

April 25, 2016

Marc LaFerrier, AICP
 Community Development Director
 City of Dania Beach
 100 W. Dania Beach Boulevard
 Dania Beach, FL 33004

Re: Revised Variance Application Criteria Statement per Sec. 625-40 of the Land Development Code for Landscape, Parking, and Setback Variances at Serenity Oaks Wellness Center (Variances from Secs. 275-50, 275-120, 275-170(D), 265-50, and 330-50(C))

Dear Mr. LaFerrier,

I am writing on behalf of my client Sheridan House Baptist Church, Inc. regarding its requests for variances, detailed below, to allow the renovation and expansion of the Serenity Oaks Wellness Center, a residential care facility located at 4200 SW 54th Court.

Code Section	Requirement	Proposed	Variance
§ 275-50	Existing vehicular use areas to be brought into conformity: terminal landscape island size (§ 275-100)	Terminal island size reduction per proposed site plan	Minimal to accommodate parking layout in order to preserve extensive existing tree canopy
§ 275-120	10-foot landscape buffer to contain one shade tree per 40 linear feet and a continuous row of hedges	Maintain buffer with shade trees at perimeter but eliminate hedges	Minimal in order to preserve extensive existing tree canopy and to avoid planting hedges at shaded locations unsuitable for hedge survival
§ 275-170(D)	Terminal islands to include at least two category 1 trees	One category 1 tree per island	Reduction of one tree per island given limited area in reduced size islands in order to preserve extensive existing tree canopy
§ 265-50	74 parking spaces required	57 spaces proposed	Reduction of 17 spaces (23% less than required) in order to preserve extensive existing tree canopy
§ 330-50(C)	100-foot setback required	E: 25'-6" min existing 36'-4" min prop. W: 32'-4" min	Reduction of 74'-6" for existing and 63'-8" for proposed new structures (E) and 67'-8" (W) for existing and proposed new

April 25, 2016
Page No. 2

Pursuant to LDC Sec. 625-10(A)(5), which authorizes variance requests from landscape, parking, and setback regulations, and as an attachment to the respective Standard Development Applications for these variance requests, please find the following Criteria Statement pursuant to LDC Sec. 625-40 for use in review of the above variance requests.

Please let me know if you have any questions or would like additional information.

Sincerely,

Steven S. Wherry, Esq.

Variance Criteria Statement

Section 625-40(A) of the LDC sets forth the criteria that follow, which the present application satisfies as detailed below:

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

The requested variances maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the city. As detailed in the next criterion, the approval of these variance requests will result in a number of improvements to the subject site that enhance the stability and appearance of the city.

Code Section	Variance	Criterion Response
<p>§ 275-50 Existing VUA Compliance: (Landscape island size)</p>	<p>Minimal to accommodate parking layout in order to preserve extensive existing tree canopy</p>	<p>The proposed site plan does not include more than twelve parking stalls along any one parking aisle, which, otherwise, would trigger a requirement for inclusion of intermediate landscape islands. As such, terminal landscape islands are provided in the proposed site plan. Preservation of the existing tree canopy and constraints presented by the existing structures and proposed circular drives limit the Applicant's ability to strictly conform to the requirements of size and placement of certain terminal landscape islands. Exhibit A, attached hereto and made a part hereof, details the five instances in which the above constraints give rise to a need to vary the dimensional and placement requirements for terminal landscape islands, each of which is identified with a letter designator (A-E) and addressed more particularly below:</p> <p>A – No terminal island is provided. Elimination of the terminal island is respectfully requested for the reasons detailed below. In addition to the reasons below, this particular location inverts the placement of the sidewalk and landscape area in order to preserve an existing tree that otherwise would have to be removed to accommodate the terminal landscape island.</p> <p>B – Terminal island is required to be 10' x 18'. A terminal island of 4' x 20' is proposed (6' length reduction respectfully requested). In addition to the reasons below, this particular location is constrained by the need to provide a pedestrian sidewalk compliant with ADA requirements and the existing structure in proximity to this location.</p> <p>C – No terminal island is provided. Elimination of the terminal island is respectfully requested for the reasons detailed below. In addition to the reasons below, this particular location inverts the placement of the sidewalk and landscape area in order to preserve an existing tree that otherwise would have to be removed to accommodate the terminal landscape island.</p> <p>D – Terminal island is required to be 10' x 18'. A terminal island of 21' x 18' is proposed, except that the south 4 feet of length is 4 feet wide instead of the required 10 feet. In addition to the reasons below,</p>

		<p>this particular location is constrained by the unique landscape island shape that results from the offset intersection of the perpendicular parking aisles where the proximity of the last parking stall of each of the two parking aisles creates a limited narrowing of the terminal landscape island. The Overall terminal landscape island, however, is 14' x 21' (294SF) versus the standard 180 SF that results from the standard 10' x 18' terminal landscape island dimensions. In this way, although irregularly shaped, the terminal landscape island at this location provides greater landscape square footage than required.</p> <p>E – No terminal island is provided. Elimination of the terminal island is respectfully requested for the reasons detailed below. In addition to the reasons below, this particular location is adjacent to a 6' high masonry wall, which blocks sunlight, providing limited opportunity for vegetation to thrive at this location. To compensate for the limited terminal landscape area at this location, the Applicant has proposed an extensive terminal landscape island on the north side of this parking aisle, consisting of a 52' x 16' (832 SF) landscape area, exceeding the required landscape area by a factor of 4.6, essentially more than doubling the required are for two separate landscape islands.</p> <p>The approval of this variance will allow the site to be designed in a fashion that preserves the existing trees, which provide an abundant tree canopy. Design in compliance with code requirements would result in substantial reduction in this canopy, with a commensurate effect upon the stability and appearance of the city. The purpose served by this code requirement is to provide adequate opportunities for pedestrian refuge and shade, in addition to aesthetic concerns. Because there already is an extensive existing tree canopy, these aesthetic and functional goals are already amply met.</p>
<p>§ 275-120 Landscape buffer: hedge elimination</p>	<p>Minimal in order to preserve extensive existing tree canopy and to avoid planting hedges at shaded locations unsuitable for hedge survival</p>	<p>The proposed site plan meets or exceeds the required width for perimeter landscape buffer, providing 120' along the southern boundary, 23' along the eastern boundary, 20' along the western boundary, and 13' along the northern boundary, exclusive of the vehicular use area. Although there is a jogging path located at the perimeter of the site, mulch is used as the material for the pathway. Mulch is a landscaping material appropriate for placement within a landscape buffer. Existing shade trees more than adequately meet the requirement for shade tree placement.</p> <p>A continuous row of hedges is required according to the code. Elimination of the continuous row of hedges requirement is respectfully requested for the reasons detailed below.</p> <p>The approval of this variance will allow the site to be designed in a fashion that preserves the existing trees, which provide an abundant tree canopy. Design in compliance with code requirements would require relocation or elimination of existing shade trees in order to establish open areas of sunlight necessary for hedges to survive and thrive. Such a reduction in trees in favor of hedges would have a negative effect upon the stability and appearance of the city. The purpose serves by</p>

		this code requirement is to provide visual buffering between adjacent properties, and the site plan proposes a 6-foot tall precast concrete wall, which provides a completely opaque buffer in satisfaction of the goals sought to be met by the landscape buffer.
§ 275-170(D) Two trees per landscape island	Reduction of one tree per island given limited area in reduced size islands in order to preserve extensive existing tree canopy	The approval of this variance will better promote the possibility that large canopy trees will be able to mature in place given the proposed size of the landscape islands and given that placement of one large shade tree which can mature in a 10' x 18' or smaller landscape island will be more sustainable over time and provide for a better tree horticulturally with sufficient room to mature as opposed to two trees within the same given space. Placement of two trees within the same space would cause overcrowding of species and would require future removal of the more dominant tree. Removal and overcrowding of canopies would be counterproductive to the intent of the code.
§ 265-50 Parking	Reduction of 17 spaces (23% less than required) in order to preserve extensive existing tree canopy	The approval of this variance will allow the site to be designed in a fashion that preserves the existing trees, which provide an abundant tree canopy. Given the nature of the proposed renovation and expansion of the residential care facility, there are fewer spaces needed to accommodate the operation than the regulations otherwise require. Residents of the facility are not permitted to have cars on site and are dropped off to the location; therefore, the parking needs are gauged to meet the requirements of staff and vendors of the facility with adequate allotment for visitors. Providing the required parking would result in the construction of an expansive surface parking field and the elimination or relocation of trees throughout the site. Reduction in parking helps promote the stability and appearance of the city by maintaining the attractive tree canopy.
§ 330-50(C) Setback	Reduction of 74'-6" (E) for existing structures, 63'-8" (E) for proposed new structures, and 67'-8" (W) for existing and new structures	The approval of this variance will allow the site to be designed in a fashion that brings the existing structures into legal conforming status and, for the proposed new structures, preserves the existing trees, which provide an abundant tree canopy. The proposed setbacks are consistent with or greater than the existing setbacks of the structures presently located on the site. One purpose of setbacks is to preserve a suitable buffer between adjacent properties and structures thereon. In the present instant, a 6-foot tall concrete precast wall provides a complete buffer between the subject property and all adjacent properties. Designing the site to comply with the setback requirements would result in the destruction or relocation of the mature tree canopy within the site.

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

The requested variances are compatible with the surrounding land uses and would not be detrimental to the community. The residential care facility is a long-established residential community facility use.

Code Section	Variance	Criterion Response
§ 275-50 Existing VUA	Minimal to accommodate	As discussed in the other criteria and elaborated below, the land use area surrounding the subject property is entirely residential and also

<p>Compliance: (Landscape island size)</p>	<p>parking layout in order to preserve extensive existing tree canopy</p>	<p>enjoys a mature, existing tree canopy. The approval of this variance will allow the site to be designed in a fashion that preserves the existing trees, which provide an abundant tree canopy, thereby promoting continuing compatibility with the surrounding land uses. Design in compliance with code requirements would result in substantial reduction in this canopy, with a commensurate effect upon the stability and appearance of the city. The purpose served by this code requirement is to provide adequate opportunities for pedestrian refuge and shade, in addition to aesthetic concerns. Because there already is an extensive existing tree canopy, these aesthetic and functional goals are already amply met.</p>
<p>§ 275-120 Landscape buffer: hedge elimination</p>	<p>Minimal in order to preserve extensive existing tree canopy and to avoid planting hedges at shaded locations unsuitable for hedge survival</p>	<p>As discussed in the other criteria and elaborated below, the land use area surrounding the subject property is entirely residential and also enjoys a mature, existing tree canopy. The approval of this variance will allow the site to be designed in a fashion that preserves the existing trees, which provide an abundant tree canopy, thereby promoting continuing compatibility with the surrounding land uses. Design in compliance with code requirements would require relocation or elimination of existing shade trees in order to establish open areas of sunlight necessary for hedges to survive and thrive. Such a reduction in trees in favor of hedges would have a negative effect upon the stability and appearance of the city. The purpose serves by this code requirement is to provide visual buffering between adjacent properties, and the site plan proposes a 6-foot tall precast concrete wall, which provides a completely opaque buffer in satisfaction of the goals sought to be met by the landscape buffer.</p>
<p>§ 275-170(D) Two trees per landscape island</p>	<p>Reduction of one tree per island given limited area in reduced size islands in order to preserve extensive existing tree canopy</p>	<p>As discussed in the other criteria and elaborated below, the land use area surrounding the subject property is entirely residential and also enjoys a mature, existing tree canopy. The approval of this variance will allow the site to be designed in a fashion that preserves the existing trees, which provide an abundant tree canopy, thereby promoting continuing compatibility with the surrounding land uses. The approval of this variance will better promote the possibility that large canopy trees will be able to mature in place given the proposed size of the landscape islands and given that placement of one large shade tree which can mature in a 10' x 18' or smaller landscape island will be more sustainable over time and provide for a better tree horticulturally with sufficient room to mature as opposed to two trees within the same given space. Placement of two trees within the same space would cause overcrowding of species and would require future removal of the more dominant tree. Removal and overcrowding of canopies would be counterproductive to the intent of the code.</p>
<p>§ 265-50 Parking</p>	<p>Reduction of 17 spaces (23% less than required) in order to preserve extensive existing tree canopy</p>	<p>As discussed in the other criteria and elaborated below, the land use area surrounding the subject property is entirely residential and also enjoys a mature, existing tree canopy. The approval of this variance will allow the site to be designed in a fashion that preserves the existing trees, which provide an abundant tree canopy, thereby promoting continuing compatibility with the surrounding land uses. Given the nature of the proposed renovation and expansion of the residential care facility, there are fewer spaces needed to accommodate the operation than the regulations otherwise require. Residents of the facility are not</p>

		permitted to have cars on site and are dropped off to the location; therefore, the parking needs are gauged to meet the requirements of staff and vendors of the facility with adequate allotment for visitors. Providing the required parking would result in the construction of an expansive surface parking field and the elimination or relocation of trees throughout the site. Reduction in parking helps promote the stability and appearance of the city by maintaining the attractive tree canopy.
§ 330-50(C) Setback	Reduction of 74'-6" (E) for existing structures, 63'-8" (E) for proposed new structures, and 67'-8" (W) for existing and new structures	As discussed in the other criteria and elaborated below, the land use area surrounding the subject property is entirely residential and also enjoys a mature, existing tree canopy. The approval of this variance will allow the existing structures to become legal conforming structures and the proposed new site elements to be designed in a fashion that preserves the existing trees, which provide an abundant tree canopy, thereby promoting continuing compatibility with the surrounding land uses. The proposed setbacks are consistent with or greater than the existing setbacks of the structures presently located on the site. One purpose of setbacks is to preserve a suitable buffer between adjacent properties and structures thereon. In the present instant, a 6-foot tall concrete precast wall provides a complete buffer between the subject property and all adjacent properties. Designing the site to comply with the setback requirements would result in the destruction or relocation of the mature tree canopy within the site.

