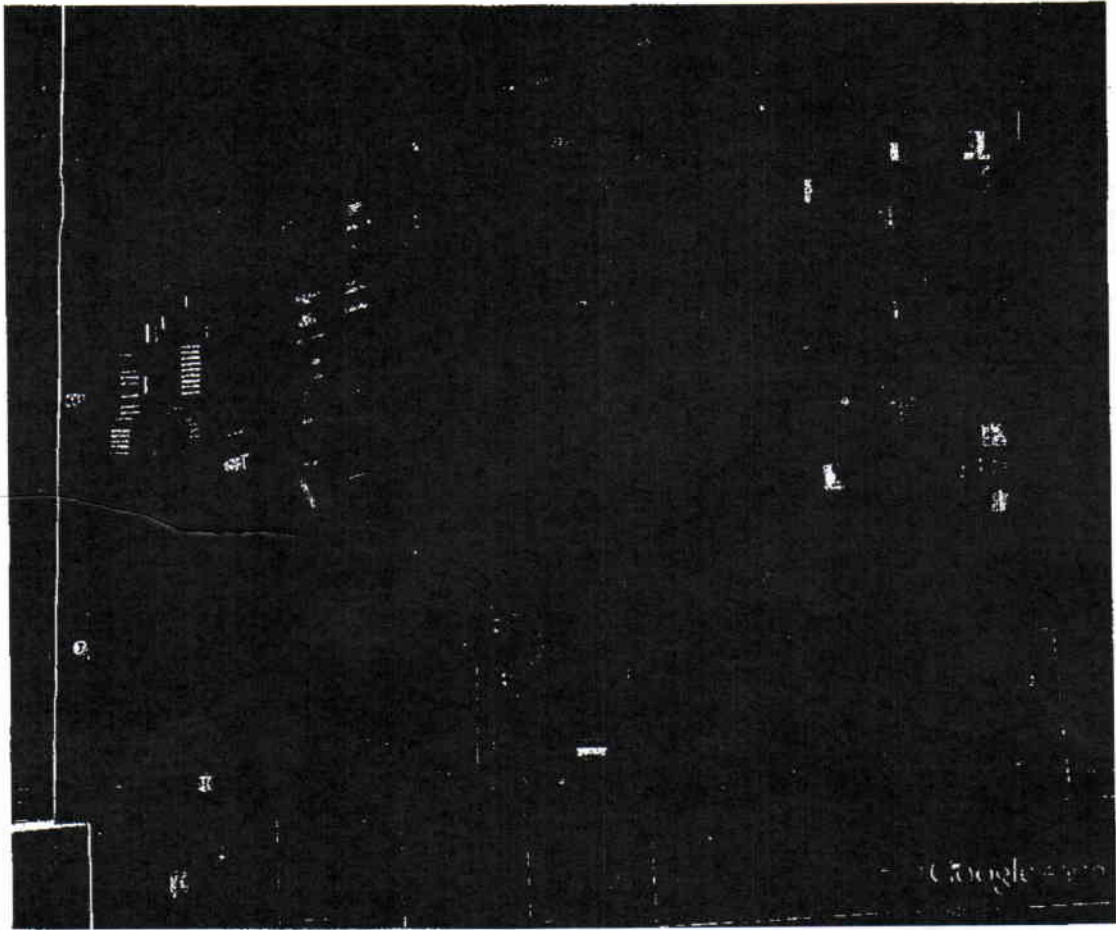
Mail: Broward County WWS
PO Box 669300
Pompano Beach, FL 33066-9300

In Person: Broward County WWS
Customer Service Office
2555 W. Copans Rd., Bldg. 1
Pompano Beach, FL 33069

DATE RCVD. 12/30/15
CHECK # 22330
PAID AMT. 5200
CSR INITIALS DAG

MAKE CHECKS PAYABLE TO: Broward County WWS

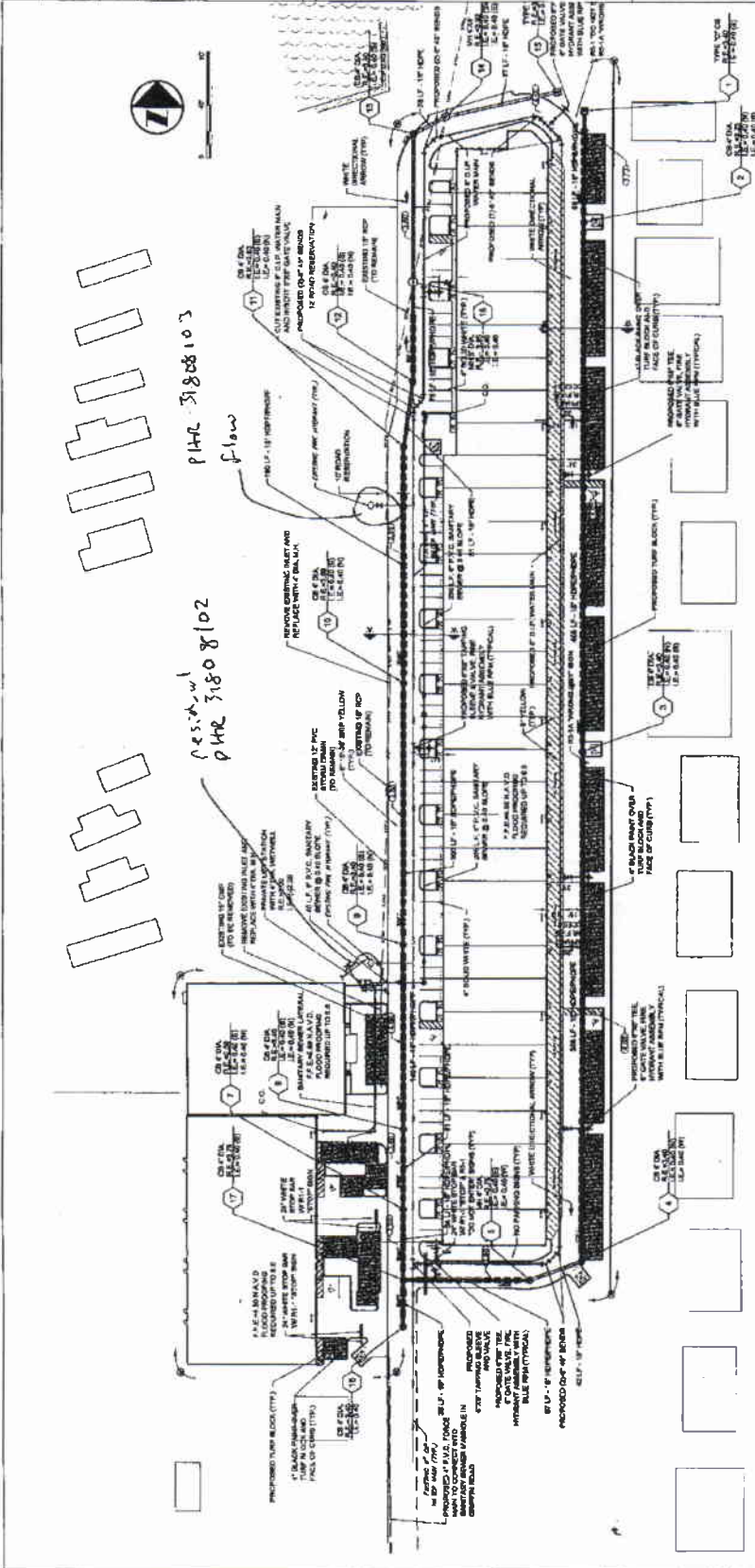
W/O 672484



Google earth

feet 1000
meters 300





PROPOSED DRAINAGE LEGEND:

- 1 DRAINAGE STRUCTURE NUMBER
- 2.0 NEW ELEVATION
- 3.0 EXISTING ELEVATION
- 4.0 PIPE ELEVATION
- 5.0 PROPOSED DRAINAGE MANHOLE
- 6.0 PROPOSED DRAINAGE CATCH BASIN
- 7.0 PROPOSED DRAINAGE TRENCH
- 8.0 PROPOSED DRAINAGE CLEAN OUT (R/S)
- 9.0 PROPOSED DRAINAGE FLARE
- 10.0 PROPOSED DRAINAGE WALL

PROPOSED WATER AND SEWER LEGEND:

- 1.0 FIRE HYDRANT ASSEMBLY
- 2.0 WATER VALVE
- 3.0 WATER METER
- 4.0 WATERLINE (W)
- 5.0 SLOTTED WATER MAIN
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Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR31808102
Operational Status	Operational
Anti-Terrorist Valve	Not Known
Location	4607 SW 44 Ave
Cross Street	Griffin Rd
City	Dania Beach
Zip Code	33314
State Plane Northing	629,969
State Plane Easting	916,981
Year Installed	1976
Supplemental Info	Survey



FLOW TEST CRAVEN & THOMPSON
4600 & 4607 SW 44 AVE DANIA
W/O 672484

Approx. Scale: 1 inch = 207 feet

Data Date: 12-18-2015 at 15:17:39
 BCWWS Facilities GIS information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 1IN = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.



One Inch At Original Size

916950:630194



Public Works Department
WATER AND WASTEWATER SERVICES
 2555 West Copans Road, Pompano Beach, Florida 954-831-0704 FAX 954-831-0708

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 1/7/16

WORK ORDER: 672484

CUSTOMER NAME: Craven Thompson & Associates

PHONE # 954 739 6400 FAX# 954 739 6409

LOCATION: 4600 & 4607 SW 44 Ave Dania Bch

HYDRANT #1: PHR31808102 LOGGER SN# 341205

HYDRANT #2: PHR31808103 LOGGER SN# 341200

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	1/6/16	8:57:25 AM	76.859 PSI
RESIDUAL	1/6/16	9:12:15 AM	38.357 PSI

HYDRANT # 2	DATE	TIME	
FLOW	1/6/16	9:10:15 AM	975.8 GPM
PRESSURE	1/6/16	9:10:15 AM	49.085 PSI

Flow calculated with a discharge coefficient of .90

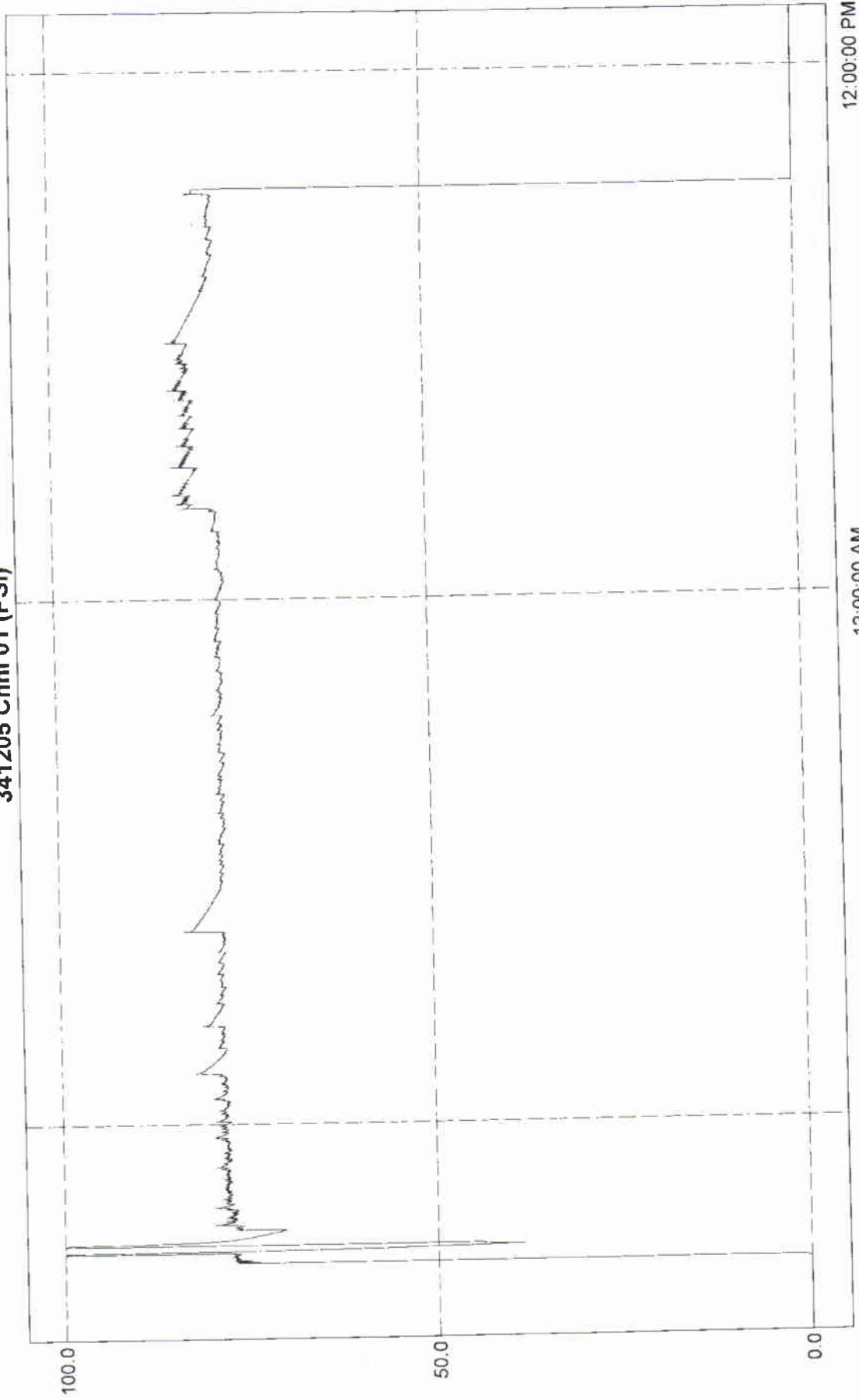
EQUIPMENT USED:

TELOGER model HPR-31 SN# 341205

TELOGER model HPR-31 SN# 341200

POLLARD DIFFUSER 2.5 in

341205 Chnl 01 (PSI)



12:00:00 PM
1/7/2016

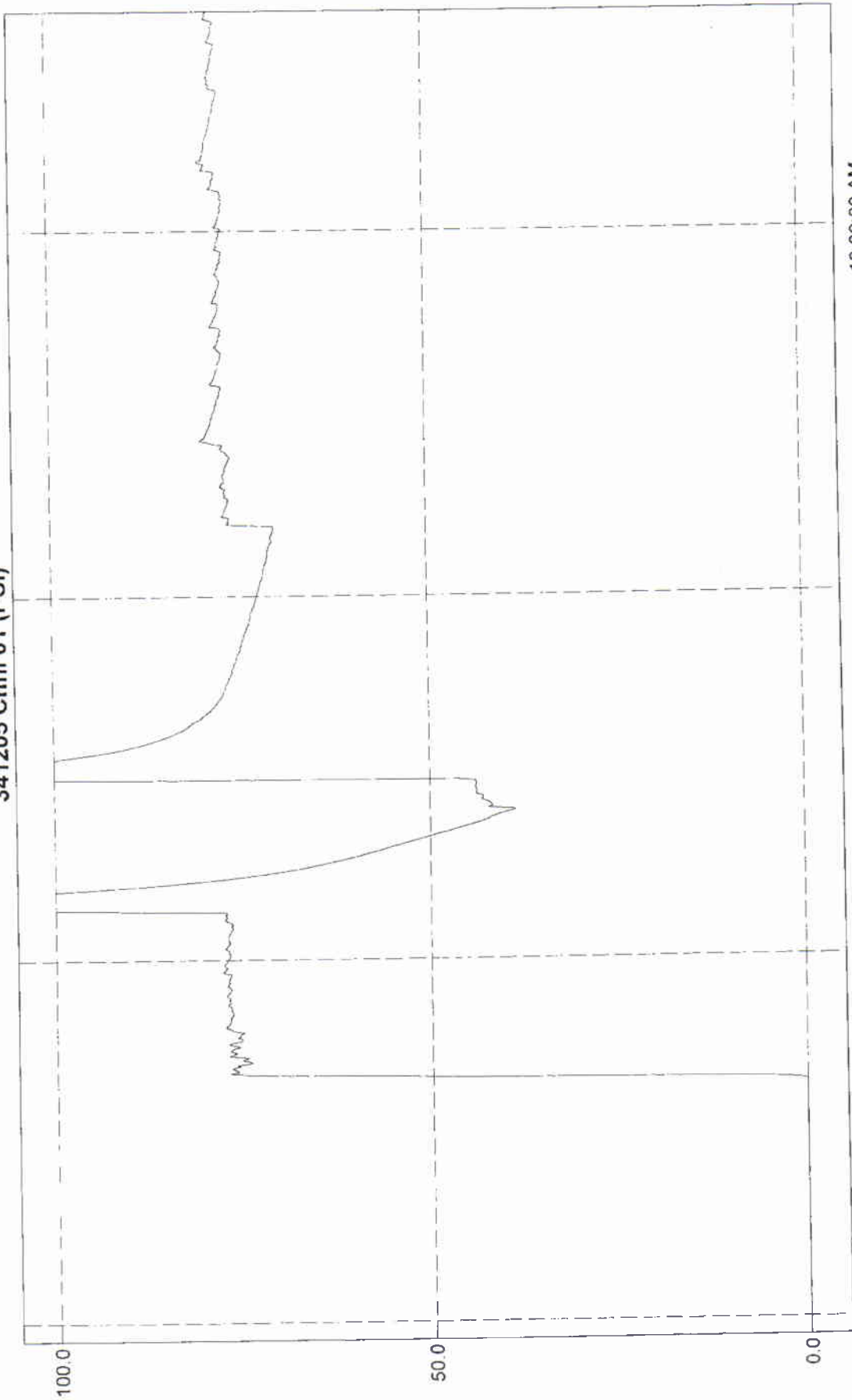
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1/7/2016

12:00:00 PM
1/6/2016

Channel Plot 1:

	Time	341205 Chnl 01 Avg
1309	1/6/2016 8:55:50 AM	76.77534
1310	1/6/2016 8:55:55 AM	76.63492
1311	1/6/2016 8:56:00 AM	76.60683
1312	1/6/2016 8:56:05 AM	76.663
1313	1/6/2016 8:56:10 AM	76.74725
1314	1/6/2016 8:56:15 AM	77.19658
1315	1/6/2016 8:56:20 AM	77.14042
1316	1/6/2016 8:56:25 AM	76.94383
1317	1/6/2016 8:56:30 AM	76.80342
1318	1/6/2016 8:56:35 AM	76.77534
1319	1/6/2016 8:56:40 AM	77.11234
1320	1/6/2016 8:56:45 AM	76.97192
1321	1/6/2016 8:56:50 AM	76.8315
1322	1/6/2016 8:56:55 AM	76.94383
1323	1/6/2016 8:57:00 AM	77.337
1324	1/6/2016 8:57:05 AM	77.337
1325	1/6/2016 8:57:10 AM	77.14042
1326	1/6/2016 8:57:15 AM	77.08425
1327	1/6/2016 8:57:20 AM	76.94383
1328	1/6/2016 8:57:25 AM	76.85959
1329	1/6/2016 8:57:30 AM	76.80342
1330	1/6/2016 8:57:35 AM	76.74725
1331	1/6/2016 8:57:40 AM	76.69109
1332	1/6/2016 8:57:45 AM	76.88766
1333	1/6/2016 8:57:50 AM	77.22466
1334	1/6/2016 8:57:55 AM	77.14042
1335	1/6/2016 8:58:00 AM	77.14042
1336	1/6/2016 8:58:05 AM	77.0
1337	1/6/2016 8:58:10 AM	76.91575
1338	1/6/2016 8:58:15 AM	77.02808
1339	1/6/2016 8:58:20 AM	77.0
1340	1/6/2016 8:58:25 AM	77.0
1341	1/6/2016 8:58:30 AM	76.88766
1342	1/6/2016 8:58:35 AM	76.74725
1343	1/6/2016 8:58:40 AM	76.69109
1344	1/6/2016 8:58:45 AM	76.60683
1345	1/6/2016 8:58:50 AM	76.63492

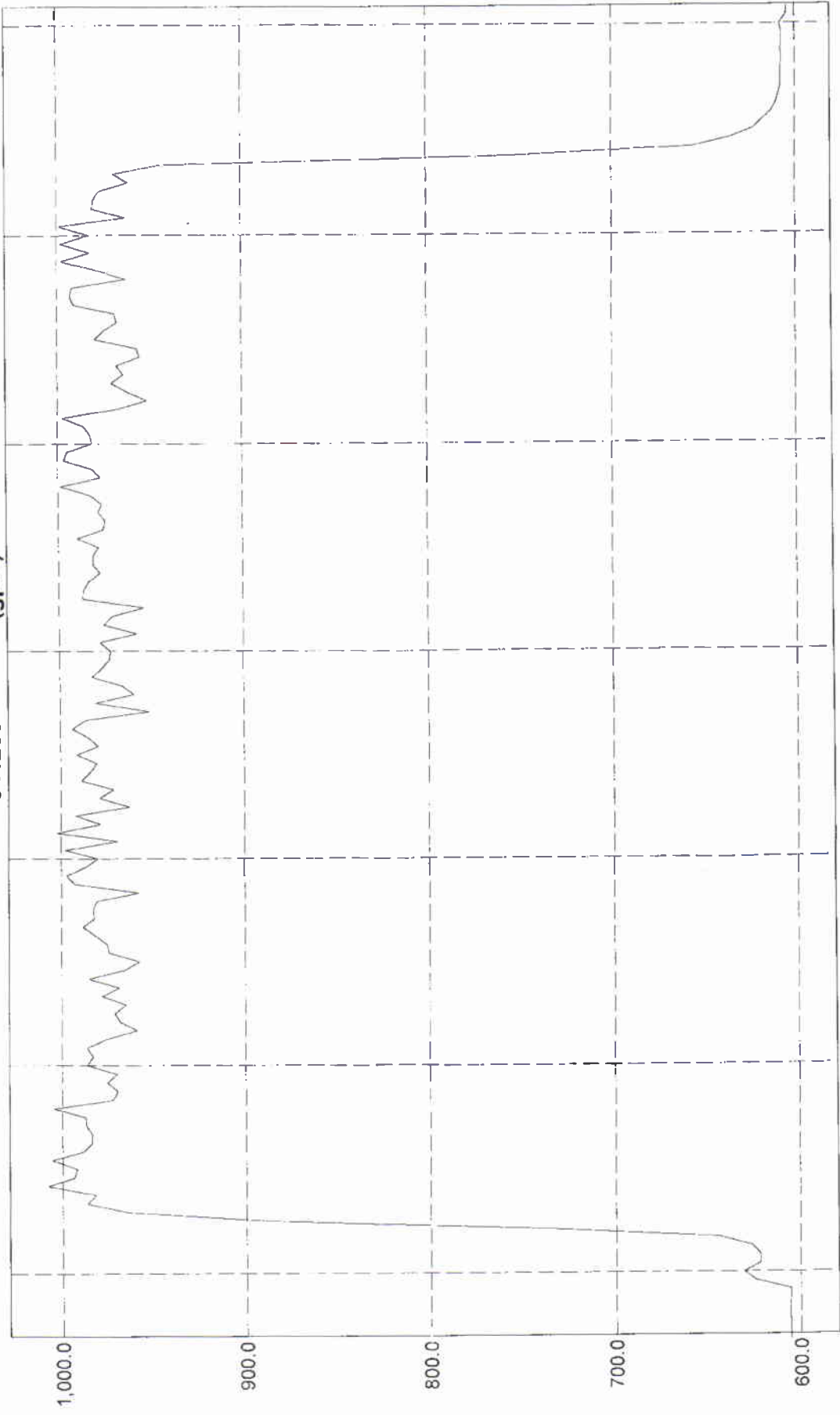
341205 Chnl 01 (PSI)



