

STAFF REPORT  
Dania Pointe  
035-MP-15

A request to modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on June 14, 2016, for 893,000 square feet of commercial use, 506,000 square feet of office, 7,000 square feet of bank, 300 room hotel, a service station with 12 fueling positions and 1,000 high rise units on 102.1 acres. The property is located at the northwest corner of Stirling Road and Bryan Road, in the City of Dania Beach. The plat was recorded on July 7, 2017 (P.B. 183, PG. 91).

The applicant is requesting modifications to certain roadway-related requirements, as follows:

- Reduce the amount of dedicated storage and/or transition right-of-way to accommodate turn lane and Trafficways requirements on Stirling Road and Bryan Road.
- Revise turn lane improvements on Bryan Road at all 80-foot openings for consistency with the approved construction plans for Bryan Road.
- Decrease the internal access distance requirements on Stirling Road at the 60-foot and 80-foot openings.
- Remove the requirements to provide two (2) of three (3) platted medians on Bryan Road to allow adjacent property owner full turning access. In addition, modify the design and location of the third remaining raised median on Bryan Road.
- Modify required Trafficways improvements at the intersection of Bryan Road and Old Griffin Road by replacing a proposed roundabout with a signalized intersection, including an eastbound right turn lane and westbound left turn lane, and closing the existing northernmost driveway connection to the existing mobile home park at this intersection.

A detailed narrative of the requested changes is attached.

The attached letter from the City of Dania Beach and Resolution No. 2017-064 approved by the City Commission on June 27, 2017 indicate no objection to this request.

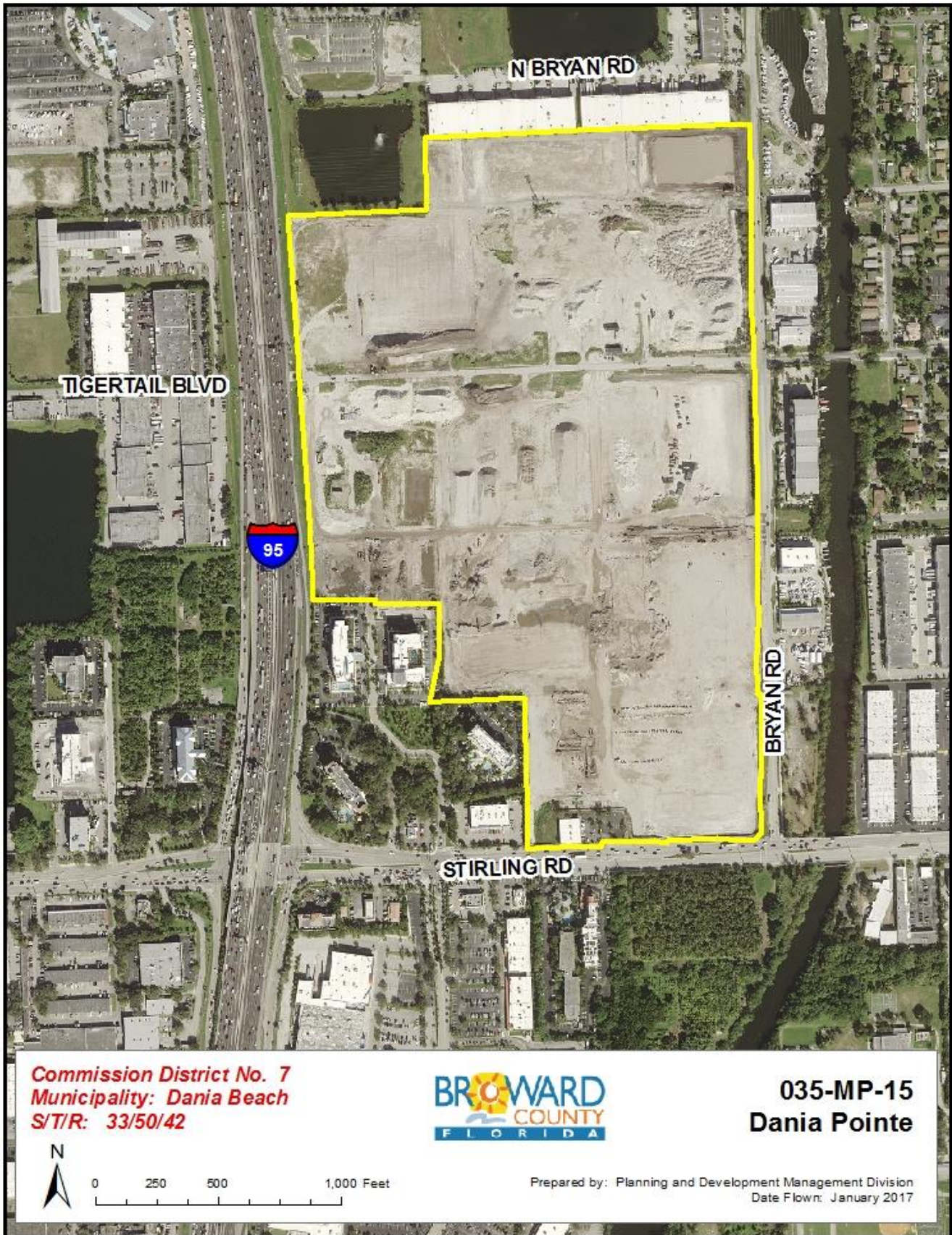
The attached comments from the adjacent City of Hollywood indicate no objection to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL**, subject to the conditions contained in the attached memorandum from these Divisions, which requests a Traffic Signalization Agreement (CAF456) from the proprietor of the plat, in condition to provide security to extend it to two (2) years after completion of the total development.