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

The requested variances each are consistent with, and in furtherance of, the following goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city:

FLU Objective I

Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.

Approval of the proposed variance requests will meet the policies below and provide for the renovation and expansion of the residential care facility, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 1.1 Provide for a mix of residential communities which Future Land Use Element City of Dania Beach will promote a diverse population and a healthy environment.

Approval of the proposed variance requests will allow the renovation and expansion of the Serenity Oaks Wellness Center, providing needed residential care services to a wide margin of residents, thereby meeting this feature of the Comprehensive Plan.

FLU Objective III

Available land suitable for the provision of community facilities to support the existing/projected population has been identified.

Approval of the proposed variance requests will promote this objective by providing for the renovation and expansion of a community facility in the form of a residential care facility, thereby meeting this feature of the Comprehensive Plan.

FLU Objective V

Maintain land development regulations, zoning ordinances and other administrative rules to implement the Comprehensive Plan.

By preserving the mature, existing tree canopy, approval of the proposed variance requests will promote the policies below, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 5.12

Dania Beach shall implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. (B.C.P. #03.04.01)

Approval of the proposed variance requests will result in the preservation of a mature, existing tree canopy that will help improve air quality, reduce heat island effect, and improve stormwater quality, thereby meeting this feature of the Comprehensive Plan.

FLU Objective VI

Natural resources and historic resources shall be maintained at their present levels at a minimum.

By preserving the mature, existing tree canopy, approval of the proposed variance requests will promote the policies below, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 6.4 Promote restoration of the Dania Beach ecological systems including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters. (B.C.P. #06.01.01)

By preserving the mature, existing tree canopy, approval of the proposed variance request will result in improved stormwater quality, decreased stormwater runoff, and improved hydrological function, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 6.11 Local land development codes and regulations shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District Policies. (B.C.P. #09.04.01)

By preserving the mature, existing tree canopy, approval of the proposed variance requests will result in an improved stormwater drainage, decreasing stormwater runoff and, hence, protecting surface waters, thereby meeting this feature of the Comprehensive Plan.

FLU Objective VIII

New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.

By preserving the mature, existing tree canopy, approval of the proposed variance requests will promote the policies below, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 8.1 Adequate drainage and stormwater management shall be provided for all development.

By preserving the mature, existing tree canopy, approval of the proposed variance requests will result in improved stormwater drainage, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 8.4 Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

By preserving the mature, existing tree canopy, approval of the proposed variance request will allow increased pass-through traffic without impacting existing parking despite an adjustment in overall parking that continues to meet LDC parking requirements, thereby meeting this feature of the Comprehensive Plan.

FLU Objective XVII

Protect wetlands, hydric soils and the vegetative communities historic to the areas within Dania Beach for their natural functions, such as storing freshwater, filtering stormwater runoff and preventing erosion. (B.C.P. #09.05.00)

By preserving the mature, existing tree canopy, approval of the proposed variance requests will result in improved stormwater drainage and increased filtering of stormwater, thereby meeting this feature of the Comprehensive Plan.

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

For each of the variance requests, the plight of the petitioner is due to the unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome. Over the course of its development, the tree canopy on the subject site has grown and become a mature, welcome feature of the Sheridan House property that the petitioner would like to see maintained and incorporated into the proposed plans for Serenity Oaks Wellness Center. Likewise, the built environment on the subject property is long established, and the petitioner desires to renovate and expand the site in a manner consistent with the placement and orientation of the existing structures and respecting the configuration of the site. Working within these important constraints results in certain unique shapes and design areas within the site that give rise to the need for the present variance requests.

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

The variances requested are the minimum variances that are necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

Code Section	Variance	Criterion Response
§ 275-50 Existing VUA Compliance: (Landscape island size)	Minimal to accommodate parking layout in order to preserve extensive existing tree canopy	The petitioner is requesting only a small deviation from landscape island size and placement requirements in order to preserve existing trees on site. Increasing the size of the landscape islands would result in the destruction or relocation of existing, mature trees.

<p>§ 275-120 Landscape buffer: hedge elimination</p>	<p>Minimal in order to preserve extensive existing tree canopy and to avoid planting hedges at shaded locations unsuitable for hedge survival</p>	<p>The petitioner is requesting elimination of the hedge requirement, again, in order to preserve the existing mature tree canopy. The shade created by the existing canopy does not offer suitable conditions for a hedge to survive. Survival hedges would require access to sunlight, which would require destruction or relocation of mature trees.</p>
<p>§ 275-170(D) Two trees per landscape island</p>	<p>Reduction of one tree per island given limited area in reduced size islands in order to preserve extensive existing tree canopy</p>	<p>The petitioner is requesting only a one-tree reduction in the landscape islands in order to promote the betterment and health of the remaining tree.</p>
<p>§ 265-50 Parking</p>	<p>Reduction of 17 spaces (23% less than required) in order to preserve extensive existing tree canopy</p>	<p>The petitioner is requesting a reduction in required parking spaces in order to avoid construction of an expansive parking field that would not be used given the nature of the proposed Serenity Oaks Wellness Center operation. Parking spaces are maximized in the proposed plan without crossing thresholds that would affect the location and number of trees on the site.</p>
<p>§ 330-50(C) Setback</p>	<p>Reduction of 74'-6" (E) for existing structures, 63'-8" (E) for proposed new structures, and 67'-8" (W) for existing and new structures</p>	<p>The petitioner is requesting a minimal setback variance in order to remain consistent with the existing built environment and, importantly, to avoid impacting the existing tree canopy that would occur if planned structures were relocated interior to the site at locations where mature trees presently exist.</p>



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: _____

RECEIVED
 Date Rec'd: FEB 04 2016
 Petition No.: _____
 BY: VA-21-16

(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: 4200 SW 54TH COURT, DANIA BEACH, FL 33314

Lot(s): PARCEL A Block: _____ Subdivision: 50413612

Recorded Plat Name: SHERIDAN HOUSE PLAT PARCEL 2: PARCEL "A" OF SHERIDAN HOUSE ACCORDING TO PLAT THEREOF AS RECORDED

Folio Number(s): 5041-36-12-0010 Legal Description: RECORDS OF BROWARD COUNTY, FLORIDA. GREENSPOON MARDER LAW

Applicant/Consultant/ Legal Representative (circle one) DENNIS MELE

Address of Applicant: 200 EAST BROWARD BLVD., SUITE 1800, FORT LAUDERDALE, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: 954-333-4157

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: SHERIDAN HOUSE BAPTIST CHURCH, INC.

Address of Property Owner: 3751 SHERIDAN STREET, HOLLYWOOD, FL 33021

Business Telephone: (954) 583-1552 Home: _____ Fax: _____

Explanation of Request: BUILDING SETBACK VARIANCE SECTION 330-50 (C): REDUCE REQUIRED 100 FT MINIMUM SETBACK. SETBACKS FOR NEW BUILDINGS TO BE BASED ON EXISTING BUILDING SETBACKS.
 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: 6.36 Gross Acreage: 6.67 Prop. Square Footage: 277,192 SF

Existing Use: RESIDENTIAL CARE FACILITY Proposed Use: RESIDENTIAL CARE FACILITY

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 DENNIS MELE/GREENSPOON MARDER LAW (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: *Richard A. Weber*
(Owner / Agent signature*)

BEFORE ME THIS 5TH DAY OF JANUARY, 2016

By:
RICHARD A. WEBER
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary *Steven Bodnarchuk*
(Signature of Notary Public – State of FLORIDA)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



City of Dania Beach, Florida
 Department of Community Development
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Standard Development Application

- Administrative Variance
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- Plat
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- Other: _____

RECEIVED
 Date Rec'd: FEB 04 2016
 Petition No.: VA-22-16
 BY: _____

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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Lot(s): PARCEL A Block: _____ Subdivision: 50413612

Recorded Plat Name: SHERIDAN HOUSE PLAT PARCEL 2: PARCEL "A" OF SHERIDAN HOUSE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 50 OF THE PUBLIC

Folio Number(s): 5041-36-12-0010 Legal Description: RECORDS OF BROWARD COUNTY, FLORIDA. GREENSPOON MARDER LAW

Applicant/Consultant/Legal Representative (circle one) DENNIS MELE

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Business Telephone: 954-491-1120 Home: _____ Fax: 954-333-4157

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: SHERIDAN HOUSE BAPTIST CHURCH, INC.

Address of Property Owner: 3751 SHERIDAN STREET, HOLLYWOOD, FL 33021

Business Telephone: (954) 583-1552 Home: _____ Fax: _____

Explanation of Request: LANDSCAPE VARIANCE SECTION 275-50: TERMINAL ISLANDS SIZE REQUIREMENTS, REDUCING SIZE REQUIREMENTS TO ACCOMMODATE PARKING LAYOUT AROUND EXISTING TREES.

*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: 6.36 Gross Acreage: 6.67 Prop. Square Footage: 277,192 SF

Existing Use: RESIDENTIAL CARE FACILITY Proposed Use: RESIDENTIAL CARE FACILITY

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 DENNIS MELE/GREENSPOON MARDER LAW (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: Ronald A. Mele
(Owner / Agent signature*)

BEFORE ME THIS 15th DAY OF February, 20 16

By:

STEVEN BODNARCHUK JR.
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Steven Bodnarchuk Jr.
(Signature of Notary Public – State of FL)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

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 Department of Community Development
 Planning and Zoning Division
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Standard Development Application

RECEIVED
 JAN 07 2016
 Date Rec'd: _____
 BY: _____

- Administrative Variance
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- Rezoning
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- Special Exception
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- Other: _____

Petition No.: VA 607-10

(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: 4200 SW 54TH COURT, DANIA BEACH, FL 33314

Lot(s): PARCEL A Block: _____ Subdivision: 50413612

Recorded Plat Name: SHERIDAN HOUSE PLAT PARCEL 2: PARCEL "A" OF SHERIDAN HOUSE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 Folio Number(s): 5041-36-12-0010 Legal Description: RECORDS OF BROWARD COUNTY, FLORIDA. GREENSPOON MARDER LAW

Applicant/Consultant/ Legal Representative (circle one) DENNIS MELE

Address of Applicant: 200 EAST BROWARD BLVD., SUITE 1800, FORT LAUDERDALE, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: 954-333-4157

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: SHERIDAN HOUSE BAPTIST CHURCH, INC.

Address of Property Owner: 3751 SHERIDAN STREET, HOLLYWOOD, FL 33021

Business Telephone: (954) 583-1552 Home: _____ Fax: _____

Explanation of Request: LANDSCAPE VARIANCE SECTION 275-170 (D): TREE REQUIREMENTS FOR TERMINAL ISLANDS, ONE CATEGORY 1 TREE IN LIEU OF TWO.