Channel Plot 1:

	Time	341205 Chnl 01 Avg
1487	1/6/2016 9:10:40 AM	46.558
1488	1/6/2016 9:10:45 AM	45.99634
1489	1/6/2016 9:10:50 AM	45.51892
1490	1/6/2016 9:10:55 AM	45.0696
1491	1/6/2016 9:11:00 AM	44.53602
1492	1/6/2016 9:11:05 AM	44.08669
1493	1/6/2016 9:11:10 AM	43.5812
1494	1/6/2016 9:11:15 AM	43.10379
1495	1/6/2016 9:11:20 AM	42.79487
1496	1/6/2016 9:11:25 AM	42.42979
1497	1/6/2016 9:11:30 AM	42.0928
1498	1/6/2016 9:11:35 AM	41.84005
1499	1/6/2016 9:11:40 AM	41.47497
1500	1/6/2016 9:11:45 AM	40.96947
1501	1/6/2016 9:11:50 AM	40.57631
1502	1/6/2016 9:11:55 AM	40.12698
1503	1/6/2016 9:12:00 AM	39.73382
1504	1/6/2016 9:12:05 AM	39.20024
1505	1/6/2016 9:12:10 AM	38.75092
1506	1/6/2016 9:12:15 AM	38.35775
1507	1/6/2016 9:12:20 AM	41.27839
1508	1/6/2016 9:12:25 AM	42.2613
1509	1/6/2016 9:12:30 AM	41.53114
1510	1/6/2016 9:12:35 AM	41.53114
1511	1/6/2016 9:12:40 AM	41.72772
1512	1/6/2016 9:12:45 AM	41.78388
1513	1/6/2016 9:12:50 AM	42.0928
1514	1/6/2016 9:12:55 AM	42.42979
1515	1/6/2016 9:13:00 AM	42.76679
1516	1/6/2016 9:13:05 AM	43.04762
1517	1/6/2016 9:13:10 AM	42.96337
1518	1/6/2016 9:13:15 AM	42.79487
1519	1/6/2016 9:13:20 AM	42.82296
1520	1/6/2016 9:13:25 AM	43.15995
1521	1/6/2016 9:13:30 AM	43.74969
1522	1/6/2016 9:13:35 AM	43.74969
1523	1/6/2016 9:13:40 AM	43.77778

341200 Chnl 01 (gpm)



9:04:00 AM 1/6/2016
9:06:00 AM 1/6/2016
9:08:00 AM 1/6/2016
9:10:00 AM 1/6/2016
9:12:00 AM 1/6/2016
9:14:00 AM 1/6/2016
9:16:00 AM 1/6/2016

Channel Plot 1:

	Time	341200 Chnl 01 Flow Rate	341200 Chnl 01 Flow Total
1453	1/6/2016 9:08:45 AM	988.8	74,725.1
1454	1/6/2016 9:08:50 AM	983.9	74,807.1
1455	1/6/2016 9:08:55 AM	980.4	74,888.8
1456	1/6/2016 9:09:00 AM	991.2	74,971.4
1457	1/6/2016 9:09:05 AM	979.7	75,053.1
1458	1/6/2016 9:09:10 AM	984.9	75,135.1
1459	1/6/2016 9:09:15 AM	993.6	75,217.9
1460	1/6/2016 9:09:20 AM	986.3	75,300.1
1461	1/6/2016 9:09:25 AM	951.9	75,379.5
1462	1/6/2016 9:09:30 AM	980.7	75,461.2
1463	1/6/2016 9:09:35 AM	959.8	75,541.2
1464	1/6/2016 9:09:40 AM	966.3	75,621.7
1465	1/6/2016 9:09:45 AM	982.5	75,703.6
1466	1/6/2016 9:09:50 AM	977.2	75,785.0
1467	1/6/2016 9:09:55 AM	973.0	75,866.1
1468	1/6/2016 9:10:00 AM	972.3	75,947.1
1469	1/6/2016 9:10:05 AM	977.9	76,028.6
1470	1/6/2016 9:10:10 AM	958.1	76,108.4
1471	1/6/2016 9:10:15 AM	975.8	76,189.8
1472	1/6/2016 9:10:20 AM	971.2	76,270.7
1473	1/6/2016 9:10:25 AM	954.1	76,350.2
1474	1/6/2016 9:10:30 AM	987.0	76,432.5
1475	1/6/2016 9:10:35 AM	986.7	76,514.7
1476	1/6/2016 9:10:40 AM	983.9	76,596.7
1477	1/6/2016 9:10:45 AM	977.6	76,678.1
1478	1/6/2016 9:10:50 AM	981.4	76,759.9
1479	1/6/2016 9:10:55 AM	981.4	76,841.7
1480	1/6/2016 9:11:00 AM	978.3	76,923.2
1481	1/6/2016 9:11:05 AM	989.8	77,005.7
1482	1/6/2016 9:11:10 AM	975.8	77,087.0
1483	1/6/2016 9:11:15 AM	974.4	77,168.3
1484	1/6/2016 9:11:20 AM	978.3	77,249.8
1485	1/6/2016 9:11:25 AM	976.5	77,331.2
1486	1/6/2016 9:11:30 AM	982.8	77,413.1
1487	1/6/2016 9:11:35 AM	998.8	77,496.3
1488	1/6/2016 9:11:40 AM	976.9	77,577.7
1489	1/6/2016 9:11:45 AM	981.4	77,659.5

Channel Plot 1:

	Time	341205 Chnl 01 Avg
1464	1/6/2016 9:08:45 AM	57.93163
1465	1/6/2016 9:08:50 AM	57.42613
1466	1/6/2016 9:08:55 AM	56.89255
1467	1/6/2016 9:09:00 AM	56.44322
1468	1/6/2016 9:09:05 AM	55.9939
1469	1/6/2016 9:09:10 AM	55.4884
1470	1/6/2016 9:09:15 AM	55.06715
1471	1/6/2016 9:09:20 AM	54.53358
1472	1/6/2016 9:09:25 AM	54.02808
1473	1/6/2016 9:09:30 AM	53.57875
1474	1/6/2016 9:09:35 AM	53.07326
1475	1/6/2016 9:09:40 AM	52.59585
1476	1/6/2016 9:09:45 AM	52.09035
1477	1/6/2016 9:09:50 AM	51.55678
1478	1/6/2016 9:09:55 AM	51.05128
1479	1/6/2016 9:10:00 AM	50.54579
1480	1/6/2016 9:10:05 AM	50.04029
1481	1/6/2016 9:10:10 AM	49.59097
1482	1/6/2016 9:10:15 AM	49.08547
1483	1/6/2016 9:10:20 AM	48.52381
1484	1/6/2016 9:10:25 AM	47.99023
1485	1/6/2016 9:10:30 AM	47.48474
1486	1/6/2016 9:10:35 AM	47.00733
1487	1/6/2016 9:10:40 AM	46.558
1488	1/6/2016 9:10:45 AM	45.99634
1489	1/6/2016 9:10:50 AM	45.51892
1490	1/6/2016 9:10:55 AM	45.0696
1491	1/6/2016 9:11:00 AM	44.53602
1492	1/6/2016 9:11:05 AM	44.08669
1493	1/6/2016 9:11:10 AM	43.5812
1494	1/6/2016 9:11:15 AM	43.10379
1495	1/6/2016 9:11:20 AM	42.79487
1496	1/6/2016 9:11:25 AM	42.42979
1497	1/6/2016 9:11:30 AM	42.0928
1498	1/6/2016 9:11:35 AM	41.84005
1499	1/6/2016 9:11:40 AM	41.47497
1500	1/6/2016 9:11:45 AM	40.96947
1501	1/6/2016 9:11:50 AM	40.57631

GRIFFIN COMMERCIAL CENTER

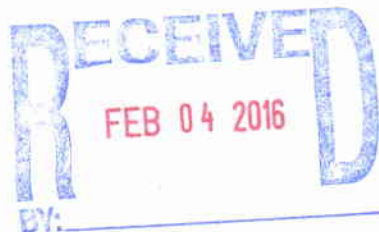
Dania Beach, FL

REQUEST FOR VARIANCES AND WAIVERS

November 25, 2015

Revised December 29, 2015 (DRC1)

Revised February 4, 2016 (DRC2)



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PROJECT INFORMATION AND JUSTIFICATION

The supplemental information provided in this document outlines a request to the City of Dania Beach being sought by Griffin Commercial Center, LLC (the "applicant") as it relates to the project known as the Griffin New River Commercial Center. The subject sites are located north of Griffin Road on the west side of S.W. 44th Avenue. Please refer to Exhibit A: Aerial which depicts an aerial view of the sites and which are comprised of folios 504125280020 ("Parcel A") and (Parcel B") 504125280010.

The subject site is zoned General Industrial (IG) and currently contains a collection of existing warehouse structures and unsightly outdoor boat/marine storage. The site has been kept in relatively poor condition, is visually unattractive, and lacks appropriate screening from outdoor storage. It should be noted that residential uses are located adjacent to the east of Parcel B.

The Applicant is proposing to develop the site with approximately 100,000 square feet of industrial use developed as enclosed warehouse bays. Outdoor storage may occur on the site but will be screened appropriately and with consideration for the neighboring residents. The applicant is requesting the variances and waivers outlined in the below tables in order to facilitate the development of the subject site.

VARIANCE REQUEST		
SECTION/ DESCRIPTION	CODE	PROPOSED
<u>Sec. 115-50(2)(e)</u>	<u>Design to resemble office building.</u>	<u>Design as depicted on site plan.</u>
Sec. 265-20(A) Parking Space Dimension	9x18	<u>8'8" x 18 8'-9" along eastern property line. Remainder at 8'-8".</u>
Sec. 265-110(A) Design/construction standards for parking lots.	Spaces shall not have direct access to a street.	Spaces have direct access to a street.
Sec. 265-110(C)(1) Design/construction standards for parking lots.	90 degree parking – aisle width 24'.	Front, center portion of Bldg #3 - 15' from entrance of parking space to property line
Sec.270-20 Off-street loading required	4 spaces required.	None
Sec. 275-90 (C) Perimeter Buffer Landscape for VUAs	(a) 5' Landscape b/t VUA and abutting property. (b) 1 tree/40 ft b/t to VUA and abutting property. <u>PARCEL A</u> <u>West – 650' = 17 23 trees</u> <u>PARCEL B</u> <u>South – 2 trees</u>	0' – 5' <u>PARCEL A</u> <u>West – 10 tree</u> <u>PARCEL B</u> <u>South 0 trees</u>

	(c)Continuous hedge b/t VUA abutting property no closer than 5' from VUA	3' from VUA – East Parcel A.
Sec. 275-100 Interior Landscape Requirements for VUAs	(B) 20% of total VUA to be interior —landscape = 31,971 SF	5,953 SF
	(C1) - Max. 12 parking spaces b/t required landscape. - Minimum island dimension 8'x15'.	Varies 2-11 spaces 4'4"x16'4" – 12'8"x13'8"
	(D) Terminal Landscape Peninsulas 10'x18'. Minimum of (2) cat. 1 trees	Parcel B Varies 3'8"x17"-8'x23" Parcel B - No
	(E) 5' Landscape b/t VUA and single-story bldg.	Parcel A: 0'-5' Parcel B: 0'-4'
Sec. 275-110 (D) Perimeter buffer – Terminal landscape requirements	Min. depth 10' b/t Ind. And Res. property. (1) Wall 5' from Res. zoned lot	5' (Not able to provide due to location of fire exit and proximity to adjacent property. Green mesh or similar type of screening will be provided.) 0, on property line
Sec. 275-170 Landscape reqs - Structures	(A) 20% front façade planted with shrubs min. 3' height.	Buildings A, B, C.
Sec. 290-70(G) Location and access reqs – Setbacks	10' from residential property line 25' from residential unit.	Dumpster enclosures 8' from east property line.
Sec. 505-4100 Wall Sign Entry Feature Identification Sign, Size	(M)(1) 25 square feet (2 signs) - 1 Sign 32 sq. ft.	90 square feet (2 signs) (Please see response to Sec. 505-180 criteria) 2 Signs totaling 180 sq. ft.
	(M)(1) - 1 wall sign permitted in lieu of monument sign.	wall and monument signs permitted
	Sec. 505-100(c) → 505-40(A)(2)(c) - Max height 10".	Max height 3 ft.

WAIVER REQUEST		
SECTION/ DESCRIPTION	CODE	PROPOSED
Sec. 511-30(P) – Appearance.	Min. distance of 8' b/t the front of any building, including walkway immediately adjacent, and the parking area. Minimum 3' wide strip for plant material required	Waiver from Sec. 511-30(P). <ul style="list-style-type: none"> The irregular long/narrow shape and location of the site is peculiar and limits the uses, density, configuration and development of the site. Enhancements offered by the applicant are outlined below. The property does not front on a collector or arterial roadway.
Sec. 511-40(B) – Landscape Accents	Landscape accents, such as planters and window boxes, shall be	Waiver from Sec. 511-40(B)

	<p>incorporated into the overall landscape design of the building and the site</p>	<ul style="list-style-type: none"> • The irregular long and narrow shape and location of the site is peculiar and limits the uses, density, configuration and development of the site. • Enhancements offered by the applicant are outlined below. • The property does not front on a collector or arterial roadway.
<p>Sec. 215-130(A) - Impervious area standards - Max. allowable impervious area.</p>	<p>Structures and impervious surfaces shall not exceed 80% for industrial.</p>	<p>Waiver to permit minimum pervious area to be 15% instead of required 20%, and in conformance with the following limitations:</p> <p>The volume of stormwater runoff that would be increased by granting the partial waiver shall be completely mitigated through design and construction methods, including but not limited to, underground stormwater storage vaults, French drains, green (landscaped) roofs that absorb stormwater, stormwater storage and reuse systems for irrigation, positive outfall systems, use of pervious ground stabilization systems where deemed appropriate by the city engineer, and other improvements to aid in the retention and filtration of stormwater runoff.</p> <p>If a waiver is granted, the impervious area shall not exceed eighty-five (85) percent for industrial uses, eighty (80) percent for commercial uses and seventy (70) percent for residential uses.</p>

The need for variances and waivers is largely due to the irregular shape of the site which is long, rectangular, and narrow and limits the uses, density, configuration/orientation of buildings, and development potential for the site. Refer to Exhibit A. However, the proposed warehouse bays are particularly suitable for the site's nature. The applicant is requesting the variances and waivers outlined above in order to accommodate both a quality development on the site as well as adequately landscape, buffer and screen from neighboring uses.

It should be noted that in an effort to off-set the variances and waivers sought, the applicant, wherever possible, is proposing enhancements that exceed those required by Code. Please refer to below table.

ENHANCEMENTS		
SECTION/DESCRIPTION	CODE	PROPOSED/EXCEEDS
<u>Sec. 275-60</u> <u>Native Plant Material</u> <u>50% of required trees</u> <u>50% of required shrubs</u> <u>Sec. 275-60</u> <u>Native Plant Material</u>	51 trees 1,071 shrubs 50%	65 trees 2,230 shrubs 65%
Sec. 275-90 (C) Perimeter Buffer Landscape for VUAs	b. 1 tree/40 ft b/t to VUA and abutting property. <u>PARCEL A</u> South – 160’ = 54 trees East – 940’ = 24 trees <u>PARCEL B</u> North – 39’ = 1 tree South – 61’ = 2 trees East – 58’ = 2 trees	<u>PARCEL A</u> South – 56 trees East – 367 trees <u>PARCEL B</u> North – 5 trees South - 38 trees East – 10 trees
	Minimum island dimension 8’x15’	Up to 12’8”x13’8” on some areas
Sec. 275-100 Interior Landscape Requirements for VUAs	D. Terminal Landscape Peninsulas —10’x18’. B. 20% of total VUA to be <u>interior landscape = 13,966 sf</u>	<u>Parcel A 12’x18’</u> <u>17,488 sf</u>
	<u>Intermediate peninsulas – 11 trees</u>	<u>24 trees</u>
Sec. 275-110 (D) Perimeter buffer – Terminal landscape requirements	(3) 1 tree/40 ft between Res. and Ind. Property. Parcel A: East 940’ = 24 trees Parcel B: West – 300’ = 8 trees	Parcel A: 37 trees Parcel B: 10 trees
<u>Sec. 275-120</u> <u>Landscape buffer for all other</u> <u>perimeter areas</u>	<u>1 tree/40 ft</u> <u>Parcel B: North = 4 trees</u> <u>South = 3 trees</u>	<u>6 trees</u> <u>5 trees</u>
<u>Sec. 275-190</u> Plant material for installation	Shade trees = 43 trees	<u>75 trees</u>

Per City Code Section 625.40, the applicant must address certain criteria. As outlined below, the variances and waivers being sought comply with the criteria prescribed in the City’s Land Development Code:

1. The request maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City;

The proposed development and use of the site not only maintains the basic intent of regulations, but also greatly improves the appearance of the subject site and is a more attractive and compatible neighbor to the nearby residential uses. The redevelopment of the site will feature enclosed warehouse bays and adequate screening of any outdoor storage.

2. The request is otherwise compatible with the surrounding land uses and would not be detrimental to the community;
The proposed use is permitted and is compatible with surrounding land uses. The redevelopment of the site will enhance the compatibility between the site and the residential use on the east. Similar industrial uses exist in the vicinity.

3. The request is consistent with, and in the 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;
The proposed project is consistent with the City's GOPs/Comprehensive Plan. The proposed use is permitted under the existing land use and zoning categories and the property has been platted for this type of use since 1995.

4. The plight of the petitioner is due to unique circumstances of the property or the petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and
The subject sites are of an irregular shape which is long, rectangular, and narrow and limits the uses, density, configuration/orientation of buildings, and development potential for the site.

5. 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 variances requested are the minimum necessary to accommodate both a quality development that is adequately landscaped, buffered and screened.

In addition, when requesting a variance from sign requirements (Sec. 505-180. - Relief from requirements, sign variances), additional criteria must be addressed and is provided below.

1. The variance request is in harmony with the general intent and purpose of this article, and is not contrary to the public interest, especially with regard to the aesthetic impact on the surrounding area; and
The requested sign variance is in harmony with the intent of this article, is not contrary to the public interest and will not have a negative aesthetic impact to the surrounding area. The proposed sign will enable the development to have visibility similarly available to other businesses in the area which enjoy a more proximate location to nearby major thoroughfares.

2. The variance is necessary in order for the sign to achieve the level of visibility and effectiveness typical for conforming signs within the same zoning district in the city and intended by this article; and

The subject site is set back from the main roadway by approximately 300 feet at its nearest point and over 1,000 feet at its furthest point. In addition, the site's shape is long, rectangular, and narrow, further limiting business/signage visibility. The proposed sign height will allow the proposed development to achieve appropriate visibility to passersby, thereby encouraging the business's economic viability in a manner that is available to other uses in the area and City.

3. The impaired visibility or effectiveness of the signage allowed in this article would result in unnecessary or undue hardship; and

The subject site is set back from the main roadway by approximately 300 feet at its nearest point and over 1,000 feet at its furthest point. The site's shape is long, rectangular, and narrow, further limiting business/signage visibility. The site's relatively remote location from major roadways together with its long and narrow shape, create a hardship not typically present on other sites.

4. The hardship is not a result of the applicant's actions, financial hardship, or any inconvenience of complying with the code, but are a result of:

- (a) Conditions that are unique to the land, building, site configuration; or
- (b) Conditions that are unique to the configuration of the site in relation to adjacent sites or features; or
- (c) Other unique conditions that are not self-created by the applicant.