In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

*KDL*





Public Works Department  
**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**  
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**MEMORANDUM**

DATE: November 13, 2017

TO: Josie Sesodia, Director  
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Delegation Request to Modify Conditions of Plat Approval  
Dania Pointe (035-MP-15)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. This application is a request to amend the conditions of approval as established in the Development Review Report approved by the Board of County Commissioners on June 14, 2016. Our review included the information contained in the application and other such information we deemed necessary. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed NVAL amendment subject to the following:



RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 5) Right-of-way necessary for two eastbound left turn lanes on Stirling Road at Bryan Road with 135 feet of storage and 50 feet of transition.
- 6) Right-of-way necessary for two westbound left turn lanes on Stirling Road at the 100-foot opening with 170 feet of storage and 50 feet of transition.
- 7) Right-of-way necessary for southbound right turn lanes on Bryan Road at all 80-foot openings with 200 feet of storage and 50 feet of transition.

TRAFFICWAYS IMPROVEMENTS (SECURE AND CONSTRUCT)

- 25) Provide a raised median on Bryan Road beginning approximately 188 feet south of the southern 50-foot opening, continuing north and concluding approximately 68 feet north of the southern 50-foot opening. Provide a bi-directional turn lane from approximately 68 feet north of the southern 50-foot opening to approximately 1445 feet north of the southern 50-foot opening.
- 28) Construct a signalized intersection at the intersection of Bryan Road and Old Griffin Road consistent with the minimum guidelines as established by Highway Construction and Engineering Division. At a minimum, the configuration of the intersection shall include: an eastbound right turn lane; a westbound left turn lane; bike lanes along the south side of Old Griffin Road; and, the realignment of the intersection of Old Griffin Road and Ocean Waterway Boulevard. Any existing structures, not included within these recommendations shall be removed with the subgrade and sod restored.

SIDEWALK REQUIREMENTS (Secure and Construct)

- ##) Along the south side of Old Griffin Road beginning at the intersection of Old Griffin Road and Ocean Waterway Boulevard, and proceeding east through the intersection of Old Griffin Road and Bryan Road, and ending twenty five feet east of the eastern radius return of that intersection.

SIGNALIZATION IMPROVEMENTS (Secure Construction)

- ##) The owner of this plat shall fully execute and deliver a standard Traffic Signalization Agreement (CAF456) and provide security to extend to two (2) years after completion of the total development. During that time the Traffic Engineering Division will perform the required studies to determine the need for signalization. If no need is determined, the developer may be released from this obligation. Should a traffic signal be warranted, the Traffic Engineering Division will have an additional two (2) years to construct the traffic signal, and the security must be maintained for up to four (4) years.

...

- C) 100 percent of the installation cost of a traffic signal at the intersection of Bryan Road and Old Griffin Road in the amount of \$350,000.

TURN LANE IMPROVEMENTS (SECURE AND CONSTRUCT)

35. Southbound right turn lanes on Bryan Road at all 80-foot openings with 200 feet of storage and 50 feet of transition.

- ##) Northbound right turn lane on Bryan Road at Old Griffin Road with a minimum 130 feet of storage and 50 feet of transition.
- ##) Northbound left turn lane on Bryan Road at Old Griffin Road with 200 feet of storage length and 50 feet of transition.
- ##) Eastbound right turn lane on Old Griffin Road at Bryan Road with a minimum 150 feet of storage and 50 feet of transition.
- ##) Westbound left turn lane on Old Griffin Road at Bryan Road with a minimum 200 feet of storage and 50 feet of transition. The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the intersection. The minimum storage may be reduced to address existing conditions subject to approval by the Highway Construction and Engineering Division.

dgm



# City of Dania Beach

FLORIDA

July 27, 2017

Ms. Jo Sesodia, Director  
Broward County Planning and Development Management Division  
Environmental Protection and Growth Management Department  
1 N. University Dr.  
Plantation, FL 33324  
954-357-6637

RE: Application to Change Requirements of Development Permit Application  
Dania Pointe Plat No. 035-MP-15

Dear Ms. Sesodia:

The City has no objection to the changes to the roadway-related improvements and timing listed within the attached application. The items proposed to be changed within the aforementioned Development Review Report are Item Numbers No's 5, 6, 10, 13, 18, 22, 25, 26, 27, 28, 35, 38, and a new item 30. Attached please find a copy of the proposed changes.

Please feel free to contact me with any questions.

Sincerely,

Marc LaFerrier, Director  
Dania Beach Community Development  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004  
954-924-6805, ext. 3643

Encl: Broward County Application to Change or Waive Requirements  
Description of Items with Changes and Justifications

**"Broward's First City"**

**RESOLUTION NO. 2017-064**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-113-15MOD) SUBMITTED BY FRONTIER DANIA, LLC & JOSEPH DENIS ON BEHALF OF DANIA LIVE 1748, LLC FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Resolution No. 2016-075 approved the site plan for Dania Pointe Phase I, consisting of approximately 310,594 square feet of commercial buildings to be located at the northwest corner of Stirling Road and Bryan Road in the City of Dania Beach, Florida (the "Original Site Plan"); and

**WHEREAS**, the City of Dania Beach's Community Development Department by letter dated November 7, 2016 approved a site plan modification as a minor deviation to the Original Site Plan to allow the construction of approximately 290,555 square feet of commercial buildings; and

**WHEREAS**, Chapter 28, Part 6 of the Dania Beach Land Development Code (the "LDC"), Article 635-80 "Site plan modifications or deviations," provides that any changes or deviations to approved site plans for properties in the Planned Mixed-Use Development zoning district must be reviewed and approved pursuant to the criteria and procedures established in Section 340-40(D), and Article 340 "Planned Mixed-Use Development District (PMUD)," Section 340-40(D) "Development Design Guidelines (DDG)," provides that any changes or deviations to approved site plans must be reviewed and approved under the same procedures that apply to new site plans; and

**WHEREAS**, LDC Article 340 "Planned Mixed-Use Development District (PMUD)," Section 340-40(D) "Major and minor deviations," provides that any proposed modification to an approved site plan within the PMUD District shall comply with the established PMUD regulations and the approved DDG; and

**WHEREAS**, Joseph Denis, on behalf of Dania Live 1748, LLC (the "Applicant") is requesting to modify the Original Site Plan for Dania Pointe Phase I, as amended, to allow construction of approximately 296,121 square feet of commercial buildings; and



**WHEREAS**, the Site Plan modification application (SP-113-15MOD) has been reviewed for compliance with the PMUD regulations and the approved Dania Pointe DDG in accordance with Article 635 and Article 340; and

**WHEREAS**, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

**WHEREAS**, the City Commission finds that the approval of the Site Plan modification (SP-113-15MOD) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:**

**Section 1.** That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and they are made a specific part of this Resolution.