*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: 6.36 Gross Acreage: 6.67 Prop. Square Footage: 277,192 SF

Existing Use: RESIDENTIAL CARE FACILITY Proposed Use: RESIDENTIAL CARE FACILITY

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 DENNIS MELE/GREENSPOON MARDER LAW (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: *Dennis Mele*
(Owner / Agent signature*)

BEFORE ME THIS 5TH DAY OF JANUARY, 20 16

By:
Richard A. Wesker
(Print name of person acknowledging) . (Joint owner signature if applicable)

Notary *Steven Bodnarchuk*
(Signature of Notary Public – State of FLORIDA)

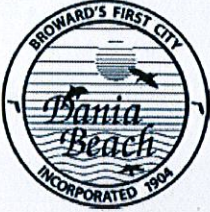


Personally known or Produced Identification _____
Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



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: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: VA-009-16

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: 4200 SW 54TH COURT, DANIA BEACH, FL 33314

Lot(s): PARCEL A Block: _____ Subdivision: 50413612

Recorded Plat Name: SHERIDAN HOUSE PLAT PARCEL 2: PARCEL "A" OF SHERIDAN HOUSE ACCORDING TO PLAT THEREOF AS RECORDED

Folio Number(s): 5041-36-12-0010 Legal Description: RECORDS OF BROWARD COUNTY, FLORIDA. GREENSPOON MARDER LAW

Applicant/Consultant/Legal Representative (circle one) DENNIS MELE

Address of Applicant: 200 EAST BROWARD BLVD., SUITE 1800, FORT LAUDERDALE, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: 954-333-4157

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: SHERIDAN HOUSE BAPTIST CHURCH, INC.

Address of Property Owner: 3751 SHERIDAN STREET, HOLLYWOOD, FL 33021

Business Telephone: (954) 583-1552 Home: _____ Fax: _____

Explanation of Request: OFFSTREET PARKING VARIANCE SECTION 265-50 (15): REDUCE REQUIRED PARKING COUNT FROM 74 SPACES TO 57 SPACES.

*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: 6.36 Gross Acreage: 6.67 Prop. Square Footage: 277,192 SF

Existing Use: RESIDENTIAL CARE FACILITY Proposed Use: RESIDENTIAL CARE FACILITY

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

AUTHORIZED REPRESENTATIVE

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Richard A. Weber
(Owner / Agent signature*)

BEFORE ME THIS 5TH DAY OF JANUARY, 20 16

By:
RICHARD A. WEBER
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Steven Bodnarchuk
(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).**

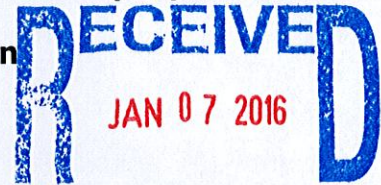
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City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax

Standard Development Application



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

Date Rec'd: _____

Petition No.: VA-010-16

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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Recorded Plat Name: SHERIDAN HOUSE PLAT PARCEL 2: PARCEL "A" OF SHERIDAN HOUSE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 50 OF THE PUBLIC

Folio Number(s): 5041-36-12-0010 Legal Description: RECORDS OF BROWARD COUNTY, FLORIDA. GREENSPOON MARDER LAW

Applicant/Consultant/Legal Representative (circle one) DENNIS MELE

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Business Telephone: 954-491-1120 Home: _____ Fax: 954-333-4157

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: SHERIDAN HOUSE BAPTIST CHURCH, INC.

Address of Property Owner: 3751 SHERIDAN STREET, HOLLYWOOD, FL 33021

Business Telephone: (954) 583-1552 Home: _____ Fax: _____

Explanation of Request: LANDSCAPE VARIANCE SECTION 275-120: 10 FT LANDSCAPE BUFFER, PROVIDE SHADE TREES AT PERIMETER WHERE FEASIBLE AND ELIMINATE ROW OF HEDGES.

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: 6.36 Gross Acreage: 6.67 Prop. Square Footage: 277,192 SF

Existing Use: RESIDENTIAL CARE FACILITY Proposed Use: RESIDENTIAL CARE FACILITY

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: *Dennis Mele*
(Owner / Agent signature*)

BEFORE ME THIS 5TH DAY OF JANUARY, 20 16

By:
Richard A. Weber
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary *Steven Bodnarchuk*
(Signature of Notary Public – State of FLORIDA)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat Name Sheridan House Plat

Plat Number 098-PL-79 Plat Book - Page 105-50 (If recorded)

Owner/Applicant Sheridan House, Inc. Phone 954-583-1552

Address 1700 South Flamingo Road City Davie State FL Zip Code 33325

Owner's E-mail Address _____ Fax # _____

Agent Greenspoon Marder Law Phone 954-491-1120

Contact Person Steven Wherry, Esq.

Address 200 E. Broward Blvd, Ste 1800 City Ft. Lauderdale State FL Zip Code 33301

Agent's E-mail Address steven.wherry@gmlaw.com Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat _____

This Plat is exempted from compliance with Ordinance 79-1. It is approved for non-residential use.

Proposed note for entire plat This Plat is restricted to Special Residential Facility Category 3 consisting of 152 sleeping rooms (16 existing, 136 proposed) and ancillary buildings. The permanent residence of school aged children is prohibited within this plat.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
3441 Hollywood Blvd., Hollywood FL 33021

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
1621 N 14th Avenue, Hollywood, FL 33020

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 74

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) _____

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Redevelopment staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- **Recorded or approved plat.**
- **Letter of approval from the applicable municipality**, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- **Current letter is required from the appropriate utility service area** stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property *if on-site wells for potable water and/or septic tanks that are currently in use or proposed.*
- **Signed and sealed sketch and legal description** for any new parcel or tract created by the application.
- **A check for the application fees** made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- **RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board** documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
R-12 - 13.5	18,304 sf*	current	yes	no	no
*16 sleeping rooms/32 residents and ancillary bldg					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of _____
 County of _____

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent _____

Sworn and subscribed to before me this _____ day of _____, 2016
 by _____ He/she is personally known to me or
 Has presented _____ as identification.

Signature of Notary Public _____
 Type or Print Name _____

FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time _____ Application Date _____ Acceptance Date _____
 Comments Due _____ C.C. Mtg. Date _____ Fee \$ _____
 Plats Survey Site Plan City Letter Agreements
 Other Attachments(Describe) _____
 Title of Request _____
 Distribute to: Full Review Planning Council School Board Land Use & Permitting
 Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____
 Other _____
 Adjacent City _____ Received by _____



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

Standard Development Application

RECEIVED
 APR 04 2016
 K

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

Date Rec'd: _____

Petition No.: DR-131-15

Other: Plat Note Amendment (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: 4200 SW 54th Court, Dania Beach, FL

Lot(s): Parcel A Block: _____ Subdivision: Sheridan House Plat

Recorded Plat Name: Sheridan House Plat

Folio Number(s): 5041 36 12 0010 Legal Description: Parcel A, Sheridan House Plat PB105/50

Applicant/Consultant/Legal Representative (circle one) Sheridan House, Inc.

Address of Applicant: 1700 South Flamingo Road, Davie, FL 33325

Business Telephone: 954-583-1552 Home: _____ Fax: _____

E-mail address: jonl@treatmentmanagement.com

Name of Property Owner: Sheridan House, Inc.

Address of Property Owner: 1700 South Flamingo Road, Davie, FL 33325

Business Telephone: 954-583-1552 Home: _____ Fax: _____

Explanation of Request: Plat Note Amendment

*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: 6.36 Gross Acreage: 6.67 Prop. Square Footage: 277,192

Existing Use: Special Residential Facility Proposed Use: Special Residential Facility

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 Greenspoon, Marder (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 29 DAY OF March, 2016

By:

Jonathan Lasko
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



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

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

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

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

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

GreenspoonMarder

From the desk of:
Steven S. Wherry, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 754.200.7017
Direct Fax: 954.333.4157
Email: steven.wherry@gmlaw.com

April 25, 2016

Marc LaFerrier, AICP
Community Development Director
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004



Re: Special Exception Application Criteria Statement per Sec. 630-50 of the Land Development Code ("LDC") to Allow a Residential Care Facility within the Community Facilities Zoning District for Serenity Oaks Wellness Center

Dear Mr. LaFerrier,

I am writing on behalf of my client Sheridan House Baptist Church, Inc. regarding its request for a special exception approval, detailed below, to allow the renovation and expansion of the Serenity Oaks Wellness Center, a residential care facility (the "Proposed Use") located at 4200 SW 54th Court. The following narrative addresses the special exception criteria set forth in Section 630-50 of the Code.

Pursuant to LDC Article 630, which authorizes special exception approval requests, please find the following Criteria Statement pursuant to LDC Sec. 630-50 for use in review of the above special exception request.

Please let me know if you have any questions or would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to be "Steven S. Wherry".

Steven S. Wherry, Esq.

Boca Raton | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | New York

Orlando | Port St. Lucie | Tallahassee | Tampa | West Palm Beach

Special Exception Criteria Statement

Section 630-50 of the LDC sets forth the criteria that follow, which the present application satisfies as detailed below:

(1) That the use is permitted as a special exception use as set forth in the use regulations of part 1 of this code.

The Proposed Use is permitted as a special exception use as set forth in the use regulations of part one of the City's Code of Ordinances. Article 330 of the Code provides regulations governing the Community Facilities (CF) zoning district where the Property is located. Section 330-30 establishes special exception uses allowable in the CF zoning district, and Sec. 330-30(e) specifies that residential care facilities and adult residential care facilities are permitted special exception uses in the CF zoning district. The present proposal is a residential care facility consistent with the above described provision.

(2) That the use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located.

The Proposed Use will not cause a detrimental impact to the value of existing contiguous uses, uses in the general area, and to the zoning district where it is to be located. The property currently functions as a use substantially identical to the proposed use. The proposed site design has been configured to provide ample buffering to all neighboring uses. The Property itself benefits from an abundant natural tree canopy that provides extensive buffering, which the proposed site plan seeks to preserve. There is no known or expected detrimental impact that would affect contiguous uses, or those uses in neighboring areas.

(3) That the use will be compatible with the existing uses on contiguous property, with uses in the general area and zoning district where the use is to be located and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values and existing similar uses or zoning.

The Proposed Use will be compatible with the existing uses on contiguous property, with uses in the general area, and zoning district where the use is to be located and will be compatible with the general character of the area considering population density, design, scale, and orientation of structures to the area, property values, and existing similar uses or zoning.

(4) That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

Adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities. The Proposed Use and its associated site plan provide extensive landscaping and buffering characteristics. Special care has been devoted to preservation of the existing tree canopy for the benefit of the community.

(5) That adequate parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Adequate parking and loading has been provided and adequate ingress and egress is so designed as to cause minimal interference with traffic on abutting streets. Residents will not have vehicles and will not typically leave the facility; therefore, the Proposed Use will not have need for parking other than to accommodate employees and visitors, which has been provided in the associated site plan.

(6) That the use will not have a detrimental environmental impact upon contiguous properties and upon properties located in the general area or an environmental impact inconsistent with the health, safety and welfare of the community.

The Proposed Use will not have a detrimental environmental impact upon contiguous properties and upon the properties located in the general area or an environmental impact inconsistent with the health, safety, and welfare of the community. There is no known environmental impact associated with the Proposed Use. To the contrary, approval of the Proposed Use and associated site plan will allow the preservation of a substantial tree canopy, a fact that brings with it obvious environmental benefits.

(7) That the use will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the generation or creation of traffic inconsistent with the health, safety and welfare of the community.

The Proposed Use will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions and will not result in the generation or creation of traffic inconsistent with the health, safety, and welfare of the community. There is very limited parking impact anticipated in relation to the Proposed Use. Residents will not have vehicles and will not typically leave the facility; therefore, the Proposed Use will not significantly add to vehicular or pedestrian traffic or a worsening of parking conditions.

(8) That the use will not utilize turning movements in relation to its access to public roads or intersections, or its location in relation to other structures or proposed structures on or near the site that would be hazardous or a nuisance.

The Proposed Use will not utilize turning movements in relation to its access to public roads where intersections were its location in relation to other structures or proposed structure is on or near the site that would be hazardous or a nuisance. No change to turning movements or significant increase in traffic is anticipated in relation to the Proposed Use. There is no indication that the current conditions pose any hazardous or nuisance characteristics to the nearby transportation network.