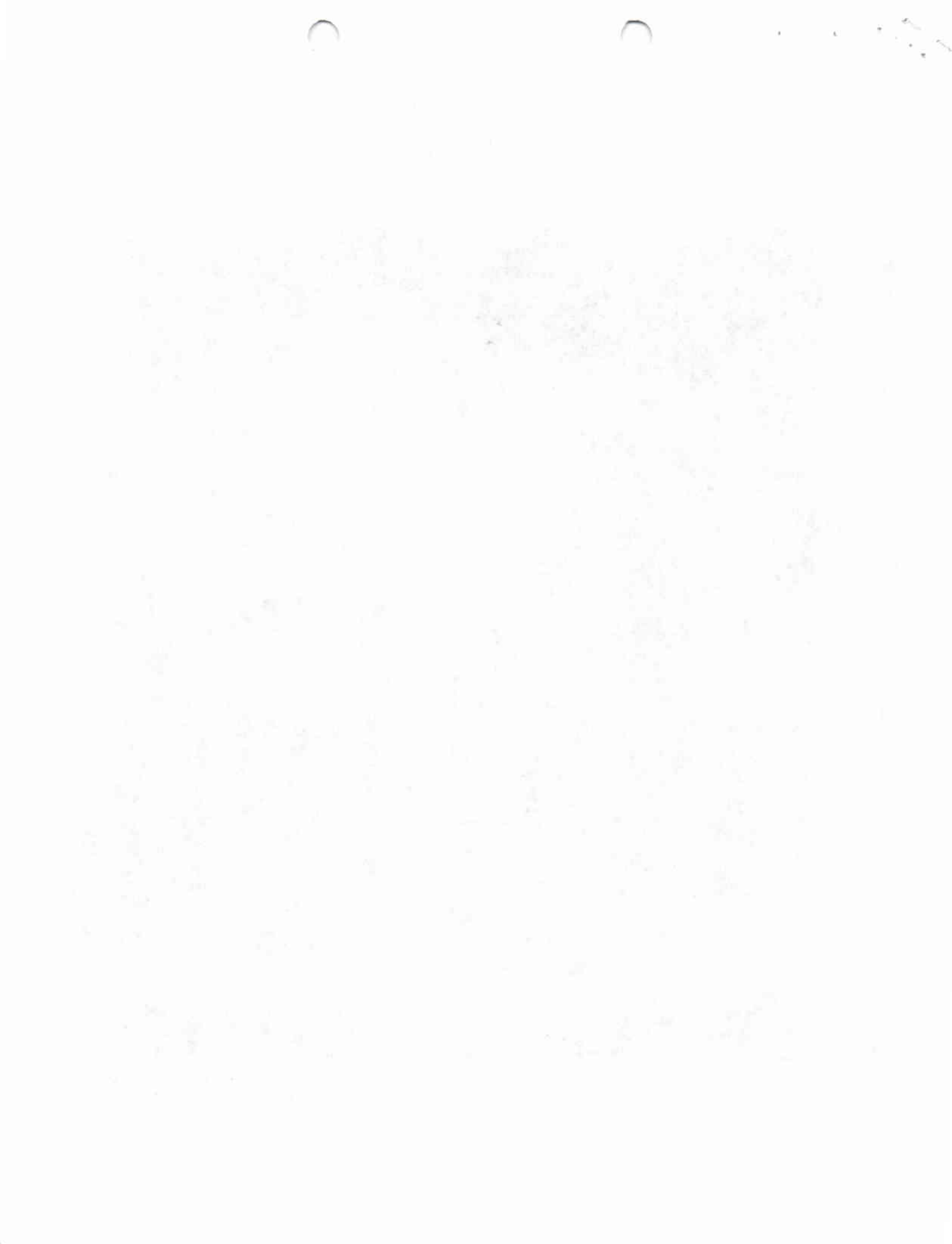
The subject site's hardship meets criteria a through c above. The hardship is due to the site's configuration, size, shape, and proximity to roadways, all of which are not created by the applicant.

5. The request is the minimum necessary deviation from the requirements of this article to provide for reasonable and adequate sign visibility and effectiveness, with due consideration for the aesthetic of the sign and its scale relative to that of buildings and signs on the same and adjacent properties; and

The variance requested is the minimum necessary to accommodate a quality development with equal opportunities for visibility and economic viability enjoyed by other businesses in the area.

EXHIBIT A





February 4, 2016

Ms. Corinne Lajoie, AICP, LEED GA
City of Dania Beach
Community Development Department
1201 Stirling Road
Dania Beach, Florida 33004

RE: **GRIFFIN COMMERCIAL CENTER
DRC COMMENT RESPONSE LETTER
CITY OF DANIA BEACH PROJECT NOS. SP-125-15 & VA-126-15
CTA PROJECT NO. 15-0055**

Dear Ms. Lajoie:

Please find our written responses to the DRC comments issued for the DRC meeting held on January 28th, 2016. These responses, together with our revised plans, comprise our submittal. The responses are as follows:

***Engineering Comments
Department of Public Services
Reviewer: GBM Architecture, PA***

Comments on Variance Requests:

1. **Section 265-20(A)** – Parking space dimension – 8'-8" seems to be within range that conform to the Urban Land Institute (ULI) Dimensions of Parking (5th edition) criteria for uses that are characterized by " low to moderate turnover," however I would recommend 8'-9".
Response: The spaces along the eastern property line have been restriped to accommodate a 8'-9" space. The others remain at 8'-8".
2. **Section 25-110(A)** – a 15' drive aisle is **not acceptable** for 90 degree parking, **HOWEVER** a 60 to 65 degree angle parking would be acceptable based on the ULI criteria described above.
Response: The clear pavement area provided is 27' from the parking spaces to the building which is more than adequate for access. The drive isle will be stripped at 24' as well as to identify the proposed 'NO PARKING – FIRE LANE' and to direct traffic in one direction.

Comments on Site Plan:

5. Traffic study required if PM peak hour is greater than 25. Proposed outline of report is attached for your reference. Traffic evaluation pending. Provide appropriate ITE Land Use Code calculations based on ITE Trip Generation Manual, 9th edition.

Response: Traffic Counts have been taken at the intersection to determine the existing and proposed Level of Service as requested and an updated traffic report is submitted.

CRAIG THOMPSON

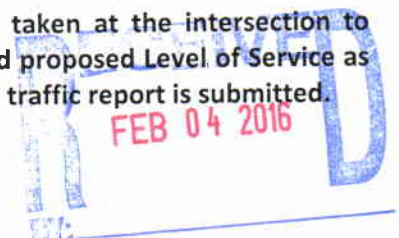


& ASSOCIATES INC.

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3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
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11. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plan Coordinate (NAD 83). This should be addressed as part of the final submittal.
Response: This will be addressed as part of the final submittal.

***Broward Sherriff's Office Comments: Fire
Department of Fire Rescue & Emergency Services
Reviewer: Sean Brown, Battalion Chief / Plans Examiner***

4. Demonstrate "NO PARKING" sign locations on the plan and provide "NO PARKING" sign details. Revise "NO PARKING" to "FIRE LANE – NO PARKING". In addition, provided posted signs every 60' in the areas highlighted in the pictures on the following pages.
Response: The Site Plan and Preliminary Engineering Plans have been revised to show and provide "FIRE LANE - NO PARKING" and also provide signs every 60' in areas highlighted in the pictures.
5. Identify the water main size for the existing main on SW 44 Ave. Contact Ronnie Navarro (City of Dania Beach Public Works Dept.) for approval of 6" installation of new piping. If 6" piping is permitted, please provide documentation from a licensed engineer that 6" supply will provide sufficient water for this project. An additional flow test will be required after the water mains have been installed and before the structure can be built to prove the water supply.
Response: The existing water main on SW 44 Avenue has been identified as 6-inch. We have contacted Ronnie Navarro to discuss the proposed water main improvements. This project is located within the B.C. WWS service area and we have also met with B.C. WWS to discuss the proposed water main improvements. Pursuant to discussions with B.C. WWS, the plans have been revised to loop the existing 6-inch water main by extending a proposed 6-inch water main north in SW 44th Avenue to the Right-of-Way of the South Fork New River Canal, then east for connection to an existing looped water main located in the cul-de-sac of SW 43rd Terrace.
7. Provide the dimensions of the three nearest adjacent hydrants to the project site. Unable to locate – Please provide.
Response: Please see the Preliminary Engineering Plans and an exhibit that shows the entire stretch of SW 44th Avenue from Griffin Road north to the canal.
10. Address Detail – Address detail indicates that numbers will be 3" & 4" in height. Minimum height for commercial property is 6". Please change.
Response: Refer to revised note #9 on Sheets: A-6.201, A-6.301, A-6.303 and A-6.304 for 6" high address on rear doors.
11. Fire Hydrant Flow Test – Still needed.
Response: A Fire Hydrant Flow Test has been completed and is attached.

12. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer – Still needed.
Response: Fire Flow Demand Calculations will be provided as requested during the construction document phase of the project and once the fire sprinkler consultant is contracted. The fire sprinkler system will be designed at that point and fire flow demand calculations can be made.

13. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) – Still needed.
Response: A completed Application will be provided as requested during the construction document phase of the project and once the fire sprinkler consultant is contracted. The fire sprinkler system will be designed at that point and fire flow demand calculations and application can be completed.

14. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer). – Still needed.
Response: A Statement of Verification from the design professional of record, on official company letterhead, will be provided as requested during the construction document phase of the project and once the fire sprinkler consultant is contracted. The fire sprinkler system will be designed at that point and fire flow demand calculations can be made.

Planning & Zoning Comments
Department of Community Development
Reviewer: Corinne Lajoie

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

2. **TRAFFIC STUDY:** Comments on the traffic study to be made by the City Engineer.
Response: Comment noted and coordination was made with the City Engineer.

3. **IMPACT FEES:** Impact fees that will be required for the project were attached on 12-1-15.
Response: Comment noted.

4. **SIGNS:** Provide detail of ALL signage, including directional.
 - Per Section 505-100:
 - (L) Monument Sign:
 - 1 sign permitted
Response: One monument sign is proposed.
 - Maximum 50 s.f. permitted; 30 s.f. proposed.
 - 6' maximum height allowed; 6' proposed.

(O) Per Section 505-40(O)

- (5) Cabinet signs are prohibited, except where constructed of an opaque sign face with translucent cut outs for sign copy such that only the sign copy itself is illuminated and the background is not illuminated. Provide detail showing compliance. 2nd time requested.
Response: We originally had one pole mounted cabinet sign but that was deleted on the 1st round of DRC comments as requested. The graphic box dash line indicated around the letters on the exterior elevations is provided to indicate area limits and location of the text. All signs are channel letters on raceways as indicate on Sheet A-2.1.
- Sheet A-2.1, per Section 505-100(C) and 505-40(A) address signs shall have a max. of 10 inch letter height; 3' proposed. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
Response: A Variance to permit 3' is requested. Elevation details 01 & 02 on Sheet A-2.1 has been revised to indicate a Variance is requested.
- Sheet A-2.1, per Section 505-100(M) 1 wall sign permitted per building frontage. This south building elevation is not facing a street and is therefore not a "Frontage" and not entitle a sign. Delete or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
Response: A Variance to permit 2 signs is requested.
- Sheet A-2.1, Tenant and Entry Feature Signs, entry feature identification signs shown do not meet the definition of "Entry Feature Signs" as defined in Section 505-20. Retitle to "Building Identification" as discussed in Section 505-100(M).
Response: Sheet A-2.1 and exterior elevations not #17 has been revised to Building Identification Sign. Note #18 has been revised to Business Park Identification sign proposed with a variance since we are also providing a monument sign.
- Sheet A-2.1, Section 505-100(M) 1 business park identification wall sign permitted along street acing façade, not to exceed 32 s.f. is permitted in lieu of monument or entrance feature sign. Proposed ID sign is 180 s.f. + monument sign is proposed. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested

variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
Response: A Variance to permit a total of 180 SF for 2 signs is requested.

8. The proximity to the airport will require FAA/SCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.

Response: We have sent our plans to Mr. William Castillo. We were told that we would have an approval letter by February 9, 2016. We will forward the letter to the City as soon as it is available.

9. **PARKING:**

- Per Section 265-20(A) minimum parking space dimension is 9' X 18'. **VARIANCE REQUESTED**
Response: A variance has been requested.
- Per Section 265-110(A) individual parking spaces shall not have direct access to a street. **VARIANCE REQUESTED**
Response: A variance has been requested.
- Per Section 265-110(C)(1):
 - 90 degree parking must have an aisle width of 24'. Front, center portion of Building #3 provides approximately 15' from entrance of parking space to property line. Identify measurement on Sheet SP-1 and SP-2. **VARIANCE REQUESTED**
Response: A variance has been requested.

10. **LOADING:** Per Section 270-20, 4 spaces required. Revise accordingly or request a variance. **VARIANCE REQUESTED**
Response: A variance has been requested.

11. **USE:** Warehousing facilities is permitted as a conditional use. Condition #2 requires building to resemble an office building. Must submit Special Exception application, application fee of \$3,900 and written justification statement addressing the Special Exception criteria identified in the City's LDC.
Response: A Variance to permit the design depicted on the site plan is requested. Per discussion at the DRC meeting, warehouse facilities is a permitted use and a special exception is not required.

12. **Provide minimum bicycle parking requirements identified in Section 265-51, which requires 10% of required parking to be provided in bicycle parking (96 parking spaces required X 10% = 10 bike parking). Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal. Identify required/proposed on Sheet OSP. 2nd time requested.**
Response: Bicycle racks are provided in each tenant Bay and shown on the floor plans. The total number of bicycle parking required and provided is shown on the OSP.

14. **Industrial Design Standards, Per Section 511-30**, identify how the following requirements are met:

(I) Glass windows and doors must make up at least 25% of the primary elevation. On ground stories, the minimum required glass facade area shall be measured between a height of 2.5 feet and 8' above the abutting grade; Provide calculation, 2nd time requested

Response: Glass and door calculation was provide with this last submittal. Please refer to revision 1 on Sheet A-2.1, clouded just beneath Detail 05. Each bay is typical 25' and the calculation pertains to each bay.

(P)A minimum distance of 8' shall be maintained between the front of any building, including any walkway immediately adjacent thereto and the parking area. This space is to be reserved for landscaping. VARIANCE REQUESTED

Response: Please see waiver/variance request.

Section 511-40:

(B) The use of landscape accents, such as planters and window boxes, shall be incorporated into the overall landscape design of the building and the site. VARIANCE REQUESTED

Response: Please see waiver/variance request.

15. **COST RECOVERY:** per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.

Response: As discussed at the DRC meeting, a \$5,000 check was submitted with the response to DRC No. 1.

16. Must provide latest revised set of plans on disk prior to going to public hearing.

Response: Comment noted.

17. **DUMPSTER:** Provide detail indicating how Article 290 is being complied with.

- o Per Section 290-70(G) Setbacks 25' from any residential unit. Provide measurement, revise accordingly. 2nd time requested.

Response: Please refer to the Site Plans for the distances. Each dumpster is located in excess of the required 25'.

18. **Pervious Area:**

- o Per Section 215-130(A) 20% pervious area is required for Industrial property; 15% identified as provided on Sheet OSP. Correct to show only 9.5% provided as allowable use of pervious area excludes parking. Revise accordingly.

Response: As discussed at the DRC meeting, this comment is not applicable. As discussed at the DRC meeting, a waiver has been requested. Applicant is working with Public Works to obtain approval of proposal.

- o Per Section 215-130(C) allowable use of pervious area excludes parking. Revise calculations on Sheet OSP accordingly. 2nd time requested.

Response: Applicant is working with Public Works to obtain approval of proposal.

- Per Section 215-130(E) partial waiver of pervious area is available, following the limitation identified in the LDC and waiver is not to exceed 15% pervious area for Industrial. Must address this code provision through redesign, or submittal of an application for a waiver. If applicant is interested in requesting a waiver, must submit application, \$500 application fee with written narrative and information meeting regulations identified. 2nd time requested.
Response: As discussed at the DRC meeting, a waiver has been requested. Applicant is working with Public Works to obtain approval of proposal.

- 20. Sheet OSP, Site Data, Adjacent Land Use Designation: "Church" is not a land use designation. Revise accordingly.
Response: Sheet OSP has been revised to indicate the correct land use designation of TOC, City of Hollywood.

- 21. Sheet A-6.201, Building 2 south elevation within reveals, paint color not identified for entire building length. Provide missing detail.
Response: Exterior elevation labels have been updated to call out all areas of the elevation for clarification as noted.

- 22. Sheet A-6.201, Key Note Legend. Note #1 is mislabeled and/or misused in rendering. Revise Accordingly.
Response: Key note #1 is now labeled "Not Used".

- 23. Sheet A-6.201 Key Note Legend, Notes # 7 & 8 does not seem to be illustrated in building renderings. If not used, delete. Revise accordingly.
Response: Note #7 is an overhead door and note #8 is a wall pack light fixture. Both are in our elevations and colored rendering.

- 24. Sheet A.602, west elevation for building 2 is missing. Revise accordingly.
Response: West elevation for building number Two is on Sheet A-6.201, elevation detail No. 03.

- 25. Sheet A-6.301, Key Note Legend numbers 1, 5, 6, 15 & 16 are missing from elevation drawing. Add to drawing or delete from legend.
Response: For clarification, Key note tags have been revised as follows: Where tags were not used, now labeled as NOT USED, where tags pertain to a few elevations, tags now call out which elevation correspond to each tag. In addition, Elevations have added tags to correspond to schedule on each sheet.

- 26. Sheet A-6.301, north building elevation of building 3 not provided. Revise accordingly.
Response: North elevation of building number three is provided on elevation detail 02 on Sheet A-6.304. The drawing tag on detail 02 was mislabeled and has been corrected to note building three and not two.

- 27. Sheet A-6.302, Key Note Legend numbers 1, 5, 6, 12, 15, 16, 18, 20 & 21 are not shown on the building elevation drawing. Add to drawing or delete from legend.
Response: For clarification, Key note tags have been revised as follows: Where tags were not used, now labeled as NOT USED, where tags pertain to a few elevations, tags now call out which elevation correspond to each tag. In addition, Elevations have added tags to correspond to schedule on each sheet.

28. Sheet A-6.303, Key Note Legend numbers 1, 5, 6, 15, 16, 18, 20 & 21 are not shown on the building elevation drawing. Add to drawing or delete from legend.
Response: For clarification, Key note tags have been revised as follows: Where tags were not used, now labeled as NOT USED, where tags pertain to a few elevations, tags now call out which elevation correspond to each tag. In addition, Elevations have added tags to correspond to schedule on each sheet.
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Response: For clarification, Key note tags have been revised as follows: Where tags were not used, now labeled as NOT USED, where tags pertain to a few elevations, tags now call out which elevation correspond to each tag. In addition, Elevations have added tags to correspond to schedule on each sheet.
30. Sheet PH-1, cannot read light levels at south property line. Revise accordingly.
Response: Revised photometric sheet is provided for clarity on the south property line.
31. Provide light fixture detail identifying location and height of each.
Response: Light fixture specification is provided as requested. Height is indicated on each exterior elevation and also on the photometric sheet.

NOTES:

Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.

Continuous and on-going site inspections will be conducted by staff throughout the entire building process.

Response: Comment noted.

FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.

Response: The FEMA flood maps reveal a 100 year flood elevation of 5.00 ft-NAVD. Per Article 220-10(C), flood proofing is proposed up to elevation 6.0 ft-NAVD. SW 44th Avenue is currently very low in elevation which serves adjacent properties. The proposed road reconstruction will raise the road some but not too high to accommodate the existing driveway connections and limited road reservations/right-of-way to grade back to existing grades. Given the proposed road elevations, the finished floor elevations are proposed at 4.5 ft-NAVD, to keep pavement slopes a practical a possible for pedestrian and vehicular access. Flood proofing up to elevation 6.0 ft-NAVD will be provided to protect the buildings during a 100 year flood elevation.

Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.

Response: Comment noted.

Landscape Comments
Metric Engineering
Reviewer: Claudia Alzate

VARIANCE REQUEST REVIEW COMMENTS:

1. The property on the west side of the proposed project, parcel B, is residential, and no landscape buffer is proposed. Please provide proof that your property is legally non-conforming and propose a screening alternative.
Response: Applicant is requesting a Variance due to site size and configuration constraints. A green privacy screening mesh is proposed to be added to the existing fence along the west side of the project, where adjacent to the residential. See Landscape plan for locations.

2. Number of trees for Parcel B on page 4 of the Request for Variances and Waivers document, does not match the Landscape Plan (North and East boundaries). Please make necessary corrections.
Response: The Request for Variances and Waivers document has been corrected to match the Landscape Plan.

INFORMATIONAL NOTES:

- i. Please provide a point-by-point response to each of the above comments.
- ii. Feel free to contact Claudia Alzate at (305) 235-5098 claudia.alzate@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

We trust these written responses, together with the revised variance/waiver requests and revised plans, address all of the comments allowing this project to move forward to the City Commission.

Please call me at (954) 739-6400 if you have any questions or need additional information.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



JOSEPH D. HANDLEY, R.L.A.
Vice President, Planning and Landscape Architecture

JDH/fd

Ms. Corinne Lajoie
CTA Project No. 15-0055
February 9, 2016
Page 1

GBM ARCHITECTURE P.A.

ARCHITECTURE • MASTER PLANNING
AA26002322

February 9, 2016

Ms. Corinne Lajoie, AICP, LEED GA
City of Dania Beach
Community Development Department
1201 Stirling Road
Dania Beach, Florida 33004

**RE: GRIFFIN COMMERCIAL CENTER
DRC COMMENT RESPONSE LETTER
CITY OF DANIA BEACH PROJECT NOS. SP-125-15 & VA-126-15
CTA PROJECT NO. 15-0055**

Dear Ms. Lajoie:

Please find our written responses to the DRC comments issued for the DRC meeting held on January 28th, 2016. These responses, together with our revised plans, comprise our submittal. The responses are as follows:

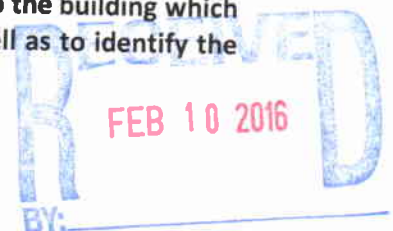
***Engineering Comments
Department of Public Services
Reviewer: GBM Architecture, PA***

Comments on Variance Requests:

1. **Section 265-20(A)** – Parking space dimension – 8'-8" seems to be within range that conform to the Urban Land Institute (ULI) Dimensions of Parking (5th edition) criteria for uses that are characterized by "low to moderate turnover," however I would recommend 8'-9".
Response: The spaces along the eastern property line have been restriped to accommodate a 8'-9" space. The others remain at 8'-8".
2. **Section 25-110(A)** – a 15' drive aisle is **not acceptable** for 90 degree parking, HOWEVER a 60 to 65 degree angle parking would be acceptable based on the ULI criteria described above.
Response: The clear pavement area provided is 27' from the parking spaces to the building which is more than adequate for access. The drive isle will be striped at 24' as well as to identify the proposed 'NO PARKING – FIRE LANE' and to direct traffic in one direction.

Comments on Site Plan:

FILE COPY



2-10-16

5. Traffic study required if PM peak hour is greater than 25. Proposed outline of report is attached for your reference. Traffic evaluation pending. Provide appropriate ITE Land Use Code calculations based on ITE Trip Generation Manual, 9th edition.

Response: Traffic Counts have been taken at the intersection to determine the existing and proposed Level of Service as requested and an updated traffic report is submitted.

11. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plan Coordinate (NAD 83). This should be addressed as part of the final submittal.

Response: This will be addressed as part of the final submittal.

***Broward Sherriff's Office Comments: Fire
Department of Fire Rescue & Emergency Services
Reviewer: Sean Brown, Battalion Chief / Plans Examiner***

4. Demonstrate "NO PARKING" sign locations on the plan and provide "NO PARKING" sign details. Revise "NO PARKING" to "FIRE LANE – NO PARKING". In addition, provided posted signs every 60' in the areas highlighted in the pictures on the following pages.

Response: The Site Plan and Preliminary Engineering Plans have been revised to show and provide "FIRE LANE - NO PARKING" and also provide signs every 60' in areas highlighted in the pictures.

5. Identify the water main size for the existing main on SW 44 Ave. Contact Ronnie Navarro (City of Dania Beach Public Works Dept.) for approval of 6" installation of new piping. If 6" piping is permitted, please provide documentation from a licensed engineer that 6" supply will provide sufficient water for this project. An additional flow test will be required after the water mains have been installed and before the structure can be built to prove the water supply.

Response: The existing water main on SW 44 Avenue has been identified as 6-inch. We have contacted Ronnie Navarro to discuss the proposed water main improvements. This project is located within the B.C. WWS service area and we have also met with B.C. WWS to discuss the proposed water main improvements. Pursuant to discussions with B.C. WWS, the plans have been revised to loop the existing 6-inch water main by extending a proposed 6-inch water main north in SW 44th Avenue to the Right-of-Way of the South Fork New River Canal, then east for connection to an existing looped water main located in the cul-de-sac of SW 43rd Terrace.

7. Provide the dimensions of the three nearest adjacent hydrants to the project site. Unable to locate – Please provide.

Response: Please see the Preliminary Engineering Plans and an exhibit that shows the entire stretch of SW 44th Avenue from Griffin Road north to the canal.

10. Address Detail – Address detail indicates that numbers will be 3" & 4" in height. Minimum height for commercial property is 6". Please change.

Response: Refer to revised note #9 on Sheets: A-6.201, A-6.301, A-6.303 and A-6.304 for 6" high address on rear doors of each individual building tenant. We now have 6" high address numbers on both front entry and rear entry to each individual building tenant.

11. Fire Hydrant Flow Test – Still needed.

Response: A Fire Hydrant Flow Test has been completed and is attached.

12. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer – Still needed.

Response: Fire Flow Demand Calculations will be provided as requested during the construction document phase of the project and once the fire sprinkler consultant is contracted. The fire sprinkler system will be designed at that point and fire flow demand calculations can be made.

13. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) – Still needed.

Response: A completed Application will be provided as requested during the construction document phase of the project and once the fire sprinkler consultant is contracted. The fire sprinkler system will be designed at that point and fire flow demand calculations and application can be completed.

14. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer). – Still needed.

Response: A Statement of Verification from the design professional of record, on official company letterhead, will be provided as requested during the construction document phase of the project and once the fire sprinkler consultant is contracted. The fire sprinkler system will be designed at that point and fire flow demand calculations can be made.

Planning & Zoning Comments
Department of Community Development
Reviewer: Corinne Lajoie

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

Response: Comment noted.

2. **TRAFFIC STUDY:** Comments on the traffic study to be made by the City Engineer.

Response: Comment noted and coordination was made with the City Engineer.

3. **IMPACT FEES:** Impact fees that will be required for the project were attached on 12-1-15.

Response: Comment noted.

4. **SIGNS:** Provide detail of ALL signage, including directional.
- Per Section 505-100:

(L) Monument Sign:

- 1 sign permitted

Response: One monument sign is proposed. Ref. O4 /A-2.1 & Detail O1 / A-6.302

- Maximum 50 s.f. permitted; 30 s.f. proposed.
- 6' maximum height allowed; 6' proposed.

(O) Per Section 505-40(0)

- (5) Cabinet signs are prohibited, except where constructed of an opaque sign face with translucent cut outs for sign copy such that only the sign copy itself is illuminated and the background is not illuminated. Provide detail showing compliance. 2nd time requested.

Response: We originally had one pole mounted cabinet sign but that was deleted on the 1st round of DRC comments as requested. The graphic box dash line indicated around the letters on the exterior elevations is provided to indicate area limits and location of the text. All signs are channel letters on raceways as indicate on Sheet A-2.1.

- Sheet A-2.1, per Section 505-100(C) and 505-40(A) address signs shall have a max. of 10 inch letter height; 3' proposed. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

Response: A Variance to permit 3' is requested. Elevation details 01 & 02 on Sheet A-2.1 has been revised to indicate a Variance is requested for Development address wall signs with 3'-0" number height .

- Sheet A-2.1, per Section 505-100(M) 1 wall sign permitted per building frontage. This south building elevation is not facing a street and is therefore not a "Frontage" and not entitle a sign. Delete or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

Response: We are requesting a Variance to allow a Development Address identification wall sign on non-frontage and variance for 3' height address numbers. Refer to revision on A-2.1 and legend note 22 on A-6.301

- Sheet A-2.1, Tenant and Entry Feature Signs, entry feature identification signs shown do not meet the definition of "Entry Feature Signs" as defined in Section 505-20. Retitle to "Building Identification" as discussed in Section 505-100(M).

Response: Detail 02 on Sheet A-2.1 and exterior elevations legend note #17 indicating tenant name placement, has been revised to Building Establishment Identification Sign.

- Sheet A-2.1, Section 505-100(M) 1 business park identification wall sign permitted along street facing façade, not to exceed 32 s.f. is permitted in lieu of monument or entrance feature sign. Proposed ID sign is 180 s.f. + monument sign is proposed. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

Response:

Detail 02 on Sheet A-2.1

We are proposing Two Wall signs totally 180sf on the SW corner building elevation. A Development Building Id wall sign and Development Address wall sign both totaling 180. We are requesting two variances. One for Development business park identification in addition to proposed monument sign and second for Development building Address ID wall sign with numbers 3' in height exceeding 10" allowed.

Legend Note #18 on A-6.301 exterior elevations has been revised to Development Business address identification sign.

Wall sign Griffin Commerce Center is now labeled Development Building ID Wall Sign on 02 /A-2.1. In addition, we added a new note #22 on A-6.301 for Development building ID Wall sign. Please refer to 02/A-2.1 and 04/A-6.301

8. The proximity to the airport will require FAA/SCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.

Response: We have sent our plans to Mr. William Castillo. We were told that we would have an approval letter by February 9, 2016. We will forward the letter to the City as soon as it is available.

9. PARKING:

- Per Section 265-20(A) minimum parking space dimension is 9' X 18'. **VARIANCE REQUESTED**
Response: A variance has been requested.

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Response: Glass and door calculation was provide with this last submittal. Please refer to revision 1 on Sheet A-2.1, clouded just beneath Detail 05. Each bay is typical 25' and the calculation pertains to each bay.
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Response: Please see waiver/variance request.

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- Per Section 290-70(G) Setbacks 25' from any residential unit.
Provide measurement, revise accordingly. 2nd time requested.

Response: Please refer to the Site Plans for the distances. Each dumpster is located in excess of the required 25'.

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Response: Comment noted.

FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.

Response: The FEMA flood maps reveal a 100 year flood elevation of 5.00 ft-NAVD. Per Article 220-10(C), flood proofing is proposed up to elevation 6.0 ft-NAVD. SW 44th Avenue is currently very low in elevation which serves adjacent properties. The proposed road reconstruction will raise the road some but not too high to accommodate the existing driveway connections and limited road reservations/right-of-way to grade back to existing grades. Given the proposed road elevations, the finished floor elevations are proposed at 4.5 ft-NAVD, to keep pavement slopes a practical a possible for pedestrian and vehicular access. Flood proofing up to elevation 6.0 ft-NAVD will be provided to protect the buildings during a 100 year flood elevation.

Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.

Response: Comment noted.

Landscape Comments
Metric Engineering
Reviewer: Claudia Alzate

VARIANCE REQUEST REVIEW COMMENTS:

1. The property on the west side of the proposed project, parcel B, is residential, and no landscape buffer is proposed. Please provide proof that your property is legally non-conforming and propose a screening alternative.

Response: Applicant is requesting a Variance due to site size and configuration constraints. A green privacy screening mesh is proposed to be added to the existing fence along the west side of the project, where adjacent to the residential. See Landscape plan for locations.

2. Number of trees for Parcel B on page 4 of the Request for Variances and Waivers document, does not match the Landscape Plan (North and East boundaries). Please make necessary corrections.

Response: The Request for Variances and Waivers document has been corrected to match the Landscape Plan.

INFORMATIONAL NOTES:

- i. Please provide a point-by-point response to each of the above comments.
- ii. Feel free to contact Claudia Alzate at (305) 235-5098 claudia.alzate@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

We trust these written responses, together with the revised variance/waiver requests and revised plans, address all of the comments allowing this project to move forward to the City Commission.

Please call me at (954) 739-6400 if you have any questions or need additional information.

Sincerely,

Gregory B. Molina
GBM Architecture PA AR 93354.
President

Carrie, Anne-Christine

From: Navarro, Ronnie
Sent: Thursday, February 11, 2016 11:11 AM
To: Lajoie, Corinne; Carrie, Anne-Christine
Cc: clips@craventhompson.com; Pat Gibney; Dunleavy, Sherie
Subject: FW: Griffin Commercial Center
Attachments: Griffin Commercial Center - Supplemental Traffic Analysis.pdf; 15-0055-002-01-PGD-C.pdf; 15-0055-002-01-DET-Layout1.pdf; 15-0055-002-01-XSEC-Layout1.pdf

Hi Corinne,

I went over the additional information provided by Craven Thompson (see attached documents). Traffic analysis shows that intersection at SW 44th Avenue and Griffin Road would be operating at acceptable level at build out stage, hence no intersection improvement is necessary. From an engineering perspective, I have no issue with the proposed parking dimensions and the proposed turf block paving.

All outstanding engineering issues have been substantially addressed for this site plan application.

Thank you

Ronnie S. Navarro, PE

Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

FILE COPY

From: Chris Lips [<mailto:clips@craventhompson.com>]
Sent: Wednesday, February 10, 2016 2:18 PM
To: Navarro, Ronnie
Cc: Pat Gibney; Joe Handley
Subject: Griffin Commercial Center

Ronnie,

A copy of the updated Traffic Report is attached as a pdf file as well as a copy of the Preliminary Engineering Plans. I need to provide confirmation to Corinne Lajoie that your comments have been addressed. Will you please review the response to comments below, along with the attachments and confirm your comments have been addressed.

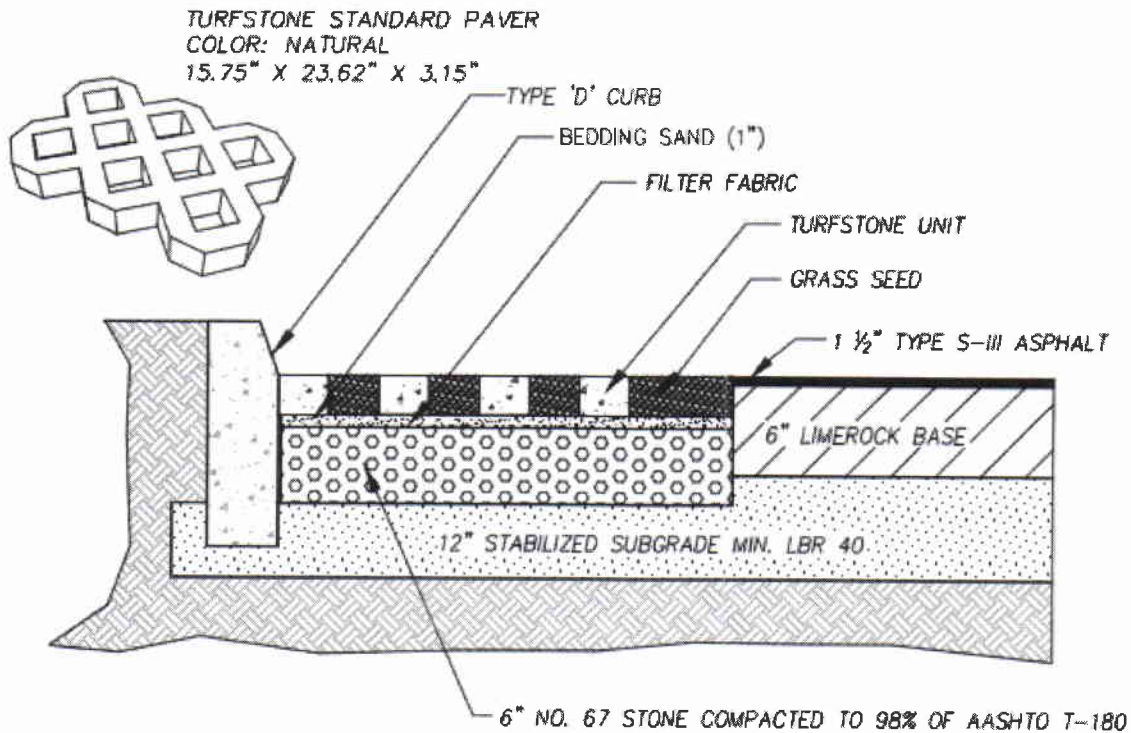
- Section 265-20(A)** – Parking space dimension – 8'-8" seems to be within range that conform to the Urban Land Institute (ULI) Dimensions of Parking (5th edition) criteria for uses that are characterized by " low to moderate turnover," however I would recommend 8'-9".
Response: The spaces along the eastern property line have been restriped to accommodate a 8'-9" space. The others remain at 8'-8".
- Section 25-110(A)** – a 15' drive aisle is **not acceptable** for 90 degree parking, HOWEVER a 60 to 65 degree angle parking would be acceptable based on the ULI criteria described above.
Response: The clear pavement area provided is 27' from the parking spaces to the building which is more than adequate for access. The drive isle will be stripped at 24' as well as to identify the proposed 'NO PARKING – FIRE LANE' and to direct traffic in one direction.

Comments on Site Plan:

5. Traffic study required if PM peak hour is greater than 25. Proposed outline of report is attached for your reference. Traffic evaluation pending. Provide appropriate ITE Land Use Code calculations based on ITE Trip Generation Manual, 9th edition.

Response: Traffic Counts have been taken at the intersection to determine the existing and proposed Level of Service as requested and an updated traffic report is submitted.

As discussed last week, we proposing Turf Block in parking areas for this project and furthermore, identifying these areas as 'pervious' on the Site Plan. A detail of the 'Turf Block' is shown below, which consists of a 6" drain field layer of No. 67 stone below the pavers, which consist of voids between the stone providing more storage than typical 'pervious' areas.



OR APPROVED PERVIOUS PARKING ALTERNATIVE

3 TURF BLOCK PAVING
SECTION / PLAN

NTS

NOTE: EDGE RESTRAINT TO BE PROVIDED ADJACENT TO ASPHALT



The above picture was taken a few months after a project was complete, using the same turf block detail shown above. The red circles indicate where turf block was installed.

Please review and inform if you have any objections to these responses.

Thanks,

Chris Lips, P.E.
CRAVEN THOMPSON & ASSOCIATES
3563 NW 53 Street
Fort Lauderdale, FL 33309
954-739-6400 x 384
clips@craventhompson.com

March 1, 2016

Ms. Corinne Lajoie, AICP, LEED GA
City of Dania Beach
Community Development Department
1201 Stirling Road
Dania Beach, Florida 33004

RE: **GRIFFIN COMMERCIAL CENTER
DRC COMMENT RESPONSE LETTER (UPDATED)
CITY OF DANIA BEACH PROJECT NOS. SP-125-15 & VA-126-15
CTA PROJECT NO. 15-0055**

Dear Ms. Lajoie:

Please find our written responses to the DRC comments issued for the DRC meeting held on January 28th, 2016. These responses, together with our revised plans, comprise our submittal. The responses are as follows:

***Engineering Comments
Department of Public Services
Reviewer: GBM Architecture, PA***

Comments on Variance Requests:

1. **Section 265-20(A)** – Parking space dimension – 8'-8" seems to be within range that conform to the Urban Land Institute (ULI) Dimensions of Parking (5th edition) criteria for uses that are characterized by "low to moderate turnover," however I would recommend 8'-9".
Response: The spaces along the eastern property line have been restriped to accommodate an 8'-9" space. The others remain at 8'-8".
2. **Section 25-110(A)** – a 15' drive aisle is **not acceptable** for 90 degree parking, HOWEVER a 60 to 65 degree angle parking would be acceptable based on the ULI criteria described above.
Response: The clear pavement area provided is 27' from the parking spaces to the building which is more than adequate for access. The drive aisle will be stripped at 24' as well as to identify the proposed 'NO PARKING – FIRE LANE' and to direct traffic in one direction.

Comments on Site Plan:

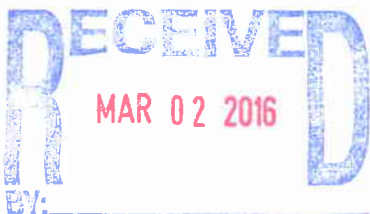
5. Traffic study required if PM peak hour is greater than 25. Proposed outline of report is attached for your reference. Traffic evaluation pending. Provide appropriate ITE Land Use Code calculations based on ITE Trip Generation Manual, 9th edition.
Response: Traffic Counts have been taken at the intersection to determine the existing and proposed Level of Service as requested and an updated traffic report is submitted.

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects



3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

FILE COPY

11. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plan Coordinate (NAD 83). This should be addressed as part of the final submittal.
Response: This will be addressed as part of the final submittal.

***Broward Sherriff's Office Comments: Fire
Department of Fire Rescue & Emergency Services
Reviewer: Sean Brown, Battalion Chief / Plans Examiner***

4. Demonstrate "NO PARKING" sign locations on the plan and provide "NO PARKING" sign details. Revise "NO PARKING" to "FIRE LANE – NO PARKING". In addition, provided posted signs every 60' in the areas highlighted in the pictures on the following pages.
Response: The Site Plan and Preliminary Engineering Plans have been revised to show and provide "FIRE LANE - NO PARKING" and also provide signs every 60' in areas highlighted in the pictures.
5. Identify the water main size for the existing main on SW 44 Ave. Contact Ronnie Navarro (City of Dania Beach Public Works Dept.) for approval of 6" installation of new piping. If 6" piping in permitted, please provide documentation from a licensed engineer that 6" supply will provide sufficient water for this project. An additional flow test will be required after the water mains have been installed and before the structure can be built to prove the water supply.
Response: The existing water main on SW 44th Avenue has been identified as 6-inch. We have contacted Ronnie Navarro to discuss the proposed water main improvements. This project is located within the B.C. WWS service area and we have also met with B.C. WWS to discuss the proposed water main improvements. Pursuant to discussions with B.C. WWS, the plans have been revised to loop the existing 6-inch water main by extending a proposed 6-inch water main north in SW 44th Avenue to the Right-of-Way of the South Fork New River Canal, then east for connection to an existing looped water main located in the cul-de-sac of SW 43rd Terrace.
7. Provide the dimensions of the three nearest adjacent hydrants to the project site. Unable to locate – Please provide.
Response: Please see the Preliminary Engineering Plans and an exhibit that shows the entire stretch of SW 44th Avenue from Griffin Road north to the canal.
10. Address Detail – Address detail indicates that numbers will be 3" & 4" in height. Minimum height for commercial property is 6". Please change.
Response: Refer to revised note #9 on Sheets: A-6.201, A-6.301, A-6.303 and A-6.304 for 6" high address on rear doors of each individual building tenant. We now have 6" high address numbers on both front entry and rear entry to each individual building tenant.
11. Fire Hydrant Flow Test – Still needed.
Response: A Fire Hydrant Flow Test has been completed and is attached.
12. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer – Still needed.

Response: Fire Flow Demand Calculations signed and sealed are provided as requested.

13. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) – Still needed.

Response: A completed Application is provided as requested.

14. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer). – Still needed.

Response: A Statement of Verification from the design professional of record, on official company letterhead, is provided as requested.

Planning & Zoning Comments
Department of Community Development
Reviewer: Corinne Lajoie

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

Response: Comment noted.

2. **TRAFFIC STUDY:** Comments on the traffic study to be made by the City Engineer.

Response: Comment noted and coordination was made with the City Engineer.

3. **IMPACT FEES:** Impact fees that will be required for the project were attached on 12-1-15.

Response: Comment noted.

4. **SIGNS:** Provide detail of ALL signage, including directional.

- Per Section 505-100:

(L) Monument Sign:

- 1 sign permitted

Response: One monument sign is proposed. Refer to Detail O4 on Sheet A-2.1 & detail O1 on Sheet A-6.302.

- Maximum 50 s.f. permitted; 30 s.f. proposed.
- 6' maximum height allowed; 6' proposed.

(O) Per Section 505-40(O)

- (5) Cabinet signs are prohibited, except where constructed of an opaque sign face with translucent cut outs for sign copy such that only the sign copy itself is illuminated and the background is not illuminated. Provide detail showing compliance. 2nd time requested.
Response: We originally had one pole mounted cabinet sign but that was deleted on the 1st round of DRC comments as requested. The graphic box dash line indicated around the letters on the exterior elevations is provided to indicate area limits and location of the text. All signs are channel letters on raceways as indicate on Sheet A-2.1.
- Sheet A-2.1, per Section 505-100(C) and 505-40(A) address signs shall have a max. of 10 inch letter height; 3' proposed. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
Response: A Variance to permit 3' is requested. Elevation details 01 & 02 on Sheet A-2.1 have been revised to indicate a Variance is requested for development address wall signs with 3'-0" number height.
- Sheet A-2.1, per Section 505-100(M) 1 wall sign permitted per building frontage. This south building elevation is not facing a street and is therefore not a "Frontage" and not entitle a sign. Delete or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
Response: Applicant is requesting a Variance to allow a Development Address identification wall sign on non-frontage and a Variance for 3' height address numbers. Refer to revision on A-2.1 and legend note 22 on A-6.301.
- Sheet A-2.1, Tenant and Entry Feature Signs, entry feature identification signs shown do not meet the definition of "Entry Feature Signs" as defined in Section 505-20. Retitle to "Building Identification" as discussed in Section 505-100(M).
Response: Detail O2 on Sheet A-2.1 and exterior elevations legend note #17 indicating tenant name placement, has been revised to Building Establishment Identification Sign.
- Sheet A-2.1, Section 505-100(M) 1 business park identification wall sign permitted along street acing façade, not to exceed 32 s.f. is permitted in lieu of monument or entrance feature sign. Proposed ID sign is 180 s.f. + monument sign is proposed. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires

submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

Response: See detail 02 on Sheet A-2.1. We are proposing two wall signs totaling 180SF on the SW corner building elevation; a development Building Identification sign and Development Address wall sign, both totaling 180SF. We are requesting two variances. Once for Development Business Park Identification in addition to proposed monument sign and second for Development Building Address Identification wall sign with numbers 3' in height, exceeding 10" allowed.