**Section 2.** That pursuant to Chapter 28, Part 6 of the Dania Beach Land Development Code (the “LDC”), Article 635 “Development Review Procedures and Requirements,” and Article 340 “Planned Mixed-Use Development District (PMUD),” Section 340-40 “Development Design Guidelines (DDG),” the Site Plan (SP-113-15MOD), attached as Exhibit “B” which is made a part of and incorporated into this Resolution by reference, is approved.

**Section 3.** That the approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

**CONDITION OF APPROVAL, TO BE ADDRESSED PRIOR TO ISSUANCE OF A BUILDING PERMIT.**

1. Previous comment remains. Sheet L-100 was not provided with this submittal.
  - a. Landscape plans do not contain accounting for tree removal vs. planting. This needs to be provided to compare to permits for the site and ensure minimum requirements are met (Landscape Consultant).
2. All fire hydrant locations, FDC’s/Siamese connections, PIV’s/Approved shut-offs must comply with Fire Marshal requirements. (Fire BSO).
3. Must complete a Fire Department Concurrency Evaluation to determine impact on Fire service delivery to the City (BSO Fire).
4. Provide a matrix of comparison between previously approved net trips and the new analysis. The RAC memo, as attached, does not show a comparison between the two. PM Peak trip shows 818, I presume that previous was 13 less. I need to see how you came up with the 13 additional trips that

you mentioned below. Since the difference in net traffic is only 13, you need to submit a Traffic Statement Memorandum - it could be a page or two (City Engineer)

5. PLATTING: Must provide recorded copy of plat. 2<sup>nd</sup> time requested (Zoning).
6. 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, (954) 359-6100. 2<sup>nd</sup> time requested (Zoning).
7. RAC TRAFFIC IMPACT MITIGATION: Based on Kimly Horn Traffic RAC Transportation Mitigation Impact Fee memo dated 5-19-17, 818 PM peak trips will be generated, therefore \$17,390.86 is due prior to issuance of a building permit (Zoning).
8. Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing. 2<sup>nd</sup> time requested (Zoning).
9. Cross access needed to access dumpster as proposed on the Frontier Property over their east property line (Zoning).
10. The new dumpster access on the neighboring Frontier property will eliminate the required loading space. Revise site plan accordingly via a site plan modification application or request a variance (Zoning).
11. Provide revised drainage calculations for the City Engineer to review as part of a site plan modification application, as the proposed relocation of the Frontier dumpster eliminates a property of the properties dry retention area (Zoning).
12. Provide revised pervious area calculations for the Frontier property to ensure minimum requirements are being met via a site plan modification application, as a portion of the pervious area is proposed to be removed (Zoning).
13. Per Article 290, the dumpster must provide a maze style pedestrian access, and a water source and drain due to the restaurant use. Revise site plan accordingly via a site plan modification application (Zoning).
14. Landscape island on south side of dumpster does not meet minimum width required by the LDC. Revise site plan accordingly via a site plan modification application or request a variance (Zoning).
15. It appears that nine (9) trees shown on the approved site plan (Reso. No. 2008-154) will be removed to accommodate the newly proposed dumpster access in the north east corner of the Frontier property. Identify where these trees will be relocated on site, or identify that how the property meets the minimum landscape requirements of the LDC via a site plan modification application (Zoning).
16. Sheet C-402, provide sidewalk connection from Building B400 to sidewalk immediately east of the building (Zoning).
17. Sheet C-402, identify height of screen wall for loading docks proposed at rear of Buildings B100, B110, and B220 (Zoning).

**Section 4.** That pursuant to Section 14 "Site Plan Submittals" of the Dania Pointe PMUD Design Development Guidelines, the Site Plan Modification (SP-113-15MOD) approval shall automatically expire and become null and void five (5) years from the effective date of this Resolution unless the Applicant files a complete building permit application and secures approval of building permits for the improvements shown on the Site Plan within the five (5) year time frame, unless an extension is granted by the City Commission.

**Section 5.** That such application must be reviewed by the Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45<sup>th</sup> Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.


**Section 6.** That issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 7.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 8.** That this Resolution shall be in force and take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** on June 27, 2017.

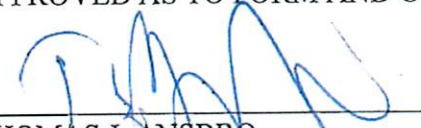
ATTEST:

  
\_\_\_\_\_  
LOUISE STILSON, CMC  
CITY CLERK



  
\_\_\_\_\_  
TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

  
\_\_\_\_\_  
THOMAS J. ANSBRO  
CITY ATTORNEY



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

September 21, 2017

**Ms. Leslie A. Del Monte, Planning Manager**  
**Planning and Zoning Department**  
**2600 Hollywood Blvd**  
**Hollywood, FL 33020**

RE: Municipal notification of a delegation request to modify conditions of plat approval on a recorded plat adjacent to the municipal limits of Hollywood:

**Plat Name: Dania Pointe**  
**Plat No.: 035-MP-15**

**Written comments must be received on or before October 2, 2017.**

Dear Ms. Del Monte:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at [pdminfo@broward.org](mailto:pdminfo@broward.org).