(9) That the use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan.

The Proposed Use will not have a detrimental effect on the future development of contiguous properties or the general area, according to the comprehensive plan, and, as detailed more specifically below, will be a cause for betterment of existing conditions and meeting particular goals, objectives, and policies of the comprehensive plan.

FLU Objective I

Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.

Approval of the proposed special exception request will meet the policies below and provide for the renovation and expansion of the residential care facility, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 1.1 Provide for a mix of residential communities which Future Land Use Element City of Dania Beach will promote a diverse population and a healthy environment.

Approval of the proposed special exception request will allow the renovation and expansion of the Serenity Oaks Wellness Center, providing needed residential care services to a wide margin of residents, thereby meeting this feature of the Comprehensive Plan.

FLU Objective III

Available land suitable for the provision of community facilities to support the existing/projected population has been identified.

Approval of the proposed special exception request will promote this objective by providing for the renovation and expansion of a community facility in the form of a residential care facility, thereby meeting this feature of the Comprehensive Plan.

FLU Objective V

Maintain land development regulations, zoning ordinances and other administrative rules to implement the Comprehensive Plan.

By preserving the mature, existing tree canopy, approval of the proposed special exception request will promote the policies below, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 5.12

Dania Beach shall implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. (B.C.P. #03.04.01)

Approval of the proposed special exception request will result in the preservation of a mature, existing tree canopy that will help improve air quality, reduce heat island effect, and improve stormwater quality, thereby meeting this feature of the Comprehensive Plan.

FLU Objective VI

Natural resources and historic resources shall be maintained at their present levels at a minimum.

By preserving the mature, existing tree canopy, approval of the proposed special exception request will promote the policies below, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 6.4 Promote restoration of the Dania Beach ecological systems including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters. (B.C.P. #06.01.01)

By preserving the mature, existing tree canopy, approval of the proposed special exception request will result in improved stormwater quality, decreased stormwater runoff, and improved hydrological function, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 6.11 Local land development codes and regulations shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District Policies. (B.C.P. #09.04.01)

By preserving the mature, existing tree canopy, approval of the proposed special exception request will result in an improved stormwater drainage, decreasing stormwater runoff and, hence, protecting surface waters, thereby meeting this feature of the Comprehensive Plan.

FLU Objective VIII

New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.

By preserving the mature, existing tree canopy, approval of the proposed special exception request will promote the policies below, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 8.1 Adequate drainage and stormwater management shall be provided for all development.

By preserving the mature, existing tree canopy, approval of the proposed special exception request will result in improved stormwater drainage, thereby meeting this feature of the Comprehensive Plan.

FLU Policy 8.4 Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

By preserving the mature, existing tree canopy, approval of the proposed special exception request will allow increased pass-through traffic without impacting existing parking despite an adjustment in overall parking that continues to meet LDC parking requirements, thereby meeting this feature of the Comprehensive Plan.

FLU Objective XVII

Protect wetlands, hydric soils and the vegetative communities historic to the areas within Dania Beach for their natural functions, such as storing freshwater, filtering stormwater runoff and preventing erosion. (B.C.P. #09.05.00)

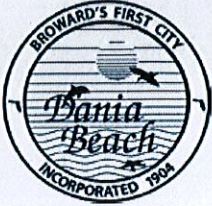
By preserving the mature, existing tree canopy, approval of the proposed special exception request will result in improved stormwater drainage and increased filtering of stormwater, thereby meeting this feature of the Comprehensive Plan.

(10) That the use will not result in the creation of incompatible noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area and the zoning in the vicinity due to its nature, duration, direction or character.

The Proposed Use will not result in the creation of incompatible noise, lights, vibrations, fumes, odor, dust, or physical activities, taking into account existing uses, uses located on contiguous properties, uses in the general area, and zoning in the vicinity due to its nature, duration, direction, or character. The Proposed Use is a residential use in essence, and does not introduce any incompatible factors that would be unusual to neighboring residential uses.

(11) That the use will not overburden existing public services and facilities.

The Proposed Use will not overburden existing public services and facilities. Existing public services and facilities are suited to the Proposed Use in all known respects.



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: _____

RECEIVED
FEB 04 2016

Date Rec'd: _____

Petition No.: SE-129-15

(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: 4200 SW 54TH COURT, DANIA BEACH, FL 33314

Lot(s): PARCEL A Block: _____ Subdivision: 50413612

Recorded Plat Name: SHERIDAN HOUSE PLAT PARCEL 2: PARCEL "A" OF SHERIDAN HOUSE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. GREENSPOON MARDER LAW

Folio Number(s): 10136-12-00100 Legal Description: RECORDS OF BROWARD COUNTY, FLORIDA. GREENSPOON MARDER LAW

Applicant/Consultant/Legal Representative (circle one) DENNIS MELE

Address of Applicant: 200 EAST BROWARD BLVD., SUITE 1800, FORT LAUDERDALE, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: 954-333-4157

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: SHERIDAN HOUSE BAPTIST CHURCH, INC.

Address of Property Owner: 3751 SHERIDAN STREET, HOLLYWOOD, FL 33021

Business Telephone: (954) 583-1552 Home: _____ Fax: _____

Explanation of Request: SPECIAL EXCEPTION TO ALLOW RESIDENTIAL CARE FACILITY IN CF ZONING DISTRICT.
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: 6.36 Gross Acreage: 6.56 Prop. Square Footage: 277,192 SF

Existing Use: RESIDENTIAL CARE FACILITY Proposed Use: RESIDENTIAL CARE FACILITY

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 DENNIS MELE/GREENSPOON MARDER LAW (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: *Ronald A. Weber*
(Owner / Agent signature*)

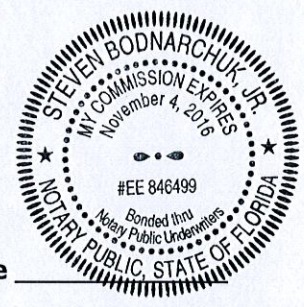
BEFORE ME THIS 1ST DAY OF February, 20 16

By:

STEVEN BODNARCHUK JR.
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary *Steven Bodnarchuk Jr.*
(Signature of Notary Public – State of FLORIDA)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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



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

FILE COPY

December 17, 2015

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

RECEIVED
JAN 07 2016
BY: _____

**RE: Serenity Oaks Wellness Center, 4200 SW 54th Court, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

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

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire

additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.


- No building, structure or vegetation on the site may exceed 40 feet AGL as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Serenity Oaks Wellness Center expansion, and is based on the Site Plan, SP1, dated November 25, 2015, and the Architectural Plans, Sheets A-2.1 thru A-2.4 dated November 25, 2015, prepared by Salz Michelson Architects. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

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

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

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

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

January 5, 2016

Mr. Sean Brown, Chief
Fire Marshal Office
103 West Dania Beach Blvd.
Dania Beach, FL 33004

**Re: Fire Service Letter
Serenity Oaks
City of Dania Beach, Broward County, FL
LPDG Prop. No. 8-20-15-01**

Dear Mr. Brown:

In accordance with your request, please accept this letter acknowledging 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.

The proposed Community Facility development to be located in Section 36, Township 50, and Range 41E on the south side of SW 54th Court, and west of SW 40th Ave. in the City of Dania Beach. The property has direct access to SW 54th Court.

The Property is known as Parcel A of the Sheridan House Plat as recorded in the plat records of Broward County, PB 105, and pg. 50B, and contains approximately 6.36+/- acres.

Site Identification / Ownership

Folio no: 5041 36 12 0010	<u>Property owner</u> Sheridan House 1700 S. Flamingo Road Davie, FL 33325
---------------------------	---

LPEG

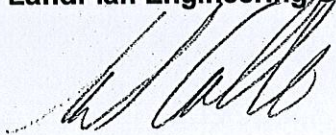
LAND PLAN ENGINEERING GROUP

1475 NW 126th Drive
Coral Springs, FL 33071

I trust this letter is in accordance with your request, but should you require any additional information, please contact our office.

Very Truly Yours,

LandPlan Engineering Group, Inc.

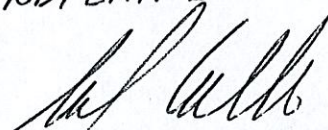


Peter R. Gallo, PE , President

SURFACE WATER MANAGEMENT CALCULATIONS
for
SHERIDAN HOUSE
November 8, 2015

Storm Event	Pre-Dev. Stage (NAVD)	Post-Dev. Stage (NAVD)
5 Year - 1 Day	3.21	2.37
25 Year - 3 Day	4.03	3.62
100 Year - 3 Day	4.39	4.32

LANDPLAN ENGINEERING GROUP


PETER R. GALLO PE

Pre-Development Calculations

SURFACE WATER MANAGEMENT CALCULATIONS
for
SHERIDAN HOUSE

Land Plan Engineering Group
Date Prepared: 11/08/15
Project No.: 0
Prepared by: PRG
Checked by: PRG

I. Pre-development Criteria

A. Existing Site Coverage:

PROJECT DESCRIPTION	AREA (AC)	AREA (%)
Building area	0.42	7
Impervious area	0.73	11
Pervious area	5.21	82
Total Water Management System	6.36	100

Impervious surfaces: 1.15 Ac. = 18.1%
Pervious surfaces: 5.21 Ac. = 81.9%
6.36 100.0%

B. Minimum Elevations

Existing Finished Floors 4.50 ft., NAVD Per Topographic Survey

C. Allowable Discharge: Pre vs. Post Development

D. Water Level Elevation 0.50 ft., NAVD Per Broward County W.S. Water Table Map

E. Design Storm Rainfall Amounts Used to Establish:
5 year, 1 day storm: 7.50 inches Minimum pavement elevation (private driveways)
25 year, 3 day storm: 14.50 inches Minimum perimeter elevation
100 year, 3 day storm: 18.50 inches Minimum finish floor elevation

B. Compute Soil Storage & SCS Curve Number

Surface Use	Area (Acres)	Begin Elev. (NAVD)	End Elev. (NAVD)	Avg Elev. (NAVD)	Storage Type (L, V)
Building area	0.42	4.50	4.50	4.50	Vert
Impervious area	0.73	2.25	4.50	3.38	Linear
Pervious area	5.21	2.00	4.40	3.20	Linear
Weighted Avg Site Elevation				3.22	

1. Wet season water elevation: 0.50 NAVD
Average site elevation: 3.22 NAVD
Avg. pervious area elevation: 3.20 NAVD
Depth to water table: 2.70 ft

2. Assuming 25% void space reduction, available ground storage is: 6.75 in

Per USDA General Soil Map, soil is classified as: FLATWOODS

Compute Available Soil Storage

= Storage available x pervious area
= 6.75 in x 5.21 ac / 12 in/ft
= 2.93 ac-ft

3. Convert to site-wide moisture storage, S

S = Available soil storage/site area
= 2.93 ac-ft / 6.36 ac * 12 in/ft
S = 5.53 in

4. SCS Curve Number, CN

CN = 1000/(s+10)
CN = 64

SURFACE WATER MANAGEMENT CALCULATIONS
for
SHERIDAN HOUSE

I. Pre-Development Stage-Storage Calculation

Land Plan Engineering Group

Date Prepared: 11/08/15

Project No.:

Prepared by: PRG

Checked by: PRG

Site Area 6.36 Ac
Starting Stage 2.00 NAVD
Ending Stage 4.50 NAVD
Stage Increment 0.50

Name	Impervious area	Pervious area	N/A	N/A	Total Storage
Area	0.73	5.21	0.00	0.00	
Start Elev	2.25	2.00	0.00	0.00	
End Elev	4.50	4.40	0.00	0.00	

Stage Feet NAVD	Linear Storage Ac-ft	Linear Storage Ac-ft	Vert Storage Ac-ft	Vert Storage Ac-ft	Total Storage Ac-ft
2.00	0.00	0.00	0.00	0.00	0.00
2.50	0.01	0.27	0.00	0.00	0.28
3.00	0.09	1.09	0.00	0.00	1.18
3.50	0.25	2.44	0.00	0.00	2.70
4.00	0.50	4.34	0.00	0.00	4.84
4.50	0.82	6.77	0.00	0.00	7.59