Legend Note #18 on Sheet A-6.301 Exterior Elevations has been revised to Development Business Address Identification sign.

Wall Sign, Griffin Commerce Center, is not labeled Development Building Identification Wall Sign on detail 02 on Sheet A-2.1. In addition, we added a new note #22 on Sheet A-6.301 for Development Building Identification Wall sign. Please refer to Detail 02 on sheet A-2.1 and Detail 04 on Sheet A-6.301.

8. The proximity to the airport will require FAA/SCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.

Response: See attached letter from BCAD. We have submitted the application to FAA and it is under review.

9. **PARKING:**

- Per Section 265-20(A) minimum parking space dimension is 9' X 18'. VARIANCE REQUESTED
Response: A variance has been requested.
- Per Section 265-110(A) individual parking spaces shall not have direct access to a street. VARIANCE REQUESTED
Response: A variance has been requested.
- Per Section 265-110(C)(1):
 - 90 degree parking must have an aisle width of 24'. Front, center portion of Building #3 provides approximately 15' from entrance of parking space to property line. Identify measurement on Sheet SP-1 and SP-2. VARIANCE REQUESTED
Response: A variance has been requested.

10. **LOADING:** Per Section 270-20, 4 spaces required. Revise accordingly or request a variance. VARIANCE REQUESTED

Response: A variance has been requested.

11. **USE:** Warehousing facilities is permitted as a conditional use. Condition #2 requires building to resemble an office building. Must submit Special Exception application, application fee of \$3,900

and written justification statement addressing the Special Exception criteria identified in the City's LDC.

Response: A Variance to permit the design depicted on the site plan is requested. Per discussion at the DRC meeting, warehouse facilities is a permitted use and a special exception is not required.

12. **Provide minimum bicycle parking requirements identified in Section 265-51, which requires 10% of required parking to be provided in bicycle parking (96 parking spaces required X 10% = 10 bike parking). Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal. Identify required/proposed on Sheet OSP. 2nd time requested.**
- Response: Bicycle racks are provided in each tenant Bay and shown on the floor plans. The total number of bicycle parking required and provided is shown on the OSP.**

14. **Industrial Design Standards, Per Section 511-30, identify how the following requirements are met:**

(I) Glass windows and doors must make up at least 25% of the primary elevation. On ground stories, the minimum required glass facade area shall be measured between a height of 2.5 feet and 8' above the abutting grade; Provide calculation, 2nd time requested

Response: Glass and door calculation was provided with this last submittal. Please refer to revision 1 on Sheet A-2.1, clouded just beneath Detail 05. Each bay is typical 25' and the calculation pertains to each bay.

(P)A minimum distance of 8' shall be maintained between the front of any building, including any walkway immediately adjacent thereto and the parking area. This space is to be reserved for landscaping. VARIANCE REQUESTED

Response: Please see waiver/variance request.

Section 511-40:

(B) The use of landscape accents, such as planters and window boxes, shall be incorporated into the overall landscape design of the building and the site. VARIANCE REQUESTED

Response: Please see waiver/variance request.

15. **COST RECOVERY:** per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.

Response: As discussed at the DRC meeting, a \$5,000.00 check was submitted with the response to DRC No. 1.

16. **Must provide latest revised set of plans on disk prior to going to public hearing.**

Response: Comment noted.

17. **DUMPSTER:** Provide detail indicating how Article 290 is being complied with.

o Per Section 290-70(G) Setbacks 25' from any residential unit.

Provide measurement, revise accordingly. 2nd time requested.

Response: Please refer to the Site Plans for the distances. Each dumpster is located in excess of the required 25'.

18. Pervious Area:

- Per Section 215-130(A) 20% pervious area is required for Industrial property; 15% identified as provided on Sheet OSP. Correct to show only 9.5% provided as allowable use of pervious area excludes parking. Revise accordingly.

Response: As discussed at the DRC meeting, this comment is not applicable. As discussed at the DRC meeting, a waiver has been requested. Applicant is working with Public Works to obtain approval of proposal. Sheet OSP has been revised to indicate the 20% pervious area requirement.

- Per Section 215-130(C) allowable use of pervious area excludes parking. Revise calculations on Sheet OSP accordingly. 2nd time requested.

Response: Applicant is working with Public Works to obtain approval of proposal.

- Per Section 215-130(E) partial waiver of pervious area is available, following the limitation identified in the LDC and waiver is not to exceed 15% pervious area for Industrial. Must address this code provision through redesign, or submittal of an application for a waiver. If applicant is interested in requesting a waiver, must submit application, \$500 application fee with written narrative and information meeting regulations identified. 2nd time requested.

Response: As discussed at the DRC meeting, a waiver has been requested. Applicant is working with Public Works to obtain approval of proposal.

20. Sheet OSP, Site Data, Adjacent Land Use Designation: "Church" is not a land use designation. Revise accordingly.

Response: Sheet OSP has been revised to indicate the correct land use designation of TOC, City of Hollywood.

21. Sheet A-6.201, Building 2 south elevation within reveals, paint color not identified for entire building length. Provide missing detail.

Response: Exterior elevation labels have been updated to call out all areas of the elevation for clarification as noted.

22. Sheet A-6.201, Key Note Legend. Note #1 is mislabeled and/or misused in rendering. Revise Accordingly.

Response: Key note #1 is now labeled "Not Used".

23. Sheet A-6.201 Key Note Legend, Notes # 7 & 8 does not seem to be illustrated in building renderings. If not used, delete. Revise accordingly.

Response: Note #7 is an overhead door and note #8 is a wall pack light fixture. Both are in our elevations and colored rendering.

24. Sheet A.602, west elevation for building 2 is missing. Revise accordingly.

Response: West elevation for building number Two is on Sheet A-6.201, elevation detail No. 03.

25. Sheet A-6.301, Key Note Legend numbers 1, 5, 6, 15 & 16 are missing from elevation drawing. Add to drawing or delete from legend.

Response: For clarification, Key note tags have been revised as follows: Where tags were not used, now labeled as NOT USED, where tags pertain to a few elevations, tags now call out which elevation correspond to each tag. In addition, Elevations have added tags to correspond to schedule on each sheet.

26. Sheet A-6.301, north building elevation of building 3 not provided. Revise accordingly.
Response: North elevation of building number three is provided on elevation detail 02 on Sheet A-6.304. The drawing tag on detail 02 was mislabeled and has been corrected to note building three and not two.
27. Sheet A-6.302, Key Note Legend numbers 1, 5, 6, 12, 15, 16, 18, 20 & 21 are not shown on the building elevation drawing. Add to drawing or delete from legend.
Response: For clarification, Key note tags have been revised as follows: Where tags were not used, now labeled as NOT USED, where tags pertain to a few elevations, tags now call out which elevation correspond to each tag. In addition, Elevations have added tags to correspond to schedule on each sheet.
28. Sheet A-6.303, Key Note Legend numbers 1, 5, 6, 15, 16, 18, 20 & 21 are not shown on the building elevation drawing. Add to drawing or delete from legend.
Response: For clarification, Key note tags have been revised as follows: Where tags were not used, now labeled as NOT USED, where tags pertain to a few elevations, tags now call out which elevation correspond to each tag. In addition, Elevations have added tags to correspond to schedule on each sheet.
29. Sheet A-6.304, Key Note Legend numbers 1, 5, 6, 15, 16 & 18 are not shown on the building elevation drawing. Add to drawing or delete from legend.
Response: For clarification, Key note tags have been revised as follows: Where tags were not used, now labeled as NOT USED, where tags pertain to a few elevations, tags now call out which elevation correspond to each tag. In addition, Elevations have added tags to correspond to schedule on each sheet.
30. Sheet PH-1, cannot read light levels at south property line. Revise accordingly.
Response: Revised photometric sheet is provided for clarity on the south property line.
31. Provide light fixture detail identifying location and height of each.
Response: Light fixture specification is provided as requested. Height is indicated on each exterior elevation and also on the photometric sheet.

NOTES:

Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.

Continuous and on-going site inspections will be conducted by staff throughout the entire building process.

Response: Comment noted.

FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.

Response: The FEMA flood maps reveal a 100 year flood elevation of 5.00 ft-NAVD. Per Article 220-10(C), flood proofing is proposed up to elevation 6.0 ft-NAVD. SW 44th Avenue is currently very low in elevation which serves adjacent properties. The proposed road reconstruction will raise the road

some but not too high to accommodate the existing driveway connections and limited road reservations/right-of-way to grade back to existing grades. Given the proposed road elevations, the finished floor elevations are proposed at 4.5 ft-NAVD, to keep pavement slopes as practical as possible for pedestrian and vehicular access. Flood proofing up to elevation 6.0 ft-NAVD will be provided to protect the buildings during a 100 year flood elevation.

Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.

Response: Comment noted.

Landscape Comments

Metric Engineering

Reviewer: Claudia Alzate

VARIANCE REQUEST REVIEW COMMENTS:

1. The property on the west side of the proposed project, parcel B, is residential, and no landscape buffer is proposed. Please provide proof that your property is legally non-conforming and propose a screening alternative.

Response: Applicant is requesting a Variance due to site size and configuration constraints. A green privacy screening mesh is proposed to be added to the existing fence along the west side of the project, where adjacent to the residential. See Landscape plan for locations.

2. Number of trees for Parcel B on page 4 of the Request for Variances and Waivers document, does not match the Landscape Plan (North and East boundaries). Please make necessary corrections.

Response: The Request for Variances and Waivers document has been corrected to match the Landscape Plan.

INFORMATIONAL NOTES:

- i. Please provide a point-by-point response to each of the above comments.
- ii. Feel free to contact Claudia Alzate at (305) 235-5098 claudia.alzate@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

We trust these written responses, together with the revised variance/waiver requests and revised plans, address all of the comments allowing this project to move forward to the City Commission.

Please call me at (954) 739-6400 if you have any questions or need additional information.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.

JOSEPH D. HANDLEY, R.L.A.

Vice President, Planning and Landscape Architecture

JDH/fd

Lajoie, Corinne

From: Claudia Alzate <Claudia.Alzate@metriceng.com>
Sent: Wednesday, February 10, 2016 2:47 PM
To: Lajoie, Corinne
Cc: Joe Handley
Subject: FW: Griffin Commercial Center SP-125-15; VA-126-15
Attachments: Variance-WaivGRIFFCOMM_RevDRC2_2.1.16.pdf; 15-0055_LP.pdf; Comment Response letter.020416.pdf

Corrinne,

The attached documents have been reviewed. According to Mr. Handley, the applicant was not able to obtain proof that the property is legally non-conforming. I recommend approval of the requested variances provided that a minor correction to the variance/waiver request is made, this is the number of trees proposed on the north side of parcel B, page 4 of the document. Please let me know if you have any questions.

Sincerely,
Claudia Alzate
Arborist/Sr. Environmental Scientist



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

From: Joe Handley [<mailto:jhandley@craventhompson.com>]
Sent: Tuesday, February 09, 2016 8:26 AM
To: Claudia Alzate <Claudia.Alzate@metriceng.com>
Cc: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>
Subject: Griffin Commercial Center SP-125-15; VA-126-15

Good Morning Claudia,

Please find attached the items responding to the last round of DRC comments. I have included our complete comment response letter, the complete variance request and a copy of the revised landscape plans. Please refer to page 9 of the attached comment/response letter that addresses your two outstanding comments. Please send an email to Corinne noting that your comments have been satisfied. If you have any questions or concerns, please do not hesitate to contact me at once. Thanks!

Joe

Joseph D. Handley, R.L.A
Vice President, Planning and Landscape Architecture

**CRAVEN THOMPSON
& ASSOCIATES INC.**

3563 NW 53rd Street

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Craven Thompson & Associates

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Lajoie, Corinne

From: Kelly Ray-Sosnowki <Kray808@bellsouth.net>
Sent: Thursday, February 11, 2016 4:31 PM
To: Lajoie, Corinne; 'Claudia Alzate'
Cc: 'Joe Handley'; Leigh Kerr - Office
Subject: FW: Griffin Commercial
Attachments: 20160210144153969.pdf; Var-WaivGRIFFCOMM_RevDRC2_2.1.16_REV PAGE 4.pdf

Good Afternoon,

Please see revised page attached.

Thank you.

Kelly Ray-Sosnowski, LEED AP+BDC
Planner
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

From: Joe Handley [<mailto:jhandley@craventhompson.com>]
Sent: Wednesday, February 10, 2016 2:45 PM
To: Kelly Ray-Sosnowki <Kray808@bellsouth.net>
Subject: Griffin Commercial

Kelly,
Please revise the one number on the variance request that is attached. Please email the updated one to both Corinne and Claudia. Thanks
Joe

Joseph D. Handley, R.L.A
Vice President, Planning and Landscape Architecture

CRAVEN THOMPSON
& ASSOCIATES INC.
3563 NW 53rd Street
Fort Lauderdale, FL 33309
954.739.6400 phone
954.739.6409 fax
954.552.3944 mobile
jhandley@craventhompson.com
CravenThompson.com

ENHANCEMENTS		
SECTION/DESCRIPTION	CODE	PROPOSED/EXCEEDS
Sec. 275-60 Native Plant Material 50% of required trees 50% of required shrubs Sec. 275-60 Native Plant Material	51 trees 1,071 shrubs 50%	65 trees 2,230 shrubs 65%
Sec. 275-90 (C) Perimeter Buffer Landscape for VUAs	b. 1 tree/40 ft b/t to VUA and abutting property. <u>PARCEL A</u> South – 160' = 54 trees East – 940' = 24 trees <u>PARCEL B</u> North – 39' = 1 tree South – 61' = 2 trees East – 58' = 2 trees	<u>PARCEL A</u> South – 56 trees East – 367 trees <u>PARCEL B</u> North – 52 trees South – 38 trees East – 10 trees
	Minimum island dimension 8'x15'	Up to 12'8"x13'8" on some areas
Sec. 275-100 Interior Landscape Requirements for VUAs	D. Terminal Landscape Peninsulas — 10'x18'. B. 20% of total VUA to be interior landscape = 13,966 sf	Parcel A 12'x18' 17,488 sf
	Intermediate peninsulas – 11 trees	24 trees
Sec. 275-110 (D) Perimeter buffer – Terminal landscape requirements	(3) 1 tree/40 ft between Res. and Ind. Property. Parcel A: East 940' = 24 trees Parcel B: West – 300' = 8 trees	Parcel A: 37 trees Parcel B: 10 trees
Sec. 275-120 Landscape buffer for all other perimeter areas	1 tree/40 ft Parcel B: North = 4 trees South = 3 trees	6 trees 5 trees
Sec. 275-190 Plant material for installation	Shade trees = 43 trees	75 trees

Per City Code Section 625.40, the applicant must address certain criteria. As outlined below, the variances and waivers being sought comply with the criteria prescribed in the City's Land Development Code:

1. The request maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City;

Lajoie, Corinne

From: Greg Molina <gregm@gbmarchitecture.com>
Sent: Thursday, February 11, 2016 11:10 AM
To: Lajoie, Corinne
Cc: Jack Brown
Subject: Griffin Commercial Site Plan - Response to DRC2
Attachments: 151109-CD-A-2.1-FP (loos) R2.pdf; 151109-CD-A-2.201-FP (loos) R1.pdf; 151109-CD-A-2.301-FP (loos) R1.pdf; 151109-CD-A-2.302-FP (loos) R1.pdf; 151109-CD-A-2.303-FP (loos) R1.pdf; 151109-CD-A-2.304-FP (loos) R1.pdf; 151109-CD-A-6.201-EL (loos) R2.pdf; 151109-CD-A-6.301-EL (loos) R2.pdf; 151109-CD-A-6.302-EL (loos) R2.pdf; 151109-CD-A-6.303-EL (loos) R2.pdf; 151109-CD-A-6.304-EL (loos) R2.pdf; 151109-CD-PH-1-PHOTO (loos) R2.pdf; 2-10-16 GBM Architecture response to 2nd round.pdf

Hi Corinne,

There was a misunderstanding on our part on how the 2nd round of plans were being reviewed. We were under the impression that GBM Architecture were responsible to review our Architecture responses and drawings with you directly and that being said we made additional notations on our drawings to make sure we responded correctly. I submitted our response drawings and response letter above to Christine late afternoon yesterday. I was the one that said hello to you around 3 pm yesterday, when I was switching out the architecture sheets (both full set and reduced set). Attached are our sheets and responses hi-lighted for easy reference to our 2nd round of response and now on file with Chistine. I had been trying to get a hold of you the last few days, to let you know what we were doing but did not get a chance to speak with you.

Please call me if you have any questions.

Thank you.



Gregory B. Molina
President & CEO
2801 SW 3RD. AVE UNIT FB
FORT LAUDERDALE, FL 33315
D 954.713.6101 C 954.812.6680
AA 26002322

www.gbmarchitecture.com
gregm@gbmarchitecture.com

Lajoie, Corinne

From: Greg Molina <gregm@gbmarchitecture.com>
Sent: Thursday, February 18, 2016 11:13 AM
To: Lajoie, Corinne
Cc: Leigh Kerr - Office; Jim McCulla; Chris Lips; (lkerr808@bellsouth.net); Kelly Ray-Sosnowki; Joe Handley
Subject: RE: Griffin Commercial 2nd response Update

Good Morning Corinne, I am following up with you, to see if you had reviewed or had any questions regarding the architecture responses to your 2nd review comments for Griffin Commerce Center.

Please let us know the status in review of the architecture responses emailed to you on 2-11-16.

Thank you,

Regards



Gregory B. Molina
President & CEO
2801 SW 3RD. AVE UNIT F8
FORT LAUDERDALE, FL 33315
D 954.713.6101 C 954.812.6680
AA 26002322

www.gbmarchitecture.com

gregm@gbmarchitecture.com

From: Joe Handley [<mailto:jhandley@craventhompson.com>]
Sent: Thursday, February 18, 2016 9:01 AM
To: Kelly Ray-Sosnowki <Kray808@bellsouth.net>; Greg Molina <gregm@gbmarchitecture.com>
Cc: Leigh Kerr - Office <lkerr808@bellsouth.net>; Jim McCulla <jim@jmiconsulting.org>; Chris Lips <clips@craventhompson.com>; (lkerr808@bellsouth.net) <lkerr808@bellsouth.net>
Subject: RE: Griffin Commercial

Kelly and Greg,

Have either of you heard from Corinne regarding the re-submittal? We had received an approval email from landscape and engineering. Chris sent Fire additional information yesterday and will follow up with him.

Thanks

Joe

Joseph D. Handley, R.L.A
Vice President, Planning and Landscape Architecture

CRAVEN THOMPSON
& ASSOCIATES INC.
3563 NW 53rd Street
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954.739.6409 fax
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jhandley@craventhompson.com
Craven Thompson & Associates

From: Kelly Ray-Sosnowki [<mailto:Kray808@bellsouth.net>]
Sent: Thursday, February 11, 2016 4:31 PM
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Cc: Joe Handley <jhandley@craventhompson.com>; Leigh Kerr - Office <lkerr808@bellsouth.net>
Subject: FW: Griffin Commercial

Good Afternoon,

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Thank you.