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617 (or [kdaluz@broward.org](mailto:kdaluz@broward.org)).

Sincerely,

**KARINA DA  
LUZ**

Digitally signed by  
KARINA DA LUZ  
Date: 2017.09.21  
13:12:41 -04'00'

Karina da Luz  
Senior Planner



**Da Luz, Karina**

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**From:** Leslie A. Del Monte <LDELMONTE@hollywoodfl.org>  
**Sent:** Thursday, September 21, 2017 1:50 PM  
**To:** Da Luz, Karina  
**Subject:** RE: Dania Pointe Comments Request

Hi Karina!

Planning does not have any comments. I have forwarded your email to Luis Lopez, the City Engineer for any comments.

Hope all is well!

Leslie

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**From:** Da Luz, Karina [mailto:KDALUZ@broward.org]  
**Sent:** Thursday, September 21, 2017 1:17 PM  
**To:** Leslie A. Del Monte  
**Subject:** Dania Pointe Comments Request

Good afternoon Leslie,

I hope you are doing well. Please see attached for comment request letter in regards to Dania Point Plat as the plat is located adjacent to the City of Hollywood.

Thank you,



**KARINA DA LUZ, SENIOR PLANNER**  
Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 N. University Dr. | Plantation, Florida 33324  
954.357.6617

[Broward.org/Planning](http://Broward.org/Planning) | [ePermits](#)



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Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.

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**Leslie A. Del Monte**  
Planning Manager  
City of Hollywood  
Department of Development Services



2600 Hollywood Blvd, Suite 315  
P.O. Box 229045  
Hollywood, FL 33022-9045  
Office: 954-921-3471  
E-mail: LDELMONTE@hollywoodfl.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

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Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division



**Application to Change or Waive Requirements  
of the Broward County Land Development Code**

**INSTRUCTIONS**

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

**ROADWAY RELATED**

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

**NON-ROADWAY RELATED**

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

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 documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat/Site Plan Name Dania Pointe  
 Plat/Site Plan Number 035-MP-15 Plat Book - Page PB 1863 Page 91 (If recorded)  
 Owner/Applicant Dania Live 1748, LLC Phone 704-362-6112  
 Address 6060 Piedmont Row Drive South City Charlotte State NC Zip Code 28287  
 Owner's E-mail Address jdenis@kimcorealty.com Fax # \_\_\_\_\_  
 Agent Kimley-Horn and Associates, Inc. Phone 772-794-4055  
 Contact Person Melibe S. Thomas, P.E. / Derrick B. Cave, P.E.  
 Address 445 24th St Suite 200 City Vero Beach State FL Zip Code 32960  
 Agent's E-mail Address melibe.thomas@kimley-horn.com Fax # n/a

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) No's 5, 6, 10, 13, 18, 22, 25, 26, 27, 28, 35, 38, new 30

Land Development Code citation(s) n/a

Have you contacted anyone in County Government regarding this request?  Yes  No

If yes, indicate name(s), department and date \_\_\_\_\_

DG McGuire, Richard Labinsky, Richard Tornese, and Brad Terrier

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

The Applicant has negotiated with the County staff listed above to modify the conditions of the originally issued Staff Report for Dania Pointe to accommodate certain restrictions created by existing conditions

along Bryan Road and Stirling Road as applicable. Each of these items has been discussed with staff.

**Please see the reverse side of this form 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.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

**OWNER/AGENT CERTIFICATION**

State of North Carolina

County of Mecklenburg

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 [Signature]

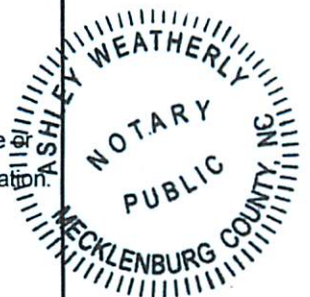
Sworn and subscribed to before me this 7<sup>th</sup> day of July, 2017

by Joseph Demus  He/she is personally known to me  as identification.

Has presented N/A as identification.

Signature of Notary Public [Signature]

Type or Print Name Ashley Weatherly



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 7/28/17 Acceptance Date 8/9/17

Comments Due 8/24/17 C.C. Mtg. Date 9/26/17 Fee \$ 1730

Report Due 9/15/17 Adjacent City Hollywood

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) \_\_\_\_\_

Title of Request modify conditions

Distribute to:  Engineering  Traffic Engineering  Mass Transit

Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]

**RIGHT-OF-WAY REQUIREMENTS (DEDICATED)**

5. Right-of-way necessary for two eastbound left turn lanes on Stirling Road at Bryan Road with 200 feet of storage and 50 feet of transition.

**Revised to: "Right-of-way necessary for two eastbound left turn lanes on Stirling Road at Bryan Road with 135 feet of storage and 100 feet of transition."**

**Justification: Because of the proximity of the Compass Way intersection to the Bryan Road intersection, it was not possible to obtain the 200' of storage and 50' of transition for each of the intersections. During coordination with FDOT and Broward County, it was decided to modify the turn lane storage and transition to the lengths specified which maximize both the left turn lanes.**

6. Right-of-way necessary for two westbound left turn lanes on Stirling Road at the 100-foot opening with 200 feet of storage and 50 feet of transition.

**Revised to: "Right-of-way necessary for two westbound left turn lanes on Stirling Road at the 100-foot opening with 170 feet of storage and 50 feet of transition."**

**Justification: Because of the proximity of the 100-foot opening (Compass Way) intersection to the Bryan Road intersection, it was not possible to obtain the 200' of storage and 50' of transition for each of the intersections. During coordination with FDOT and Broward County, it was decided to modify the turn lane storage and transition to the lengths specified.**

10. Right-of-way necessary for southbound right turn lanes on Bryan Road at all 80-foot openings with 200 feet of storage and 100 feet of transition.