Post-Development Calculations

SURFACE WATER MANAGEMENT CALCULATIONS
for
SHERIDAN HOUSE

Land Plan Engineering Group
Date Prepared: 11/08/15
Project No.:
Prepared by: PRG
Checked by: PRG

I. Post-development Criteria

A. Proposed Site Coverage:

PROJECT DESCRIPTION	AREA (AC)	AREA (%)
Building area	1.50	24
Impervious area	1.28	20
Pervious area low	2.64	41
Pervious area high	0.88	14
Pool + fountain area	0.06	1
Total Water Management System	6.36	100

Impervious surfaces: 2.78 Ac. = 43.7%
Pervious surfaces: 3.52 Ac. = 55.3%
Lake : 0.06 Ac. = 1.0%

6.36 Ac. = 100.0%

B. Minimum Elevations

Finished Floors 7.00 ft., NAVD FEMA BFE +1 (4.5 NAVD Existing)

C. Allowable Discharge: Pre vs. Post Development

D. Water Level Elevation 0.50 ft., NAVD Per Broward County W.S. Water Table Map

E. Design Storm Rainfall Amounts

5 year, 1 day storm: 7.50 inches
25 year, 3 day storm: 14.50 inches
100 year, 3 day storm: 18.50 inches

Used to Establish:

Minimum pavement elevation (private driveways)
Minimum perimeter elevation
Minimum finish floor elevation

II. Computations

A. Water Quality requirements:

1. Compute the first inch of runoff from the developed project area:

$$= 1 \text{ inch} \times 6.36 \text{ acres} \times (1\text{ft}/12\text{in.})$$

$$= \boxed{0.53} \text{ ac-ft for the first inch of runoff.}$$

2. Compute 2.5 inches times the percentage of imperviousness:

a. Site area for water quality pervious/impervious calculations only:

$$= \text{Total area less (water surface + roof)}$$

$$= 6.36 \text{ ac} - (2.38 \text{ ac})$$

$$= 3.98 \text{ ac of site area for water quality}$$

b. Impervious area for water quality calculations only:

$$= 3.98 \text{ ac} - 3.52 \text{ ac}$$

$$= 0.46 \text{ ac of impervious area}$$

c. Percentage of impervious area for water quality:

$$= 0.46 \text{ ac} / 3.98 \text{ ac} \times 100\%$$

$$= 11.7\% \text{ impervious}$$

d. For 2.5 inches times the percentage of impervious:

$$= 2.5 \text{ in} \times 11.7\%$$

$$= 0.29 \text{ inches to be treated}$$

e. Compute volume required for quality detention:

$$= 0.29 \text{ in} \times 6.36 \text{ ac} \times 1 \text{ ft}/12 \text{ in}$$

$$= 0.15 \text{ ac-ft required for wet detention storage}$$

$$0.12 \text{ ac-ft required for dry detention storage}$$

$$0.08 \text{ ac-ft required dry retention storage}$$

3. Since 0.53 ac-ft is greater than 0.15 ac-ft computed for the first inch of runoff, the volume of 0.53 ac-ft. controls.

Water quality volume = 0.53 ac-ft

All water quality treatment shall be provided within the proposed dry detention areas when the stage reaches elevation 1.95 NAVD.

4. Compute the first 0.5 inch of runoff for the site (shall include roof areas but not lakes)

$$= 0.5 \text{ inch} \times (\text{total site area} - \text{lake area})$$

$$= 0.5 \text{ inch} \times 5.48 \text{ acres} \times (1 \text{ ft}/12 \text{ in.})$$

$$= 0.23 \text{ ac-ft for the first } 1/2 \text{ inch of runoff.}$$

B. Compute Soil Storage & SCS Curve Number

Surface Use	Area (Acres)	Begin Elev. (NAVD)	End Elev. (NAVD)	Avg Elev. (NAVD)	Storage Type (L, V)
Existing building area	0.44	4.50	4.50	4.50	Vert
Proposed building area	1.06	7.50	7.50	7.50	Vert
Pavement area	0.90	4.50	5.00	4.75	Linear
Sidewalk area	0.38	4.50	5.00	4.75	Linear
Pervious area low	2.64	1.50	1.50	1.50	Vert
Pervious area high	0.88	2.50	7.00	4.75	Linear
Pool & fountain area	0.06	6.00	6.00	6.00	Vert
Weighted Avg Site Elevation				3.00	

1. Wet season water elevation: 0.50 NAVD
 Average site elevation: 3.00 NAVD
 Avg. pervious area elevation: 3.13 NAVD
 Depth to water table: 2.63 ft

2. Assuming 25% void space reduction, available ground storage is: 6.75 in

Per USDA General Soil Map, soil is classified as: **FLATWOODS**

Compute Available Soil Storage

$$= \text{Storage available} \times \text{pervious area}$$

$$= 6.75 \text{ in} \times 3.52 \text{ ac} / 12 \text{ in/ft}$$

$$= 1.98 \text{ ac-ft}$$

3. Convert to site-wide moisture storage, S

$$S = \text{Available soil storage/site area}$$

$$= 1.98 \text{ ac-ft} / 6.36 \text{ ac} * 12 \text{ in/ft}$$

$$S = 3.73 \text{ in}$$

4. SCS Curve Number, CN

$$CN = 1000/(s+10)$$

$$CN = 72$$

SURFACE WATER MANAGEMENT CALCULATIONS
for
SHERIDAN HOUSE

I. Post-Development Stage-Storage Calculation

Land Plan Engineering Group
Date Prepared: 11/08/15
Project No.:
Prepared by: PRG
Checked by: PRG

Site Area 6.36 Ac
Starting Stage 1.50 NAVD
Ending Stage 7.00 NAVD
Stage Increment 0.50

Name	Pavement area	Sidewalk area	Pervious area low	Pervious area high	N/A	Total Storage
Area	0.90	0.38	2.64	0.88	0.00	0.00
Start Elev	4.50	4.50	1.50	2.50	0.00	
End Elev	5.00	5.00		7.00		

Stage Feet NAVD	Linear Storage Ac-ft	Linear Storage Ac-ft	Vert Storage Ac-ft	Linear Storage Ac-ft	Vert Storage Ac-ft	Total Storage Ac-ft
1.50	0.00	0.00	0.00	0.00	0.00	0.00
2.00	0.00	0.00	1.32	0.00	0.00	1.32
2.50	0.00	0.00	2.64	0.00	0.00	2.64
3.00	0.00	0.00	3.96	0.02	0.00	3.98
3.50	0.00	0.00	5.28	0.10	0.00	5.38
4.00	0.00	0.00	6.60	0.22	0.00	6.82
4.50	0.00	0.00	7.92	0.39	0.00	8.31
5.00	0.23	0.10	9.24	0.61	0.00	10.17
5.50	0.68	0.29	10.56	0.88	0.00	12.40
6.00	1.13	0.48	11.88	1.20	0.00	14.68
6.50	1.58	0.67	13.20	1.56	0.00	17.00
7.00	2.03	0.86	14.52	1.98	0.00	19.38

Project Name: PRE Sheridan House 5year, 1 day

Reviewer:

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0400 hr Duration: 100 hr

Time Step: 0.05 hr, Iterations: 10

Basin 1: Sheridan House

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 5 year

3 Day Rainfall: 7.49999 inches

Area: 6.36 acres

Ground Storage: 5.53 inches

Time of Concentration: 0.17 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.28
3.00	1.18
3.50	2.70
4.00	4.84
4.50	7.59

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Sheridan House	3.21	73.50	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Sheridan House	1.82	0.00	0.00	0.00	1.82	0.00

Project Name: PRE Sheridan House 25 year, 3 day

Reviewer:

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0400 hr Duration: 100 hr

Time Step: 0.05 hr, Iterations: 10

Basin 1: Sheridan House

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 25 year
 3 Day Rainfall: 14.5 inches
 Area: 6.36 acres
 Ground Storage: 5.53 inches
 Time of Concentration: 0.17 hours
 Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.28
3.00	1.18
3.50	2.70
4.00	4.84
4.50	7.59

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Sheridan House	4.03	73.45	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Sheridan House	5.02	0.00	0.00	0.00	5.02	0.00

Project Name: PRE Sheridan House 100 year, 3 day

Reviewer:

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0400 hr Duration: 100 hr

Time Step: 0.05 hr, Iterations: 10

Basin 1: Sheridan House

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18.5001 inches

Area: 6.36 acres

Ground Storage: 5.53 inches

Time of Concentration: 0.17 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.28
3.00	1.18
3.50	2.70
4.00	4.84
4.50	7.59

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Sheridan House	4.39	73.50	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Sheridan House	6.99	0.00	0.00	0.00	6.99	0.00

Project Name: POST Sheridan House 5 year, 1 day

Reviewer:

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0400 hr Duration: 100 hr

Time Step: 0.05 hr, Iterations: 10

Basin 1: Sheridan House

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7.5 inches

Area: 6.36 acres

Ground Storage: 3.73 inches

Time of Concentration: 0.17 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	1.32
2.50	2.64
3.00	3.98
3.50	5.38
4.00	6.82
4.50	8.31
5.00	10.17
5.50	12.40
6.00	14.68
6.50	17.00
7.00	19.38

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Sheridan House	2.37	25.55	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Sheridan House	2.31	0.00	0.00	0.00	2.31	0.00

Project Name: POST Sheridan House 25 year, 3 day

Reviewer:

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0400 hr Duration: 100 hr

Time Step: 0.05 hr, Iterations: 10

Basin 1: Sheridan House

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 25 year
 3 Day Rainfall: 14.5 inches
 Area: 6.36 acres
 Ground Storage: 3.73 inches
 Time of Concentration: 0.17 hours
 Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	1.32
2.50	2.64
3.00	3.98
3.50	5.38
4.00	6.82
4.50	8.31
5.00	10.17
5.50	12.40
6.00	14.68
6.50	17.00
7.00	19.38

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Sheridan House	3.62	73.60	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Sheridan House	5.73	0.00	0.00	0.00	5.73	0.00

Project Name: POST Sheridan House 100 year, 3 day

Reviewer:

Project Number:

Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0400 hr Duration: 100 hr

Time Step: 0.05 hr, Iterations: 10

Basin 1: Sheridan House

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18.5001 inches

Area: 6.36 acres

Ground Storage: 3.73 inches

Time of Concentration: 0.17 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	1.32
2.50	2.64
3.00	3.98
3.50	5.38
4.00	6.82
4.50	8.31
5.00	10.17
5.50	12.40
6.00	14.68
6.50	17.00
7.00	19.38

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Sheridan House	4.32	73.60	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Sheridan House	7.77	0.00	0.00	0.00	7.77	0.00



Consulting

January 7, 2016

Mary Farlander, RA
Project Manager
SALTZ MICHELSON ARCHITECTS

Art Kamm, P.E.
Bradly Brown, P.E.
Rick Gonzalez, LEED AP
Lon T. Carter, P.E.
Mike Pella, P.E.
Gordon Scott
Juan J. Bedoya, P.E.
David L. Tinsley, LEED GA

RE: **Estimated Potable Water Usage**

Dear Mary,

Based on your architectural plans, data provided for this project, and following the City of Dania Beach Land Development Code, ordinance 2010-020, Part 8, Art. 805 we have come up with the approximated water usage:

Cafeteria (Restaurant) (see attached plans)

Potable Water Usage (GPD) = (160 seats) X (30 GPD/seat)= **4,800 GPD**

Waste water (same formula) = (160 seats) X (30 GPD/seat)= **4,800 GPD**

Residence Building (Institution) (see attached plans)

Potable Water Usage (GPD) = (100 beds) X (100 GPD/bed)= **10,000 GPD**

Waste water (same formula) = (100 beds) X (100 GPD/seat)= **10,000 GPD**

Fitness center (see attached plans)

First Floor (office space-no showers)

Potable Water Usage (GPD) = (21,973 sq.ft.) X (0.2 GPD/sq.ft.)= **4,395 GPD**

Waste water (same formula) = (21,973 sq.ft.) X (0.2 GPD/sq.ft.)= **4,395 GPD**

Second Floor (institution)

Potable Water Usage (GPD) = (16 beds) X (100 GPD/bed)= **1,600 GPD**

Waste water (same formula) = (16 beds) X (100 GPD/seat)= **1,600 GPD**

First Floor + Second Floor total = 5,995 GPD

If you have any questions, please do not hesitate to contact this office.