Kelly Ray-Sosnowski, LEED AP+BDC
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Joe

Joseph D. Handley, R.L.A
Vice President, Planning and Landscape Architecture

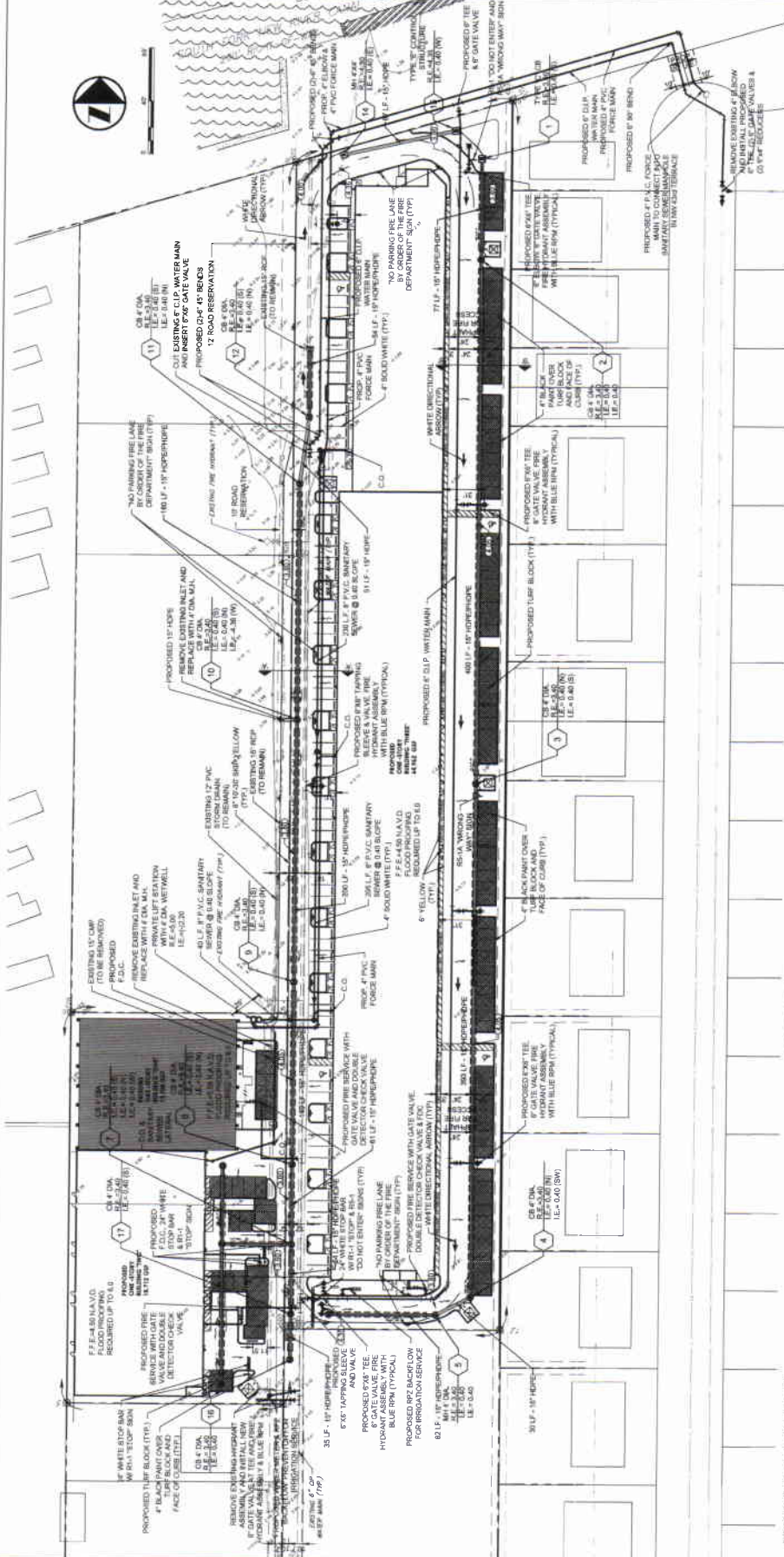
CRAVEN THOMPSON
& ASSOCIATES INC.
3563 NW 53rd Street
Fort Lauderdale, FL 33309
954.739.6400 phone
954.739.6409 fax
954.552.3944 mobile
jhandley@craventhompson.com
CravenThompson.com

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GRAVEN • THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 2565 N.W. 32ND STREET, 10TH FLOOR, FLORIDA 33509
 TEL: (254) 758-0509
 FAX: (254) 758-0502
 E-MAIL: INFO@GTAFLA.COM
 PROJECT NO. 15-0055-002-01

GRiffin COMMERCIAL CENTER
 DANIA BEACH, FLORIDA
 PREPARED FOR
 GRiffin COMMERCIAL CENTER LLC
 PRELIMINARY ENGINEERING PLAN

PROJECT NO. 15-0055-002-01
 SHEET C-1 OF C-1



- EXISTING LEGEND**
- 1. METAL LIGHT POLE
 - 2. TRAFFIC SIGNAL
 - 3. CONCRETE UTILITY POLE
 - 4. CONCRETE POWER POLE
 - 5. ELECTRICAL PANEL
 - 6. ELECTRICAL METER
 - 7. TELEPHONE MOUNTING
 - 8. TELEPHONE POLE
 - 9. TELEPHONE SERVICE
 - 10. SANITARY
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- PROPOSED WATER AND SEWER LEGEND**
- 1. DRAINAGE STRUCTURE NUMBER
 - 2. RIM ELEVATION
 - 3. INVERT ELEVATION
 - 4. CLEARANCE
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- PROPOSED DRAINAGE LEGEND**
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 - 2. DRAINAGE STRUCTURE TYPE
 - 3. RIM ELEVATION
 - 4. INVERT ELEVATION
 - 5. PROPOSED DRAINAGE MANHOLE
 - 6. PROPOSED DRAINAGE CLEAN OUT (SEE ARCHITECTURAL PLANS)
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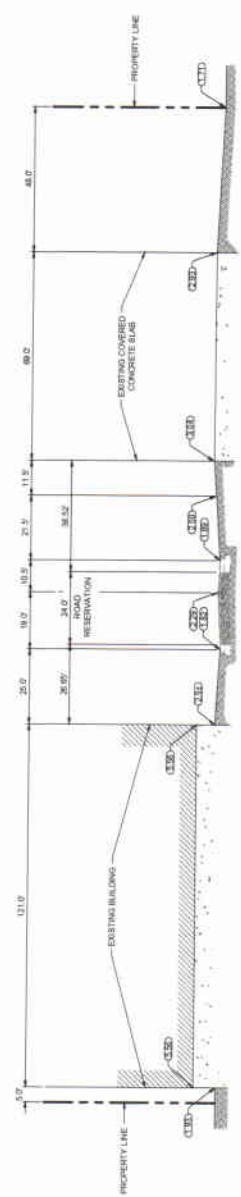
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GRAVEN • THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 1543 NW 52ND STREET, FORT LAUDERDALE, FLORIDA 33309
 TEL: (954) 738-6408
 FAX: (954) 738-6408
 FLORIDA LICENSED PROFESSIONAL ENGINEERING LICENSE NO. 3703
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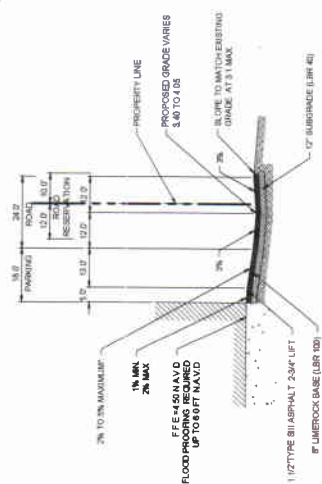
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 PREPARED FOR
DANA BEACH, FLORIDA
 PRELIMINARY ENGINEERING CROSS SECTIONS

NOVEMBER 2018
 DRAWING NO. DB-18-001
 PROJECT NO.
 15-00655-002-01

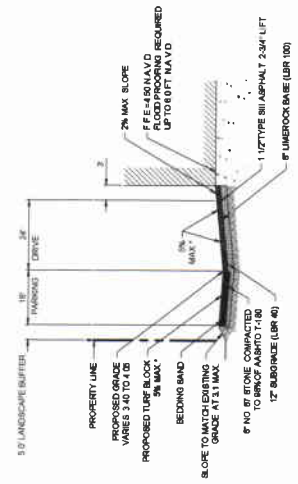
C-2
 SHEET C-2 OF



EXISTING
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SECTION 'A-A'
 SCALE 1/32" = 1'-0" V



SECTION 'B-B'
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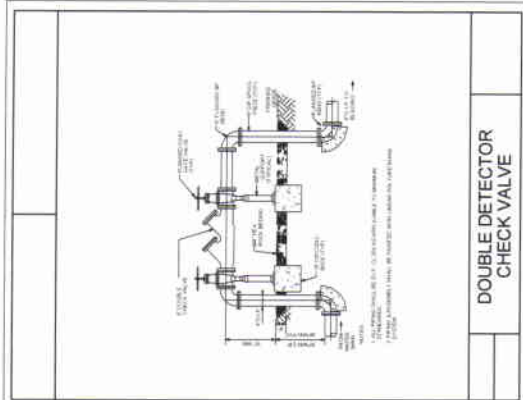
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GRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
 2843 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 754-4000 FAX: (954) 754-4005
 WWW.GRAVEN-THOMPSON.COM

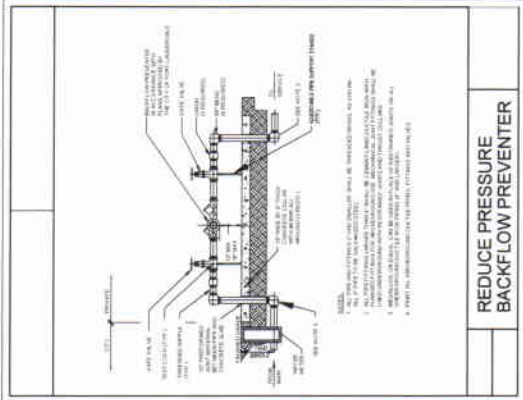
GRIFFIN COMMERCIAL CENTER
 DANIA BEACH, FLORIDA
 PREPARED FOR:
GRIFFIN COMMERCIAL CENTER LLC
 PRELIMINARY ENGINEERING DETAILS

William C. Lutz
 Florida Professional Engineer No. 87167
 PROJECT NO.
 15-0055-002-01

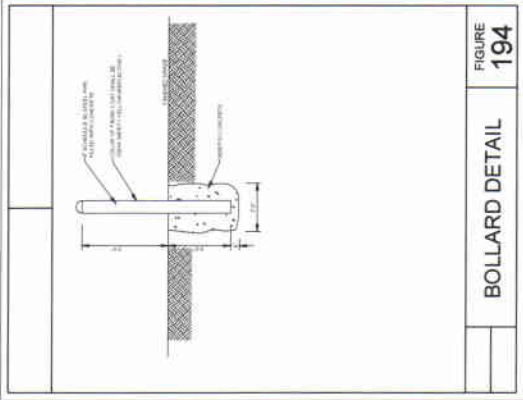
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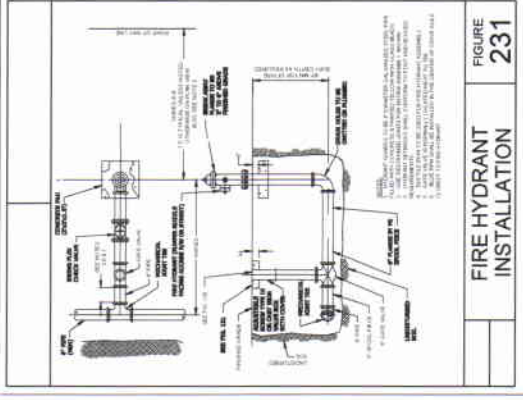
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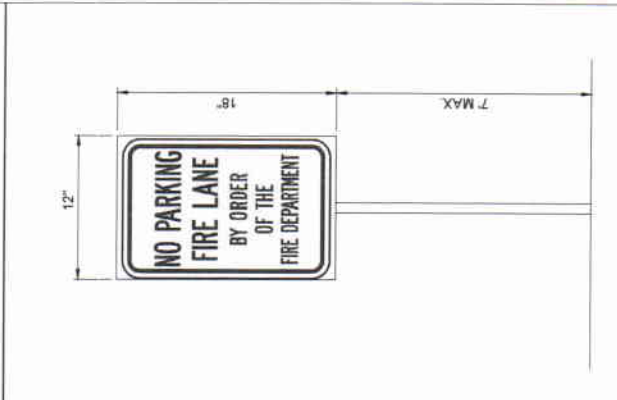
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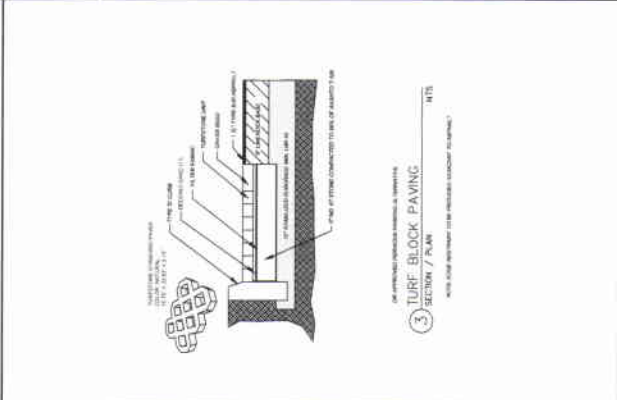
BOLLARD DETAIL
 FIGURE 194



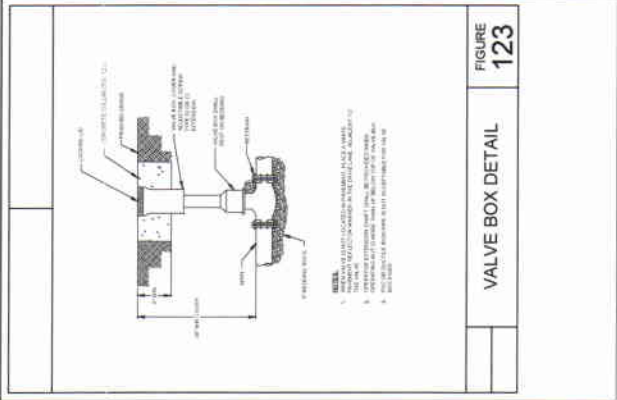
FIRE HYDRANT INSTALLATION
 FIGURE 231



NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT



TURF BLOCK PAVING
 SECTION 7 PLAN



VALVE BOX DETAIL
 FIGURE 123

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

1. THE FDC MUST BE IDENTIFIED AS TO THE BUILDING (COMPLETE ADDRESS) OR PORTION OF THE BUILDING IT SERVES. PROVIDE A PERMANENT TACTILE SIGN AT THE FDC TO MEET THE ABOVE REQUIREMENT. [14.6.3.5.3]
2. EACH FIRE DEPARTMENT CONNECTION SHALL BE DESIGNATED BY A SIGN HAVING RAISED LETTERS, AT LEAST 1 INCH IN HEIGHT, CAST ON A PLATE OR FITTING THAT READS "STANDPIPE", "STANDPIPE AND AUTOSPKR" OR "AUTOSPKR AND STAND PIPE". [14.6.3.5.2]
3. A SIGN ALSO SHALL INDICATE THE PRESSURE REQUIRED AT THE INLETS TO DELIVER THE SYSTEM DEMAND. [14.6.3.5.2]

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS

FIRE DEPARTMENT CONNECTION SIGNAGE

Traf Tech

ENGINEERING, INC.

February 4, 2016

James G. McCulla
President - *JMI*
1845 Cordova Road, Suite 204
Fort Lauderdale, Florida 33316

Re: **Griffin Commercial Center – Traffic Engineering Evaluation**

Dear Jim:

In response to comments provided by the City of Dania Beach, Traf Tech Engineering, Inc. conducted the following analyses in connection with an industrial site consisting of two parcels totaling 4.61 acres located on the north terminus of SW 44th Avenue in the City of Dania Beach in Broward County, Florida:

- Analyses of the Intersection of Griffin Road and SW 44th Avenue

For these analyses, the following tasks were undertaken:

- 1) Determined the trip generation associated with the proposed industrial development. The proposed industrial project is projected to generate 77 new AM peak hour trips (68 inbound and 9 outbound) and approximately 81 new PM peak hour trips (10 inbound and 71 outbound) per ITE *Trip Generation Manual* (9th Edition).
- 2) Conducted AM and PM peak period intersection turning movement counts at the intersection of Griffin Road and SW 44th Avenue. The results of the existing traffic counts are contained in Attachment A.
- 3) Determined the percentage of project trips arriving from the east and west via Griffin Road. Based on the existing street system surrounding the project it was assumed that 30% of the project trips will arrive/depart to/from the east via Griffin Road and 70% to/from the west via Griffin Road/State Road 7.
- 4) Developed future traffic volumes for the study intersection of Griffin Road and SW 44th Avenue. Since the traffic counts were collected during the first week in February (refer to PSCF report published by FDOT contained in Attachment B), a one percent (1%) increase in traffic was undertaken in order to account for peak season conditions.

Traf Tech

ENGINEERING, INC.

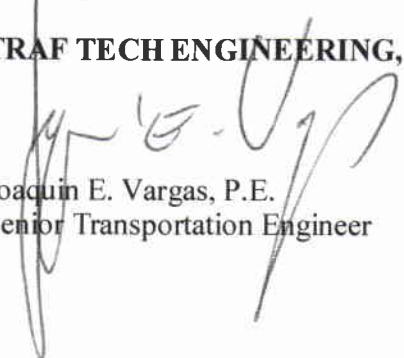
The future traffic projections for the study intersection are presented in tabular format and are contained in Attachment C. The future traffic projections include existing AM and PM peak hour traffic counts, peak season adjustments and project trips.

- 5) Conducted SYNCHRO analyses for the study intersection using the future traffic volumes. The analyses indicate that:
- The eastbound left-turn lane is projected to operate at level of service "C" during both peak periods with the additional trips generated by the proposed industrial development. Moreover, the existing 125 feet of storage dimension provided at the eastbound left-turn lane is adequate (the projected length of queues are less than 125 feet for future conditions).
 - The southbound approach of SW 44th Avenue is projected to operate adequately during the AM peak hour. During the afternoon peak, less-than-desirable delay is expected for vehicles trying to turn left to head east on Griffin Road. However, the projected length of queue on SW 44th Avenue during the afternoon peak hour is acceptable (up to 3 vehicles).

Based on the above analyses, it is Traf Tech Engineering, Inc.'s opinion that no improvements are required on Griffin Road as a result of the proposed industrial development.

Sincerely,

TRAF TECH ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer

ATTACHMENT A

Intersection Turning Movement Counts

Video Data Solutions, Inc.

A Traffic Data Collection Company
O.(305)253-1553 F.(305)235-7703

CLIENT : TRAF TECH Engineering
JOB NO : WO-1607
PROJECT: Griffin Rd
COUNTY : Broward

File Name : Griffin Rd & SW 44th Ave
Site Code : 00000000
Start Date : 2/2/2016
Page No : 1

Groups Printed- Autos - Heavy Vehicles

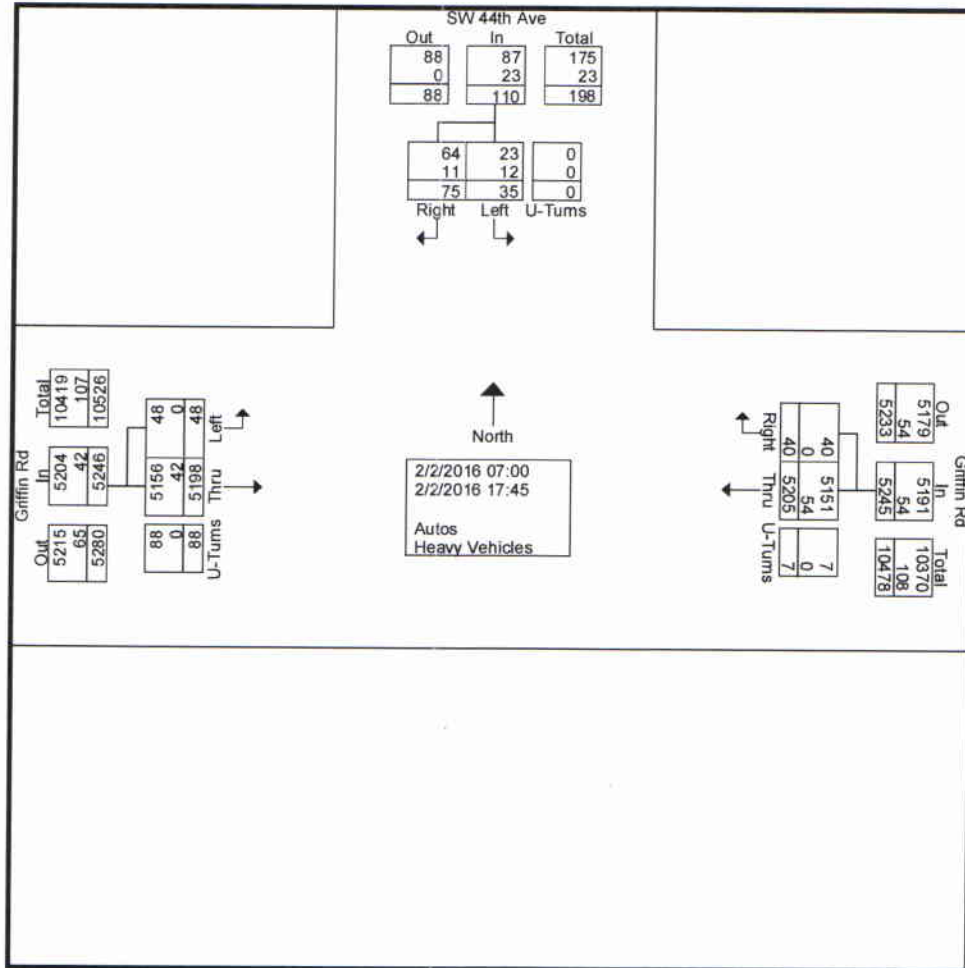
Start Time	SW 44th Ave Southbound				Griffin Rd Westbound				Griffin Rd Eastbound				Int. Total
	Right	Left	U-Turns	App. Total	Right	Thru	U-Turns	App. Total	Thru	Left	U-Turns	App. Total	
07:00	1	0	0	1	2	170	0	172	248	5	10	263	436
07:15	2	3	0	5	1	240	0	241	342	3	6	351	597
07:30	1	2	0	3	1	255	0	256	352	4	5	361	620
07:45	3	0	0	3	2	268	0	270	363	2	5	370	643
Total	7	5	0	12	6	933	0	939	1305	14	26	1345	2296
08:00	2	2	0	4	3	269	0	272	385	1	8	394	670
08:15	3	3	0	6	1	243	1	245	372	3	5	380	631
08:30	2	5	0	7	2	260	1	263	349	1	6	356	626
08:45	1	2	0	3	1	258	0	259	310	5	6	321	583
Total	8	12	0	20	7	1030	2	1039	1416	10	25	1451	2510
16:00	17	1	0	18	4	386	1	391	314	6	9	329	738
16:15	9	2	0	11	6	364	0	370	296	5	5	306	687
16:30	9	4	0	13	3	347	1	351	269	5	3	277	641
16:45	7	5	0	12	1	355	2	358	265	1	6	272	642
Total	42	12	0	54	14	1452	4	1470	1144	17	23	1184	2708
17:00	5	4	0	9	2	402	1	405	325	3	6	334	748
17:15	7	0	0	7	1	434	0	435	336	1	5	342	784
17:30	4	1	0	5	7	488	0	495	342	1	3	346	846
17:45	2	1	0	3	3	466	0	469	330	2	0	332	804
Total	18	6	0	24	13	1790	1	1804	1333	7	14	1354	3182
Grand Total	75	35	0	110	40	5205	7	5252	5198	48	88	5334	10696
Apprch %	68.2	31.8	0		0.8	99.1	0.1		97.5	0.9	1.6		
Total %	0.7	0.3	0	1	0.4	48.7	0.1	49.1	48.6	0.4	0.8	49.9	
Autos	64	23	0	87	40	5151	7	5198	5156	48	88	5292	10577
% Autos	85.3	65.7	0	79.1	100	99	100	99	99.2	100	100	99.2	98.9
Heavy Vehicles	11	12	0	23	0	54	0	54	42	0	0	42	119
% Heavy Vehicles	14.7	34.3	0	20.9	0	1	0	1	0.8	0	0	0.8	1.1

Video Data Solutions, Inc.