**Revised to: "Right-of-way necessary for southbound right turn lanes on Bryan Road at all 80-foot openings with 200 feet of storage and 100 feet of transition, except the northernmost 80-foot opening with 200 feet of storage and 50 feet of transition."**

**Justification: All of the southbound right turn lane dimensions were accommodated except for the northernmost 80-foot opening because of the proximity to the adjacent driveway connection. We discussed options with Rick Labinsky which were to either provide 200 feet of storage with 50 feet of transition, or provide 150 feet of storage with 100 feet of transition, and Rick chose the longer storage length as the preferred option.**

13. Right-of-way necessary on Bryan Road (an 80-foot Trafficway collector) to comply with the Broward County Trafficways Plan.

**Revised to: "Right-of-way necessary on Bryan Road (an 80-foot Trafficway collector) to comply with the Broward County Trafficways Plan where achievable along the plat limits on the western side of Bryan Road. A minimum of 40-feet of right-of-way from the western half of the Bryan Road centerline shall be provided."**

**Justification:** Right-of-way is available on the west side of the Bryan Road centerline where the Applicant/Owner controls the property along the Plat limits, however on the east side of the centerline of Bryan Road the right-of-way is not under the Applicant's control.

#### ACCESS REQUIREMENTS

18. The minimum distance from the non-vehicular access line of Stirling Road (SR 848), at any driveway in the 60-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 50 feet.

**Revised to:** "The minimum distance from the northern westbound through lane of Stirling Road (SR 848), at any driveway in the 60-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 50 feet."

**Justification:** The site plan approval and site design was such that stacking was measured as 50 feet from the existing right-of-way. Once it was determined to provide a westbound right turn lane and bike lane at this opening, the interior site was already approved by the City and leased to tenants, so the stacking was not able to be adjusted. However, the ingress lane will be striped to be right-in only such that 40-50' of inbound stacking can be achieved. Instead of the wording proposed above, two other alternatives could be used:

**Alternative Wording #1:** "The minimum distance from the nval of Stirling Road (SR 848), at any driveway in the 60-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet."

**Alternative Wording #2:** "The minimum ingress stacking distance from the nval of Stirling Road (SR 848), at any driveway in the 60-foot opening, to the outer edge of any parking space with direct access to such driveway shall be 40 feet."

22. Any driveway in an 80-foot opening: shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16 foot wide ingress lane, with minimum entrance radii of 35 feet. This design shall include the construction of an outbound left turn lane with 200 feet of storage and 100 feet of transition.

**Revised to:** "Any driveway in an 80-foot opening: shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, except the southernmost 80-foot opening which shall be one egress lane, and one 16 foot wide ingress lane, with minimum entrance radii of 35 feet. This design shall include the construction of an outbound left turn lane with 200 feet of storage and 100 feet of transition, except the southernmost 80-foot opening."

**Justification:** All of the 80-foot openings can accommodate the distance for the outbound left turn lane except the southernmost which is currently designed as a two-lane access. The site plan was modified and approved on June 27 2017 showing this access as a two-lane access. The intent is for this



access to be utilized primarily for deliveries, and although a few customers may use it, the site plan could not accommodate a left turn lane.

**TRAFFICWAYS IMPROVEMENTS (SECURE AND CONSTRUCT)**

25. Provide a raised median on Bryan Road beginning 25 feet south of the southern 50-foot opening and continuing north and concluding with a northbound left turn lane at the southern 80-foot opening with 200 feet of storage and 50 foot transition.

**Revised to: "Provide a raised median on Bryan Road beginning approximately 188 feet south of the southern 50-foot opening and continuing north and concluding approximately 68 feet north of the southern 50-foot opening. Provide a bi-directional turn lane from approximately 68 feet north of the southern 50-foot opening to approximately 1445 feet north of the southern 50-foot opening."**

**Justification: The raised median was required to be terminated prior to an adjacent neighbor's property who needs the full access opening for truck turning movements. Instead of a raised median, a bi-directional turn lane is provided for the length of Bryan Road from the termination of the median to the northern plat limits for all the existing owners' access on the east side.**

26. Provide a raised separator median on Bryan Road between the north 50-foot opening and Northwest 1<sup>st</sup> Street with 200 feet of storage and 100 feet of transition.

**Revised to: "Remove plat note"**

**Justification: The raised median was required to be eliminated due to adjacent neighbor's property needing the full access opening for truck turning movements. A southbound striped left turn lane onto NW 1<sup>st</sup> Street is provided and a bi-directional turn lane is provided between this turn lane and the northern plat limits to allow full turning access to the remaining neighboring properties.**

27. Provide a raised median on Bryan Road beginning 20 feet north of the northern 50-foot opening and continuing to the northern plat limits and tapered as required to merge with the existing lanes.

**Revised to: "Remove plat note."**

**Justification: The raised median was required to be eliminated due to adjacent neighbor's property needing the full access opening for truck turning movements. A bi-directional turn lane is provided between the northern 50-foot opening and the northern plat limits to allow full turning access to the neighboring properties.**

28. Construct a roundabout at the intersection of Bryan Road and Old Griffin Road consistent with the minimum guidelines as established within the "Florida Intersection Design Guide 2015".