Signed: **JUAN J. BEDOYA**
KAMM CONSULTING, INC.
No. 74546
Juan Bedoya, P.E., CxA, LEED AP.
Project Manager
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

OFFICES

Deerfield Beach:
1407 W Newport Center Drive
Deerfield Beach, FL 33441
954-949-2200
954-949-2201 FAX

Fort Pierce:
1408 Orange Avenue
Fort Pierce, Florida 34950
772.595.1744
772.595.1745 FAX

FILE COPY

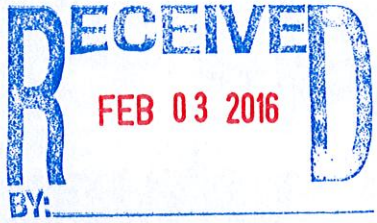
RECEIVED
FEB 04 2016
BY: _____

www.kammconsulting.com

SP-128-15
5041-36-12-0010



February 4, 2016



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

RE: Serenity Oaks Wellness Center
4200 SW 54th Court
Dania Beach, FL

To City of Dania Beach Planning and Zoning Division:

We are requesting the balance of the fees for the Serenity Oaks project. Here is a summary of fees required and paid:

11/25/15 Submission

Site Plan = \$10,843.84

- 1. \$1,000 filing fee
- 2. 277,192 sf: \$5,843.84
 - a. \$5.00/100 sf for 1st 10,000 sf = \$500
 - b. \$2.00/100 sf for remainder = \$5,343.84 (2671.92 x \$2)
 - c. \$4,000 retainer

Re-zoning = \$6,000 (no longer required, but previously included in payment)

- 1. 6.36 acres

Special Exception = \$4,972

- 1. \$3,700 filing fee
- 2. \$200/acre = 6.36 x 200 = \$1,272

Amend Plat Note = \$2,868

- 1. \$2,550 filing fee
- 2. \$50/acre = 6.36 x 50 = \$318

Total for 11/25/15 Submission: \$24,683.84

Check 1048: \$19,283.84

Check 1071: \$5,400.00

1/7/16 Submission
Cost Recovery Fee = \$5,000

Variance 265-50 (15) Parking = \$2,000

Variance 275-120 Landscape Buffer = \$2,000

Variance 275-170 (D) Terminal Island Trees = \$2,000

Total for 1/7/16 Submission: \$11,000
Check 1075: \$11,000

2/4/16 Submission
Variance 275-50 Non-conforming Terminal Island Size = \$2,000

Variance 330-50 (c) Building Setback = \$2,000

Deduct Re-zoning Fee = -\$6,000

Total for 2/4/16 Submission = - \$2,000 (Refund required)

Total fees required:

Site Plan:	\$10,843.84
Special Exception:	\$4,972
Plat Note:	\$2,868
Cost Recovery:	\$5,000
Variance 265-50 (15):	\$2,000
Variance 275-120:	\$2,000
Variance 275-170 (D):	\$2,000
Variance 275-50:	\$2,000
<u>Variance 330-50 (c):</u>	<u>\$2,000</u>
Total:	\$33,683.84

Checks paid:

Check 1048:	\$19,283.84
Check 1071:	\$5,400.00
<u>Check 1075:</u>	<u>\$11,000</u>
Total:	\$35,683.84

We request a refund of \$2,000. Please make the check out to HEVOA Investors LLC.

Sincerely,
Mary Farlander, RA
Project Manager
Saltz Michelson Architects





CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000663

Date: 11/25/15

RECEIVED FROM:

Name: HEVOA INVESTORS LLC

Address: _____

Address 2: _____

City/St/ZIP: _____

Service or Item	Amount
PLP - Large - Site Plan Review Application Fee	\$19283.84
PLP - Large - Site Plan Review Application Fee	\$5400.00

P/Z ITEM # SP-128-15; Se-129-15; RZ-130-15; DR-131-15

LOCATION: #5041-36-12-0010
Sheridan House Baptist Church, Inc.
4200Sw 54th Court

APPLICANT: DENIS MELE
GREENSPOON MARDER LAW

PREPARED BY: Anne-Christine Carrie

TOTAL DUE: \$24683.84

PAYMENT DATE
11/25/2015
COLLECTION STATION
City Hall Window 2
RECEIVED FROM
HEVOA INVESTORS LLC
DESCRIPTION

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

BATCH NO.
2016-02000183
RECEIPT NO.
2016-00009000
CASHIER
fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT												
PLP	Appl Review - Exceptional/Large P/Z ITEM# SP-128-15; SE-129-15; RZ-130-15; DR-131-15 #5041-36-12-0010 SHERIDAN HOUSE BAPTIST CHURCH, INC. 4200 SW 54TH COURT DENIS MELE GREENSPOON MARDER LAW	\$19,283.84												
PLP	Appl Review - Exceptional/Large P/Z ITEM# SP-128-15; SE-129-15; RZ-130-15; DR-131-15 #5041-36-12-0010 SHERIDAN HOUSE BAPTIST CHURCH, INC. 4200 SW 54TH COURT DENIS MELE GREENSPOON MARDER LAW	\$5,400.00												
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Payments:	Type	Detail	Amount											
	Check	1071	\$5,400.00											
	Check	1048	\$19,283.84											
	Total Amount:	\$24,683.84												

Customer Copy



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000689

Date: 1/8/16

RECEIVED FROM:

Name: HEVOA INVESTORS, LLC

Address: N/A

Address 2:

City/St/ZIP:

Service or Item **Amount**

PSP - Standard Develop/Variance etc Application Fee \$4000.00

CR - Repro / Lason Copies Rebills only 001-220-00-00 \$7000.00

P/Z ITEM # VA-009-16; VA-010-16; VA-007-16

LOCATION: 4200 SW 54TH COURT
#5041-36-12-0010
SHERIDAN HOUSE BAPTIST CHURCH

APPLICANT: GREENSPOON MARDER / DENNIS MELE

PREPARED BY: Anne-Christine Carrio

TOTAL DUE: \$11000.00

PAYMENT DATE
01/08/2016
COLLECTION STATION
City Hall Window 2
RECEIVED FROM
HEVOA INVESTORS, LLC
DESCRIPTION

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

BATCH NO.
2016-04000309
RECEIPT NO.
2016-00015034
CASHIER
fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PSP	Appl Review - Standard	\$4,000.00						
CR	Cost Recovery Misc	\$7,000.00						
Payments:	<table border="1"> <thead> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Check</td> <td>1075</td> <td>\$11,000.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Check	1075	\$11,000.00	
	Type	Detail	Amount					
Check	1075	\$11,000.00						
Total Amount:		\$11,000.00						

Customer Copy



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000686

Date: 1/7/16

RECEIVED FROM:

Name: MARY FARLANDER

Address: 3501 GRIFFIN ROAD

Address 2: _____

City/St/ZIP: FORT LAUDERDALE, FL 33312

Service or Item	Amount
<u>CR - Repro / Lason Copies Rebills only 001-220-00-00</u>	<u>\$9.00</u>
_____	_____
_____	_____
_____	_____

P/Z ITEM # 12 PAGES X 5 COPIES

LOCATION: 4200 SW 54 Court
Serenity Oaks Wellness Center

APPLICANT: Denis Mele
Mary Farlander

PREPARED BY: Anne-Christine Carrie

TOTAL DUE: \$9.00

PAYMENT DATE
 01/07/2016
COLLECTION STATION
 City Hall Window 2
RECEIVED FROM
 MARY FARLANDER
DESCRIPTION
 3501 GRIFFIN RD FT LAUDERDALE, FL 33312

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

BATCH NO.
 2016-04000304
RECEIPT NO.
 2016-00014751
CASHIER
 fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT									
CR	Cost Recovery Misc 4200 SW 54 CT SERENITY OAKS WELLNESS CENTER APPLICANT: DENIS MELE MARY FARLANDER	\$9.00									
Payments:	<table border="1"> <thead> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Cash</td> <td></td> <td>\$20.00</td> </tr> <tr> <td>Cash</td> <td></td> <td>(\$11.00)</td> </tr> </tbody> </table> <p style="text-align: center; margin-top: 200px;"><i>photo copies</i></p>	Type	Detail	Amount	Cash		\$20.00	Cash		(\$11.00)	
Type	Detail	Amount									
Cash		\$20.00									
Cash		(\$11.00)									
Total Amount:		\$9.00									

Customer Copy



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000685

Date: 1/7/16

RECEIVED
JAN 07 2016
BY: _____

RECEIVED FROM:

Name: MARY FARLANDER

Address: 3501 GRIFFIN ROAD

Address 2: _____

City/St/ZIP: FORT LAUDERDALE, FL 33312

Service or Item	Amount
<u>CR - Repro / Lason Coples Rebills only 001-220-00-00</u>	<u>\$13.50</u>
_____	_____
_____	_____
_____	_____

P/Z ITEM # 18 PAGES X 5 COPIES

LOCATION: 4200 SW 54 Court
Serenity Oaks Wellness Center

APPLICANT: Denis Mele
Mary Farlander

PREPARED BY: Anne-Christine Carrie

TOTAL DUE: \$13.50

PAYMENT DATE

01/07/2016

COLLECTION STATION

City Hall Window 2

RECEIVED FROM

MARY FARLANDER

DESCRIPTION

3501 GRIFFIN RD FT LAUDERDALE, FL 33312

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

2016-04000304

RECEIPT NO.
2016-00014747

CASHIER
fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
CR	Cost Recovery Misc LOCATION: 4200 SW 54 CT SERENITY OAKS WELLNESS CENTER APPLICANT: DENIS MELE MARY FARLANDER	\$13.50						
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Type	Detail	Amount						
Cash		\$13.50						
Total Amount:		\$13.50						

Customer Copy

Carrie, Anne-Christine

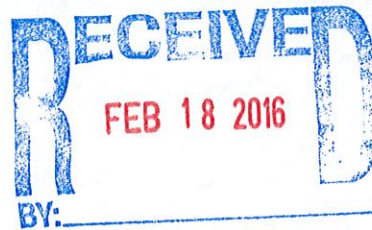
From: Claudia Alzate <Claudia.Alzate@metriceng.com>
Sent: Thursday, February 18, 2016 6:08 AM
To: Lajoie, Corinne; Carrie, Anne-Christine; Mary Farlander
Cc: Jill Cohen
Subject: RE: Serenity Oaks Irrigation APPROVED
Attachments: 2.10.16 Serenity Oaks Irrig.pdf

Corinne,
The new irrigation plan (attached) addresses the requirements of the Code.

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: Lajoie, Corinne [mailto:cchurch@ci.dania-beach.fl.us]
Sent: Friday, February 12, 2016 11:37 AM
To: Carrie, Anne-Christine <ACarrie@ci.dania-beach.fl.us>; Mary Farlander <mfarlander@saltzmichelson.com>
Cc: Jill Cohen <jill@jbcplanning.com>; Claudia Alzate <Claudia.Alzate@metriceng.com>
Subject: RE: Serenity Oaks Irrigation APPROVED

I need Claudia to confirm.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Carrie, Anne-Christine
Sent: Friday, February 12, 2016 11:20 AM
To: Mary Farlander; Lajoie, Corinne
Cc: Jill Cohen; Claudia.Alzate@metriceng.com
Subject: RE: Serenity Oaks Irrigation APPROVED

Unless Corinne objects, that should be fine. Let me know when.

Anne-Christine Carrie

FILE COPY

Planning Associate
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6800 Ext. 3654
ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"



Please Note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Mary Farlander [<mailto:mfarlander@saltzmichelson.com>]
Sent: Friday, February 12, 2016 11:18 AM
To: Carrie, Anne-Christine
Cc: Jill Cohen; Claudia.Alzate@metriceng.com
Subject: FW: Serenity Oaks Irrigation APPROVED

Anne-Christine,

We have received final approval for the irrigation from Claudia. I will need to swap out the 3 irrigation sheets in the sets I submitted last week (24x36 and 11x17 sets). Is that possible? Please advise.

Thanks,
Mary

From: Jill Cohen [<mailto:jill@jbcplanning.com>]
Sent: Friday, February 12, 2016 11:12 AM
To: Mary Farlander
Cc: Claudia Alzate; Jill Cohen
Subject: FW: Serenity Oaks Irrigation APPROVED

Mary – hi – see below from Claudia – can you please be sure City is now OK so we will not have a condition?
Claudia – will send you the tree appraisals in a few.