A Traffic Data Collection Company
 O.(305)253-1553 F.(305)235-7703

CLIENT : TRAF TECH Engineering
 JOB NO : WO-1607
 PROJECT: Griffin Rd
 COUNTY : Broward

File Name : Griffin Rd & SW 44th Ave
 Site Code : 00000000
 Start Date : 2/2/2016
 Page No : 2

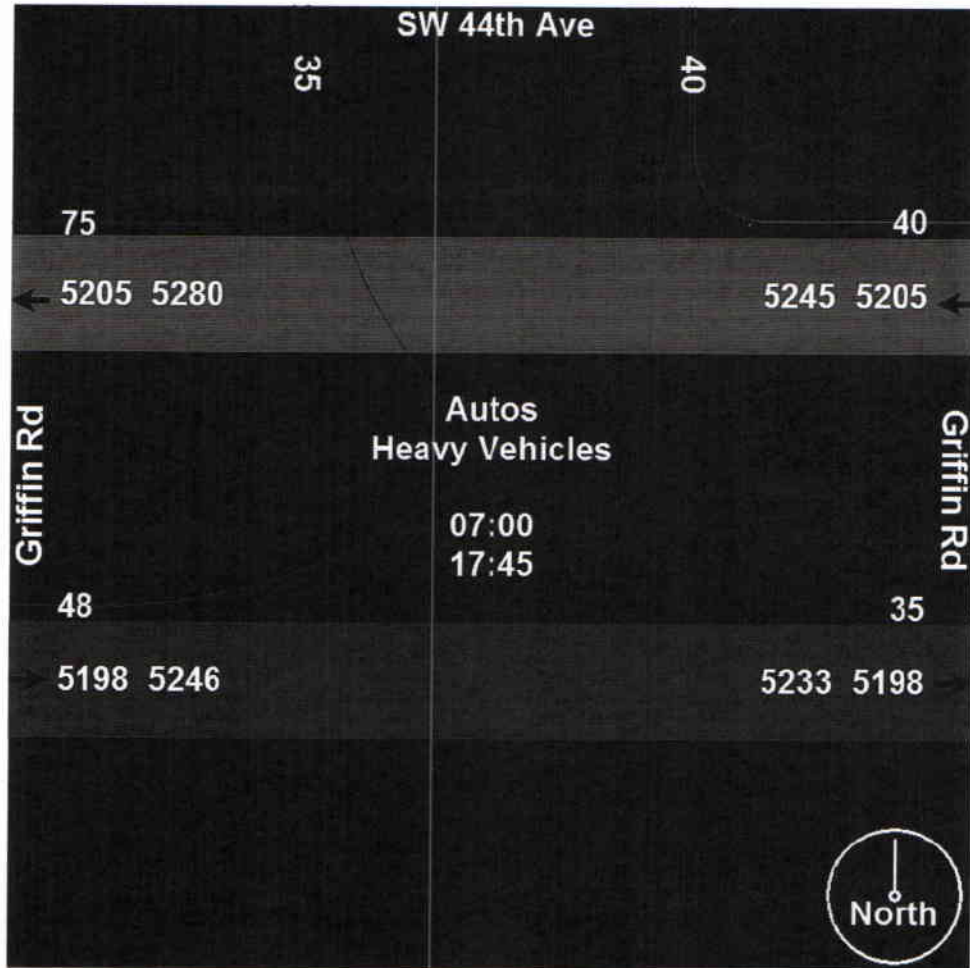


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Page No : 3



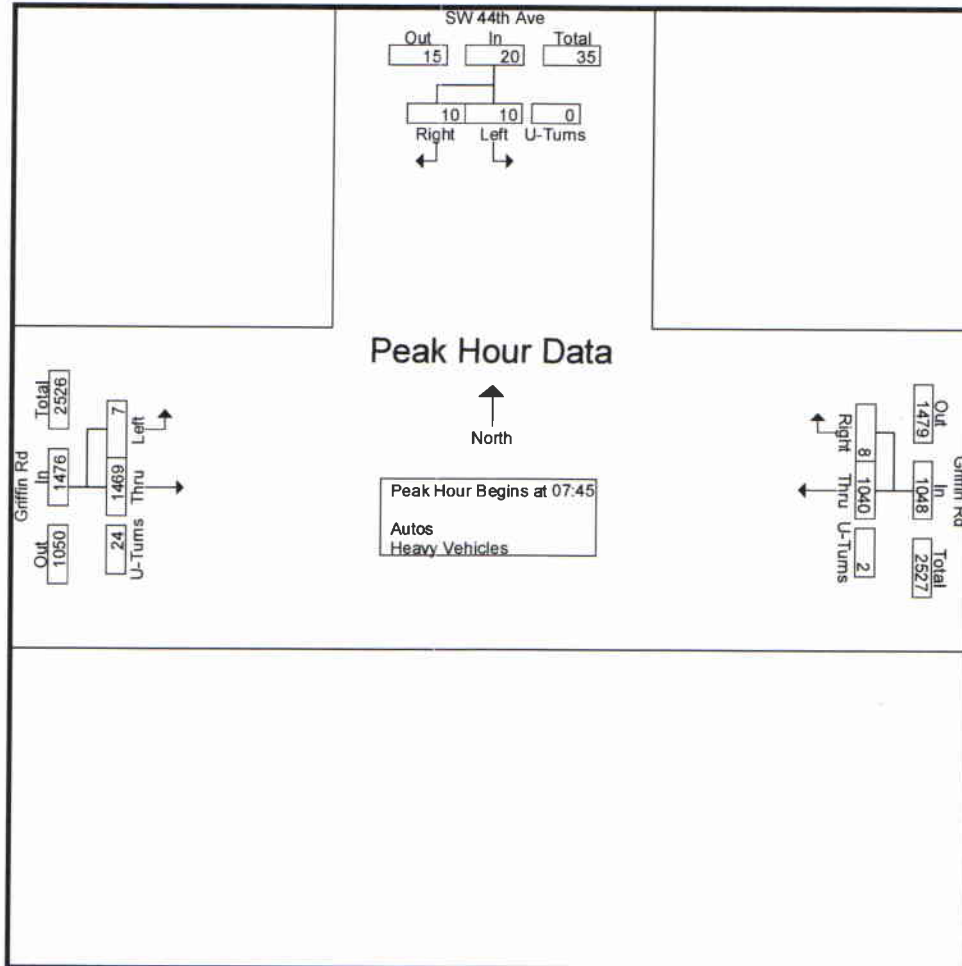
Video Data Solutions, Inc.

A Traffic Data Collection Company
O.(305)253-1553 F.(305)235-7703

CLIENT : TRAF TECH Engineering
JOB NO : WO-1607
PROJECT: Griffin Rd
COUNTY : Broward

File Name : Griffin Rd & SW 44th Ave
Site Code : 00000000
Start Date : 2/2/2016
Page No : 4

Start Time	SW 44th Ave Southbound				Griffin Rd Westbound				Griffin Rd Eastbound				Int. Total
	Right	Left	U-Turns	App. Total	Right	Thru	U-Turns	App. Total	Thru	Left	U-Turns	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:45													
07:45	3	0	0	3	2	268	0	270	363	2	5	370	643
08:00	2	2	0	4	3	269	0	272	385	1	8	394	670
08:15	3	3	0	6	1	243	1	245	372	3	5	380	631
08:30	2	5	0	7	2	260	1	263	349	1	6	356	626
Total Volume	10	10	0	20	8	1040	2	1050	1469	7	24	1500	2570
% App. Total	50	50	0		0.8	99	0.2		97.9	0.5	1.6		
PHF	.833	.500	.000	.714	.667	.967	.500	.965	.954	.583	.750	.952	.959



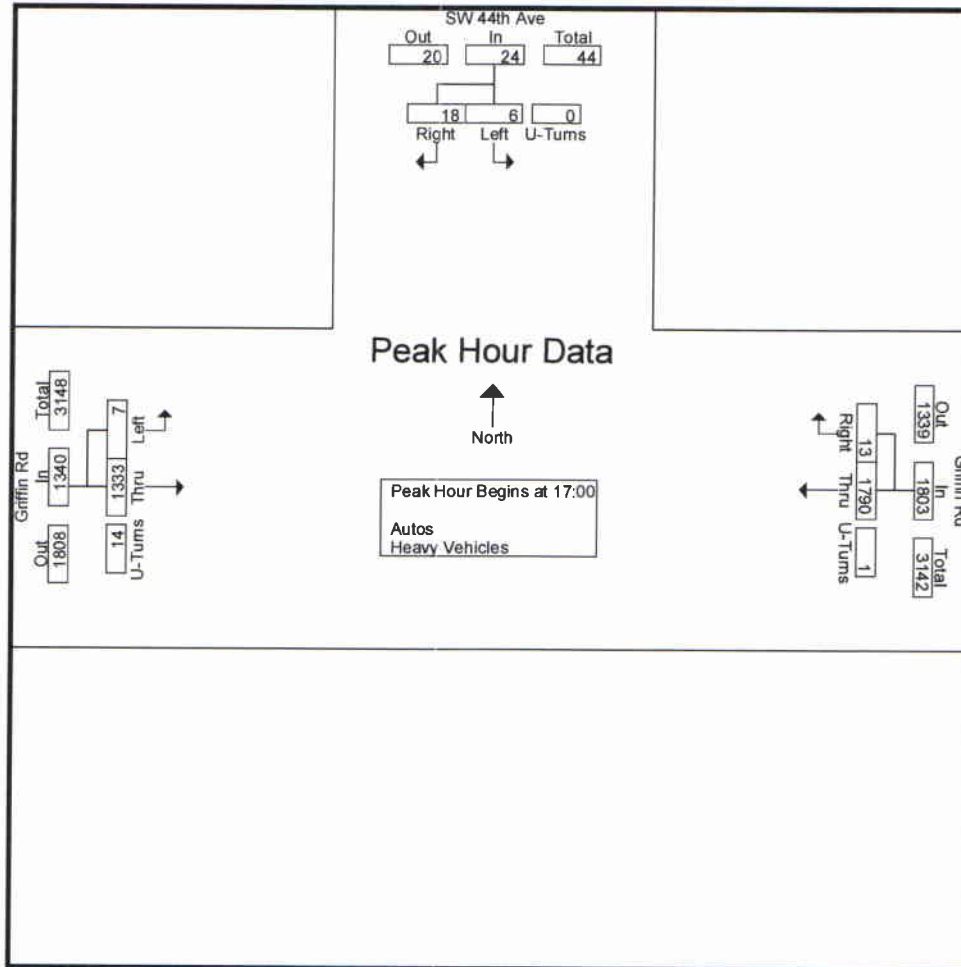
Video Data Solutions, Inc.

A Traffic Data Collection Company
O.(305)253-1553 F.(305)235-7703

CLIENT : TRAF TECH Engineering
JOB NO : WO-1607
PROJECT: Griffin Rd
COUNTY : Broward

File Name : Griffin Rd & SW 44th Ave
Site Code : 00000000
Start Date : 2/2/2016
Page No : 5

Start Time	SW 44th Ave Southbound				Griffin Rd Westbound				Griffin Rd Eastbound				Int Total
	Right	Left	U-Turns	App. Total	Right	Thru	U-Turns	App. Total	Thru	Left	U-Turns	App. Total	
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 17:00													
17:00	5	4	0	9	2	402	1	405	325	3	6	334	748
17:15	7	0	0	7	1	434	0	435	336	1	5	342	784
17:30	4	1	0	5	7	488	0	495	342	1	3	346	846
17:45	2	1	0	3	3	466	0	469	330	2	0	332	804
Total Volume	18	6	0	24	13	1790	1	1804	1333	7	14	1354	3182
% App. Total	75	25	0		0.7	99.2	0.1		98.4	0.5	1		
PHF	643	375	.000	667	464	.917	.250	.911	.974	583	583	.978	.940



Video Data Solutions, Inc.

A Traffic Data Collection Company
O.(305)253-1553 F.(305)235-7703

CLIENT : TRAF TECH Engineering
JOB NO : WO-1607
PROJECT: Griffin Rd
COUNTY : Broward

File Name : Griffin Rd & SW 44th Ave
Site Code : 00000000
Start Date : 2/2/2016
Page No : 1

Groups Printed- Peds

Start Time	SW 44th Ave Southbound			Griffin Rd Westbound			Griffin Rd Eastbound			Int. Total
	Right	Left	U-Turns	Right	Thru	U-Turns	Thru	Left	U-Turns	
07:00	0	0	4	0	0	0	0	0	0	4
07:15	0	0	2	0	0	0	0	0	0	2
07:30	0	0	2	0	0	0	0	0	0	2
07:45	0	0	1	0	0	0	0	0	0	1
Total	0	0	9	0	0	0	0	0	0	9
08:00	0	0	1	0	0	0	0	0	0	1
08:15	0	0	2	0	0	0	0	0	0	2
08:30	0	0	4	0	0	0	0	0	0	4
08:45	0	0	1	0	0	0	0	0	0	1
Total	0	0	8	0	0	0	0	0	0	8
16:00	0	0	3	0	0	0	0	0	0	3
16:15	0	0	2	0	0	0	0	0	0	2
16:30	0	0	1	0	0	0	0	0	0	1
16:45	0	0	2	0	0	0	0	0	0	2
Total	0	0	8	0	0	0	0	0	0	8
17:00	0	0	3	0	0	0	0	0	0	3
17:15	0	0	3	0	0	0	0	0	0	3
17:30	0	0	2	0	0	0	0	0	0	2
17:45	0	0	2	0	0	0	0	0	0	2
Total	0	0	10	0	0	0	0	0	0	10
Grand Total	0	0	35	0	0	0	0	0	0	35
Apprch %	0	0	100	0	0	0	0	0	0	
Total %	0	0	100	0	0	0	0	0	0	

ATTACHMENT B

Peak Season Conversion Factors

2014 Peak Season Factor Category Report - Report Type: ALL
 Category: 8601 CEN.-W OF US1 TO SR7

Week	Dates	SF	MOCF: 0.97 PSCF
1	01/01/2014 - 01/04/2014	0.97	1.00
2	01/05/2014 - 01/11/2014	0.99	1.02
3	01/12/2014 - 01/18/2014	1.01	1.04
4	01/19/2014 - 01/25/2014	1.00	1.03
* 5	01/26/2014 - 02/01/2014	0.99	1.02
* 6	02/02/2014 - 02/08/2014	0.98	1.01
* 7	02/09/2014 - 02/15/2014	0.97	1.00
* 8	02/16/2014 - 02/22/2014	0.96	0.99
* 9	02/23/2014 - 03/01/2014	0.96	0.99
*10	03/02/2014 - 03/08/2014	0.96	0.99
*11	03/09/2014 - 03/15/2014	0.96	0.99
*12	03/16/2014 - 03/22/2014	0.96	0.99
*13	03/23/2014 - 03/29/2014	0.96	0.99
*14	03/30/2014 - 04/05/2014	0.97	1.00
*15	04/06/2014 - 04/12/2014	0.98	1.01
*16	04/13/2014 - 04/19/2014	0.98	1.01
*17	04/20/2014 - 04/26/2014	0.99	1.02
18	04/27/2014 - 05/03/2014	1.00	1.03
19	05/04/2014 - 05/10/2014	1.01	1.04
20	05/11/2014 - 05/17/2014	1.01	1.04
21	05/18/2014 - 05/24/2014	1.02	1.05
22	05/25/2014 - 05/31/2014	1.03	1.06
23	06/01/2014 - 06/07/2014	1.03	1.06
24	06/08/2014 - 06/14/2014	1.04	1.07
25	06/15/2014 - 06/21/2014	1.05	1.08
26	06/22/2014 - 06/28/2014	1.05	1.08
27	06/29/2014 - 07/05/2014	1.05	1.08
28	07/06/2014 - 07/12/2014	1.05	1.08
29	07/13/2014 - 07/19/2014	1.05	1.08
30	07/20/2014 - 07/26/2014	1.05	1.08
31	07/27/2014 - 08/02/2014	1.04	1.07
32	08/03/2014 - 08/09/2014	1.04	1.07
33	08/10/2014 - 08/16/2014	1.03	1.06
34	08/17/2014 - 08/23/2014	1.03	1.06
35	08/24/2014 - 08/30/2014	1.03	1.06
36	08/31/2014 - 09/06/2014	1.03	1.06
37	09/07/2014 - 09/13/2014	1.03	1.06
38	09/14/2014 - 09/20/2014	1.04	1.07
39	09/21/2014 - 09/27/2014	1.03	1.06
40	09/28/2014 - 10/04/2014	1.02	1.05
41	10/05/2014 - 10/11/2014	1.01	1.04
42	10/12/2014 - 10/18/2014	1.00	1.03
43	10/19/2014 - 10/25/2014	1.00	1.03
44	10/26/2014 - 11/01/2014	1.00	1.03
45	11/02/2014 - 11/08/2014	1.00	1.03
46	11/09/2014 - 11/15/2014	1.00	1.03
47	11/16/2014 - 11/22/2014	1.00	1.03
48	11/23/2014 - 11/29/2014	0.99	1.02
49	11/30/2014 - 12/06/2014	0.98	1.01
50	12/07/2014 - 12/13/2014	0.98	1.01
51	12/14/2014 - 12/20/2014	0.97	1.00
52	12/21/2014 - 12/27/2014	0.99	1.02
53	12/28/2014 - 12/31/2014	1.01	1.04

* Peak Season

ATTACHMENT C
Projected Turning Movement Volumes

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Griffin Road and SW 44th Avenue
Weekday AM Peak Hour Analysis

Description	Northbound		SW 44th Avenue Southbound		Griffin Road Eastbound		Griffin Road Westbound	
	Left	Right	Left	Right	Left	Right	Left	Right
Existing Traffic (2/2/2016) Season Adjustment Factor	1.01	1.01	10	10	7	1,469	1,040	8
2016 Peak Season Traffic	0	0	10	10	7	1,484	1,050	8
2016 Background Traffic	0	0	10	10	7	1,484	0	8
New Project Trips - Percentages (Ins/Out) - Trips			30% 3	70% 6	70% 48			30% 20
2016 Total Traffic	0	0	13	16	55	1,484	0	28

Project	AM Peak		PM Peak	
	INS	OUT	INS	OUT
New External Trips	68	9	10	71
Total	77	81	10	81

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

Griffin Road and SW 44th Avenue
Weekday PM Peak Hour Analysis

Description	Northbound		SW 44th Avenue Southbound		Griffin Road Eastbound		Griffin Road Westbound	
	Left	Right	Left	Right	Left	Right	Left	Right
Existing Traffic (2/2/2016) Season Adjustment Factor	1.01	1.01	6	18	7	1,333	1,790	13
2016 Peak Season Traffic	0	0	6	0	7	1,346	1,808	13
2016 Background Traffic	0	0	6	18	7	1,346	1,808	13
New Project Trips - Percentages (Ins/Out) - Trips			30% 21	70% 50				30% 3
2016 Total Traffic	0	0	27	68	14	1,346	1,808	16

Project	AM Peak		PM Peak	
	INS	OUT	INS	OUT
New External Trips	68	9	10	71
Total	77	77	81	81

ATTACHMENT D
Intersection Capacity Analyses

HCM Unsignalized Intersection Capacity Analysis
 3: Griffin Road & SW 44th Avenue

2/4/2016

	↖	→	←	↗	↘	↙		
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations	↖	↑↑↑	↑↑↑		↘			
Traffic Volume (veh/h)	7	1484	1050	8	10	10		
Future Volume (Veh/h)	7	1484	1050	8	10	10		
Sign Control		Free	Free		Stop			
Grade		0%	0%		0%			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Hourly flow rate (vph)	7	1562	1105	8	11	11		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type		None	None					
Median storage (veh)								
Upstream signal (ft)								
pX, platoon unblocked								
vC, conflicting volume	1113				1644	372		
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	1113				1644	372		
tC, single (s)	4.1				*5.5	*5.5		
tC, 2 stage (s)								
tF (s)	2.2				3.5	3.3		
p0 queue free %	99				93	98		
cM capacity (veh/h)	623				165	725		
Direction, Lane #	EB 1	EB 2	EB 3	EB 4	WB 1	WB 2	WB 3	SB 1
Volume Total	7	521	521	521	442	442	229	22
Volume Left	7	0	0	0	0	0	0	11
Volume Right	0	0	0	0	0	0	8	11
cSH	623	1700	1700	1700	1700	1700	1700	269
Volume to Capacity	0.01	0.31	0.31	0.31	0.26	0.26	0.13	0.08
Queue Length 95th (ft)	1	0	0	0	0	0	0	7
Control Delay (s)	10.8	0.0	0.0	0.0	0.0	0.0	0.0	19.6
Lane LOS	B							C
Approach Delay (s)	0.0				0.0			19.6
Approach LOS								C
Intersection Summary								
Average Delay			0.2					
Intersection Capacity Utilization			38.7%		ICU Level of Service			A
Analysis Period (min)			15					
* User Entered Value								

HCM Unsignalized Intersection Capacity Analysis
 3: Griffin Road & SW 44th Avenue

2/4/2016

	↖	→	←	↙	↘	↗		
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations	↖	↖↖↖	↖↖↖		↘			
Traffic Volume (veh/h)	7	1346	1808	13	6	18		
Future Volume (Veh/h)	7	1346	1808	13	6	18		
Sign Control		Free	Free		Stop			
Grade		0%	0%		0%			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Hourly flow rate (vph)	7	1417	1903	14	6	19		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type		None	None					
Median storage (veh)								
Upstream signal (ft)								
pX, platoon unblocked								
vC, conflicting volume	1917				2396	641		
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	1917				2396	641		
tC, single (s)	4.1				*5.5	*5.5		
tC, 2 stage (s)								
tF (s)	2.2				3.5	3.3		
p0 queue free %	98				91	96		
cM capacity (veh/h)	305				67	539		
Direction, Lane #	EB 1	EB 2	EB 3	EB 4	WB 1	WB 2	WB 3	SB 1
Volume Total	7	472	472	472	761	761	395	25
Volume Left	7	0	0	0	0	0	0	6
Volume Right	0	0	0	0	0	0	14	19
cSH	305	1700	1700	1700	1700	1700	1700	199
Volume to Capacity	0.02	0.28	0.28	0.28	0.45	0.45	0.23	0.13
Queue Length 95th (ft)	2	0	0	0	0	0	0	11
Control Delay (s)	17.1	0.0	0.0	0.0	0.0	0.0	0.0	25.6
Lane LOS	C							D
Approach Delay (s)	0.1				0.0			25.6
Approach LOS								D
Intersection Summary								
Average Delay			0.2					
Intersection Capacity Utilization			45.2%	ICU Level of Service	A			
Analysis Period (min)			15					
* User Entered Value								