**Revised to: "Construct a proposed signalized intersection at Bryan Road & Old Griffin Road consisting of an eastbound right turn lane with 130 feet of storage and 50 feet of transition, a westbound left**

**turn lane with storage length and transition as approved by the Broward County Highway Construction Division so as to not impact existing bridge or seawall. Proposed traffic signal equipment may be installed prior to the signal meeting warrants with the exception of the mast arms and signal heads, which will be installed following Broward County approval of the signal warrant analysis."**

**Justification: The roundabout was removed due to right of way constraints, existing conditions, City, neighbor, and County disagreement with the roundabout. The preferred approach was a signalized intersection which will be designed as a 3-way stop condition until the signal meets warrants upon which time the signal mast arms and poles can be installed.**

**New 30. The closure of the existing northernmost driveway connection to the Ocean Waterway Mobile Home Park located at the intersection of Bryan Road and Old Griffin Road.**

**Justification: When the signalized intersection was agreed upon, it was determined that the northernmost driveway to the mobile home park on Bryan Road would not meet County standards if it was left in its existing condition, therefore it was decided to close the driveway to through-traffic for safety.**

#### **TURN LANE IMPROVEMENTS (SECURE AND CONSTRUCT)**

**35. Southbound right turn lanes on Bryan Road at all 80-foot openings with 200 feet of storage and 100 feet of transition.**

**Revised to: "Southbound right turn lanes on Bryan Road at all 80-foot openings with 200 feet of storage and 100 feet of transition with the exception of the 80-foot opening located 1156' south of the northern plat limits. This entrance will have a right turn lane with 200 feet of storage and 50 feet of transition."**

**Justification: All of the southbound right turn lane dimensions were accommodated except for the northernmost 80-foot opening because of the proximity to the adjacent driveway connection. We discussed options with Rick Labinsky which were to either provide 200 feet of storage with 50 feet of transition, or provide 150 feet of storage with 100 feet of transition, and Rick chose the longer storage length as the preferred option.**

**38. Northbound left turn lanes on Bryan Road at all 80-foot openings with 200 feet of storage and 100 feet of transition.**

**Revised to: "Provide a bi-directional turn lane substantially along the project's Bryan Road frontage."**

**Justification: Instead of northbound left turn lanes, a bi-directional turn lane was agreed upon with the County to be provided to allow full access to the existing neighborhood properties on the east side of Bryan Road.**

**Overall Justification: The intent of this application is to update the DRR Staff Report Conditions to be consistent with the approved plans for the construction of Bryan Road.**

**COMPONENTS OF CONTRACT SET**

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	GENERAL NOTES
4 - 7	STIRLING ROAD TYPICAL SECTION
8 - 12	STIRLING ROAD PLAN SHEET
13 - 15	STIRLING ROAD DRIVEWAY DETAIL
16 - 18	STIRLING ROAD DRAINAGE DETAIL
19	STIRLING ROAD UTILITY DETAIL
20 - 37	STIRLING ROAD CROSS SECTIONS
38 - 42	STIRLING ROAD SIGNING AND MARKING
43 - 44	EROSION CONTROL GENERAL NOTES
44 - 49	STERLING ROAD EROSION CONTROL
50	TRAFFIC CONTROL

**CONSTRUCTION PLANS**  
FOR  
**DANIA POINTE PHASE 1**  
LOCATED IN  
**CITY OF DANIA BEACH, FLORIDA**  
DANIA LIVE 1748, LLC  
6060 PIEDMONT ROW DRIVE SOUTH, STE 200  
CHARLOTTE, NC 28287  
**OFF-SITE ROADWAY CONTRACT PLANS**  
**STIRLING ROAD**  
**ROADWAY IMPROVEMENT PROJECT**



ROADWAY SHOP DRAWINGS TO BE SUBMITTED TO:  
ERIC J. KLEIER, P.E.  
KIMLEY-HORN AND ASSOCIATES, INC.  
445 24th STREET, SUITE 200  
VERO BEACH, FL 32960  
17721 794-4100  
PROJECT NUMBER: 147337007  
CERTIFICATE OF AUTHORIZATION: 00000696

PLANS PREPARED BY:  
**Kimley»Horn**  
445 24th STREET, SUITE 200  
VERO BEACH, FL 32960  
17721 794-4100  
PROJECT NUMBER: 147337007  
CERTIFICATE OF AUTHORIZATION: 00000696

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

GOVERNING STANDARDS AND SPECIFICATIONS: FLORIDA DEPARTMENT OF TRANSPORTATION, DESIGN STANDARDS DATED JANUARY 2016, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016, AS AMENDED BY CONTRACT DOCUMENTS.

THE PUBLIC ROADWAYS INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH FOOT DESIGN STANDARDS.

**LIST OF CONTACTS**

**ELECTRIC**

FLORIDA POWER & LIGHT  
JAMES TALLEY  
4000 DAVIE ROAD EXTENSION  
HOLLYWOOD, FL 33024  
(954) 442-6347

**NATURAL GAS**

TECO PEOPLES GAS  
YVONNE GOLDMAN  
5101 NW 21ST AVE SUITE 460  
FT. LAUDERDALE, FL 33309  
(954) 453-0824

**WATER**

CITY OF HOLLYWOOD  
JAMES RUSNAK  
2600 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33022  
(954) 921-3302

**CABLE**

COMCAST CABLE  
LEONARD MAXWELL-NEUBOLD  
2601 SW 145TH AVE  
MIAMI, FL 33027  
(954) 447-8405

**TELEPHONE**

AT&T  
BOB KRAUSS  
8601 W. SUNRISE BLVD  
PLANTATION, FL 33322  
(954) 476-6406

**SANITARY SEWER**

CITY OF HOLLYWOOD  
JAMES RUSNAK  
2600 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33022  
(954) 921-3302

**STORMWATER**

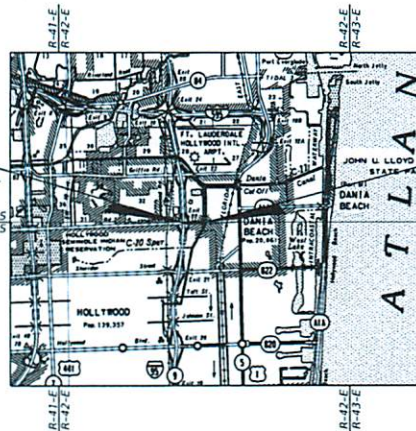
BROWARD COUNTY EPD  
DAVID ZELLER  
1 N. UNIVERSITY DRIVE  
PLANTATION, FL 33301  
(954) 519-1243