Jill Cohen, RLA, AICP, LEED AP, ISA
jbc planning & design
planning, landscape architecture and sustainable design
1312 Majesty Terrace, Weston, FL 33327
Phone: 954-802-6292
jill@jbcplanning.com



From: Claudia Alzate [<mailto:Claudia.Alzate@metriceng.com>]
Sent: Thursday, February 11, 2016 1:29 PM
To: Jill Cohen <jill@jbcplanning.com>
Cc: Mary Farlander <mfarlander@saltzmichelson.com>
Subject: RE: Serenity Oaks Irrigation

Thank you Jill. The minimum code requirements for irrigation have been addressed.

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: Jill Cohen [<mailto:jill@jbcplanning.com>]
Sent: Wednesday, February 10, 2016 5:30 PM
To: Claudia Alzate <Claudia.Alzate@metriceng.com>
Cc: Jill Cohen <jill@jbcplanning.com>; Mary Farlander <mfarlander@saltzmichelson.com>
Subject: Serenity Oaks Irrigation

Claudia – please see attached final irrigation plan for Serenity Oaks.
Let me know any comments on.
Mary – please forward to the City – thanks jill

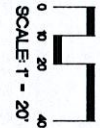
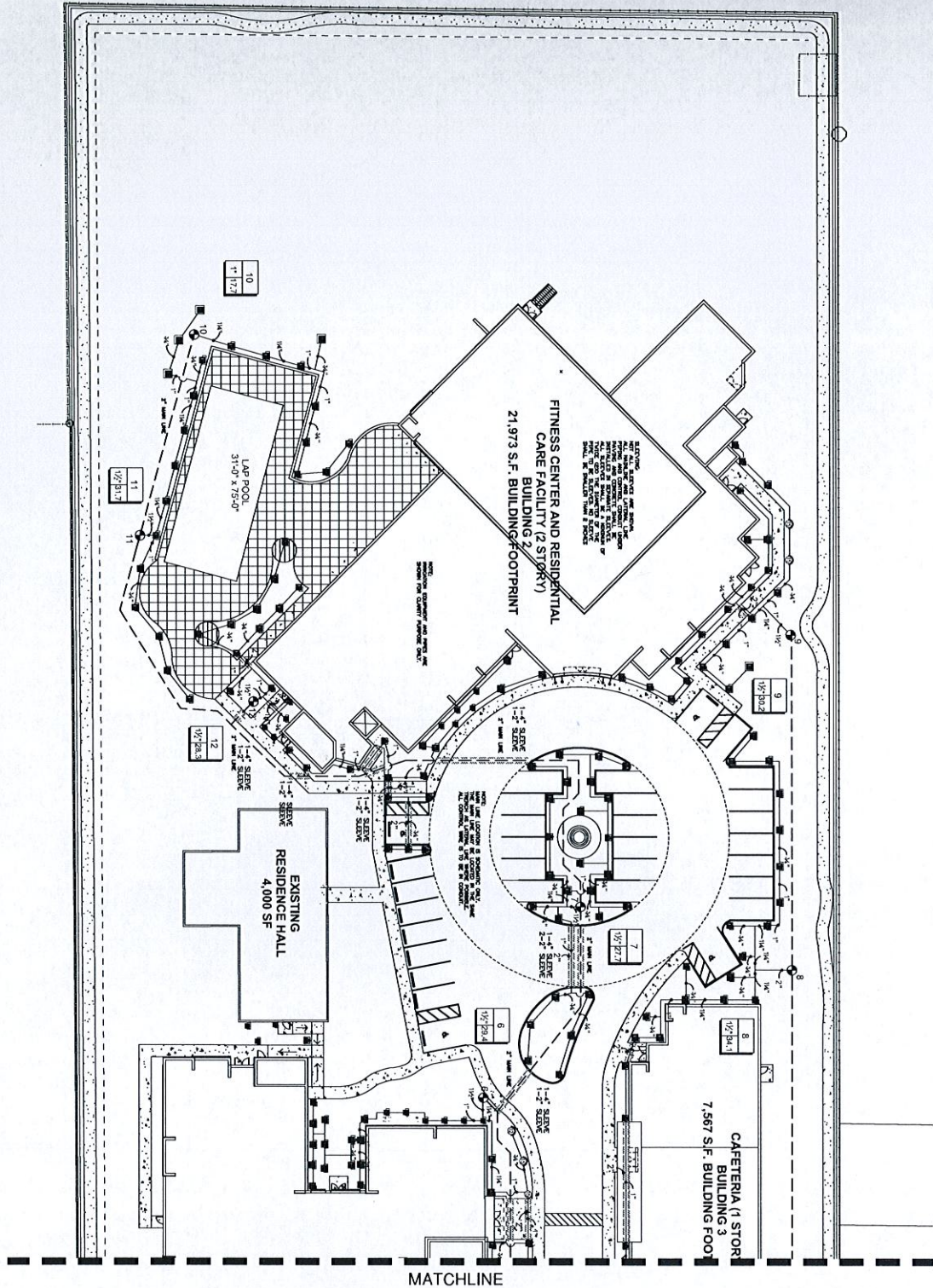
Jill Cohen, RLA, AICP, LEED AP, ISA
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Phone: 954-802-6292

jill@jbcplanning.com



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IR-1

IRRIGATION PLAN

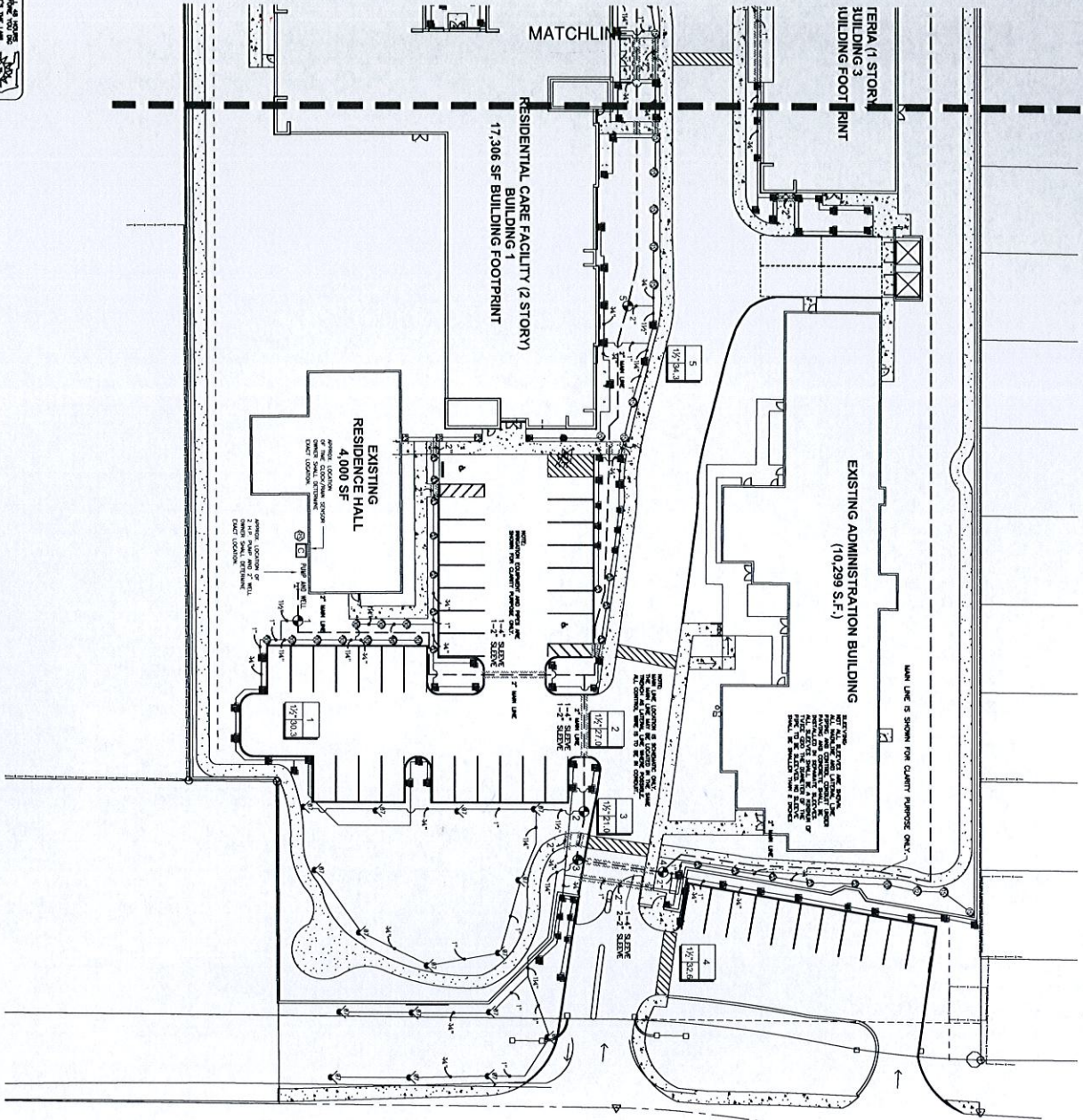
Project No.: 2015-102
 Drawn By: [Signature]
 Checked By: [Signature]
 Date: 11-25-15
 REVISIONS:
 11-25-15 DRC SUBMITTAL

JILL COHEN, L.A.S. 1800
 11/26/2015

SALTZ MICHELSON
 ARCHITECTS
 3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 333-2700
 saltz@saltzmichelson.com

hcs planning & design
 11000 NW 11th Street, Suite 100
 Ft. Lauderdale, FL 33322
 (954) 333-2700
 hcs@hcsplanning.com

SERENITY OAKS WELLNESS CENTER
 RESIDENTIAL CARE FACILITY
 4200 SW 54TH COURT, DANIA BEACH, FL. 33314



SW 54 COURT



0 10 20 40
SCALE: 1" = 20'

IR-2 IRRIGATION PLAN

Project No.: 2015-172
 Drawn By: [Signature]
 Checked By: [Signature]
 Date: 11-25-15
 REVISIONS: 11-25-15 DRC SUBMITTAL

[Signature]
 JILL COHEN, L.A.P. 1600
 11/25/2015

SALTZ MICHELSON
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 3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 333-3333
 saltzmichelson.com
jes planning & design
 11111-11111
 11111-11111

SERENITY OAKS WELLNESS CENTER
 RESIDENTIAL CARE FACILITY
 4200 SW 54TH COURT, DANIA BEACH, FL. 33314



Landscape Plan Review: Sheridan House (Serenity Oaks Wellness Center)

PZ Log Number: SP-128-15; SE-129-15; RZ-130-15; DR-131-15

Review Number: 2

Reviewer: Claudia Alzate

Date: January 12, 2016

The following comments are based on a review of the plans dated January 7, 2016, and submitted to the City on January 7, 2016, for the property located at 4200 SW 54 Ct., Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

RESPONSES: 2/4/16

- 1 According to sheet SP1, a new building exceeding 500 square feet is proposed. Per Section 275-50, existing vehicular use areas which do not comply with Article 275, shall be brought into conformity with these regulations upon the occurrence of any one of the following conditions (only those applicable to the project are listed here):

(A) When the total square footage of the vehicular use area is increased or decreased by ten (10) percent.

(B) When there is a structural addition which increases the total gross floor area of any existing building on the property more than five hundred (500) square feet.

Some existing terminal and intermediate islands are non-conforming. Please explain if the site will be brought into conformity with Code or if you will be seeking a variance.

Response: A variance for 275-50 is requested in this submission.

- 2 According to the tree disposition plan TD-1, several specimen trees will be removed (Trees No. 14, 156, 278, 279, 280, 299, 301, 302, 325, and 327). Please provide a justification for removal in accordance to Sec. 825-80, and provide the dollar value calculated in accordance to Sec. 825-140 (C, 2). Provide CT and DBH dimensions for one sabal palm (tree No. 215) proposed to be removed.
Pending to review Arborist Report to determine if this comment still applicable.

Response: Arborist report is included in this submission.

- 3 Per Sec. 275-80 (M), an irrigation plan shall be submitted. **Pending the submittal of final version of the irrigation plan.**

Response: The final Irrigation Plan is included in this submission.