HCM Unsignalized Intersection Capacity Analysis
 3: Griffin Road & SW 44th Avenue

2/4/2016

Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations	↖	↑↑↑	↑↑↑		↘			
Traffic Volume (veh/h)	55	1484	1050	28	13	16		
Future Volume (Veh/h)	55	1484	1050	28	13	16		
Sign Control		Free	Free		Stop			
Grade		0%	0%		0%			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Hourly flow rate (vph)	58	1562	1105	29	14	17		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type		None	None					
Median storage (veh)								
Upstream signal (ft)								
pX, platoon unblocked								
vC, conflicting volume	1134				1756	383		
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	1134				1756	383		
tC, single (s)	4.1				*5.5	*5.5		
tC, 2 stage (s)								
tF (s)	2.2				3.5	3.3		
p0 queue free %	91				89	98		
cM capacity (veh/h)	612				132	717		
Direction, Lane #	EB 1	EB 2	EB 3	EB 4	WB 1	WB 2	WB 3	SB 1
Volume Total	58	521	521	521	442	442	250	31
Volume Left	58	0	0	0	0	0	0	14
Volume Right	0	0	0	0	0	0	29	17
cSH	612	1700	1700	1700	1700	1700	1700	240
Volume to Capacity	0.09	0.31	0.31	0.31	0.26	0.26	0.15	0.13
Queue Length 95th (ft)	8	0	0	0	0	0	0	11
Control Delay (s)	11.5	0.0	0.0	0.0	0.0	0.0	0.0	22.2
Lane LOS	B							C
Approach Delay (s)	0.4				0.0			22.2
Approach LOS								C
Intersection Summary								
Average Delay			0.5					
Intersection Capacity Utilization		38.7%			ICU Level of Service			A
Analysis Period (min)		15						
* User Entered Value								

HCM Unsignalized Intersection Capacity Analysis
 3: Griffin Road & SW 44th Avenue

2/4/2016

	↖	→	←	↗	↘	↙		
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations	↖	↑↑↑	↑↑↗		↘			
Traffic Volume (veh/h)	14	1346	1808	16	27	68		
Future Volume (Veh/h)	14	1346	1808	16	27	68		
Sign Control		Free	Free		Stop			
Grade		0%	0%		0%			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Hourly flow rate (vph)	15	1417	1903	17	28	72		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type		None	None					
Median storage (veh)								
Upstream signal (ft)								
pX, platoon unblocked								
vC, conflicting volume	1920				2414	643		
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	1920				2414	643		
tC, single (s)	4.1				*5.5	*5.5		
tC, 2 stage (s)								
tF (s)	2.2				3.5	3.3		
p0 queue free %	95				56	87		
cM capacity (veh/h)	304				63	538		
Direction, Lane #	EB 1	EB 2	EB 3	EB 4	WB 1	WB 2	WB 3	SB 1
Volume Total	15	472	472	472	761	761	398	100
Volume Left	15	0	0	0	0	0	0	28
Volume Right	0	0	0	0	0	0	17	72
cSH	304	1700	1700	1700	1700	1700	1700	174
Volume to Capacity	0.05	0.28	0.28	0.28	0.45	0.45	0.23	0.58
Queue Length 95th (ft)	4	0	0	0	0	0	0	76
Control Delay (s)	17.5	0.0	0.0	0.0	0.0	0.0	0.0	50.5
Lane LOS	C							F
Approach Delay (s)	0.2				0.0			50.5
Approach LOS								F
Intersection Summary								
Average Delay			1.5					
Intersection Capacity Utilization			47.6%		ICU Level of Service			A
Analysis Period (min)			15					
* User Entered Value								

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Thursday, February 11, 2016 11:11 AM
To: Lajoie, Corinne; Carrie, Anne-Christine
Cc: clips@craventhompson.com; Pat Gibney; Dunleavy, Sherie
Subject: FW: Griffin Commercial Center
Attachments: Griffin Commercial Center - Supplemental Traffic Analysis.pdf; 15-0055-002-01-PGD-C.pdf; 15-0055-002-01-DET-Layout1.pdf; 15-0055-002-01-XSEC-Layout1.pdf

Hi Corinne,

I went over the additional information provided by Craven Thompson (see attached documents). Traffic analysis shows that intersection at SW 44th Avenue and Griffin Road would be operating at acceptable level at build out stage, hence no intersection improvement is necessary. From an engineering perspective, I have no issue with the proposed parking dimensions and the proposed turf block paving.

All outstanding engineering issues have been substantially addressed for this site plan application.

Thank you

Ronnie S. Navarro, PE

Deputy Director | City Engineer

Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Chris Lips [<mailto:clips@craventhompson.com>]

Sent: Wednesday, February 10, 2016 2:18 PM

To: Navarro, Ronnie

Cc: Pat Gibney; Joe Handley

Subject: Griffin Commercial Center

Ronnie,

A copy of the updated Traffic Report is attached as a pdf file as well as a copy of the Preliminary Engineering Plans. I need to provide confirmation to Corinne Lajoie that your comments have been addressed. Will you please review the response to comments below, along with the attachments and confirm your comments have been addressed.

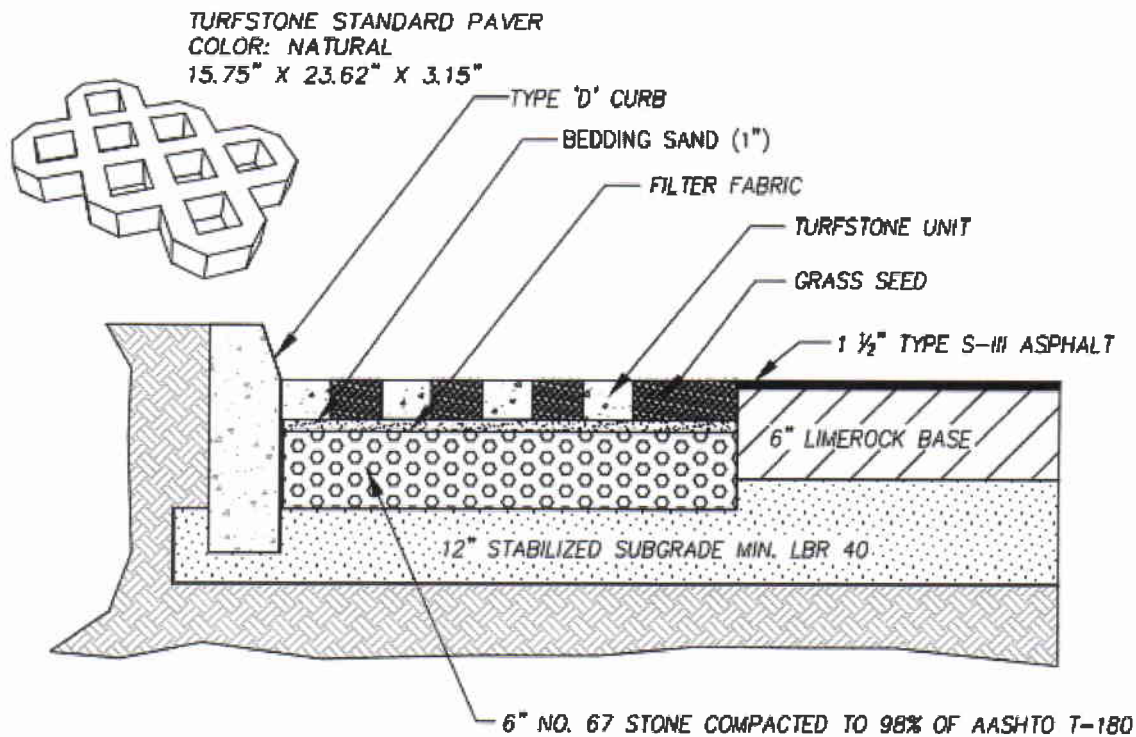
- Section 265-20(A)** – Parking space dimension – 8'-8" seems to be within range that conform to the Urban Land Institute (ULI) Dimensions of Parking (5th edition) criteria for uses that are characterized by " low to moderate turnover," however I would recommend 8'-9".
Response: The spaces along the eastern property line have been restriped to accommodate a 8'-9" space. The others remain at 8'-8".
- Section 25-110(A)** – a 15' drive aisle is **not acceptable** for 90 degree parking, HOWEVER a 60 to 65 degree angle parking would be acceptable based on the ULI criteria described above.
Response: The clear pavement area provided is 27' from the parking spaces to the building which is more than adequate for access. The drive isle will be stripped at 24' as well as to identify the proposed 'NO PARKING – FIRE LANE' and to direct traffic in one direction.

Comments on Site Plan:

- 5. Traffic study required if PM peak hour is greater than 25. Proposed outline of report is attached for your reference. Traffic evaluation pending. Provide appropriate ITE Land Use Code calculations based on ITE Trip Generation Manual, 9th edition.

Response: Traffic Counts have been taken at the intersection to determine the existing and proposed Level of Service as requested and an updated traffic report is submitted.

As discussed last week, we proposing Turf Block in parking areas for this project and furthermore, identifying these areas as 'pervious' on the Site Plan. A detail of the 'Turf Block' is shown below, which consists of a 6" drain field layer of No. 67 stone below the pavers, which consist of voids between the stone providing more storage than typical 'pervious' areas.



OR APPROVED PERVIOUS PARKING ALTERNATIVE

③ TURF BLOCK PAVING
SECTION / PLAN

NTS

NOTE: EDGE RESTRAINT TO BE PROVIDED ADJACENT TO ASPHALT



The above picture was taken a few months after a project was complete, using the same turf block detail shown above. The red circles indicate where turf block was installed.

Please review and inform if you have any objections to these responses.

Thanks,

Chris Lips, P.E.
CRAVEN THOMPSON & ASSOCIATES
3563 NW 53 Street
Fort Lauderdale, FL 33309
954-739-6400 x 384
clips@craventhompson.com

Lajoie, Corinne

From: Brown, Kenneth <KENNETHSEAN_BROWN@sheriff.org>
Sent: Friday, February 19, 2016 5:30 PM
To: Chris Lips
Cc: Lajoie, Corinne; Carrie, Anne-Christine
Subject: Griffin Commercial Center
Attachments: SP-125-15 Griffin Commercial Center 2.19.16.pdf

Chris,

I found a couple minor changes that need to be made. Please see attached review and revise sheet C-1 to reflect the changes. Once those changes are made, send me back the revised sheet C-1 and I can give the approval to Corinne. All other comments have been addressed and comply with code.

Sean Brown



(Kenneth) Sean Brown
Battalion Chief, Fire Marshal's Office
Broward Sheriff Fire Rescue & Emergency Services Dept.
Dania Beach District
103 West Dania Beach Boulevard
Dania Beach, Florida 33004
Tel: 954-342-4262
Fax: 954-342-4265
Kennethsean_brown@sheriff.org
www.sheriff.org

The largest accredited public safety agency in America



Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.



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

103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265



SITE PLAN REVIEW COMMENTS

Date: 2/19/16 **Site Plan No.:** SP-125-15 **Time Required For Review:** 2.5

Project: Griffin Commercial Center **Sq. Feet:** 95,774

Plan Reviewer: Sean Brown, Battalion Chief / Plans Examiner

Approved As Submitted

Denied

Approved With Conditions

Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Please see the following page and make the necessary changes. Once those changes have been made, please send me a pdf copy of that sheet only with the corrections on it.

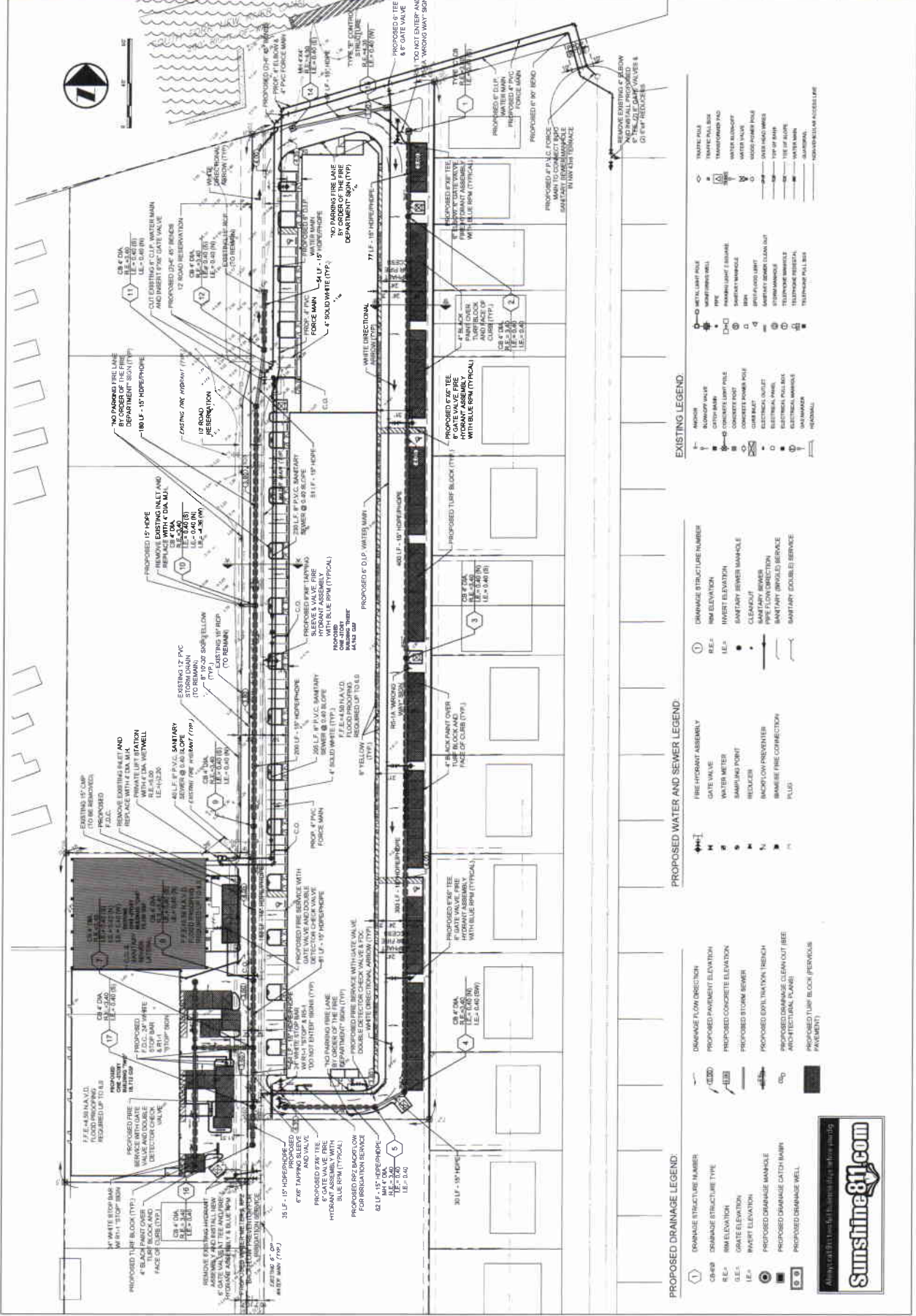
All other comments have been addressed and comply with code. Once the revised pdf is received, I will provide an approval.

DATE	BY	DESCRIPTION
12/15/15	JLM	AS-BUILT
08/28/15	JLM	CONCEPT
08/14/15	JLM	DESIGN

GRAVEN • THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 3523 N.W. 53RD STREET, SUITE 100, FT. LAUDERDALE, FLORIDA 33309
 TEL: (352) 374-9600 FAX: (352) 374-9601
 WWW.GTAFLA.COM

PRELIMINARY ENGINEERING PLAN
 GRIFFIN COMMERCIAL CENTER LLC
 PERMITTED FOR
DANIA BEACH, FLORIDA
 GRIFFIN COMMERCIAL CENTER

PROJECT NO.: 15-0055-002-01
 SHEET NO.: C-1 OF C-1



REMOVE EXISTING 6\"/>

PROPOSED 12\"/>

REMOVE EXISTING 12\"/>

PROPOSED 12\"/>

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- PROPOSED DRAINAGE LEGEND:**
- (1) DRAINAGE STRUCTURE NUMBER
 - CB-8B DRAINAGE STRUCTURE TYPE
 - RE-E RIM ELEVATION
 - IE-E INVERT ELEVATION
 - IE-E GRATE ELEVATION
 - IE-E INVERT ELEVATION
 - PROPOSED DRAINAGE CATCH BASIN
 - PROPOSED DRAINAGE CLEAN OUT (SEE ARCHITECTURAL PLANS)
 - PROPOSED TURF BLOCK (PERVIOUS PAVEMENT)

- PROPOSED WATER AND SEWER LEGEND:**
- PROPOSED HYDRANT ASSEMBLY
 - GATE VALVE
 - WATER METER
 - SAMPLE POINT
 - REDUCER
 - BACKFLOW PREVENTER
 - SHOWER FIRE CONNECTION
 - FLOOD

- EXISTING LEGEND:**
- (1) METAL LIGHT PILE
 - TRANSFORMER
 - TELEPHONE
 - TELEPHONE
 - TELEPHONE
 - TELEPHONE
 - TELEPHONE
 - TELEPHONE
 - TELEPHONE



15-0055-002-01-DANIA BEACH APPROVED PER 15-0055-002-01-000-000 (2) 08/13/15 03:38PM A0077904

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Thursday, February 11, 2016 11:11 AM
To: Lajoie, Corinne; Carrie, Anne-Christine
Cc: clips@craventhompson.com; Pat Gibney; Dunleavy, Sherie
Subject: FW: Griffin Commercial Center
Attachments: Griffin Commercial Center - Supplemental Traffic Analysis.pdf; 15-0055-002-01-PGD-C.pdf; 15-0055-002-01-DET-Layout1.pdf; 15-0055-002-01-XSEC-Layout1.pdf

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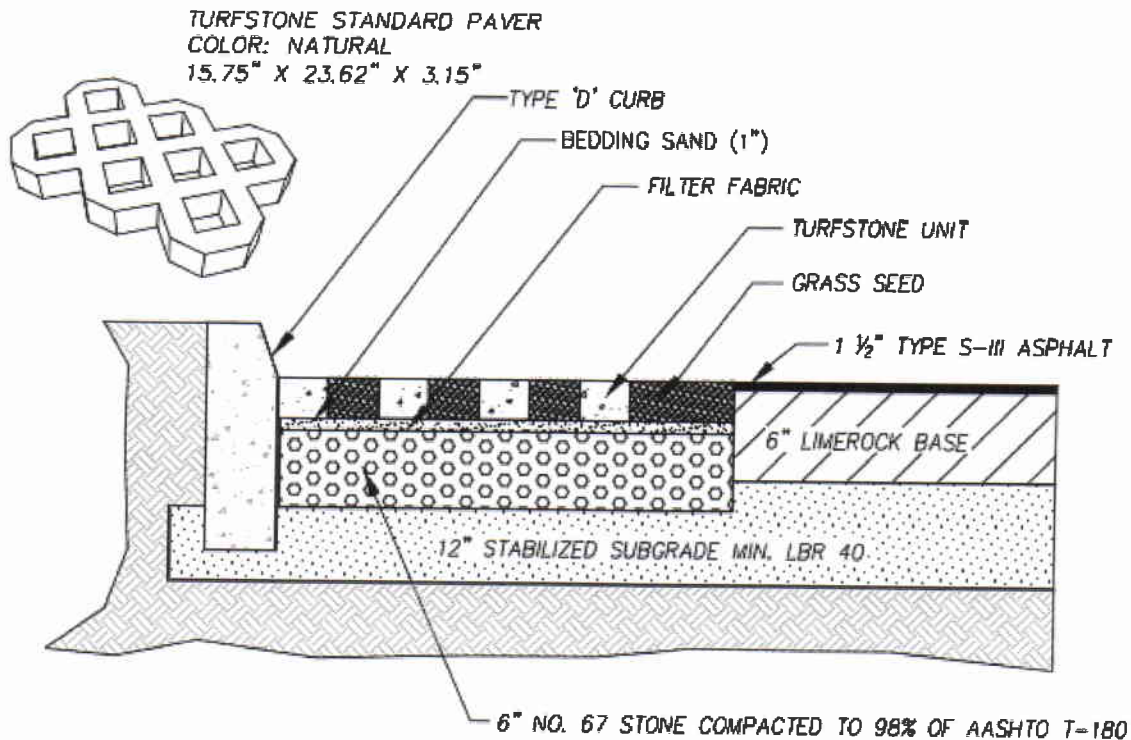
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OR APPROVED PVIOUS PARKING ALTERNATIVE

3 TURF BLOCK PAVING
SECTION / PLAN

NTS

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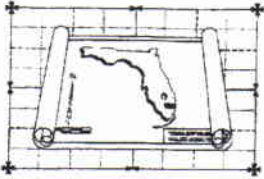
CRAVEN THOMPSON & ASSOCIATES

3563 NW 53 Street

Fort Lauderdale, FL 33309

954-739-6400 x 384

clips@craventhompson.com



2/29 Marc LaFerrier
EPL+AA
P

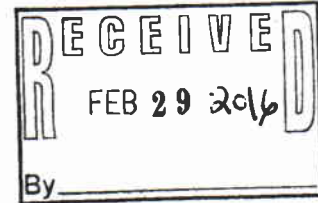
BROWARD COUNTY PLANNING COUNCIL

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

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director *BBB*

RE: Delegation Request for Griffin New River Plat
(053-UP-89) City of Dania Beach



DATE: February 25, 2016

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat:

FROM: This plat is restricted to 42,514 square feet of existing industrial use.

TO: Parcel A-1 and Parcel B are restricted to 110,000 square feet of industrial use (42,514 square feet existing, 67,486 square feet proposed) and Parcel A-2 is restricted to 0.68 acres of industrial use. Free-standing ancillary office use may be permitted on Parcel A-2 only. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of transportation impact/concurrency fees.

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This plat is generally located on both sides of Southwest 44 Avenue, north of Griffin Road.

The proposed industrial use is in compliance with the permitted uses of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:IJC

cc: Robert Baldwin, City Manager
City of Dania Beach

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

FILE COPY