**FDOT**

JAMES FORD, PE  
REFERENCE PROJECT NO. 227774-1-52-01  
3400 WEST COMMERCIAL BLVD.  
FORT LAUDERDALE, FL 33309  
(954) 777-4434

BEGIN PROJECT  
CONST. STIRLING RD.  
STA. 122+22.81

T-50-S  
T-51-S



END PROJECT  
CONST. STIRLING RD.  
STA. 145+07.59

T-50-S  
T-51-S

A COPY OF THIS PERMIT AND PLANS WILL BE ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION OF THIS FACILITY

**FDOT APPROVED**

ROADWAY PLANS  
ENGINEER OF RECORD: ERIC J. KLEIER

P.E. NO.: 64078

**PERMIT NUMBER : 2016-A-491-0041** Modification 7/13/2017  
**SECTION NUMBER : 86016**  
**REFERENCE : FPID-456124-52-01**  
**STATE ROAD : SR-848**

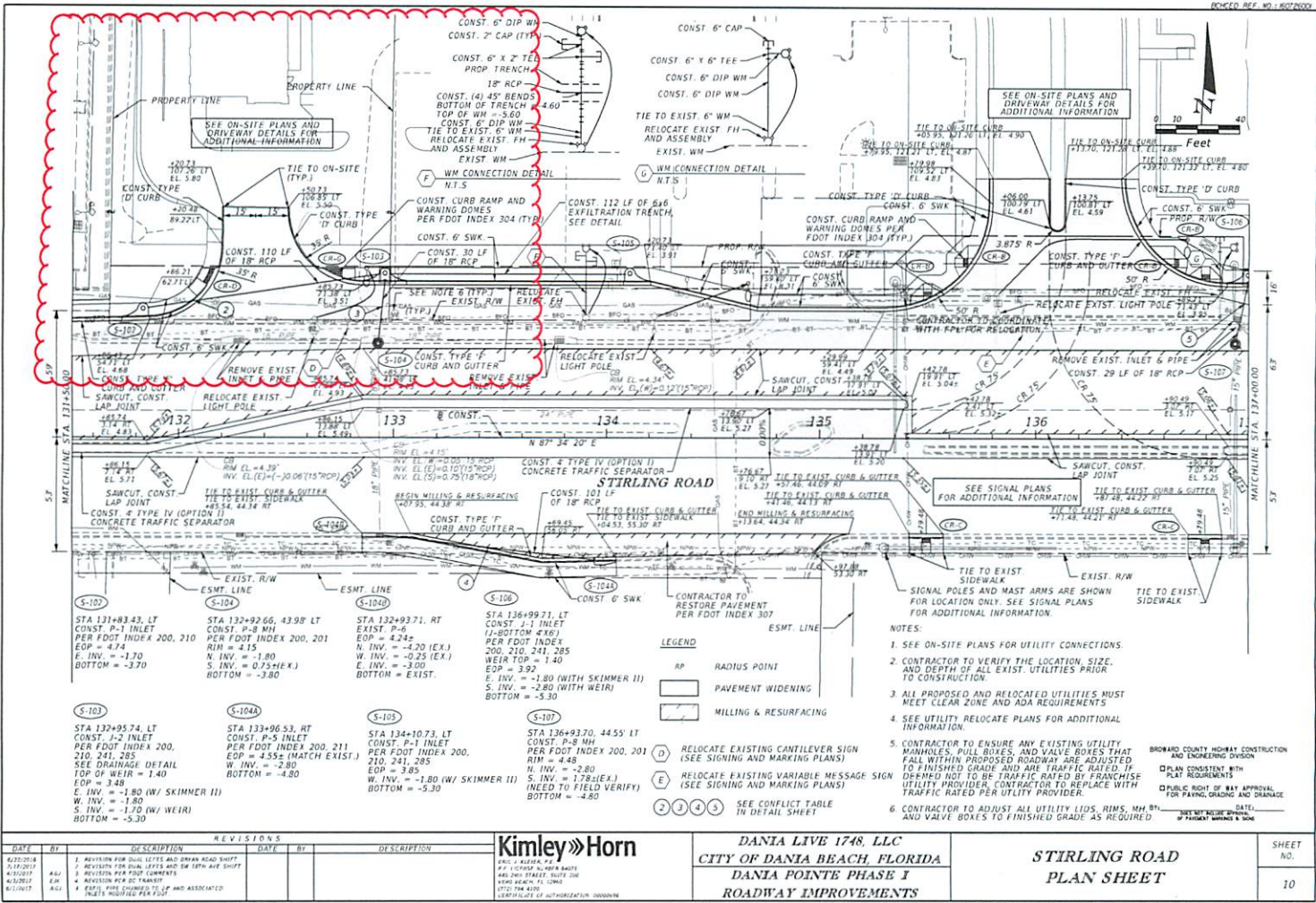
**Received**  
07/13/2017 1:44:09 PM

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

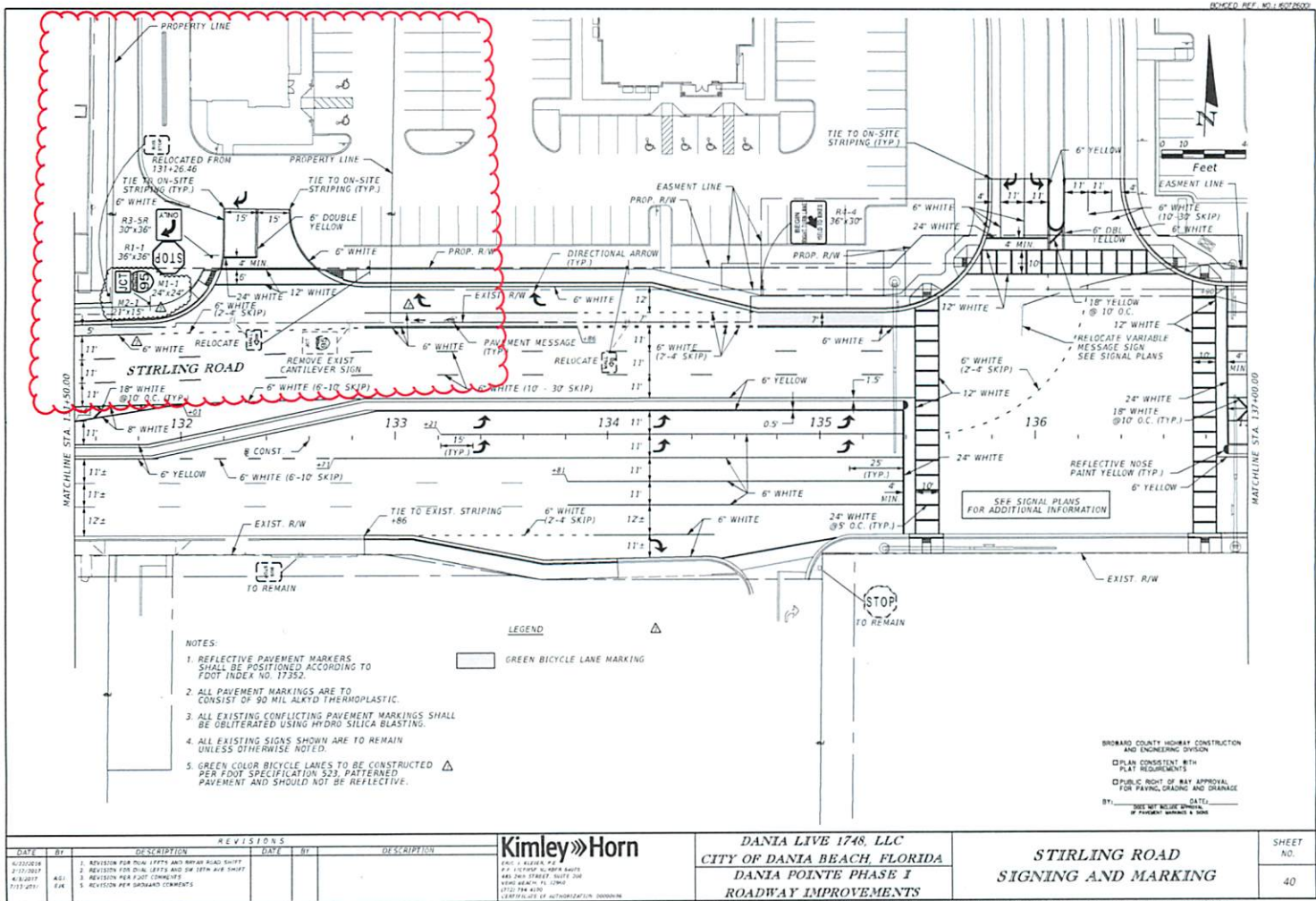
PLANS CONFORM WITH PLAT REQUIREMENTS  
 PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

FISCAL YEAR	SHEET NO.
	1

DATE	BY	DESCRIPTION
6/22/2016		1. REVISION FOR DUAL LEFTS AND BRIAN ROAD SHIFT
6/17/2017		2. REVISION FOR DUAL LEFTS AND SW 18TH AVE SHIFT
6/13/2017	AKJ	3. REVISION PER FDOT COMMENTS
6/13/2017	AKJ	4. REVIS. PIPE CHANGED TO 24" AND ASSOCIATED INLETS MODIFIED PER FDOT







- NOTES:
1. REFLECTIVE PAVEMENT MARKERS SHALL BE POSITIONED ACCORDING TO FDOT INDEX NO. 17352.