- 4 One category 1 tree is proposed on each terminal island. Per Sec. 275-170 (D), terminal islands shall have a minimum of two category 1 trees. **A variance request was not submitted with this submittal.**

Response: A variance for 275-170 (D) was included in the last submission.

- 5 Per Sec. 275-120, a 10 feet landscape buffer shall be provided around the perimeter of the property, containing one shade tree (minimum overall height of 16 feet immediately upon installation), for each 40 linear feet, and a row of hedges. **A variance request was not submitted with this submittal.**

Response: A variance for 275-120 was included in the last submission.



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: 1/21/16 **Site Plan No.:** SP-128-15 **Time Required For Review:** 1.75 **Project:**

Sheridan House / Serenity Oaks Wellness Center **Sq. Feet:** 95,793 **Plan Reviewer:** Sean

Brown, Battalion Chief / Plans Examiner, F. Ross, D. Suarez

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:

RESPONSES: 2/4/16

- 1 Identify the fire main size for the main along SW 54 Ct. **-Complied**

- 2 Identify and dimension the two nearest adjacent hydrants on both sides to the project site. **Provide one addition hydrant on S.W. 54 Ct. between the two existing hydrants approximately 100' south of the entrance to the property.**
Response: This has been corrected in this submission.

- 3 Demonstrate the locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, Fire Department Connections (Siamese) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems), etc. – **Relocate the Siamese FDC for the Cafeteria building across the street next to the fire hydrant and other FDC. Provide detail for signage (for each FDC) as to which building each controls.**
Response: This has been corrected in this submission.

- 4 Identify which buildings will be sprinklered? **Plan indicates that the two existing**

Residence Halls will be sprinklered. Please provide the locations of the Siamese FDC's and DDCV's for each.

Response: These buildings are categorized as R-4 occupancy, so a residential grade sprinkler system is being used, that will have a storage tank and pump that will sit on the north side of each building. This work has been permitted.

- 5 Water mains are required to be looped. **Complied**
- 6 Knox entry system will be required. Please obtain application from the Fire Marshal's Office. **Okay to provide at Permit.**
- 7 Provide an egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. **Complied**
- 8 Provide an Address Detail. **Complied**
- 9 Provide a Fire Hydrant Flow Test. **Still Needed – Please provide.**
Response: This has been ordered and Broward County says they will schedule it for next week. A note has been added to Sheet FP-1.
10. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer. **Still Needed – Please provide.**
Response: This will be done once the fire flow test information is obtained. A note has been added to Sheet FP-1.
11. Provide a completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document). **Still Needed – Please provide.**
Response: This application will be provided once the fire flow demand calculations are complete. A note has been added to Sheet FP-1.
12. 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). **This document is required to be sealed by the E.O.R. Please resubmit a sealed copy.**
Response: A sealed copy is included in this submission.

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org. If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard Dania Beach, FL 33004

Sheridan House 2nd review 1-22-16
4200 SW 54 Court
Zoning designation = CF
FLU designation = Irregular Residential (12 – 13.5)
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

Responses: 2/4/16

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.

2. Per Section 635-50 must provide the following with application submittal:

- ~~E—Adjacent land uses and buildings within 200 feet of the property including use and numbers of floors, dimensioned to property line of subject site;~~
- ~~I – Locations and dimensions of all existing and proposed ROW and dedications, including ultimate ROW lines, easements, property lines, streets, buildings, etc.~~
Sheet SH-1 delete Parcel 3 from ACSM Land Survey as it is not part of this project, as indicated on Sheet SP1 & SP2.

Response: Sheet SH-1 shows the existing R.O.W. (35 ft and 25 ft). This was accepted at the 1/28/16 staff meeting. ALTA survey is completed as shown and cannot be revised at this time.

- ~~J—The location and dimensions of proposed setback lines;~~
 - ~~Provide front setback~~
- ~~M—The location, dimensions and character of construction of proposed curb cuts, entrances, and exits, parking and loading areas, pedestrian use areas, and vehicular use areas.~~
 - ~~Provide parking stall depth~~
 - ~~Provide dimension of ALL drive aisles~~
- ~~S—Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination.~~
- ~~Y – The following computations:~~
 - ~~1—Total gross and net acreage;~~
 - ~~2 – Proposed net and gross density and number of dwelling units for site plans with residential components; Sheet SP2, Density Schedule table, amend language to state "...one (1) dwelling unit per every is equivalent of two (2) sleeping rooms.."~~

Response: This note has been updated on Sheet SP-2

- ~~3 – Total existing and proposed square footage of buildings and breakdowns by floor, use type, bay or tenant space and dwelling unit, including required and provided minimum floor area; On Sheet SP1, Tabular Building Area Summary table identified new buildings as "proposed".~~

Response: Existing buildings are labeled as "existing" on both plans and in table on Sheet SP-1. All other buildings are new. This was accepted at the 1/28/16 staff meeting.

- ~~5 – Gross project area allocation for common open space. Open space is not the same a pervious area. Provide separate calculations for each.~~

Response: Per the 1/28/16 staff meeting, we were asked to define open area in our calculations and to make sure the pool and pool plaza were not included in the pervious area calculations. A note was added that defines open area in this project on Sheet SP-1, below the Site Area Summary table. In this case, all open area is equivalent to the pervious area.

~~o 13 — Adjacent zoning and existing land uses.~~

• Z — Traffic circulation and pavement marking plan. 2nd time requested.

Response: Sheet PM-1 is the pavement marking plan. Directional arrows will be added to this sheet to show traffic circulation. Circulation is currently shown on SP-1.

• AA — Phasing plan, if applicable, with beginning and ending dates of construction of the entire project and beginning and ending dates for all phases of the project;

• CC — Color site plan elevations and renderings for meeting presentation purposes.

~~3. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.~~

~~4. RIGHT-OF-WAY: Identify if R-O-W dedication is required. Identify width of SW 54 Court on site plan or survey to determine if dedication is required.~~

5. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 25 50 peak hour trips. Provide estimated number of peak trips. Traffic Statement identifying peak hour of trips must be provided by an engineer, on a signed and sealed document.

Response: According to the Trip Generation Manual, the PM Peak Hour for a “Congregate Care Facility” is 0.17 trips per dwelling unit.

There are 82 sleeping rooms = 41 dwelling units.

$0.17 \times 41 = 6.97$ PM Peak Hour < 50 Peak Hour Trips

A traffic study is not required.

6. WATER: Identify projected water demand for the project. Review and comment, if any, will be made by the City Engineer.

Response: See “Estimated Potable Water Usage” calculation document included in this submission.

~~7. IMPACT FEES: Impact fees that will be required for the project were attached to comments provided December 2015.~~

~~8. SIGNS: Provide copy of all signs including, but not limited to, building ID & directional signage for compliance review.~~

9. The proximity to the airport will require FAA/BCAD 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, ((54) 359-6100. 2nd time requested.

Response: We received BCAD review/approval. We are in the process of submitting to the FAA’s web site for approval.

10. PARKING: Per Section 265-50(15) Residential care facility parking is based on maximum capacity. Identify maximum permitted capacity on site plan. Maximum capacity based on Land Use Plan is 340 persons. Revise accordingly.

VARIANCE REQUESTED

Response: A variance application was included in last submission.

~~11. USE: Per Section 330-40(a) Accessory dwellings for care taker or security quarters for the property where~~

the dwelling is located shall be permitted, subject to the availability and allocation of reserve units. Provide additional information clarifying intent.

12. DENSITY: Per Section 330-40(c) Special residential facilities. Density shall be calculated as 2 bedroom = 1 dwelling unit. The FLUE shall determine the Maximum permissible density for such use. The Land Use designation is Irregular Residential (12 - 13.5) X 6.36 acres.

12 units per acre X 6.36 = 76.32 or 76 units X 2 = 152 Bdrms X 2 = 304 beds

13.5 units/acre X 6.36 = 85.86 or 85 units X 2 = 170 Bdrms X 2 = 340 beds

Provide density calculation on site plan.

13. Provide minimum bicycle parking requirements identified in Section 265-51.

Identify location on site plan. Provide calculations on plan. 2nd time requested.

Response: Bicycle parking calculations provided on the "Parking Calculations" on Sheet SP-1 and the enlarged bicycle location plan, 2/SP-1 were included in the last submission.

14. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60.

Identify how equipment will be screened from view. Provide detail on plans. 2nd time requested.

Response: Site sections and sight line diagrams from the adjacent property lines are included in this submission, 3, 4 and 5/SP-1.

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.

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

Response: The latest set of plans on disk is included in this submission.

17. Sheet SP1 identifies both existing, remaining buildings on east as "Existing Residential Hall #1". Parking calculations identifies "Existing Residential Hall #1 & #2."

18. Identify the number of bedrooms in each building on site plan.

19. SIGNS: Per Section 505-90(E) Monument Sign — maximum allowable sign area shall not exceed 9 square feet; identify length of proposed sign and total sign area on site plan to ensure compliance.

20. Provide curbing detail, must be type "D" or "F". 2nd time requested.

Response: Type "D" curb was shown on Sheet PE-1, Preliminary Engineering Plan, in the last submission.

21. SETBACKS: Per Section 330-50(C) 100' setback is required on all sides for one and two story buildings. 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. 2nd time requested.

Response: A variance request for the 100 ft setback is included in this submission.

22. WALL: Section 330-50(C) requires a continuous 6' wall around the property. Identify wall on east, west and south property lines. 2nd time requested.

Response: A 6' pre-cast concrete fence is shown for side and rear of property, a built masonry wall is shown for the front of the property. See Sheet SP-1. This is noted on the site plan and shown in the legend.

~~23. DUMPSTER: Per Section 290-50(F) Food Handling Establishments. All receptacles and bulk containers which temporarily store garbage, liquid waste or food from handling operations shall provide a raised concrete slab, a drain and cleaning water facilities for such receptacles and containers and shall be constructed in accordance with the provisions of the Florida Building Code. Identify on site plan and provide details. 2nd time requested.~~

Response: Enlarged dumpster plan is 1/SP-3 and shows a hot and cold water hose bib and notes a raised slab.

~~24. Per Section 330-50(A) minimum plot size shall be 30,000 s.f. Identify on site plan. 2nd time requested.~~

Response: Plot size (required and provided) has been updated on Sheet SP-2 on the "Zoning District Community Facility Schedule of Lot, Yard and Bulk Regulations".

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.**
- **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.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**
- **IMPACT FEES: Impact fees that will be required for the project were attached to comments provided December 2015.**



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
 NOV 25 2015
 Date Rec'd: _____
 BY: _____
 Petition No.: SP-122-15

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____ (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: 4200 SW 54TH COURT, DANIA BEACH, FL 33314

Lot(s): PARCEL A Block: _____ Subdivision: 50413612

Recorded Plat Name: SHERIDAN HOUSE PLAT PARCEL 2: PARCEL "A" OF SHERIDAN HOUSE ACCORDING TO PLAT THEREOF AS RECORDED

Folio Number(s): 5041-36-12-0010 Legal Description: RECORDS OF BROWARD COUNTY, FLORIDA. GREENSPOON MARDER LAW

Applicant/Consultant/ Legal Representative (circle one) DENNIS MELE

Address of Applicant: 200 EAST BROWARD BLVD., SUITE 1800, FORT LAUDERDALE, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: 954-333-4157

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: SHERIDAN HOUSE BAPTIST CHURCH, INC.

Address of Property Owner: 3751 SHERIDAN STREET, HOLLYWOOD, FL 33021

Business Telephone: (954) 583-1552 Home: _____ Fax: _____

Explanation of Request: SITE PLAN REVIEW

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: 6.36 Gross Acreage: 6.56 Prop. Square Footage: 277,192 SF

Existing Use: RESIDENTIAL CARE FACILITY Proposed Use: RESIDENTIAL CARE FACILITY

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 DENNIS MELE/GREENSPOON MARDER LAW (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*)

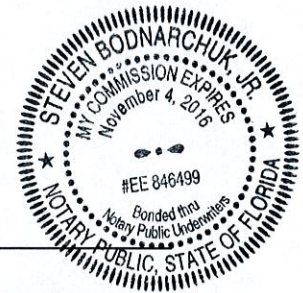
BEFORE ME THIS 24TH DAY OF NOVEMBER, 2015

By:

RICHARD A. WEBER
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary *[Signature]*
(Signature of Notary Public – State of FLORIDA)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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