  2. ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL ALKYD THERMOPLASTIC.
  3. ALL EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE CULTERATED USING HYDRO SILICA BLASTING.
  4. ALL EXISTING SIGNS SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
  5. GREEN COLOR BICYCLE LANES TO BE CONSTRUCTED PER FDOT SPECIFICATION 523, PATTERNED PAVEMENT AND SHOULD NOT BE REFLECTIVE.

LEGEND  
 GREEN BICYCLE LANE MARKING

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION  
 DESIGN CONSISTENT WITH PLAN REQUIREMENTS  
 PUBLIC RIGHT-OF-WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DO NOT SCALE DRAWING  
 IF PAPER MATCHED TO THIS

REVISIONS			REVISIONS				DANIA LIVE 1748, LLC CITY OF DANIA BEACH, FLORIDA DANIA POINTE PHASE I ROADWAY IMPROVEMENTS	STIRLING ROAD SIGNING AND MARKING	SHEET NO. 40
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION				
6/22/2016		1. REVISION FOR NEW LEFTS AND REPAIR ROAD SHOULDER				P.O. BOX 1000 440 SW 10TH AVENUE DANIA BEACH, FL 33428 (772) 794-4100 WWW.KIMLEY-HORN.COM	7/13/2017 9:41:53 AM K:\V\88-1057\2017\Draw\Broward\CAD\Drawn\PLANS\STIRLING\PLANS\STIRLING.dwg		
7/11/2017		2. REVISION FOR CHG LEFTS AND SW 10TH-100 SHOULDER							
4/8/2017	KSL	3. REVISION PER FDOT COMMENTS							
7/17/2017	EM	5. REVISION PER SURVEY COMMENTS							





